

MONTEREY COUNTY PLANNING COMMISSION

Meeting: June 13, 2012 Time: 10:30 A.M.	Agenda Item No.: 5
Project Description: Consider a General Development Plan to: 1) clear a code violation (CE070454) for non-permitted special events at the nursery, outdoor sales of Christmas trees in the parking lot and three existing trailers used as offices; 2) allow a produce stand in an existing unoccupied building; and 3) authorize a lighting plan and sign program at McShane's Nursery and Landscape Supply.	
Project Location: 115 Monterey Salinas Highway, Salinas	APNs: 207-131-004-000 and 207-131-005-000
Planning File Number: PLN090138	Owner: Donald and Barbara Chapin Applicant: Steve McShane
Planning Area: Greater Salinas Area Plan	Flagged and staked: No
Zoning Designation: : "F/40" [Farmlands, 40 Acre Minimum]	
CEQA Action: Categorically Exempt per Section 15301 of the CEQA Guidelines	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit C**) to approve a General Development Plan to: 1) clear a code violation (CE070454), 2) allow a produce stand, and 3) authorize a lighting plan and sign program at McShane's Nursery and Landscape Supply, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

PROJECT OVERVIEW:

The site contains 2.83 acres and is zoned "F/40" (Farmlands/40 acre minimum). The northern portion of the site is occupied by the main nursery building and greenhouse, annual and perennial bedding flowers, various ornamental shrubs and trees, demonstration gardens and staging areas containing soil, soil amendment blends, bark, mulches and decorative rock. The ornamental landscape business, located on the southern portion of the site, consists of the outdoor storage of large quantities of bark, decorative rock and other landscape materials. The existing use of the site is legally nonconforming since the Zoning Ordinance does not allow nurseries or accessory ornamental landscape businesses in the F/40 District.

The property owners, Donald and Barbara Chapin, have applied for a General Development Plan to clear a code violation (CE070454) for non-permitted special events at the nursery, outdoor sales of Christmas trees in the parking lot and three existing trailers used as offices. In addition, the applicant proposes to put a produce stand in an existing 1,258 square foot building at the front of the site. Fresh produce and cut flowers would be sold with an emphasis on local product coming from the Salinas Valley and surrounding counties and communities. The General Development plan would also authorize a lighting plan and sign program. For additional discussion see **Exhibit B**.

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

- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Monterey County Regional Fire Protection District
- Parks Department
- Water Resources Agency

Sheriff's Office
California Department of Transportation, District 5

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

The application was reviewed by the Agricultural Advisory Committee (AAC) on February 23, 2012. At the meeting, the Planning Department asked the AAC for a recommendation on the general development plan to authorize multiple uses at McShane's Nursery including a produce stand, special events, and a Christmas tree sales lot in addition to the existing nursery and ornamental landscape business. The AAC passed a motion on a 7-0-4-2 vote to support the produce stand with no restrictions as to where the produce is sourced; support the seasonal events/mixers, and the Christmas tree sales providing parking mitigations are properly implemented.

The application was not reviewed by a Land Use Advisory Committee (LUAC). There is no LUAC for the Greater Salinas Area.

Note: The decision on this project is appealable to the Board of Supervisors.



Bob Schubert, AICP, Senior Planner
(831) 755-5183, schubertbj@co.monterey.ca.us
June 4, 2012

cc: Front Counter Copy; Planning Commission; Monterey County Regional Fire Protection District; Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; Sheriff's Office, John Olejnik, California Department of Transportation, District 5; Wanda Hickman, Planning Services Manager; Bob Schubert, Project Planner; Don Chapin, Owner; Steve McShane, Applicant, Sue Putnam, Agent; The Open Monterey Project; LandWatch; Planning File PLN090138

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Discussion
Exhibit C Draft Resolution, including:
1) Conditions of Approval
2) General Development Plan
Exhibit D Vicinity Map
Exhibit E Agricultural Advisory Committee Minutes of Meeting on 2/23/2012
Exhibit F Traffic and Parking Analysis from Hatch Mott MacDonald dated May 21, 2012

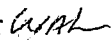
This report was reviewed by Wanda Hickman, Planning Services Manager 

EXHIBIT A

Project Information for PLN090138

Project Information:

Project Name: CHAPIN DONALD D & BARBARA A CHAPIN TRS (MCSHANE'S NURSERY)
Location: 115 MONTEREY SALINAS HWY SALINAS
Permit Type: General Development Plan

Environmental Status: Exempt	Final Action Deadline (884):
Existing Structures (sf): 4282	Coverage Allowed: n/a
Proposed Structures (sf): 4282	Coverage Proposed: n/a
Total Sq. Ft.: 4282	Height Allowed: n/a
Tree Removal: n/a	Height Proposed: n/a
Water Source: Water System	FAR Allowed: n/a
Water Purveyor: Cal Am	FAR Proposed: n/a
Sewage Disposal (method): Septic	Lot Size: 2.83
Sewer District: n/a	Grading (cubic yds.): 0

Parcel Information:

Primary APN: 207-131-004-000	Seismic Hazard Zone: IV, Undetermined
Applicable Plan: Greater Salinas	Erosion Hazard Zone: No
Advisory Committee: n/a	Fire Hazard Zone: No
Zoning: F-40	Flood Hazard Zone: No
Land Use Designation: Farmlands	Archaeological Sensitivity: Low
Coastal Zone: No	Viewshed: No
Fire District: Monterey County Regional FPD	Special Setbacks on Parcel: No

Reports on Project Parcel:

Soils Report #: n/a
Biological Report #: n/a
Geologic Report #: n/a
Forest Management Rpt. #: n/a
Archaeological Report #: n/a
Traffic Report #: LIB120174

EXHIBIT B DISCUSSION

Background

McShane's Nursery and Landscape Supply is a full service nursery geared towards creation of indoor and outdoor landscapes. The nursery department includes plants produced on site and/or shipped to the site for wholesale and retail sales. Soils, fertilizers, gift items, fountains and water/pond gardening supplies are also sold. The landscape department includes professional design services for commercial and residential landscapes. The landscape supply department includes a concrete batch plant, masonry supplies and tools used in landscaping.

According to the applicant, the business has existed on the site for more than 50 years. On November 14, 1984, a Use Permit (Permit No. 3042 [Assessor's Parcel Number 207-131-005-000]) was approved by the Planning Commission. The permit granted the expansion of the existing retail nursery on the adjacent 1.99 acre parcel (APN 207-131-004-000), an accessory landscape materials business. This use permit (Permit No. 3042) expired on November 14, 1994.

On February 28, 1996, the Planning Commission approved a Use Permit (PC 95110) that recognized the two legal non-conforming uses under one use permit. On July 27, 2005, the Planning Commission approved a Use Permit (PLN050366) for the continued use of a legal non-conforming use of a Nursery (Graber Gardens) and accessory ornamental landscape materials business (Deco Rock). The Planning Commission approved the use permit without an expiration date under the condition that: *"No additional structures shall be erected, except for the reconstruction of structures that existed at the time that the legal non-conforming use was established upon, Assessor's Parcel Number 207-131-004-000. No permanent structures shall be erected upon the accessory parcel containing the ornamental landscape material business, located on Assessor's Parcel Number 207-131-005-000."*

On July 12, 2006, the Planning Commission approved an amendment (PLN060174) of a previously approved Use Permit (PLN050366) to allow a 35 foot tall ornamental windmill structure, new 5 foot, 4 inch tall entry gate, 1,872 foot long trellis, 3,024 square foot greenhouse, 200 square foot concrete batch plant, new parking lot and directional signage and new landscaping and irrigation.

McShane's underwent major improvements in 2006 and 2007 consistent with the amended use permit (PLN060174). Improvements included the addition of a 3,024 square foot greenhouse, 1,872 sq. ft. covered walkway, parking lot, windmill, new fire hydrant, stormwater infiltration system with silt /grease trap catch basin, storm drain and sanitary sewer improvements, landscaping, irrigation, and additional lighting.

Project Description

The General Development Plan (PLN090138) would: 1) clear a code violation (CE070454) for non-permitted special events at the nursery, outdoor sales of Christmas trees in the parking lot and three existing trailers used as offices; 2) allow a produce stand in an existing unoccupied building; and 3) authorize a lightning plan and sign program in addition to the existing nursery and ornamental landscape business. In addition, the applicant proposes to have a produce stand in an existing 1,258 square foot building at the front of the site. Fresh produce and cut flowers would be sold with an emphasis on local product coming from the Salinas Valley and

surrounding counties and communities. The General Development plan would also authorize a lighting plan and sign program.

Special Events

The applicant has provided a list of industry related and seasonal events that are held at McShane's (see Sheet 2 of General Development Plan, **Exhibit C2**). According to the applicant, the purpose of these activities is to highlight products and services at McShane's while ultimately driving sales. Industry related events include demonstrations, workshops, clinics, seminars, tastings, design consultation, meetings, talks and speakers and benefits. In addition, the existing nursery currently hosts a maximum of ten seasonal events throughout the calendar year. Seasonal events are business promotional activities typically focused around a specific holiday, season, flower or plant (e.g., Christmas tree sales, Easter flower events and fall pumpkin sales). Seasonal events are often held in partnership with a local organization, group or club and focus on marketing McShane's products and services. During certain times of the year (principally November and December), 13 parking spaces at the south end of the visitor parking lot at the front of the site are used as a temporary additional sales area (e.g., Christmas tree sales lot).

Existing Office Trailers

Offices on the site are located inside portable trailers. A small office and storage shed also exists at the rear of the nursery (APN 207-131-004-000). Two other temporary office trailers (approx. 840 square feet total) are located where the former 840 square foot Deco Rock trailer was in the southwest corner of the site (APN 207-131-005-000). The three trailers were installed without permits and are a code violation. The General Development Plan would clear the code violation.

Proposed Produce Stand

The applicant proposes to have a produce stand in an existing 1,258 square foot building at the front of the site. Fresh produce and cut flowers would be sold with an emphasis on local product coming from the Salinas Valley and surrounding counties and communities. The applicant believes that historically, fresh produce was marketed at the site.

Lighting Plan

Exterior lighting visible from Highway 68 includes lighting under the eaves along the front of the main building, two spot lights at the entrance to the nursery and four well lights on the windmill (see Sheet 5 of the General Development Plan, **Exhibit C2**). In addition, there are security lights and motion activated lights along buildings in the interior of the property. During the Christmas season, decorative lighting is added to the wrought iron fence, windmill and main building.

Issues

Traffic

The estimated increase in trip generation from the produce stand and seasonal events was quantified in a letter (**Exhibit F**) from Hatch Mott MacDonald dated May 21, 2012. The letter

concludes that the produce stand is estimated to generate a net 30 daily trips on the surrounding street system, with 2 trips (1 in, 1 out) during the AM peak hour and 3 trips (1 in, 2 out) during the PM peak hour. This is not considered a significant increase in traffic on the surrounding street system.

