

Attachment I

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**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. 12-023

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 "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 be 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 1,258 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 21, 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 existing violations will be corrected.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File 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.

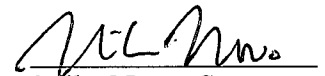
DECISION

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 Commissioner Brown, seconded by Commissioner Padilla, by the following vote:

AYES: Brown, Vandevere, Getzelman, Roberts, Diehl, Padilla, Hert
NOES: None
ABSENT: Rochester, Salazar, Mendez
ABSTAIN: None


Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **JUN 22 2012**

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 **JUL 02 2012**

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.

Monterey County Planning Department

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 12-023) 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 McShane'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

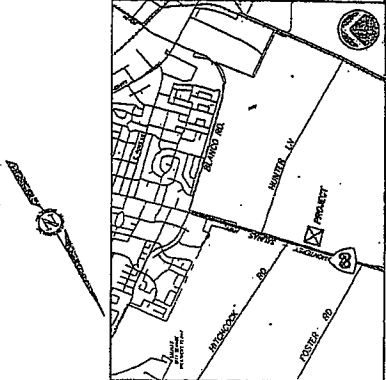
Condition/Mitigation Monitoring Measure: FIRE030 - PORTABLE FIRE EXTINGUISHERS (NON-STANDARD CONDITION)
Portable fire extinguishers shall be installed and maintained in accordance with California Fire Code Chapter 9 and Title 19 California Code of Regulations. (Monterey County Regional Fire District)

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.

McSHANE'S NURSERY AND LANDSCAPE SUPPLY GENERAL DEVELOPMENT PLAN

The purpose of this General Development Plan is to document the multiple uses that take place at the McShane's Nursery & Landscape Supply property ("McShane's"), the operational procedures and parking, and the physical development (sewerage, landscaping, lighting, signs, etc.). All uses and physical development are either permitted by use permit PLN060174 or are cataloging legal nonconformances to be affirmed by this Plan.



LANDSET
ENGINEERS, INC.
1109 CHATEAU HILLS DRIVE, SUITE 100, GARDEN GROVE, CALIFORNIA 92643

McSHANE NURSERY
115 MONTEREY - SALINAS HIGHWAY
COR. STEVE McSHANE

SCALE: 1" = 100'
DATE: 05/15/2012
SHEET: 001 OF 01

- GENERAL DEVELOPMENT PERMIT APPLICATION PLAN060138**
- LIST OF DOCUMENTS**
- GDP-01 Overview General Development Application
 - GDP-02 Event and Building Identification
 - GDP-03 Access and Building Identification
 - GDP-04 Signage and Signage
 - GDP-05 Electrical - Wiring and Landscape Trails
 - GDP-06 Landscaping / Site Shrub Layout
 - GDP-07 Sign Plan
 - GDP-08 Temporary Sign Plan
 - GDP-09 Traffic Management Plan

RECEIVED

JUN - 4 - 2012

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

TRANSURECYCLING

Traffic on site is contained in several lanes. The site is designed to allow for pick-up and drop-off of customers and employees. The site is designed to allow for the use of bicycles and other modes of transportation. The site is designed to allow for the use of bicycles and other modes of transportation.

HOURS OF OPERATION

Monday through Friday 8:00 a.m. to 7:00 p.m.
Saturday 8:00 a.m. to 6:00 p.m.
Sunday 8:00 a.m. to 6:00 p.m.

NUMBER OF EMPLOYEES

Employee count on the worksite. The total number of employees is 100. The total number of employees is 100.

SIGN PROGRAM

McShane's Landscape and Nursery Supply has both permanent and temporary signage. The signage is designed to be visible from the road and to provide information to customers and employees.

SITE IMPROVEMENT & DEVELOPMENT

McShane's undertakes major improvements in the site. The site is designed to allow for the use of bicycles and other modes of transportation. The site is designed to allow for the use of bicycles and other modes of transportation.

EXTERIOR LIGHTING

The site is designed to allow for the use of bicycles and other modes of transportation. The site is designed to allow for the use of bicycles and other modes of transportation.

PARKING

The site is designed to allow for the use of bicycles and other modes of transportation. The site is designed to allow for the use of bicycles and other modes of transportation.

