

Appendix B

Interim Flea Market Development Standards

B.1 PROJECT DESCRIPTION

The Crows Landing Flea Market is located on an 18.65-acre parcel located at the northwest corner of Crows Landing Road and Hackett Road. The sales area at full build-out shall not exceed 128,883 square feet total, and the facility shall operate only between the hours of 5:30 a.m. to 6:00 p.m., Friday, Saturday, and Sunday.

The site includes a Storm Drainage Retention Basin that can also be used for open space and recreation use (youth soccer field). This area will only be open to the public when the area is sufficiently dry for safe use. The hours for use of the field are between the hours of 8:00 a.m. to 8:30 p.m. in the summer and 8:00 a.m. to 6:00 p.m. in the winter during days of business. Monday through Thursday the soccer field may be rented, but will still use the same hours of operation. The basin/recreation area will be completely fenced. It will have eight 8 foot high block wall on the west property line. There will be three gates into this area and the gates will be unlocked during the hours of operation. Currently, an application is pending to substantially modify this area to convert it to parking. If the application is approved, the Standards discussed in this Appendix as it relates to the recreation area will no longer apply.

A 10 foot landscaping strip will be maintained along the road frontages with a wrought iron fence with a two foot high masonry base and pillars spaced every 20 feet around the sales area. The inside market area will include 8 storage units, new restrooms, concessions, a play area, and a plaza. The applicant will be adding trash enclosures to meet the City of Ceres standards.

The Crows Landing Flea Market shall not expand beyond the limits of this Project Description, the Proposed Site Plan (Figure A, Page B-7). Build-out shall be in conformance with the conditions of approval and development standards included in this chapter.

B.2 BASIN/OPEN SPACE USE & CONTROL POLICIES

The Basin/Open Space Use & Control Policies were formulated on November 10, 2003 in conjunction with the Stanislaus County General Plan Amendment (GPA) Application No. 2001-09 and the Planned Development (PD) Rezone Application No. 2001-16.

The El Rematito GPA and Rezone Site Plan includes a combination storm drain basin and open space and play area. This “soccer field” sized lawn area will be available—weather permitting—for the patrons of the Marketplace (flea market). The following Use & Control Policies are proposed, as part of the Planned Development Rezoning conditions.

B.2.1 Fencing

1. The basin/recreation area will be completely fenced. It will be enclosed on the west by an 8-foot high block wall as approved in the PD Zone. On the north, east, and south, a 6-foot high metal fence will enclose the entire basin/field area.
2. A total of three gates will be provided. Two 3-foot wide pedestrian gates will be spaced on the east (parking lot) side to provide controlled access. A third 8-foot wide gate will be included in the south (“cul-de-sac”) area for equipment and emergency access. All gates will be lockable, and open to customers and visitors based on the hours and other policies below.

B.2.2 Hours

3. As this is first a storm drainage retention basin, it will be closed for open space and recreation use during and after rain storms until the area is sufficiently dry for safe and damage-free use. A sign will notify Marketplace customers of this and gates will be locked when not available for recreational use.
4. The El Rematito Marketplace flea market is open Friday, Saturday, and Sunday from 5:30 a.m. to 6:00 p.m. Hours for customer use of the recreation area will be limited to 8:00 a.m. to 6:00 p.m. in the winter and 8:00 a.m. to 8:30 p.m. in the summer on the days the Marketplace is open. The entire facility, including the recreation area, will typically be closed other days of the week. Hours and days for special uses are discussed below.

B.2.3 Permitted Uses & Users

5. Informal recreational uses in this open space will be limited to customers and clients of the Marketplace and subject to the hours specified.
6. Property owners will be allowed personal use of this area, subject to whatever hours, etc. will not result in an unreasonable nuisance to adjoining properties.

7. Special uses by informal or formal youth soccer groups may be allowed by specific and limited agreement with owners. Practice and or games could be allowed subject to the hours noted above. However, these uses may also be allowed on days when the Marketplace facility is not open to the public.

B.2.4 Lighting

8. No special lighting will be provided to light this area. Standard site and parking lot lighting systems will be designed to provide sufficient light for safety and use.

B.2.5 Security & Control

9. Security for this area will be provided as part of the overall site and facility security. Employees (or additional security services if the owners so choose) will patrol and control the entire facility, as needed.

B.2.6 Special Uses

10. As noted above, special uses by youth soccer groups may be allowed, as permitted by owners, and subject to the hours and other policies outlined above.

B.2.7 Maintenance

11. This area will be subject to the same maintenance programs as the entire facility. Regular maintenance will be provided by employees or contractors, as owners choose. Any special maintenance required for the storm basin and its proper operation will be subject to County Public Works standards and policies.