To estimate the trip generation for seasonal events, the traffic report made the following assumptions: 1) vehicle occupancy of 1.5 persons/vehicle; 2) attendance at seasonal events would vary from 60 to 120 attendees; and 3) as many as five seasonal events during weekday evenings. A maximum of 80 inbound trips during a seasonal event could be entering the site during the evening commute. A maximum of 80 outbound trips would occur after the weekday evening commute period. The report concludes that the low frequency of the seasonal events would minimize the effects of the additional traffic; therefore, the seasonal events would not affect existing levels of service along Highway 68 or in the vicinity of the site.

Parking

The existing on-site visitor parking area at the front of the site can accommodate 54 vehicles. At the rear of the property, there are 10 additional parking spaces for use by employees for a total of 64 spaces. The Zoning Ordinance requires a total of 55 spaces for the existing nursery and proposed produce stand (based on 1 space/250 sq. ft. of retail space and 1 space/2,000 sq. ft. of outdoor nursery area).

The letter dated May 21, 2012 from Hatch Mott Macdonald (**Exhibit F**) assessed the parking impacts during events. According to the assessment, during events, six of the 10 parking spaces at the rear of the site would be available for event parking. Therefore, in total, 60 spaces would normally be available for event parking. However, during certain times of the year (primarily November and December), a portion of the visitor parking area (13 spaces) is used as an additional sales area, and is not available for use as visitor parking. During these times, visitor parking is limited to 47 spaces (current conditions).

Based upon current conditions and using an average of 1.5 persons/vehicle, an event with 60 attendees would require 40 parking spaces. This would leave seven spaces available for the nursery. However, events with over 60 attendees would require additional parking. As shown on Sheet 1 of the General Development Plan (**Exhibit C2**), the applicant has identified 24 additional temporary visitor parking spaces that can be made available during seasonal events with more than 60 attendees. These additional spaces would increase the total on-site visitor parking supply to 71 spaces (when 13 spaces in the parking lot are used as a sales area) and 84 spaces with use of the entire visitor parking lot. With the additional temporary visitor parking spaces, the site can accommodate as many as 100 attendees at seasonal events (with 13 spaces used as sales area) and 120 attendees with the entire visitor parking lot open. In either case, a total of four customer parking spaces would be available during seasonal events.

Condition 5 restricts the number of seasonal events (i.e., events with more than 60 attendees) to no more than 10 during the calendar year. The maximum attendance at seasonal events is limited to 120 attendees. When the 13-space ("secondary") visitor parking area is closed for use as a Christmas tree sales area, the maximum attendance is limited to 100 attendees. During seasonal events, the following measures are required to be taken to discourage off-site parking: 1) employees shall park in the back of the nursery as shown on the General Development Plan; 2) additional temporary visitor parking spaces shall be provided at the rear of the site as shown on the General Development Plan; and 3) nursery management shall emphasize to seasonal event

attendees that carpooling is important because there are a limited number of parking spaces on the site.

Condition 4 requires that signs be placed and maintained at each gate into McShane's to discourage parking along Highway 68. These signs shall include the following language: "*For your safety, please refrain from parking on Highway 68.*" Condition 4 also states that the existing parking area located on the adjacent parcel to the south of the site is designated for farmworker parking and shall not be used for McShane's parking.

Signage

The proposed signage includes five existing permanent signs and several temporary signs (see Sheets 7 and 8 of the General Development Plan, **Exhibit C2**). The existing permanent signs total 207 square feet and include two freestanding signs adjacent to the right-of-way along the front of the site and two wall signs (i.e., one on the main building and one on the landscape supply trailer).

The temporary signs consist of weather resistant vinyl material mounted on the wrought iron fence between the parking area and the nursery and freestanding signs in the landscape strip between the parking lot and Caltrans right-of-way. The majority of the temporary signs are banners from manufacturers of products sold at McShane's.

Section 21.60.065 (Regulations applicable to all signs) states that a General Development Plan may establish a sign program that modifies size and location regulations in the Sign Ordinance, however, the aggregate size limitations cannot be modified by a General Development Plan. Applying the commercial sign regulations to the project, no more than 300 sq. ft. of total sign area is permitted (Section 21.60.090 .B.5). Condition 7 limits the aggregate sign area of the permanent and temporary signs to 300 sq. ft. The temporary signs on the wrought iron fence are limited to a maximum of 16 sq. ft. and the temporary freestanding signs are limited to 8 sq. ft.

Produce Stand on Farmlands Zoned Property

The proposed produce stand is consistent with the 2010 General Plan. Policy AG-2.2 of the General Plan encourages 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. General Plan Policy 2.4 encourages siting and designing agricultural-related enterprises to minimize the loss of productive agricultural lands and to minimize impacts on surrounding land uses. General Plan Policy AG-2.7 encourages collaboration with agricultural businesses and organizations to promote a healthy and competitive agricultural industry whose products are recognized as being produced in Monterey County. The proposed produce stand would be located in an existing unoccupied building at the nursery and would not result in the loss of productive agricultural land. The applicant proposes to sell produce with an emphasis on local product from the Salinas Valley and surrounding communities and counties.

In addition, the proposed produce stand is consistent with the Zoning Ordinance. Section 21.30.030.M (uses allowed in Farmlands zoning district) allows "*Stands for the sale of agricultural products grown on the premises having no permanent electricity, plumbing or paving.*" The Planning Department has interpreted this section as being able to sell product grown on the subject site or adjacent property. In addition, the applicant has indicated that, historically, fresh produce has been marketed at the site.

Legal Nonconforming Use

The parcel is zoned "F/40" [Farmlands, 40 Acre Minimum]. According Chapter 21.68 (Legal Nonconforming Uses), no use deemed legal nonconforming shall be "*expanded, enlarged, increased or extended to occupy a greater area than that occupied when the legal nonconforming use was established.*" Chapter 21.68 further states that no such use "*may be intensified over the level of use that existed at the time the legal nonconforming use was established.*" The produce stand is proposed to occupy an existing building that is currently vacant that was previously used as a retail sales area. The special events are located within the existing outdoor nursery area and, as proposed and conditioned, would not exceed the capacity of the existing parking areas on the site. Therefore, the proposed uses allowed under the General Development Plan are not being intensified over the level of use permitted.

Condition 3 states that the legal nonconforming use shall not be expanded, enlarged, increased or extended to occupy a greater area that that occupied at the time that the legal nonconforming use was established. Additionally, the legal nonconforming use may not be intensified over the level of use as established by the granting of the General Development Plan (PLN090138).

Recommendation

Staff recommends that the Planning Commission approve the General Development Plan to clear a code violation (CE070454), allow a produce stand and authorize a lighting plan and sign program for McShane's. The project is categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines. Per the Planning Department, Public Works Department and Caltrans inter-department review of the traffic report by Hatch Mott MacDonald, it has been determined that no adverse significant traffic or parking impacts would occur.

**EXHIBIT C
DRAFT RESOLUTION**

**Before the Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:

McShane's Nursery and Landscape Supply (PLN090138)

RESOLUTION NO. [REDACTED]

Resolution by the Monterey County Planning Commission approving a General Development Plan to: 1) clear a code violation (CE070454) for non-permitted special events at the nursery, outdoor sales of Christmas trees in the parking lot and three existing trailers used as offices; 2) allow a produce stand in an existing unoccupied building; and 3) authorize a lightning plan and sign program at McShane's Nursery and Landscape Supply. [PLN090138, Chapin, 115 Monterey Salinas Highway, Greater Salinas Plan (APN: 207-131-004-000 and 207-131-005-000)]

The McShane's Nursery and Landscape Supply application (PLN090138) came on for public hearing before the Monterey County Planning Commission on June 13, 2012. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission 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; 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 115 Monterey Salinas Highway, Salinas (Assessor's Parcel Numbers 207-131-004-000 and 207-131-005-000), Greater Salinas Area Plan. The parcel is zoned Z"F/40" [Farmlands, 40 Acre Minimum]. On November 14, 1984, a Use Permit (Permit No. 3042 [Assessor's Parcel Number 207-131-005-000]) was approved by the Planning Commission. The permit granted the expansion of the existing retail nursery to established, on the adjacent 1.99 acre parcel, an accessory landscape materials business. This use permit (Permit No. 3042) expired on November 14, 1994. On February 28, 1996, the

Planning Commission approved a Use Permit (PC 95110), that recognized the two legal non-conforming uses under one use permit. On July 27, 2005, the Planning Commission approved a Use Permit (PLN050366) for the continued use of a legal non-conforming use of a Nursery (Graber Gardens) and accessory ornamental landscape materials business (Deco Rock). The Planning Commission approved the use permit with out an expiration date under the condition that: "No additional structures shall be erected, except for the reconstruction of structures that existed at the time that the legal non-conforming use was established upon, Assessor's Parcel Number 207-131-004-000. No permanent structures shall be erected upon the accessory parcel containing the ornamental landscape material business, located on Assessor's Parcel Number 207-131-005-000. On July 12, 2006, the Planning Commission approved PLN060174, an Amendment of a previously approved Use Permit (PLN050366) to allow a 35 foot tall ornamental windmill structure, new 5 foot, 4 inch tall entry gate and 1,872 foot long trellis, 3,024 square foot greenhouse and 200 square foot concrete batch plant.

- c) The General Development Plan (PLN090138) would clear a code violation (CE070454) for non-permitted special events at the nursery, outdoor sales of Christmas trees in the parking lot and three existing trailers used as offices; 2) allow a produce stand in an existing unoccupied building; and 3) authorize a lightning plan and sign program in addition to the existing nursery and ornamental landscape business. In addition, the applicant proposes to have a produce stand in an existing 1,350 square foot building at the front of the site. Fresh produce would be sold with an emphasis on local product coming from the Salinas Valley and surrounding counties and communities. The General Development plan would also authorize a lighting plan and sign program.
- d) According Chapter 21.68 (Legal Nonconforming Uses), no use deemed legal nonconforming shall be "*expanded, enlarged, increase or extended to occupy a greater area than that occupied when the legal nonconforming use was established.*" Chapter 21.68 further states that no such use "may be intensified over the level of use that existed at the time the legal nonconforming use was established." The produce stand is proposed to occupy an existing building that is currently vacant that was previously used as a retail sales area. The special events would be located within the existing outdoor nursery area and, as proposed and conditioned, would not exceed the capacity of the existing parking areas on the site. The Christmas tree sales lot would be located in a portion of the existing parking area at the front of the site. Therefore, the proposed uses allowed under the General Development Plan are not being intensified over the level of use permitted.
- e) The proposed produce stand is consistent with the 2010 General Plan. Policy AG-2.2 of the General Plan encourages 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. General Plan Policy 2.4 encourages siting and designing agricultural-related enterprises to minimize the loss of

productive agricultural lands and to minimize impacts on surrounding land uses. General Plan Policy AG-2.7 encourages collaboration with agricultural businesses and organizations to promote a healthy and competitive agricultural industry whose products are recognized as being produced in Monterey County. The proposed produce stand would be located in an existing unoccupied building at the nursery and would not result in the loss of productive agricultural land. The applicant proposes to sell produce with an emphasis on local product from the Salinas Valley and surrounding communities and counties.