LANDSCAPE PLAN

The site is designed to allow for the use of bicycles and other modes of transportation. The site is designed to allow for the use of bicycles and other modes of transportation.

GENERAL DESCRIPTION

McShane's is a full service nursery company which has been in business for over 40 years. The site is designed to allow for the use of bicycles and other modes of transportation. The site is designed to allow for the use of bicycles and other modes of transportation.

HISTORY

On November 14, 1994, the Planning Commission approved a Use Permit (PLN060138) for the site. The site is designed to allow for the use of bicycles and other modes of transportation. The site is designed to allow for the use of bicycles and other modes of transportation.

CONCLUSIONS

The site is designed to allow for the use of bicycles and other modes of transportation. The site is designed to allow for the use of bicycles and other modes of transportation.

RECOMMENDATIONS

The site is designed to allow for the use of bicycles and other modes of transportation. The site is designed to allow for the use of bicycles and other modes of transportation.

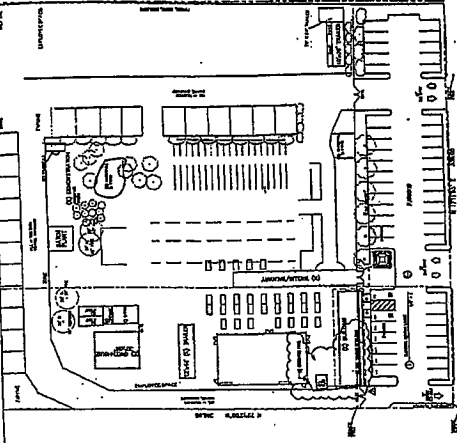
DBA ELECTRIC, INC.
 1260 VERMONT AVE. - SALINAS CA 93901
 PHONE (831) 422-4100 FAX (831) 422-4101

DATE: 11/10/10
 DRAWN BY: J. W. WOOD
 CHECKED BY: J. W. WOOD
 SCALE: 1/8" = 1'-0"

| | |
|--------------------------|------------|
| PROJECT NUMBER | 1000000000 |
| PROJECT NAME AND ADDRESS | 1000000000 |
| CLIENT NAME | 1000000000 |
| DATE | 10/10/10 |

