

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> August 29, 2012 <b>Time:</b> 1:30 P.M.	<b>Agenda Item No.:</b> 7
<b>Project Description:</b> Consider a General Development Plan to outline allowable uses, operation standards and design regulations at an existing industrial facility comprised of three buildings totaling 28,438 square feet.	
<b>Project Location:</b> 11455 Wood St, Castroville	<b>APN:</b> 030-231-006-000
<b>Planning File Number:</b> PLN100669	<b>Owner:</b> Aladin Properties <b>Agent:</b> John Silva – Ausonio, Inc.
<b>Planning Area:</b> Castroville Community Plan	<b>Flagged and staked:</b> No
<b>Zoning Designation:</b> Industrial	
<b>CEQA Action:</b> Categorically Exempt per Section 15301 (Existing Facilities)	
<b>Department:</b> RMA - Planning Department	

### RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit C**) to:

- 1) Find the project CEQA exempt per section 15301; and
- 2) Approve a General Development Plan to formalize established and allowable uses at an existing industrial facility comprised of three buildings totaling 28,438 square feet, based on the findings and evidence and subject to the conditions of approval.

### PROJECT OVERVIEW:

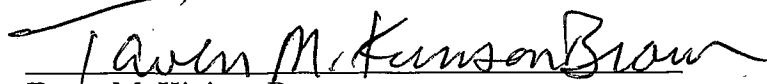
This review will establish the General Development Plan (**Attachment 2 to Exhibit C**) for this long established Wood Street property in Castroville. The General Development Plan recognizes the historical use of the property and will allow flexibility to the owner in changing tenants and users of the property that are similar in intensity and character as the existing and historic uses. (See the Discussion in **Exhibit B**).

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

- ✓ RMA - Public Works Department
- ✓ Environmental Health Bureau
- Water Resources Agency
- North County Fire Protection District
- RMA - Building Department
- Economic Development Department
- Monterey County Sheriff's Office

Agencies that submitted comments are noted with a check mark ("✓"). Conditions recommended by the Environmental Health Bureau have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit C**). The Castroville Citizens Advisory Committee is no longer assembled due to the phase-out of Redevelopment Agencies in California.

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



Taven M. Kinison Brown

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August 22, 2012

cc: Front Counter Copy; Planning Commission; North County Fire Protection District; Public Works Department; Environmental Health Bureau; Water Resources Agency; Monterey County Sheriff's Office (Dave Crozier); Laura Lawrence, Planning Services Manager; Taven Kinison-Brown, Project Planner; Aladin Properties, Owner; John Silva, Agent; The Open Monterey Project; LandWatch; Planning File PLN100669

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Project Discussion
	Exhibit C	Draft Resolution, including: <ul style="list-style-type: none"><li>• Conditions of Approval</li><li>• General Development Plan</li></ul>
	Exhibit D	Vicinity Map and Site Photos and Satellite Photo
	Exhibit E	Applicants Letter describing Past and Present Uses
	Exhibit F	Traffic Report

This report was reviewed by Mike Novo, Director of Planning

## EXHIBIT A

### Project Information for PLN100669

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#### Project Information:

Project Name:	ALADIN PROPERTIES		
Location:	11455 WOOD ST CASTROVILLE		
Permit Type:	General Development Plan		
Environmental Status:	Exempt	Final Action Deadline (884):	8/31/2012
Existing Structures (sf):	28438	Coverage Allowed:	50%
Proposed Structures (sf):	28438	Coverage Proposed:	14.8%
Total Sq. Ft.:	182443	Height Allowed:	3 stories/50ft
Tree Removal:	0	Height Proposed:	N/C
Water Source:	System	FAR Allowed:	N/A
Water Purveyor:	Castroville Water District	FAR Proposed:	N/A
Sewage Disposal (method):	Sewer	Lot Size:	4.42
Sewer District:	CSA 14 /MRWPCA	Grading (cubic yds.):	0