- f) The proposed produce stand is consistent with the Zoning Ordinance. Section 21.30.030.M (uses allowed in Farmlands zoning district) allows “*Stands for the sale of agricultural products grown on the premises having no permanent electricity, plumbing or paving.*” The Planning Department has interpreted this section as being able to sell product grown on the subject site or adjacent property. In addition, the applicant has indicated that, historically, fresh produce has been marketed at the site.
- g) The project planner conducted a site inspection on January 5, 2012 to verify that the project on the subject parcel conforms to the plans listed above.
- h) The application was reviewed by the Agricultural Advisory Committee (AAC) on February 23, 2012. At the meeting, the Planning Department asked the AAC for a recommendation on the general development plan to authorize multiple uses at McShane’s Nursery including a produce stand, special events, and a Christmas tree sales lot in addition to the existing nursery and ornamental landscape business. The AAC passed a motion to support the produce stand with no restrictions as to where the produce is sourced; support the seasonal events/mixers, and the Christmas tree sales providing parking mitigations are properly implemented. The motion passed 7-0-4-2.
- i) The application was not reviewed by a Land Use Advisory Committee (LUAC). There is no LUAC for the Greater Salinas Area.
- j) 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 PLN090138.

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 Department, RMA-Public Works Department, Environmental Health Bureau, Water Resources Agency, Sheriff’s Office and California Department of Transportation (CalTrans). 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 identified potential impacts to traffic. The following report was prepared: “*McShane’s Nursery Produce Stand Trip Generation and Event Parking Assessment*” dated May 29, 2012 by Hatch Mott

MacDonald. The above-mentioned technical report by an outside consultant indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed this report and concurs with its conclusions.

- c) Staff conducted a site inspection on January 5, 2012 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 PLN090138.

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 the following departments and agencies: RMA - Planning Department, Monterey County Regional Fire Protection District, Parks Department, RMA-Public Works Department, Environmental Health Bureau, Water Resources Agency, Sheriff's Office and California Department of Transportation (CalTrans). 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 are available. A condition of approval requires the installation of portable toilets during special events that exceed 80 attendees.
 - c) Per the RMA-Public Works Department and CalTrans inter-department referral of the traffic report prepared by Hatch Mott MacDonald, it has been determined that no adverse significant traffic or parking impacts would occur.
 - d) Staff conducted a site inspection on January 5, 2012 to verify that the site is suitable for this use.
 - e) Preceding findings and supporting evidence for PLN090138.
 - 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 PLN090138.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in not compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. Violations exist on the property. The approval of this permit will correct the violations and bring the property into compliance.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is aware of code violations

existing on subject property.

- b) Staff conducted a site inspection on January 5, 2012 and researched County records to assess if any violation exists on the subject property.
- c) The proposed project corrects existing code violations (CE070454) regarding non-permitted outdoor sales of Christmas trees in the parking lot, special events at the nursery and three existing trailers used as offices. When the General Development Plan (PLN090138) is approved, the subject property will be in compliance with all rules and regulations pertaining to the property and will existing violations will be corrected.
- d) Zoning violation abatement costs, if any, have been paid. A condition is included to assure that all zoning abatement costs, if any, have been paid.
- e) 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 PLN090138.

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 Section 15301, categorically exempts existing facilities.
 - b) The facility is an existing nursery and landscape supply business. No new structures are proposed.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on January 5, 2012.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Per the RMA-Public Works Department and CalTrans inter-department referral of the traffic report prepared by Hatch Mott MacDonald, it has been determined that no adverse significant traffic or parking impacts would occur. The traffic report concludes that the produce stand is estimated to generate a net 30 daily trips on the surrounding street system, with 2 trips (1 in, 1 out) during the AM peak hour and 3 trips (1 in, 2 out) during the PM peak hour. This is not considered a significant increase in traffic on the surrounding street system. The report also concludes that the low frequency of the seasonal events would minimize the effects of the additional traffic; therefore, the seasonal events would not affect existing levels of service along Highway 68 or in the vicinity of the site. The project has been conditioned to minimize parking impacts during special events.
 - e) 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 PLN090138.
6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors
- EVIDENCE:** Section 21.80.040.D of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby

1. Find the project categorically exempt pursuant to Section 15301 of the CEQA Guidelines; and
2. Approve the General Development Plan (PLN090138) to: 1) clear a code violation (CE070454) for non-permitted special events at the nursery, outdoor sales of Christmas trees in the parking lot and three existing trailers used as offices; 2) allow a produce stand in an existing unoccupied building; and 3) authorize a lighting plan and sign program at McShane's Nursery and Landscape Supply, in general conformance with the attached plans and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 13th day of June, 2012 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Secretary to the Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD 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. 05-09-2012

Monterey County Planning Department

DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN090138

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. 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 property owner 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 property owner shall record a Permit Approval Notice. This notice shall state: "A General Development Plan (Resolution Number ***) was approved by [the Planning Commission for Assessor's Parcel Numbers 207-131-004-000 and 207-131-005-000 on June 13, 2012. The permit was granted subject to 21 conditions of approval which run with the land. 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 property owner shall provide proof of recordation of this notice to the RMA - Planning Department.

3. PDSP01 - LEGAL NONCONFORMING USE

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The legal nonconforming use shall not be expanded, enlarged, increased or extended to occupy a greater area than that occupied at the time that the legal nonconforming use was established. Additionally, the legal nonconforming use may not be intensified over the level of use as established by the granting of the General Development Plan (PLN090138).

Compliance or Monitoring Action to be Performed: Ongoing

4. PDSP02 - PARKING

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: A sign shall be placed and maintained at each gate into McShane's (as shown on the General Development Plan) to discourage parking along Highway 68. The signs shall include the following language: "For your safety, please refrain from parking on Highway 68." The existing parking area located on the adjacent parcel to the south of the site is designated for farmworker parking and shall not be used for Mc'Shane's parking.

Compliance or Monitoring Action to be Performed: Ongoing

5. PDSP03 - SEASONAL EVENTS

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: There shall be no more than 10 seasonal events (i.e., events with more than 60 attendees) during the calendar year. The maximum attendance at seasonal events shall be 120 attendees. When the 13-space ("secondary") visitor parking area is closed for use as a Christmas tree sales lot, the maximum attendance at seasonal events shall be limited to 100 attendees. During seasonal events, the following measures shall be taken to discourage off-site parking: 1) employees shall park in the back of the nursery in the spaces as shown on the General Development Plan; 2) additional temporary visitor parking spaces shall be provided at the rear of the site as shown on the General Development Plan; and 3) nursery management shall emphasize to seasonal event attendees that carpooling is important because there are a limited number of parking spaces on the site.

Compliance or Monitoring Action to be Performed: On-going

6. PDSP04 - BANNERS, FLAGS, PENNANTS

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: There shall be no flags, banners, pennants or other attention-getting devices, other than the approved signs as shown on the General Development Plan and flags, banners and pennants located inside of the wrought iron fence at the front of the property.

Compliance or Monitoring Action to be Performed: On an on-going basis, the property owner shall only maintain approved signs as shown on the General Development Plan (PLN090138).

7. PDSP05 - SIGNS

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The aggregate area of the permanent and temporary signs shall not exceed 300 sq. ft. There shall be no more than 12 temporary signs. The temporary signs mounted on the front of the wrought iron fence facing Highway 68 shall not exceed 16 sq. ft. per sign. The freestanding temporary signs in the landscape strip between the parking lot and the CalTrans right-of-way shall not exceed 8 sq. ft. per sign.

Compliance or Monitoring Action to be Performed: On an on-going basis, the property owner shall maintain only approved signs as shown on the General Development Plan (PLN090138).

8. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the property owner shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning Department for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA-Planning Department.

9. EHSP01 FOOD PERMITS FOR SPECIAL EVENTS

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: In the event that food and/or beverages are intended to be served at a special event that is not catered by a caterer with a current health permit from the Environmental Health Division (EHD), the property owner shall apply for a temporary food facility permit from EHD and comply with all conditions of that permit, pursuant to California Health and Safety Code, Division 104, Part 7, Chapter 1 (California Retail Food Code).

Compliance or Monitoring Action to be Performed: This is a Continuous condition. The property owner shall ensure that any caterer serving food and/or beverages at a special event has a current health permit from the Environmental Health Division (EHD).

OR

Obtain a temporary food facility permit from EHD.

10. EHSP02 COMPOSTING OPERATIONS

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: All composting operations must comply with California Code of Regulations, Title 14, Chapter 3.1 (Composting Operations Regulatory Requirements). In the event McShane's Nursery commences composting operations that meet the thresholds as specified in the regulations above, contact Solid Waste Management Services of the Environmental Health Division to obtain a Composting Permit.

Compliance or Monitoring Action to be Performed: This is a Continuous condition. Contact the Solid Waste Management Service of the Environmental Health Division to obtain a composting permit.

11. EHSP03 HAZARDOUS MATERIALS BUSINESS RESPONSE PLAN

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The property owner shall maintain an up-to-date Business Response Plan that meets the standards found in the California Code of Regulations, Title 19, Division 2, Chapter 4 (Hazardous Material Release Reporting, Inventory, and Response Plans) and the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Material Release Response Plans and Inventory).

Compliance or Monitoring Action to be Performed: This is a Continuous condition Submit the signed Business Response Plan - Memorandum of Understanding (form available from EHD) that specifies an approved Business Response Plan must be on file with Hazardous Materials Management Services prior to bringing hazardous materials on site and/or commencement of operation. Once approved, the property owner shall maintain an up-to-date Business Response Plan.

12. EHSP04 ONSITE WASTEWATER TREATMENT SYSTEM REPAIR AREA

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Environmental Health has determined that the existing onsite wastewater treatment system (OWTS) serving McShane's Nursery is adequately sized to serve the uses as specified in the General Development Plan. The property owner shall submit an OWTS plan to EHD for review and approval that indicates adequate standby area is available to accommodate future repairs or expansion of the disposal field, pursuant to Monterey County Code, Chapter 15.20.060D and the Central Coast Basin Plan, RWQCB.

Compliance or Monitoring Action to be Performed: Prior to commencement of operation, submit an onsite wastewater treatment system plan that indicates adequate standby area is available to accommodate future repairs or expansion of the disposal field to EHD for review and approval.

13. EHSP05 PORTABLE TOILETS FOR SPECIAL EVENTS

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: During special events with over eighty (80) attendees pursuant to Monterey County Code Chapter 15.20.050., portable toilets shall be provide at the rate of one (1) portable toilet per forty (40) people, shall be maintained so as not to create a public nuisance and shall be serviced and cleaned by a permitted liquid waste hauler. A hand washing facility must be provided. There can only be ten (10) events per year when portable toilets are utilized to meet the requirements set forth in MCC 15.20.050.