**TRELLIS AND WINDMILL
 POWER AND LIGHTING**

GDP-05

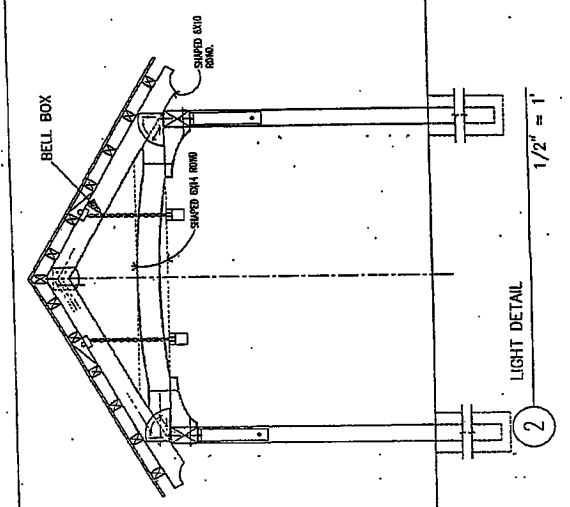


3 SITE PLAN
NO SCALE

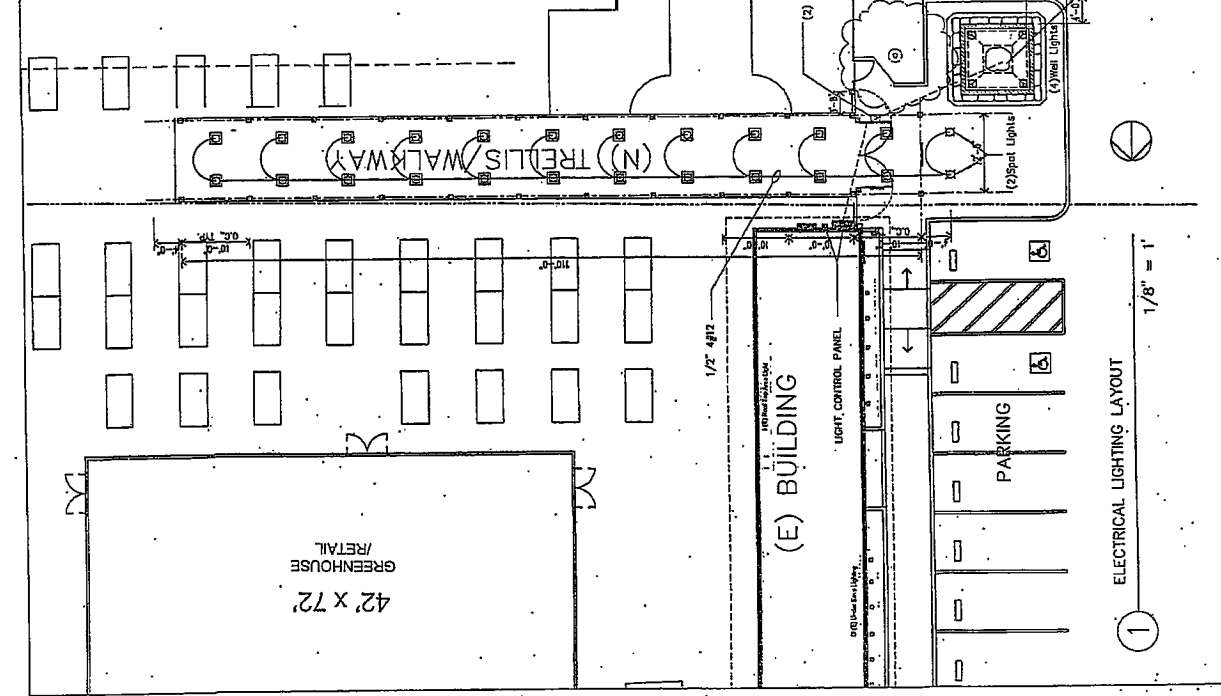
NOTE: PLAN 080174 - CONDITIONS
 1. UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE AS SHOWN.
 2. ALL MATERIALS SHALL BE AS SHOWN.
 3. ALL MATERIALS SHALL BE AS SHOWN.
 4. ALL MATERIALS SHALL BE AS SHOWN.
 5. ALL MATERIALS SHALL BE AS SHOWN.

CSSE THESE PLANT SPECIFICATIONS ARE TO BE USED FOR ALL PLANTING AND MAINTENANCE OF THE CENTRAL
 THESE PLANT SPECIFICATIONS ARE TO BE USED FOR ALL PLANTING AND MAINTENANCE OF THE CENTRAL

LIGHT NOTES
 1. WALL LIGHT: SIPDA 18 03 153 BY EXTERIOR VGT
 2. WALL LIGHT: 1-80 OBSTRUCTION LIGHT BY FLUOR LIGHT
 3. HANG LIGHT: 18H-R - Huntington Pendant By Arco Ceiling
 4. SPOT LIGHT: 1800-303 BY SQUAL LIGHTING



2 LIGHT DETAIL
1/2" = 1'

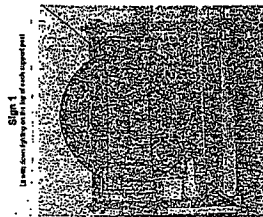


1 ELECTRICAL LIGHTING LAYOUT
1/8" = 1'

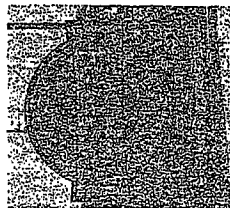
HOLIDAY LIGHTING
 HOLIDAY LIGHTING...
 HOLIDAY LIGHTING...
 HOLIDAY LIGHTING...

- 1x11 Wall Light
- 1x11 Spot Light
- 1x11 8FT Duplex WP

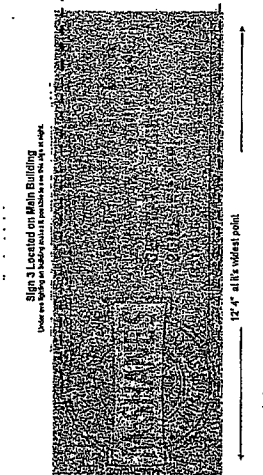
SIGN PROGRAM - PERMANENT SIGNS



Sign 1
12" x 12" at its highest point



Sign 2
12" x 12" at its highest point



Sign 3 Located on Main Building
12' x 4' at its widest point
48" at its highest point