B.3 DEVELOPMENT STANDARDS

(Adapted from Conditions of Approval, Development Standards, and Mitigation Measures)

B.3.1 Department of Planning and Community Development

1. This use shall be conducted as described in the application and supporting information (including the plot plans) as approved by the Planning Commission and/or Board of Supervisors and in accordance with other laws and ordinances.
2. Hours of operation for the open air market shall be limited to 5:30 a.m. to 6:00 p.m., Friday through Sunday. The hours of operation for the soccer field will be 8:00 a.m. to 8:30 p.m. during the summer and 8:00 a.m. to 6:00 p.m. during the winter months.
3. The applicant shall extend the wrought iron fencing on the northern property line for Crows Landing Road to the first storage building.

4. Fencing and landscaping adjacent to roadways shall be in compliance with City of Ceres policies regarding setbacks, and visibility and obstructions along roadways.
5. The eight foot high block wall shall have landscaping along the wall.
6. Hours of operation of the recreation area shall be from 8:00 a.m. to 8:30 p.m. in the summer and 8:00 a.m. to 6:00 p.m. during the winter during days of business. Monday through Thursday the soccer field may be rented but will still use the same hours of operation.

B.3.2 Development Services

7. All future structures require proper building permits and grading permitted for the storm drainage retention basin.

B.3.3 Stanislaus Consolidated Fire

8. Fire department access and water for fire protection shall be provided and maintained in accordance with all applicable codes and ordinances. This shall include fire sprinklers, if applicable.
9. Fire access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface which will provide all-weather driving capabilities. Dead-end fire apparatus roads in excess of 150-feet in length shall be provided with approved provisions for the turning around of fire apparatus.

B.3.4 Turlock Irrigation District

10. A 10-foot public utility easement shall be granted and recorded along all existing and proposed street frontages.

B.3.5 City of Ceres

11. The applicant shall provide a minimum of a 5-foot landscaping strip along Crows Landing and Hackett Roads that include 1 tree and 10 shrubs every 35 linear feet of street frontage, excluding ingress and egress points. At the minimum, 5% of the parking lot area shall be landscaped.
12. The applicant shall provide three 12'x12' trash enclosures on site, with one residing near the snack bar.
13. The applicant shall provide customer parking spaces at the rate of 1 space per 200 square foot of food vending, net vending, leaseable area and seven spaces for the storage areas. Phase 1 & 2 shall be required to provide parking at the same rate consistent with the expansion of the flea

market. No “catch-up” parking will be allowed. In addition, the applicant must provide at least 2% of total parking spaces as handicapped stalls.

14. Fencing shall not exceed 8-feet in height.
15. Security lights shall not shine onto adjacent properties.
16. The development shall meet the latest adopted codes of the Uniform Building Code, Uniform Mechanical Code, Uniform Plumbing Code, the National Electric Codes and American Disability Act Standards as approved by the building department.
17. Minimum 20-foot width between aisles, entrances and exits to all leaseable floor space.
18. Shall maintain a 13’-6” height clearance to accommodate Emergency Service vehicles.
19. Fire extinguishing system provided in the snack bar area where grease laden vapors are produced.
20. Fire hydrants shall be provided and spaced every 300-feet along street frontages. On the site, fire hydrants shall be placed near the snack bar. Fire extinguishers shall be placed on existing and proposed storage building.
21. Minimum 20-foot wide perimeter roadway.
22. Shall provide knox locks on all access gates.
23. Shall contact Ceres Emergency Services prior to any expansion, to provide for a review of the public safety issues regarding expansion.
24. The parking area shall be paved and striped.
25. All drainage shall remain on-site and shall be designed as per the Stanislaus County Storm Drain Manual.

B.3.6 Turlock Mosquito Abatement District

26. The weed growth in the basin shall be maintained so plant growth does not exceed 12” in height and that the access be provided for the District personnel to conduct routine inspections and control as necessary.

B.3.7 Department of Public Works

27. A six (6) foot high access control fence shall be installed along the entire Crows Landing Road frontage in order to prohibit vehicular and pedestrian access. One gated vehicular emergency access shall be permitted on Crows Landing Road.
28. Driveway locations and widths shall be approved by the Department of Public Works.
29. A 10-foot wide public utility easement along both street frontages shall be provided behind the new right-of-way lines.
30. Hackett Road shall be designed to the City of Ceres “Minor Industrial” road standards.