Compliance or Monitoring Action to be Performed: This is a Continuous condition. When event attendance exceeds eighty (80) people, the property owner shall ensure that an adequate number of portable toilets (one [1] portable toilet per forty [40] people) shall be supplied by a liquid waste hauler permitted by the County of Monterey and hand washing facility be provided.

14. EHSP07 PRODUCE STAND

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: If the produce stand is going to move forward, California Retail Food Code, Chapter 13, Article 1. 114380 Plan review and 114381 Permits, fees and posting require that a site plan be submitted to EHB for review and approval.

Compliance or Monitoring Action to be Performed: Prior to applying for building permit, submit to EHB a site plan and permit application for the produce stand for review and approval.

15. FIRE001 - ROAD ACCESS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum of two nine-foot traffic lanes with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the property owner shall incorporate the specification of the roadway into design and print the text of this condition as Fire Department Notes on plans.

Prior to requesting a final building inspection, the property owner shall complete the installation of roadway improvements and obtain fire department approval the final fire inspection.

16. FIRE008 - GATES

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the property owner shall incorporate the specification of the entry gate into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the property owner shall complete the installation of the entry gate and obtain fire department approval the final fire inspection.

17. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Monterey County Regional Fire District)

**Compliance or
Monitoring
Action to be Performed:**

Prior to issuance of building permit, the applicant or owner shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

Prior to requesting a final building inspection, the applicant or owner shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

18. FIRE026 - ROOF CONSTRUCTION (STANDARD)

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. (Monterey County Regional Fire District)

**Compliance or
Monitoring
Action to be Performed:**

Prior to issuance of building permit, the property owner shall print the text of this condition as "Fire Dept. Notes" on construction plans

19. FIRESPO1 - MAXIMUM OCCUPANT LOAD

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

The number of customers in each building and within the fenced area of the premises shall be limited to the maximum occupant load calculated in accordance with Chapter 10 of the California Building Code. Signage stating the maximum occupant load for each given area shall be posted and maintained so as to be clearly visible for compliance during regular business hours and during special events. (Monterey County Regional Fire District)

**Compliance or
Monitoring
Action to be Performed:**

Prior to clearance of condition, the property owner shall obtain maximum occupant load calculation from the project architect. Maximum occupant load signs shall be posted and maintained at all times.

20. NON-STANDARD CONDITION - EMERGENCY ACCESS KEYBOX

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRE030 - EMERGENCY ACCESS KEYBOX (NON-STANDARD CONDITION)
Emergency access key box ("Knox Box") shall be installed and maintained. The type and location shall be approved by the fire department. The fire department shall be notified when locks are changed so that the emergency access key box can be maintained with current keys. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: Prior to issuance of the building permit, the property owner shall print the text of this condition as "Fire Department Notes" on the construction plans.

Prior to requesting a final building inspection, the property owner shall install the applicable emergency access device and shall obtain fire department approval of the final fire inspection.

21. NON-STANDARD CONDITION - PORTABLE FIRE EXTINGUISHERS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRE030 - PORTABLE FIRE EXTINGUISHERS (NON-STANDARD CONDITION)
Portable fire extinguishers shall be installed and maintained in accordance with California Fire Code Chapter 9 and Title 19 California Code of Regulations. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: Prior to issuance of the building permit, the property owner shall print the text of this condition as "Fire Department Notes" on the construction plans.

Prior to requesting a final building inspection, the property owner shall install the applicable portable fire extinguisher(s) and shall obtain fire department approval of the final fire inspection.

KASAVAN ARCHITECTS
 50 W. Market St., Suite 300
 San Jose, California 95101
 Voice 831.424.2322 Fax 831.424.2501



McSHANE'S NURSERY
 NEW GREENHOUSE FOR
 THE MONTEREY-SALINAS HIGHWAY
 SAN MATEO COUNTY, CALIFORNIA

DATE: 02/20/04
 SHEET NO: 04
 DRAWING NO: 04
 JOB NO: 04

SHT. FOR REFERENCE ONLY

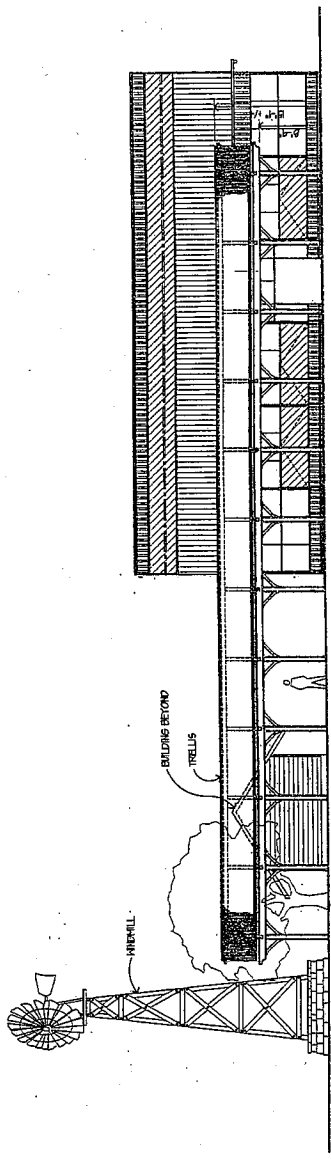
GENERAL NOTE

1. ALL AREAS OF GREENHOUSE BUILDING AREA EXPOSURE TO THE FOUNDRY PERIMETER SHALL BE REMOVED & OVER EXCAVATED / SCAFFOLD & RECONSTRUCTED PER SOILS REPORT (REFER TO DRAWING PAGE 4)
2. EVERYTHING SHOWN IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE

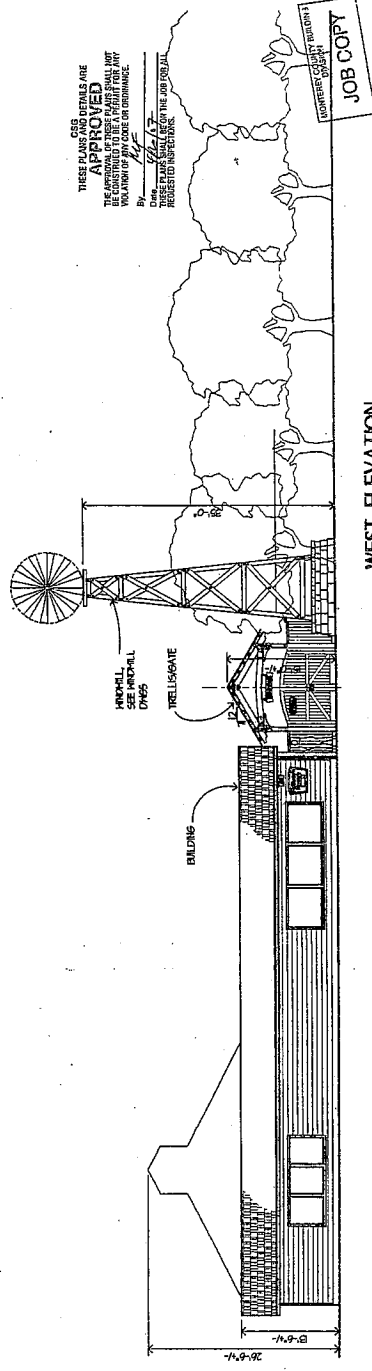
NOTE
 TRELLIS & VERTICAL UNDER
 DIFFERENT FINISH REQUIREMENTS

MATERIAL NOTE

1. ALL POST SHALL BE FAT REDWOOD
2. ALL TRUSS AND ROOF TRAMING SHALL BE CON. HEART REDWOOD
3. ALL RAFTERS & HARDWARE SHALL BE GALV. AND PAINTED
4. CORRUGATED PANELS SHALL BE TYPE 58-10.13
5. BRIND SMOOTH ALL HELDS & SHARP EDGES OF ALL FLATES.
6. USE HULLABLE WAGERS & ALL N/A.



SOUTH ELEVATION
 1/8" = 1'-0"
 0 10 20 FEET



WEST ELEVATION
 1/8" = 1'-0"
 0 10 20 FEET

THESE PLANS AND DETAILS ARE
APPROVED
 FOR CONSTRUCTION TO THE PERMIT FOR ANY
 VIOLATION OF ANY CODE OR ORDINANCE.
 BY: [Signature]
 THESE PLANS SHALL BE AT THE JOB PERMIT
 REGISTERED INDEPENDENT

DATE: 02/20/04
 SHEET NO: 04
 DRAWING NO: 04
 JOB NO: 04

JOB COPY

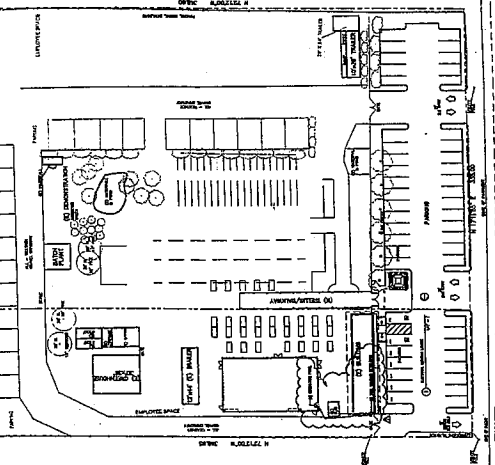
D&A ELECTRIC, INC.
 2666 YERKIN AVE. - SALINAS, CA 93901
 PHONE (831) 422-8808 FAX (831) 422-8841

DATE: 1/20/12
 SCALE: AS NOTED
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

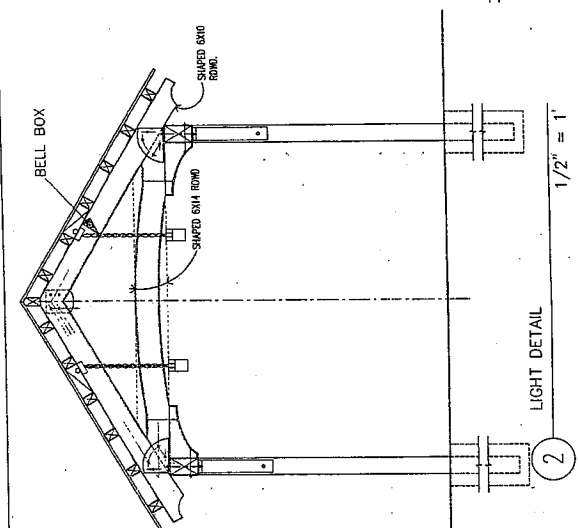
NO.	REVISION DESCRIPTION	DATE
1	ISSUE FOR PERMIT	1/20/12
2	REVISED PER CITY COMMENTS	1/20/12
3	REVISED PER CITY COMMENTS	1/20/12

PROJECT NAME AND ADDRESS: TRELIS AND WINDMILL
 PROJECT NUMBER: 12-001
 PROJECT LOCATION: 12-001
 PROJECT OWNER: [Signature]