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#### Parcel Information:

Primary APN:	030-231-006-000	Seismic Hazard Zone:	VI
Applicable Plan:	North County	Erosion Hazard Zone:	Moderate
Advisory Committee:	North County Non-Coastal Advisory Committee	Fire Hazard Zone:	Urban
Zoning:	CP	Flood Hazard Zone:	X (shaded) (moderate flood haz
Land Use Designation:	Commercial	Archaeological Sensitivity:	High
Coastal Zone:	Non-Coastal	Viewshed:	No
Fire District:	North County FPD	Special Setbacks on Parcel:	N

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#### 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 #:	LIB120275

## EXHIBIT B DISCUSSION

### Project Description

The intent of this proposed General Development Plan to outline allowable uses, operational standards and design regulations for an existing industrial facility located at 11455 Wood Street, in Castroville. The subject property is zoned "Industrial" according to the Castroville Community Plan. The 4.42 acre site contains 3 buildings: Building "A," a 3,264 s.f. warehouse, Building "B," a 1,961 s.f. office and Building "C," a 23,213 s.f. warehouse divided into 6 suites. (See **Exhibit C** – Attachment 2 - General Development Plan)

A number of commercial/industrial uses as outlined in Section 21.26 and 21.28 of the Monterey County Zoning Ordinance and Section B-3.3 of the Castroville Community Plan are being requested, including industrial manufacturing, industrial trade shops, Research and Development facilities, warehouses and storage, auto repair facilities, equipment rentals, offices related to onsite uses, and other uses of similar character, density and intensity. Please refer to the attached letter (**Exhibit E**) from the applicant describing past and present uses and tenants of the property.

### Project Issues

The project site is industrial, with gated access from Del Monte Ave and two gated entry points along Wood Street and includes expansive areas for on-site parking and vehicle movement which frequently includes large trucks. A traffic report required by the Public Works Department, revealed that the site generates 117 vehicle trips per day with 11 trips generated during the AM Peak hour and 12 trips generated during the PM Peak hour. Presently, the Merritt Street/Oak Street-Blackie Road intersection operates at an acceptable LOS B and LOS C during the weekday peak hours. These levels of service include the trips currently generated from this industrial property. The traffic study concludes that there would be no significant impact to the operation of the intersection if there were new development (new industrial tenants) that added new traffic to the intersection. Lastly, the report documents that on-site circulation is adequate for the facility and that there is more than adequate space to provide additional parking should it be needed for a more intensive-use tenant.

*What about an intensification of the historical uses?* Should a use be requested in the future that has the potential to reduce the amount of potable water in the community, the Castroville Community Plan EIR requires (in MM 3.15-2) that a certified engineer be contracted to determine the amount of new water supply needed, and to determine the water treatment and distribution systems required by the proposed development. This would be necessary to meet the requirements of the Castroville Water District and north County Fire Protection District. Such a review would be processed as an amendment to this General Development Plan and would likely be subject to additional environmental review.

The property was developed many years prior to the adoption of the Castroville Community Plan. In the applicant's attached letter (**Exhibit E**) the property has supported distribution of and supply of roofing materials; seafood processing and canning; agricultural supply; staging and storage of concrete equipment and offices; construction materials storage; marble, tile and granite fabrication; produce packaging; personal vehicle storage; equipment rental, leasing and repair services; tire wholesale retail and repair; crane storage and operation; storage and distribution of agricultural equipment and supplies.

While legal, the property presently does not conform to the minimum building setback of 25 feet from a street property line that the Castroville Community Plan requires, and does not conform to landscape requirements for parking areas. Additionally, when storage or industrial service yards are proximate to residential uses, such as in this neighborhood, visual screening should be incorporated into the perimeter, and presently there is only chain link fence. Redevelopment of the site and structures in the future will require conformance with the text, policies, regulations and standards in the Castroville Community Plan.