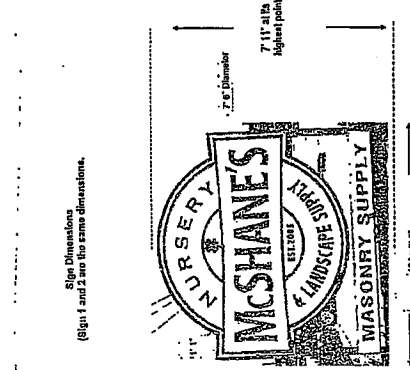
Sign 4 Located on Landscape Supply Trailer
8' x 4' at its widest point
48" at its highest point

The correct signage at McShane's is not a traditional rectangle. Three of them are more circular in nature. When calculating actual square footage for all areas of each sign the tables for each are as follows:

SIGN 1 = 61 sq ft
SIGN 2 = 61 sq ft
SIGN 3 = 39 sq ft
SIGN 4 = 39 sq ft

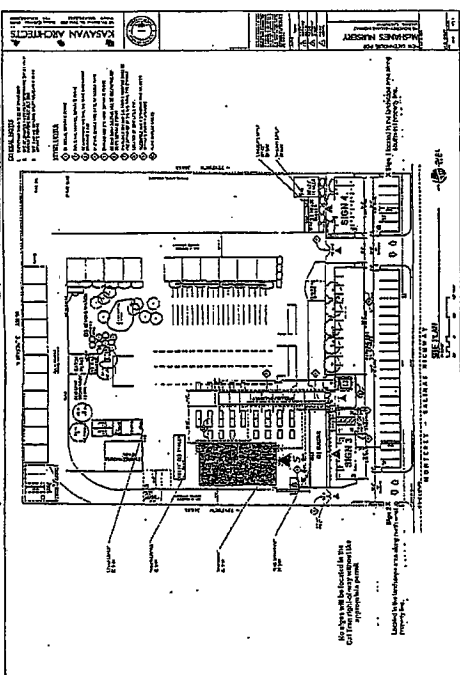
Total aggregate of both permanent and temporary signage that will be installed is equivalent to 200 square feet combined.

Signs 1 and 2 replaced the previous business signage for the main building and the landscape trailer.



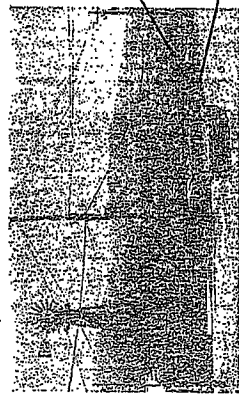
Sign Dimensions
(Sign 1 and 2 are the same dimensions.)
7' 11" at its highest point
7' 8" Diameter
12' x 12"

SIGN LOCATIONS

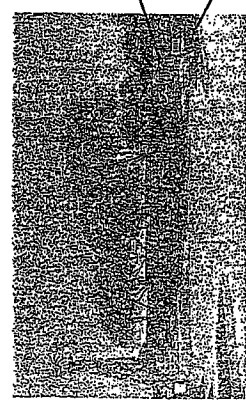


SIGN PROGRAM - TEMPORARY SIGNAGE

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



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 compact



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

Temporary aluminum may be attached to weight from fence.

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

The signs are placed in the landscape area to and around the parking lot at the business. Signs are placed in the landscape area to and around the parking lot.

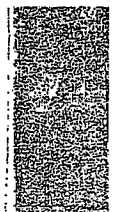
Most temporary signs are not visible to motorists driving by, but are seen by customers in the parking lot. The following is an example of temporary signs previously on display, and attached to the weight from fence which separates the parking lot from nursery area.