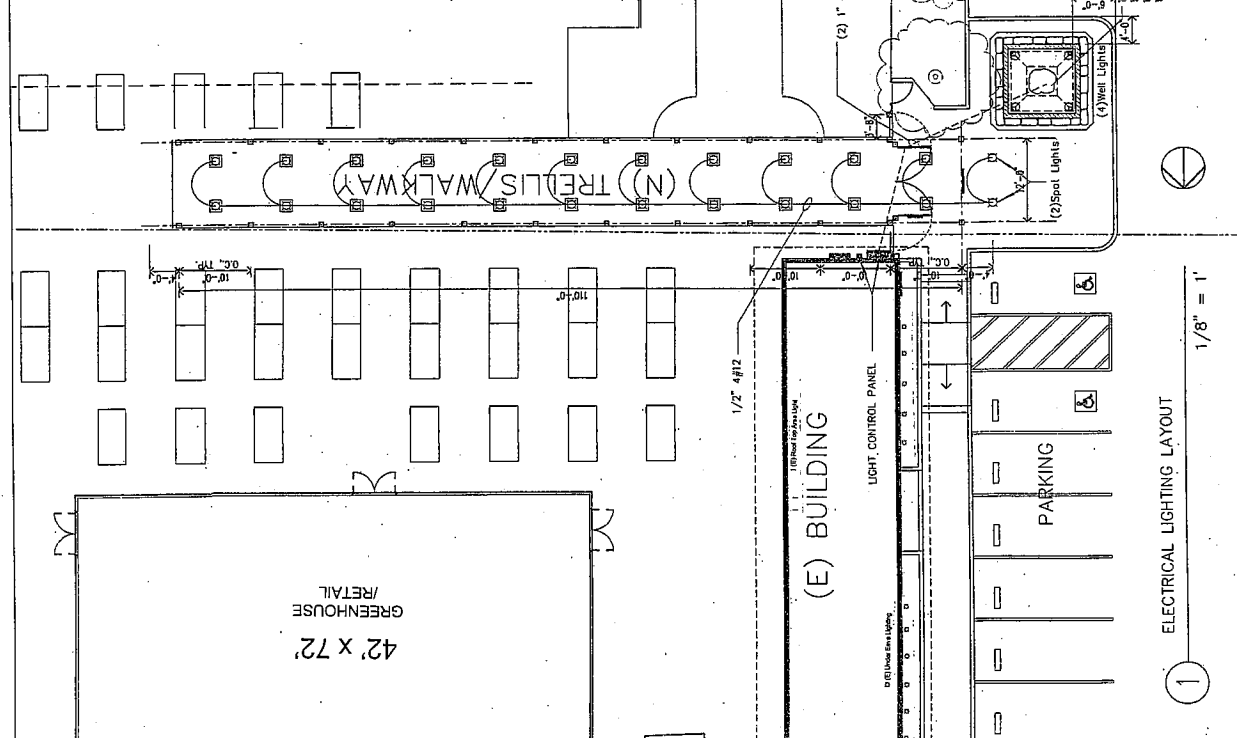
PROJECT DESCRIPTION: TRELIS AND WINDMILL
 JOB NO: GDP-05



3 SITE PLAN
 NO SCALE



2 LIGHT DETAIL
 1/2" = 1'



1 ELECTRICAL LIGHTING LAYOUT
 1/8" = 1'

NOTE: PLAN 06074 - CONDITION 5
 LANDSCAPE MATERIALS AND LIGHTING
 All landscaped areas and trees shall be installed in accordance with the approved landscape plan. The contractor shall be responsible for obtaining all necessary permits and approvals for the installation of any landscape materials and lighting. All materials and lighting shall be installed in accordance with the approved landscape plan and shall be maintained and kept in good condition at all times.

THESE PLANS AND DETAILS ARE APPROVED FOR THE CITY OF SALINAS BY THE CITY ENGINEER. THIS APPROVAL IS LIMITED TO THE VIOLATION OF ANY CODE OR ORDINANCE. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT ONLY. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

LIGHT NOTES

1. Wall Light col: SMDA 16 015 150 11.3 BY EXTERIOR VER.
2. Red Light col: L-810 OBSTRUCTION LIGHT BY FLIGHT LIGHT
3. Ring Light col: RH-R - Huntington Pendant By Arroyo Craftman
4. Spot Light col: AHSNCE 5'00"-5'10" BY SQUALL LIGHTING SOLUTIONS

FOR MORE INFORMATION CONTACT THE CITY ENGINEER'S OFFICE.

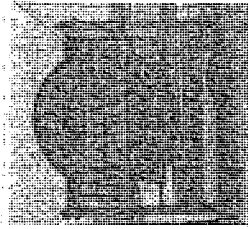
JOB COPY

HOLIDAY LIGHTING design for Christmas season is added to the original plan. The lighting is temporary and similar to what would be used in residential neighborhoods. A Christmas Tree Lighting may be added to the plan. The City of Salinas is not responsible for the lighting. All temporary holiday lighting to be removed prior to December 31st of each year.

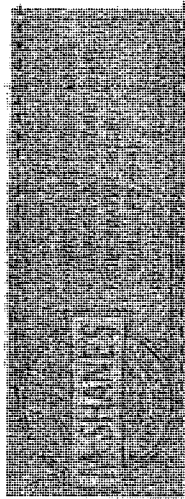
- 1 cft Wall Light
- 1 cft Red Light
- 1 cft Ring Light
- 1 cft Spot Light
- 1 cft GFI Duplex WP

SIGN PROGRAM - PERMANENT SIGNS

Sign 1
12' x 8' 5" at its widest point

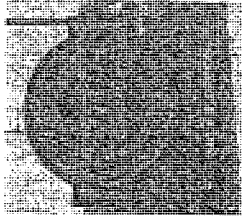


Sign 3 Located on Main Building
Under new lighting on building front it is possible to see the sign at night.

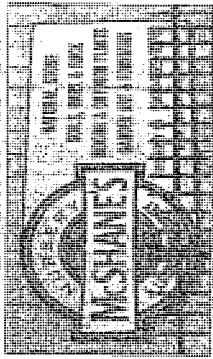


48' at its highest point

Sign 2



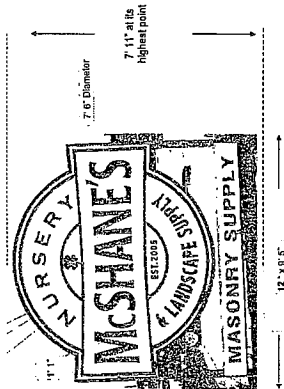
Sign 4 Located on Landscape Supply Trailer
Existing lighting makes the sign visible at night.



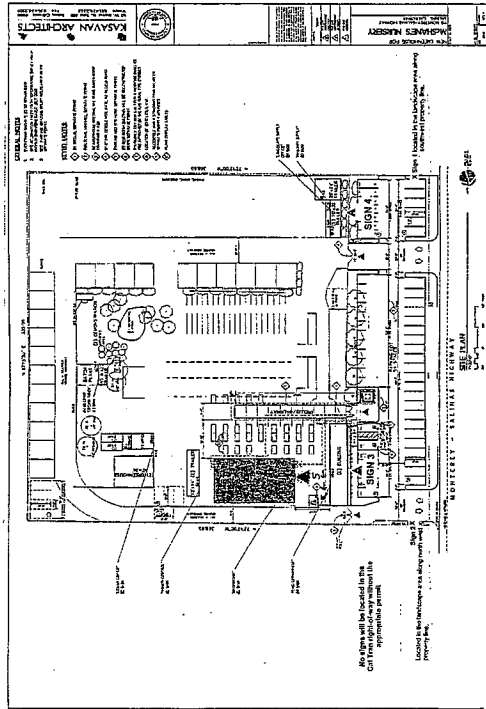
48' at its highest point

8' 6" at its widest point

Sign Dimensions
(Sign 1 and 2 are the same dimensions.)



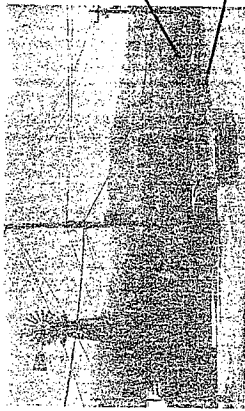
The current signage at McShane's is not a traditional rectangle. These of them are more circular in nature. When calculating actual square footage for all areas of each sign the totals for each are as follows:
SIGN 1 = 61 sq ft
SIGN 2 = 61 sq ft
SIGN 3 = 50 sq ft
SIGN 4 = 35 sq ft
Total aggregate of both permanent and temporary signage shall not exceed a maximum of 300 square feet combined.
Sign 1 and 2 replaced the previous businesses signage in the same locations and at the same size.



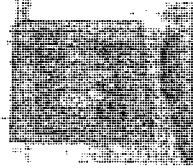
Sign LOCATIONS

SIGN PROGRAM - TEMPORARY SIGNAGE

View from center line of Highway 68 taken July 1, 2010.
Two temporary signs visible to motorist driving by.



48" x 48" 1/2 weight weather resistant copolast



Temporary signs will be added to the wrought iron fence and will not extend beyond the fence. The maximum height of the temporary sign will exceed 18 sq ft.
Free standing signs may be placed in landscaped areas. No single iron standing sign will exceed 8 sq ft.
No temporary signage will be located in the CalTrans right-of-way.
Total aggregate of both permanent and temporary signage shall not exceed a maximum of 300 square feet combined.

View from entrance driveway taken July 1, 2010.
One banner and one temporary sign are immediately visible.



48" x 48" 1/2 weight weather resistant copolast



Temporary sign banners may be attached to wrought iron fence.

Temporary signs framed in ground placement signs may be placed in landscape areas.

The majority of the temporary signage on display are banners from manufacturers of products sold at the business. Signs are also placed in the landscape area in and around the parking lot.

Most temporary signs are not visible to motorists driving by, but are seen by customers parked in the parking lot. The following is an example of temporary signage on display, and attached to the wrought iron fence which separates the parking lot from nursery area.

The manufacturers banners are typically seasonal (Spring, Summer & Fall), there are some months when none are present. Sales promotional banners/flags/pannents are up for the duration of the sale, as short as a weekend or as long as a month.

A notice to pet owners sign is left up year round.