B.4 SUPPORTING FIGURES & TABLES

The following are supporting figures and tables as provided in the GPA and PD Rezone application:

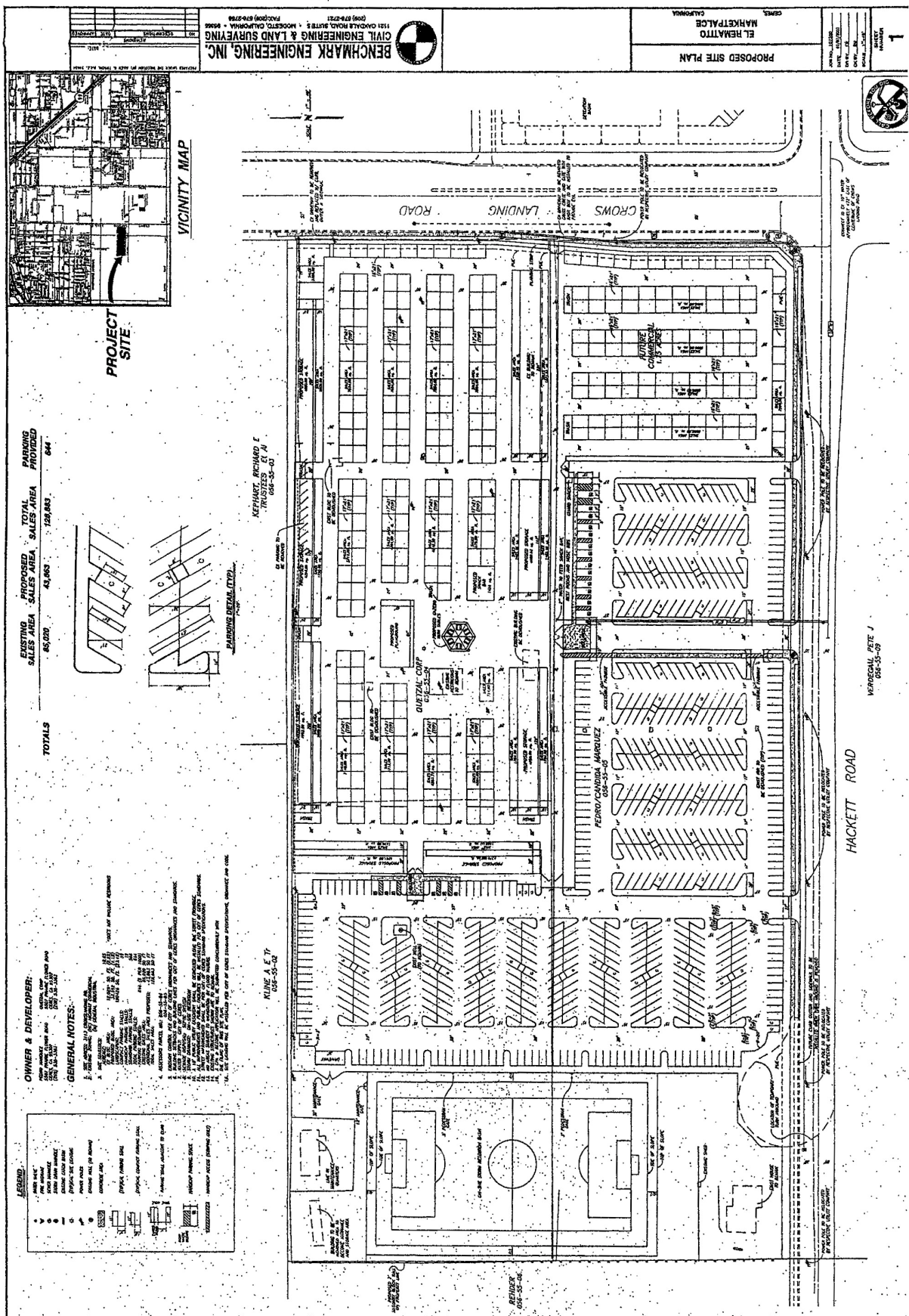


Figure A: Proposed Site Plan

EL REMATITO FENCES - DRAFT

Ron West & Associates, November 21, 2003

#	TYPE/HEIGHT	LOCATION	APPROX. FOOTAGE	GATES
A1	7' Masonry & Wrought Iron (W.I.) *24" Masonry + *60" W.I.	Crowslanding Rd. (CLR) frontage & Corner	620' +/-	1 EVA, Gate @ 12' Wide Including Knox Box
A2	7' Masonry & Wrought Iron (W.I.) *24" Masonry + *60" W.I.	Hackett frontage (Sales area only)	240' +/-	None
A3	7' Masonry & Wrought Iron (W.I.) *24" Masonry + *60" W.I.	West boundary of Corner Sales area (between drive/park) Sales area	280' +/-	20' driveway access to home/office
A4	7' Masonry & Wrought Iron (W.I.) *24" Masonry + *60" W.I.	Hackett frontage @ S/W corner in front of the house	140' +/-	One vehicle & one mangate? (access to house/office)
B1	7' Chain Link	Entire North Property line	110' +/-	None
B2	7' Chain Link	So. Side of Sales Area; Between Parking & Sales Area (Running East & West)	550' +/-	2- 20', 30' wide
B3	Chain Link	West (Center) area of Sales area between Storage Buildings & parkway.	20' +/-	One @ 20'
B3	Chain Link	So. West Corner of Sales area between Storage Buildings & parkway.	24' +/-	One @ 24'
B4	7' Chain Link	East Side of Basin + North Side of 'cul de sac'	575' +/-	-2 Man gates @ 3' -1 Vehicle gate @ 20' +/- @ cul de sac
C1	7' Chain Link with Slats	So. Side of Maintance quarters North of Basin	320	24' - 36' +/- vehicle gate
C2	4' W.I. with Cables	Center Frontage of Hackett Rd.	760' +/-	Vehicle Cables at Entry
D1	Proposed Storage	—	—	—
E1	8' Masonry Wall with Pilaster	Entire West Property line	630' +/-	None