#### General Development Plan

As the property does not have a General Development Plan, the owner has run into difficulty leasing units to new tenants; there was no context for the County to confirm, or not, that the new tenant would be an expressed use or of similar character and intensity. Working from an initial proposal by the applicant in 2010, staff and the applicant have now shaped a General Development Plan that accommodates the project's history of tenants, while allowing additional tenants and uses in keeping with the industrial nature of the property. While vehicle storage is described as an allowed use, the proposed General Development Plan will not allow the operation of a working tow yard, due to the adjacency of the neighboring high density residential uses on the west and north of the property. Additionally, the Industrial zoning and level of large vehicle activity on the local street system are not conducive to retail (store) traffic and these types of uses are not included. Retail activity associated with vehicle repair and testing, and equipment rental is an appropriate use at this site.

The attached General Development Plan assigns the existing and allowed uses, development standards, hours of operation, number of employees, exterior materials, colors and lighting, and parking areas. Additionally, landscaping shall be maintained litter and weed-free; trash and recycle bins must be within enclosures and signs will require review prior to their installation.

#### Environmental Review

The project is categorically exempt per Section 15301 (Existing Facilities).

#### Recommendation

Staff recommends approval of the General Development Plan, subject to the findings and evidence and conditions of approval.

# EXHIBIT C

Draft Resolution, including:

- Conditions of Approval
- General Development Plan

**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:

**Aladin Properties (PLN100669)**

**RESOLUTION NO. ----**

Resolution by the Monterey County Planning  
Commission:

- 1) Finding the project CEQA exempt per section 15301; and
- 2) Approving a General Development Plan to formalize established uses at an existing industrial facility comprised of three buildings totaling 28,438 square feet, based on the findings and evidence and subject to the conditions of approval.

[PLN100669, Aladin Properties, 11455 Wood St, Castroville, Castroville Community Plan (APN: 030-231-006-000)]

**The Aladin Properties application (PLN100669) came on for public hearing before the Monterey County Planning Commission on August 29, 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;
  - Monterey County Zoning Ordinance (Title 21);
  - Castroville Community Plan
  - North County Land Use PlanNo 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 11455 Wood St, Castroville (Assessor's Parcel Number 030-231-006-000), Castroville Community Plan. The parcel is zoned "Industrial", which allows a General Development Plan to outline allowable uses, operation standards and design regulations for an existing industrial facility. Therefore, the project is an allowed land use for this site.

- c) The project planner conducted a site inspection on August 10, 2012 to verify that the project on the subject parcel conforms to the plans listed above.
- d) The property was developed many years prior to the adoption of the Castroville Community Plan. While legal, the property presently does not conform to Castroville Community Plan required minimum building setback of 25 feet from a street property line, and does not conform to landscape requirements for parking areas, nor do the existing fences provide visual screening. Redevelopment of structures in the future will require conformance with the text, policies, regulations and standards in the Castroville Community Plan.
- e) The project was not referred to the Castroville Citizens Advisory Committee as the Committee has been phased out due to elimination of the Redevelopment Agency.
- 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 PLN100669.

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, North County Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. 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 vehicular circulation. The following reports have been prepared:
    - “Aladin Properties Wood Street Traffic Analysis, Castroville, California” (LIB120275) prepared by Hatch, Mott MacDonald, Gilroy, CA, June 1, 2012.

The above-mentioned technical report by outside consultants 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 these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on August 10, 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 PLN100669.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general

welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning Department, North County Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) Necessary public facilities are available.
  - c) Staff conducted a site inspection on August 10, 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 PLN100669.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on August 10, 2012 and researched County records to assess if any violation exists on the subject property.
  - c) 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 PLN100669.

5. **FINDING:** **GENERAL DEVELOPMENT PLAN** -Monterey County Code requires a General Development Plan (GDP) prior to the establishment of uses/development if there is no prior approved GDP, and if: 1) the lot is in excess of one acre; or, 2) the development proposed includes more than one use; or, 3) the development includes any form of subdivision.