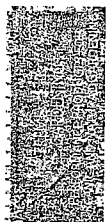
30" x 70" weather resistant vinyl



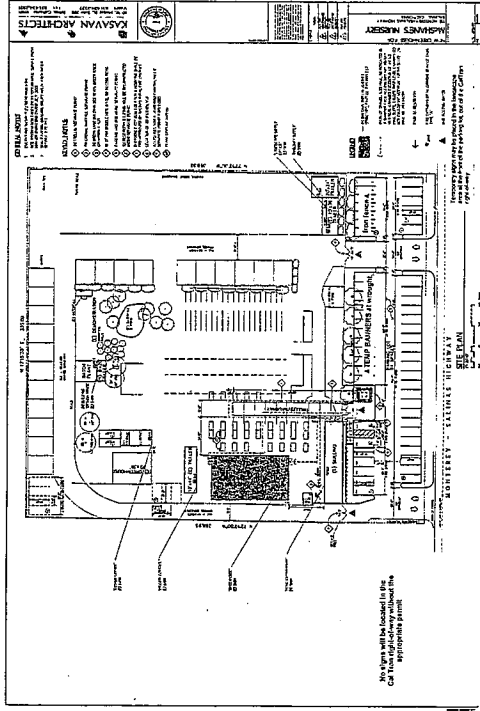
25" x 38" weather resistant vinyl



30" x 72" weather resistant vinyl



30" x 70" weather resistant vinyl



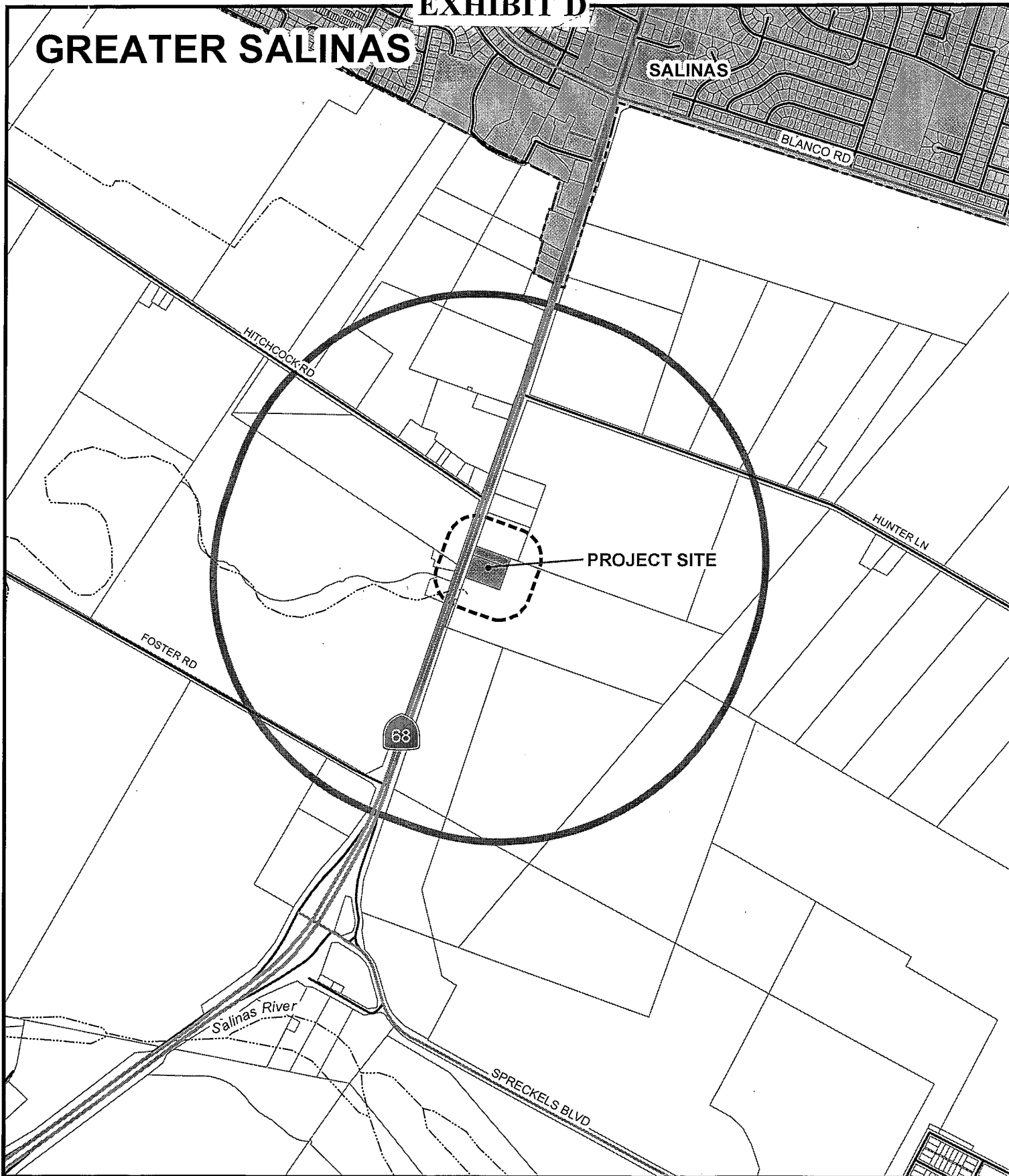
LANDSET
ENGINEERS, INC.
5508 CRAZY HORSE CANYON ROAD, SUITE 100, CALIFORNIA

MCSHANE NURSERY - SALTINAS HIGHWAY
FOR MR. STEVE MCSHANE

SCALE: 1" = 20'
DATE: SEPT. 2008
SHEET: 001 OF 001
SHEET: 001 OF 001

EXHIBIT D

GREATER SALINAS

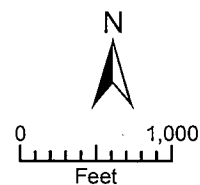


APPLICANT: CHAPIN

APN: 207-131-004-000 & 207-131-005-000

FILE # PLN090138

 Water
  2500' Limit
  300' Limit
  City Limits



PLANNER: SCHUBERT

EXHIBIT E

MONTEREY COUNTY AGRICULTURAL ADVISORY COMMITTEE (AAC)

Agricultural Center Conference Room

1428 Abbott Street

February 23, 2012; 1:30 p.m.

MINUTES

Members	Present	Guests & Staff	Affiliation
Tom Am Rhein	-	John Lowrie	State Watershed Program Manager
Christopher Bunn	✓	Carl Holm	RMA
David Costa	-	Bob Schubert	Planning Department
Steve de Lorimier	✓	Mary Grace Perry	Office of the County Counsel
Alexandra Eastman	✓	Bob Roach	Agricultural Commissioner's Office
Kurt Gollnick	✓	Dawn Mathes	Agricultural Commissioner's Office
Bill Hammond	-	Kathy Nielsen	Agricultural Commissioner's Office
Mike Manfre	-		
Steve McIntyre	✓		
Mike Miller	✓		
Manuel Morales	✓		
Scott Violini	✓		
Ridge Watson	✓		

I. Call to Order

The meeting was called to order at 1:35 p.m.

II. Approvals

- A. The meeting minutes of September 22, 2011, were unanimously approved.
- B. 2012 Meeting Calendar: The Committee chose to discuss agenda item IX at the same time as this item. A motion was made by Scott Violini to accept the meeting schedule of every other month; however, after discussion, he rescinded the motion. Upon further discussion by the Committee, the following motion was made:

Public Comment: None

MOTION: A motion was made by Scott Violini to accept the 2012 monthly schedule as printed and change the meeting time to 2:30 p.m. to 4:30 p.m. The motion was seconded by Alex Eastman and unanimously approved.

AYES: 9
NOES: 0
ABSENT: 4

III. Public Comments (items not on the agenda)

Dr. Maria de la Fuente Ph. D., UCCE County Director, thanked everyone for writing to ANR in support of the entomology position for which a job notice has been posted. Please contact Dr. de la Fuente if you would like a copy of the job notice sent to you.

IV. Agricultural Commissioner's Update

Methyl Iodide: On February 14, 2012, the Board of Supervisors formally received the staff report and was provided with options of which they chose to adopt a resolution similar to Santa Cruz and send it to the Governor. Staff had recommended taking a watch position.

Public Comment: None

Action: None required by the Committee

V. Planning Department

McShane's Nursery (Bob Schubert, Senior Planner)

The Planning Department seeks a recommendation from the Committee on the general development plan to authorize multiple uses at McShane's Nursery including a produce stand, special events, and a Christmas tree sales lot in addition to the existing nursery and ornamental landscape business.

The Chair announced that Chris Bunn and Manuel Morales have personal financial interest in the McShane's Nursery item. Both members stepped down from the dais and neither participated in the discussion nor attempted to influence the decision.

Parking was the issue of greatest concern to the Committee as well as traffic ingress and egress. Solutions posed were valet parking as well as shuttle service.

Public Comment: None

MOTION: A motion was made by Kurt Gollnick to support the produce stand with no restrictions as to where the produce is sourced; support the seasonal events/mixers, and Christmas tree sales providing the parking mitigations are properly installed. The motion was seconded by Steve McIntyre and unanimously approved.

AYES: 7
NOES: 0
ABSENT: 4
RECUSED: 2

VI. Williamson Act: Legislative Overview, Statewide Trends, Open Space & Recreational Use Provisions

John Lowrie, State Watershed Program Manager

Presentation by the California Department of Conservation on the Williamson Act included statewide trends on matters of interest to the Committee, such as: agri-tourism, solar/renewable energy projects, recreational uses, and open space uses.

Mr. Lowrie discussed the California Land Conservation Act of 1965 as well as the basic terms of the contracts. He covered information such as auto renewal, non-renewal, penalties and subvention payments from the state government. Subvention payments were implemented after the Williamson Act was put into place in an effort to encourage county participation. These payments were stopped due to budget constraints three years ago.

Also presented were the differences between the Williamson Act and the Super Williamson Act, which is called a Farmland Security Zone (FSZ). The FSZ covers a period of 20 years and penalties are severe to exit the program.

Renewable Energy:

- The major application for the easements is solar development;
- The length of the easements can be 20 or more years and sometimes less;
- Large scale industrial photo voltaic developments are taking place on ag land by utilities such as PG&E and public utilities contracting out for energy delivery. PG&E has a plan (2011-2013) to bring on line 500 megawatts of renewable energy from photo voltaic development in the San Joaquin Valley. PG&E has eminent domain authority and already has condemned a substantial amount of land, primarily in Fresno County for their initial phase;
- SB 618 allows, with approval, for Williamson Act landowners to rescind from the Williamson Act and simultaneously enter into a solar easement. First the County must opt in, and second, it is only available if the land is marginally productive or in some way contaminated and agricultural production cannot be sustained on that property for a significant period of time. It is difficult to qualify for the easement and, if the landowner rescinds from the solar easement, the land must be restored to its original value before the easement or to open space. The term is 20-plus years; however, it can be shorter under certain circumstances;
- Only one county has accepted solar as a compatible use;
- AB 2530 went into effect in 2011 and makes an effort to help offset some of the impact of subvention payment losses. It allows the county to shorten the term of the contract by approximately 10% of the term, or one year out of ten, allowing the county to adjust the tax associated with the land for that one-year period.
- The wind generation footprint is much less significant;
- Wind generators have been considered for use in conjunction with solar development.

Public Comment: None

Action: None required by the Committee

VII. Williamson Act Compatible Uses and the Agriculture & Wintery Corridor Plan

Carl Holm, Deputy Director, Resource Management Agency

Dawn Mathes, Ag Program Manager, Agricultural Commissioner's Office

Discuss Monterey County's Land Conservation Contract Compatible Uses, Agri-tourism, and allowed uses within the Agriculture and Winery Corridor Plan and the Agriculture Element. Provide direction to staff on updating and revising the County's list of Compatible Uses.

