

EXHIBIT B

Policy Statement for the Regulation of Seasonal Sales Lots

These regulations apply to the establishment and operation of seasonal sales lots. Seasonal sales lots consist solely of holiday tree lots and pumpkin patches and do not include entertainment uses such as carnival rides and booths, haunted houses, corn mazes, etc.

1. Seasonal sales lots are a permitted use within the CPA, CN, CC and CS Zoning Districts.
2. Seasonal sales lots are a conditionally permitted use in the Agriculture (A), Civic Facilities (CF) and Private Institutional (PI) Zoning Districts and require approval of an Administrative Use Permit prior to establishment of the use. Preliminary application packet for Administrative Use Permit approval shall be submitted a minimum of 60 days prior to anticipated start date.
3. Accessory seasonal sales lots may be established by retailers with exterior garden centers if consistent with their Use Permit approval.
4. Seasonal sales lots shall be in operation for a maximum of 45 days (including set-up and removal of sales lot). Site shall be adequately cleaned up and all evidence of the sales lot removed within the 45-day period.
5. For establishment of seasonal sales lots within A, CF and PI Zoning Districts, consideration will be given to the compatibility of the use with surrounding industrial and residential uses.
6. Sales shall be limited between the hours of 9 a.m. and 10 p.m.
7. A Union City business license shall be obtained prior to establishment of the use.
8. Adequate parking shall be provided.
9. Temporary site access and parking areas shall be designed and constructed to ensure that there are no safety, traffic, or ~~cleanwater~~ clean water impacts. Location of seasonal sales lot shall not impede circulation or emergency vehicle access.
10. Site shall be fenced and properly lighted. Lighting shall not negatively impact surrounding residential uses.

11. Temporary signage shall be allowed consistent with Municipal Code Section 18.30.060 (F) "Promotional Sales and Grand Opening Signs." Signage will require issuance of a building permit.

12. Seasonal sales lots shall operate in conformance with the City's adopted noise standards listed in Municipal Code Chapter 9.40 "Community Noise."

13. Site shall have adequate trash and recycling receptacles and shall remain free of litter and debris.

14. There shall be no permanent buildings erected or moved onto the site. Temporary accessory structures that support the use shall be allowed on a limited basis.

15. Obtain all required Building and Fire Department permits prior to establishment of the use and / or the start of any work. If electrical installations are required, applicant shall obtain an electric permit from the Building Division.

16. Seasonal sales lot operators shall submit an insurance certificate with their business license application in an amount not less than One Million Dollars (\$1,000,000) per occurrence for bodily injury, personal injury and property damage with the City designated as an additional insured.