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

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



30" x 30" weather resistant vinyl



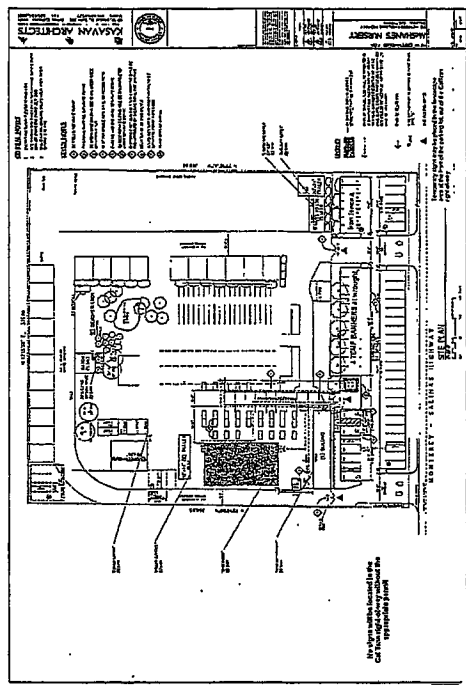
30" x 30" weather resistant vinyl



30" x 72" weather resistant vinyl



30" x 72" weather resistant vinyl



LANDSET
ENGINEERS, INC.
2808 GRAY HORSE CANYON ROAD, SUITE 200, CALVERAS

MOSHANE NURSERY
115 MONTEREY - SALINAS HIGHWAY
MR. STEVE MOSHANE

SCALE: 1" = 30'
DATE: 5/11/2010
SHEET: GDP-08
OF: SHEETS

KASAVAN ARCHITECTS
 60 W. MARKET ST. SUITE 300
 SAN JOSE, CALIFORNIA 95101
 VOICE 415.424.2232 FAX 415.424.2501



MSSHANES NURSERY
 NEW GREENHOUSE FOR
 ACCESS & FIRE LIFE SAFETY PLAN
 THE MONTEREY - SALINAS HIGHWAY
 SAN JOSE, CALIFORNIA

- GENERAL NOTES**
1. EVERYTHING SHOWN IS TO REMAIN UNLESS NOTED OTHERWISE.
 2. SITE INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY FROM NATIONAL BUREAU DATED JULY, 2001.
 3. EXISTING UTILITIES SHALL BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE. ALL UTILITIES SHALL BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE. ALL UTILITIES SHALL BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE.
 4. ALL UTILITIES SHALL BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE.
 5. SEWAGE INCLUDING THE FOLLOWING SHALL BE TREATED AT THE MSSHANES NURSERY TREATMENT PLANT. SEWAGE INCLUDING THE FOLLOWING SHALL BE TREATED AT THE MSSHANES NURSERY TREATMENT PLANT.

- KEYED NOTES**
- 1. TRUSS
 - 2. FUNCTIONAL MATERIAL
 - 3. GREENHOUSE BUILDING
 - 4. 22'-0" CIRC. ORB. GLASS GATE, BY CARD ACCESS, REMAINS IN OPEN POSITION DURING BUSINESS OPERATIONS AND EVENTS.
 - 5. PARKING AND SITE WORK
 - 6. RESTROOM BUILDING
 - 7. EMERGENCY EXIT DOOR, LOCATION & MARKINGS SHALL BE PRE-APPROVED BY SALINAS RURAL FIRE DISTRICT.
 - 8. LOCATION OF 70 BENTLEY, V.P.
 - 9. ACCESSIBLE (VAN) 4 STIMONARD PARKING
 - 10. PLANT DISPLAY TABLES
 - 11. BY THE GATE, DISPLAY TABLES LOCATED IN THE OPEN POSITION DURING BUSINESS OPERATIONS AND EVENTS.
 - 12. 8' HIKL PAL. GATE, REMAINS CLOSED IN THE OPEN POSITION DURING BUSINESS OPERATIONS AND EVENTS.
 - 13. TRUCK RESTROOM FACILITIES LOCATION DURING EVENTS EXCEEDING 90 PEOPLE