- Identify what is routine agriculture;
- General Plan is setting the foundation to create a new compatible use list;
- Necessary to minimize the loss of agricultural land;
- Solar being used to enhance a landowner's business is considered a compatible use;

MOTION: A motion was made by Steve McIntyre to refer the list of compatible uses to the subcommittee for review. The findings from that meeting will be put on the agenda of the next Ag Advisory Committee meeting. At that time a recommendation will be made to the Board of Supervisors. The motion was seconded by Alex Eastman and unanimously approved.

AYES: 9
NOES: 0
ABSENT: 4

The Subcommittee will meet on March 12, 2012, to discuss potential compatible uses and report back to the Committee.

Public Comment: None

VIII. Final Report “*Leading the Field: Economic Contributions of Monterey County Agriculture*” Dawn Mathes, Program Manager

The report is scheduled to be released on March 21, 2012, at 10:00 a.m. at the Ag Center Conference Room. This release date will be noticed to the public.

**IX. Agricultural Advisory Committee Regular Meeting Schedule
DISCUSSED UNDER ITEM II.**

X. Adjournment

There being no further business before the Committee, the meeting was adjourned at 3:25 p.m.

Respectfully submitted,

Monterey County Agricultural Commissioner's Office



Hatch Mott
MacDonald

1300-B First Street
Gilroy, CA 95020
T 408-848-3122 www.hatchmott.com

May 21, 2012

Ms. Sue Putnam
The Don Chapin Company
560 Crazy Horse Canyon Road
Salinas, CA 93907

**Subject: McShane's Nursery Produce Stand Trip Generation and
Event Parking Assessment, Monterey County, California**

Dear Sue,

Hatch Mott MacDonald (HMM) has performed traffic-engineering services for a proposed produce stand within the existing McShane's Nursery and Landscape Supply, located south of Salinas in Monterey County, California. The project site is located off of State Route 68 (a.k.a. Monterey-Salinas Highway) between Hitchcock Road and Foster Road. The proposed produce stand has an estimated size of 1,100 square feet, and would replace an equal amount of nursery display area.

This letter quantifies the estimated increase in trip generation from the proposed produce stand, as well as for seasonal events at the project site. Also included is an evaluation of the adequacy of the existing on-site parking supply to accommodate said special events. **Exhibit 1A** depicts the location of the project site, while **Exhibit 1B** depicts the project site plan.

A. Project Background

McShane's Nursery and Landscape Supply is located off of State Route 68 between Hitchcock Road and Foster Road. The current overall hours of operation are as follows:

- Monday through Friday: 6:00 AM to 7:00 PM
- Saturday: 7:00 AM to 7:00 PM
- Sunday: 8:00 AM to 6:00 PM
- Seasonal events and sales sometimes extend operating hours to 9:00 PM.

Note: During the rainy or winter season, the Nursery may not be open on Sundays, and may be open later or close earlier during the rest of the business week.

B. Project Trip Generation – Produce Sales

The project applicant proposes to devote 1,100 square feet of existing nursery space as a new produce sales area (henceforth referred to as "produce stand"). The produce stand would feature produce grown within the greater Salinas Valley. The hours of operation for the produce stand would be no earlier than 9:00 AM to 7:00 PM.

Exhibit 2 contains the trip generation estimate for the proposed project. The following paragraphs describe the derivation of this estimate.

The industry standard for trip generation rates is *Trip Generation*, 8th Edition, published by the Institute of Transportation Engineers in 2008. However, this publication does not include trip rates specifically for a produce stand. Instead, trip rates for a Supermarket were used to estimate the trip activity of the produce stand.

There would be no customer trip activity during the morning commute period along State Route 68 (i.e. the "AM peak hour" – 7:30 – 8:30 AM¹), as produce stand sales would not begin until 9:00 AM (i.e. after the AM peak hour would have ended). However, an allowance is made for one employee arriving as well as one produce delivery during the AM peak hour. The produce sales would continue into the evening commute period along State Route 68 (i.e. the "PM peak hour" – 4:30 – 5:30 PM²); therefore, a PM peak hour trip generation estimate has been developed for the project.

Not all trip activity associated with the produce stand would be new trips. Some of the existing and regular customers of the nursery are likely to purchase some of the produce. These trips would constitute an estimated 10% of the total trip activity of the produce stand, and would not generate any new trips at either the project site or surrounding street system. Therefore, a reduction of 10% has been applied to the project trip generation estimate.

Also note that the produce stand would displace an equal amount of nursery space. Therefore, the true on-site trip generation of the project would be the net increase over the current use. **Exhibit 2** also contains an estimate of the trip generation of that existing nursery space.

Note that not all of the site trip generation would be new trips on the surrounding street system. Some customers of the produce stand would be existing commuters on State Route 68 who would purchase the produce while en route to and from work. These trips – called "pass-by trips" – would be new to the project site but not new to the surrounding street system, and are estimate to constitute 50% of the total trip activity of the produce stand. Therefore, an additional reduction of 50% has been applied to the project trip generation estimate.

In total, the proposed project is estimated to generate a net 30 daily trips on the surrounding street system, with 2 trips (1 in, 1 out) during the AM peak hour and 3 trips (1 in, 2 out) during the PM peak hour. This would not be a significant increase in traffic on the surrounding street system.

C. Project Trip Generation – On-Site Seasonal Events

The existing nursery on the project site currently hosts a maximum of ten seasonal events throughout the calendar year. These seasonal events are essentially promotional activities marketed towards the members of certain local groups or organizations. Examples of typical seasonal events include mixers involving the Salinas Chamber of Commerce and the Salinas Jaycees plus how-to gardening demonstrations with members of the Junior League. The seasonal events are marketed to the members of these and other groups and organizations in the greater

¹ Peak hour times taken from traffic counts collected by Higgins Associates (now Hatch Mott MacDonald) in August 2006 at State Route 68 (Main Street)/Blanco Road intersection.

² *Ibid.*

Salinas area. Note that these events would generally occur during the normal operations of the nursery, starting between 4:00 PM and 5:00 PM and ending as late as 9:00 PM. A vehicle occupancy of 1.5 people per vehicle is realistic for the types of seasonal events currently being held at the nursery. Some of these events will be mixers, which are social events where members typically bring their spouse – this will help to ensure that a vehicle occupancy of 1.5 can be achieved. It is recommended that the nursery management specifically inform the organizations of the limited number of parking spaces available; this will further encourage carpooling amongst seasonal event attendees.

Attendance at seasonal events would vary from 60 to 120 people, with a maximum of 120 people per event. Using the 1.5 people per vehicle occupancy from above, a seasonal event could generate as many as 160 vehicle trips (80 trips in and 80 trips out) at full capacity. Assuming that as many as five seasonal events could occur during weekday evenings, the maximum 80 inbound trips during a seasonal event could be entering during the weekday evening commute period (4:30 – 5:30 PM). The maximum 80 outbound trips – generated by attendees leaving the event – would occur after the weekday evening commute period (i.e. as late as 9:00 – 10:00 PM). The low frequency of the seasonal events would minimize the effects of the additional traffic; therefore the seasonal events would not affect existing levels of service along State Route 68 or in the general vicinity.

D. On-Site Seasonal Event Parking Assessment

Monterey County staff have raised concerns regarding the ability for the project site to accommodate the parking demand during the seasonal events. A parking demand and supply assessment of the seasonal events has therefore been performed, in order to determine if the existing on-site parking supply can accommodate potential parking demand, and if not, identify potential solutions to manage demand.

The existing on-site visitor parking area can accommodate up to 54 vehicles, split into primary (41 vehicles) and secondary (13 vehicles) visitor parking areas, respectively. At the rear of the property, there are another 10 parking spaces used by employees and nursery equipment, of which six spaces would be available for event parking. Therefore, in total, 60 spaces would ordinarily be available for all visitors to site. During certain times of the year (principally November and December), the secondary visitor parking area (see **Exhibit 1B**) is commonly used as a temporary additional sales area, and therefore would not be available for use as visitor parking; during these times, visitor parking is limited to just the primary parking area and rear spaces (i.e. 47 spaces).

Based upon current conditions and using an average vehicle occupancy of 1.5 people per vehicle, an event with 60 attendees would require use of 40 parking spaces within the parking area. This would leave 7 visitor spaces (without secondary parking) and 20 visitor spaces (with secondary parking) available for customers of the nursery. An event with 80 attendees would require 54 parking spaces, which would leave 6 visitor spaces (with secondary parking) and no spaces (without secondary parking) for customers of the nursery.

In an effort to reduce concerns regarding parking for seasonal events, a parking assessment has been prepared by Kasavan Architects. The Kasavan assessment has

identified 24 additional temporary visitor parking spaces that can be made available on-site during seasonal events with more than 60 attendees. These temporary visitor parking spaces are indicated on **Exhibit 1B**. These additional spaces would increase the total on-site visitor parking supply to 71 spaces without secondary parking and 84 spaces with it. With the additional temporary visitor parking spaces, the project site can accommodate as many as 100 people at seasonal events with secondary parking closed and 120 people with secondary parking open. In either case, a total of 4 customer spaces would be available during seasonal events.

As noted above, the closure of the secondary visitor parking area for use as a sales area will limit the number of spaces available for seasonal event attendees. The maximum attendance at seasonal events while the secondary parking area is closed would be 100 attendees. A maximum of 120 attendees would be allowed at seasonal events with the secondary parking area open.

In advance of seasonal events, McShane's staff will need to use delineators, cones, or other methods to mark out where the valid temporary visitor spaces are located. In addition to identifying the spaces, parking measures, which may include utilizing a parking attendant to direct seasonal event visitors to the temporary parking area, should be required. The parking attendant will be provided with the Kasavan Architect parking layout and will direct attendees/guests to the predetermined temporary visitor parking. All employees will also park in the rear of the nursery during seasonal events, so that as many spaces as possible are available for nursery customers and attendees.

Every effort should be made on the part of the staff of McShane's Nursery and Landscape Supply to keep parking for their activities and events off of State Route 68; the presence of a parking attendant shall constitute enforcement. Signage including the following language should be posted at each gate (two locations):

"For Your Safety please refrain from parking on Highway 68"

Nursery management shall also specifically inform the organization or group of the limited number of visitor parking spaces available, the importance of carpooling and to refrain from parking on State Route 68. This will further encourage carpooling amongst seasonal event attendees.

E. Conclusion

In summary, the proposed produce stand at the project site would generate a net 30 daily trips, of which 2 trips (1 in, 1 out) would occur during the morning commute period along State Route 68 (i.e. "AM peak hour"), and 3 trips (1 in, 2 out) would occur during the evening commute period along State Route 68 (i.e. "PM peak hour"). This would not be a significant increase in traffic on the surrounding street system.

A total of ten seasonal events would occur throughout a calendar year, varying from 60 to 120 people per seasonal event, but with a maximum attendance of 120 attendees. Seasonal events could add as many as 80 inbound vehicle trips during the evening commute period (4:30 – 5:30 PM), assuming full capacity. However, the

low frequency of the seasonal events would minimize the effects of the additional traffic; therefore the seasonal events would not represent a significant increase in traffic on the surrounding street system.