- EVIDENCE:**
- a) The proposed project is located in an Industrial zoning district (Castroville Community Plan). The proposed project meets the size and number of uses criteria; therefore, a GDP is required to be approved by the Planning Commission prior to new development, changes in use, expansion of use, or physical improvement of the site.
  - b) The project as described in the application and accompanying materials was reviewed by the Planning Department, North County Fire Protection District, Public Works Department, Environmental Health Bureau, Sheriff, and the Water Resources Agency. The respective departments 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; or the county in general (see Finding 3).
  - c) A General Development Plan has been developed to formalize established uses at an existing industrial facility comprised of three buildings totaling 28,438 square feet. The GDP is attached hereto and incorporated herein by reference.

- d) Staff conducted site inspections on August 10, 2012 to verify that the proposed GDP and project are consistent with allowed uses for a heavy industrial site and historical uses identified.
  - 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 PLN100669.
6. **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 project consists of a General Development Plan to outline allowable uses, operation standards and design regulations for an existing industrial facility. No new development is proposed.
  - c) No adverse environmental effects were identified during staff review of the development application during a site visit on August 10, 2012.
  - d) The project does not fall under any of the criteria which might preclude "Exempt" status, pursuant to CEQA 15300.2 ("Exceptions"); The project will not create an impact within a particularly sensitive environment, will not have a significant cumulative impact or effect on the environment, is not located on a registered Hazardous Waste Site, and will not result in damage to scenic or historic resources.
  - 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 PLN100669.
7. **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 per CEQA Guidelines section 15301; and
2. Approve a General Development Plan to outline allowable uses, operation standards and design regulations at an existing industrial facility comprised of three buildings totaling 28,438 square feet., based on the findings and evidence and subject to the conditions of approval, in general conformance with the attached sketch and subject to the attached conditions and subject to the attached General Development Plan, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 29th day of August, 2012 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:

NOES:

ABSENT:  
ABSTAIN:

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Mike Novo, Secretary, 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. 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 goes into effect upon close of the appeal period.

Form Rev. 05-09-2012

# Monterey County Planning Department

## DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN100669

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** A General Development Plan for the Wood Street Warehouse Site was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described therein. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)

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

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The applicant shall record a notice which states: "A General Development Plan (Resolution \_\_\_\_\_) was approved by the Planning Commission for Assessor's Parcel Number 030-231-006-000 on August 29, 2012. The General Development Plan was granted subject to 6 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:** Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

### 3. PDSP01 - CONFORMITY TO THE CASTROVILLE COMMUNITY PLAN (NON-STANDARD)

**Responsible Department:** Planning Department

**Condition/Mitigation  
Monitoring Measure:**

The property was developed many years prior to the adoption of the Castroville Community Plan. While legal, the property (in 2012) does not conform to the Castroville Community Plan (CCP) required minimum building setback of 25 feet from a street property line, and does not conform to landscape requirements for parking areas, nor do the existing fences provide visual screening. Redevelopment of the subject site and structures in the future will require conformance with the text, policies, regulations and standards in the Castroville Community Plan or the CCP successor documents.

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

Redevelopment of the site and structures in the future will require conformance with the text, policies, regulations and standards in the Castroville Community Plan (CCP) or the CCP successor documents.

### 4. PD004 - INDEMNIFICATION AGREEMENT

**Responsible Department:** Planning Department

**Condition/Mitigation  
Monitoring Measure:**

The property owner agrees as a condition and in consideration of the 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. 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 the 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, concurrent with the issuance of building permits or use of the property, whichever occurs first and as applicable:

Submit 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

#### 5. EHSP01 - HAZ MAT COMPLIANCE - EXISTING TENANTS (NON-STANDARD)

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** As necessary if the operations of existing tenants require Hazardous Materials permits, the Hazardous Materials Management Services program of the Environmental Health Bureau (EHB) shall process them appropriately.  
(Environmental Health)

**Compliance or Monitoring Action to be Performed:** As necessary, the owner/applicant shall provide all necessary plans and documents to EHB for review and approval. Pay all applicable fees to EHB.