Table B: El Rematito Fences (Draft)

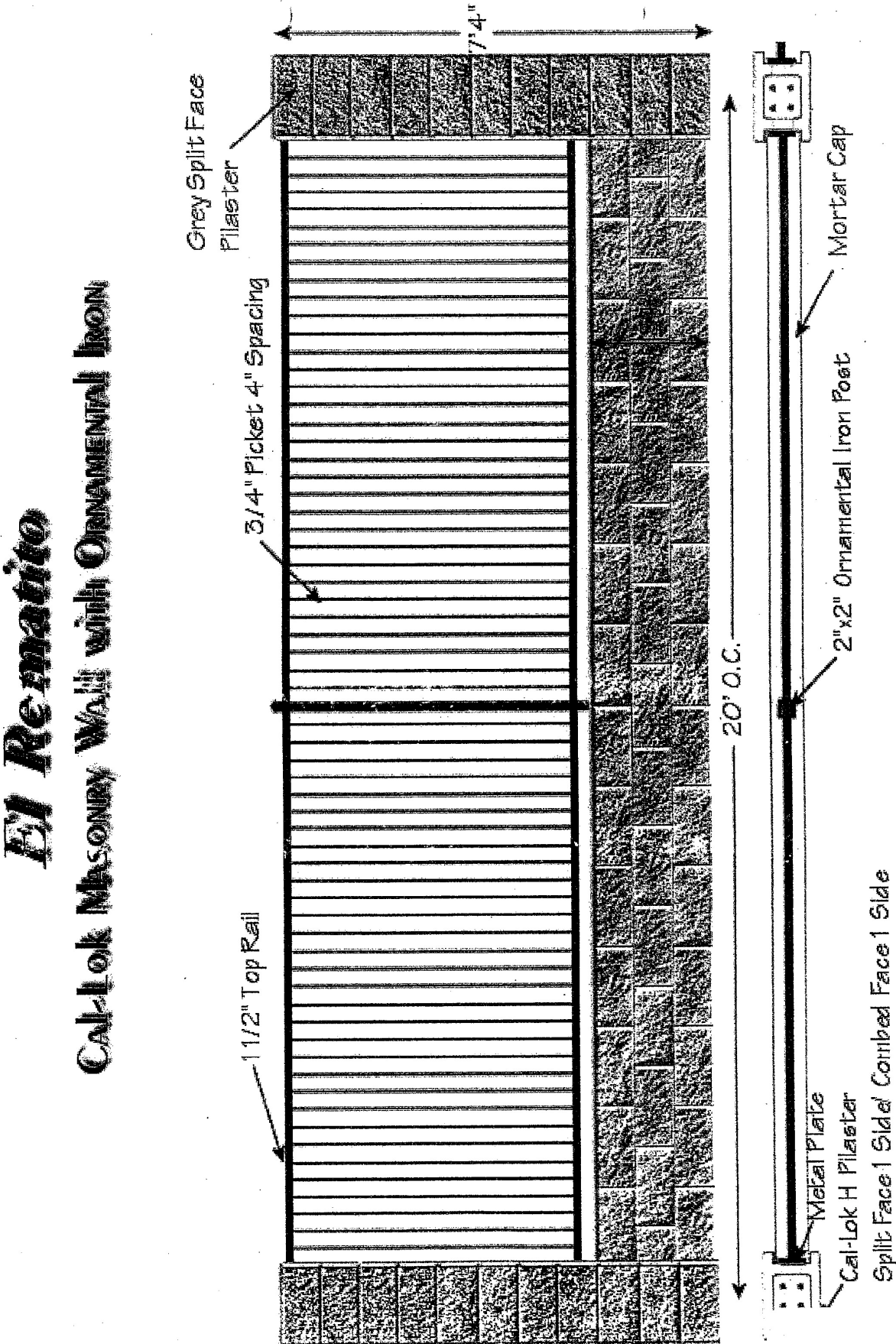


Figure C: Cal-Lok Masonry Wall