To ensure that sufficient parking supply is available for both nursery customers and seasonal event attendees the following shall be implemented:

1. Employees shall park in the rear of the nursery on special event days;
2. Nursery management shall emphasize to seasonal event attendees that carpooling is important and that there are a limited number of visitor parking spaces on site;
3. Additional temporary visitor spaces will be provided at the rear of the site for seasonal events of more than 60 attendees. A parking attendant shall help direct seasonal event attendees to these spaces.
4. Signs shall be placed at each gate into McShane's to discourage parking along State Route 68. These signs shall include the following language: "For Your Safety please refrain from parking on Highway 68".
5. The maximum attendance at seasonal events shall be 120 attendees. When the 13-space ("secondary") visitor parking area is closed for use, the maximum attendance at seasonal events shall be limited to 100 attendees.

If you have any questions regarding the content of this letter or need additional information, please do not hesitate to contact Jeff Waller. Thank you for the opportunity to assist you with this project.

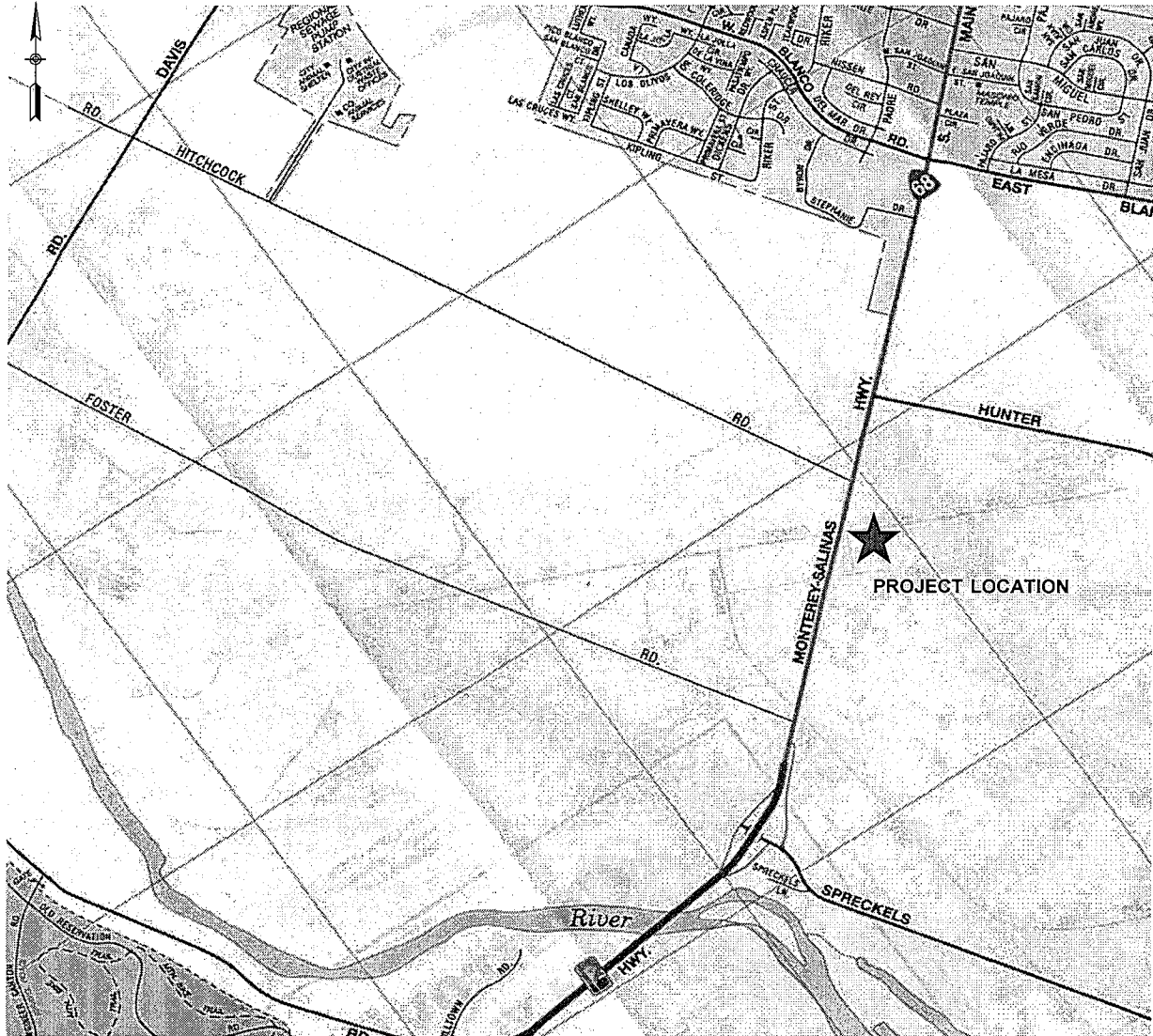
Very truly yours,

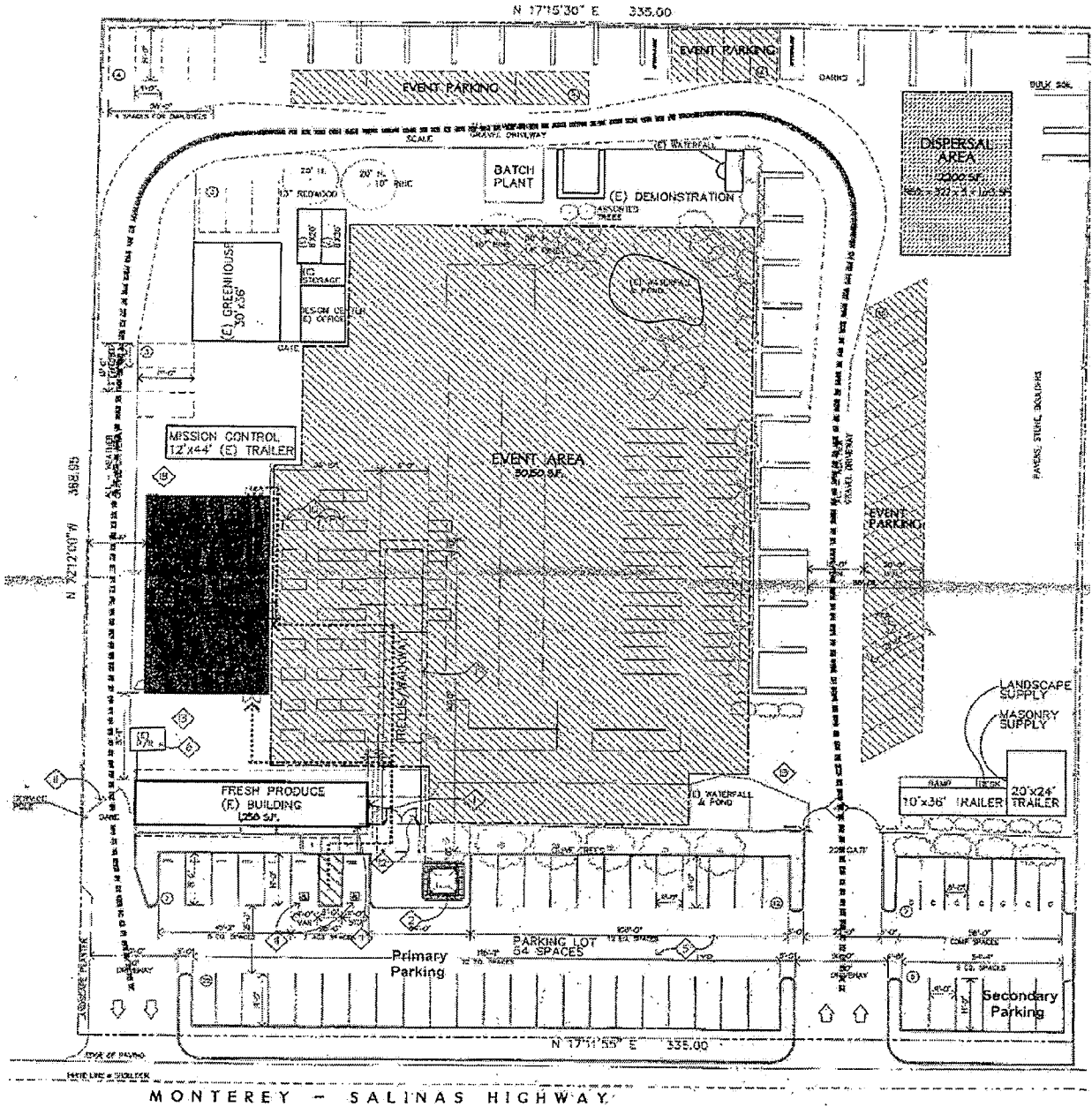
Hatch Mott MacDonald



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kjh:jmw
enclosures





Source: Kasavan Architects, 2012.

EXHIBIT 1B
Project
Site Plan



TRIP GENERATION RATES (per 1000 SQ FT)	ITE ¹ LAND USE CODE	DAILY TRIP RATE	AM PEAK HOUR ²			PM PEAK HOUR				
			PEAK HOUR RATE	% OF ADT	% IN OUT	PEAK HOUR RATE	% OF ADT	% IN OUT		
Supermarket	850	102.2	-	-	-	10.5	10%	51%	49%	
Nursery ³	817	36.08	1.31	4%	50%	3.80	11%	50%	50%	
<u>GENERATED TRIPS</u>		DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR				
PROJECT SIZE	PEAK HOUR TRIPS		% OF ADT	% IN OUT	TRIPS ADT	PEAK HOUR TRIPS	% OF ADT	% IN OUT	TRIPS ADT	
Produce Stand	1,100 SQ FT	112	3	3%	2	1	12	11%	6	6
<i>Existing Customer Reduction (10%)⁴</i>		-11	-	-	-	-1	-1	-1	0	
SUBTOTAL	1,100 SQ FT	101	3	3%	2	1	11	11%	5	6
Existing Use Replaced by Project (Nursery)		-40	-1	3%	-1	0	-4	10%	-2	-2
NET SITE TRIP GENERATION		61	2	1	1	1	7	3	4	
<i>Pass-By Trip Reduction (50%)⁵</i>		-31	-	-	-	-4	-4	-2	-2	
NET NEW TRIP GENERATION		30	2	1	1	3	1	1	2	

Notes:

1. Trip generation rates published by Institute of Transportation Engineers, *Trip Generation*, 8th Edition, 2008, unless otherwise noted.
2. The proposed produce stand would not be open during the AM peak hour. Therefore, AM trips estimated as reflecting trips from one employee and one produce delivery.
3. *Trip Generation* does not provide in/out distributions for a Nursery during either the AM or PM peak hours; assumed as 50% in, 50% out.
4. Existing Customer Reduction accounts for customers who purchase produce while at the project site for another reason (e.g. visiting the nursery). These customers do not generate any new trips at the project site, nor on the surrounding street system.
5. Pass-by trips are trips to and from the site made by existing traffic on the surrounding street system.