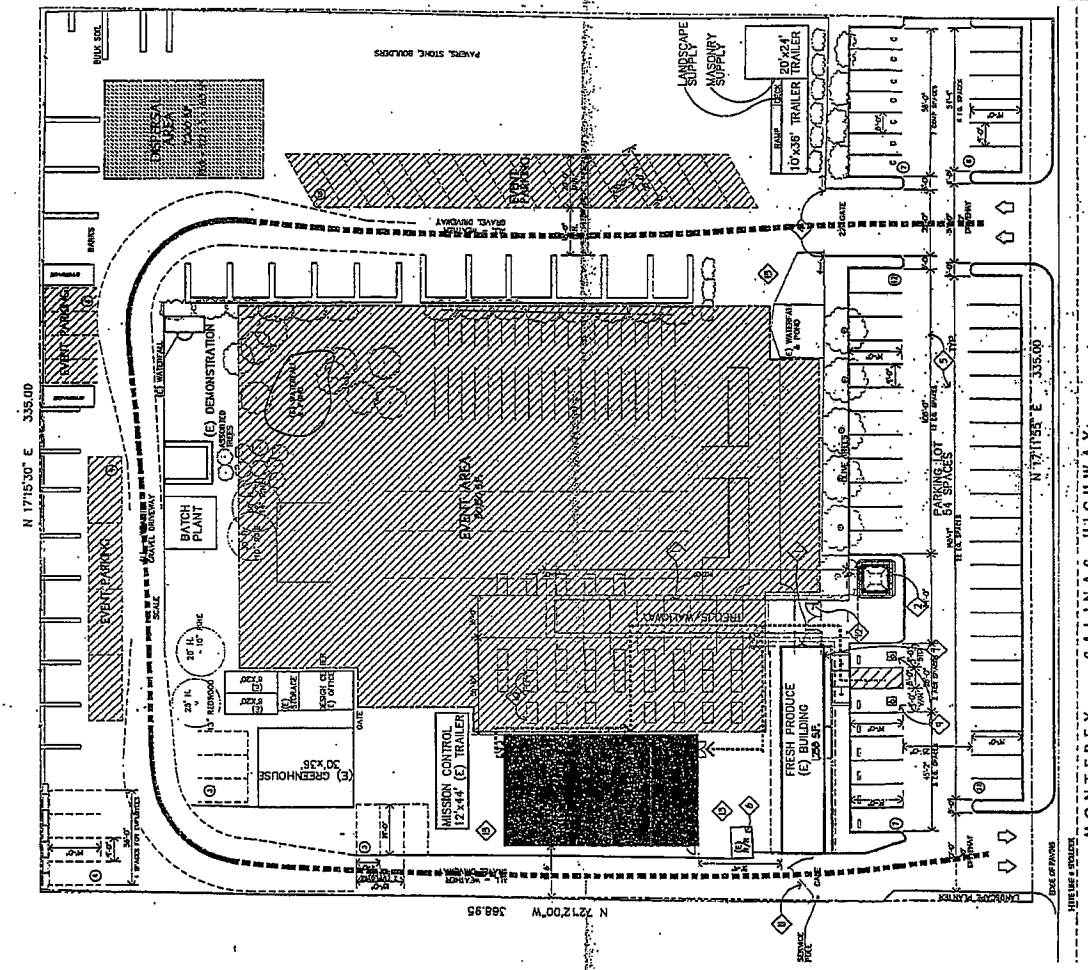
LEGEND

- AS PER SIGN, THESE ARE PART OF THIS PROJECT
- PART OF TRAVEL, 120 MAX. AS INDICATED BY A NUMBER, FREE ACCESS TO ANY ADJACENT AREAS SHALL BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE.
- MAX. 40' PER HOUR
- FREE ACCESS LANE - 12 FEET PER HOUR

LOCAL FIRE AGENCY SURVEY
 LOCAL FIRE AGENCY TO BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE. LOCAL FIRE AGENCY TO BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE.

ACCESS, EGRESS AND LIFE SAFETY
 ACCESS, EGRESS AND LIFE SAFETY TO BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE. ACCESS, EGRESS AND LIFE SAFETY TO BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE.

AUTOMATIC FIRE SUPPRESSION SYSTEMS
 AUTOMATIC FIRE SUPPRESSION SYSTEMS TO BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE. AUTOMATIC FIRE SUPPRESSION SYSTEMS TO BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE.



MONTEREY - SALINAS HIGHWAY
SITE PLAN
 1/20/07
 30'

AREA & PARKING SUMMARY

| AREA | AREA | AREA |
|----------|------|------|
| EXISTING | 220 | 220 |
| NEW | 11 | 11 |
| TOTAL | 231 | 231 |
| EXISTING | 11 | 11 |
| NEW | 33 | 33 |
| TOTAL | 44 | 44 |
| EXISTING | 3 | 3 |
| NEW | 4 | 4 |
| TOTAL | 7 | 7 |
| EXISTING | 7 | 7 |
| NEW | 11 | 11 |
| TOTAL | 18 | 18 |

NOTES:
 1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
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