#### 6. EHSP02 - HAZ MAT COMPLIANCE - FUTURE TENANTS (NON-STANDARD)

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** Future tenants are unknown at this time. In the event operations of future tenants require Hazardous Materials conditions be assigned to their operation as deemed necessary by the Hazardous Materials Management Services program of the Environmental Health Bureau (EHB), the appropriate requirements at that time shall be complied with by the tenant/applicant and all applicable fees shall be paid by the tenant/applicant prior to commencement of operations.  
(Environmental Health)

**Compliance or Monitoring Action to be Performed:** As necessary, the owner/applicant shall provide all necessary plans and documents to EHB for review and approval. Pay all applicable fees to EHB. This is an on-going condition of approval.

# **GENERAL DEVELOPMENT PLAN**

## **ALADIN PROPERTIES – WOOD STREET WAREHOUSE SITE**

**11455 WOOD STREET, CASTROVILLE**

**County Planning File No. PLN100669**

**Assessor's Parcel Number: 030-231-006-000**

### **1.0 Purpose**

The purpose of this General Development Plan (GDP) is to satisfy the applicable Monterey County Zoning Ordinance (Title 21) requirements, and to provide a framework for use and development of the subject site. This GDP identifies allowable uses and development standards, including operation parameters, for the site. Expansion or changes in intensity and/or scope of the identified uses shall require appropriate discretionary review prior to commencement of revised use. Uses not identified will require discretionary review, may require discretionary entitlement, and must be reviewed for consistency with the County's General Plan and the Castroville Community Plan (CCP) prior to commencement.

### **2.0 Description of Existing Facilities**

The approximately 4.42 acre (192,443 square foot) parcel is zoned IND-C (Industrial-Castroville Community Plan). The existing facilities on the site include three (3) industrial buildings (warehouse and office space) totaling 28,438 square feet. Building A is a 3,264 square foot warehouse facility. Building B is a 1,961 square foot office facility. Building C is a 23,213 square foot warehouse facility, currently divided into six suites. Current lot coverage totals approximately 14.8%. The remaining 164,005 square feet of site area is paved or compacted baserock. The General Development Plan site plan (attached) shows the location of the existing development.

The existing uses at the site include truck and heavy equipment repair, agricultural box manufacturing, equipment/warehouse storage, ambulance operations office, and produce packaging and shipping. Historical uses at the site included a towing storage yard, seafood processing and canning, agricultural supply, equipment and material storage, natural material fabrication, vehicle storage, equipment rental, and tire repair and sales (wholesale and retail).

The IND-C land use designation, subject to discretionary review, generally allows the following types of light industrial, heavy industrial, and agricultural industrial related development/uses: light manufacturing, contractor and building trade related businesses, wholesale and retail businesses, research and development, agricultural processing and packing, chemical laboratories, electronic products and instrument manufacturing, auto repair, and associated offices.

### **3.0 Existing Uses and Uses Allowed**

The following uses are allowed by this General Development Plan:

- Truck and heavy equipment repair (indoor);
- Agricultural box manufacturing (indoor);
- Agricultural supply and repair facilities (indoor);
- Equipment/warehouse storage (indoor);
- Recycling facility (indoor);

- Equipment rental facility and storage (indoor and outdoor with the addition of street screening to residential uses);
- Vehicle storage (indoor and outdoor with the addition of street screening to residential uses) (Not a tow yard) ;
- Vehicle repair and testing facilities (indoor);
- Shops for trade workers (indoor);
- Offices related to the allowed uses (indoor).
- Light Manufacturing (indoor); and
- Research and Development (indoor)

### **3.1 Change of Tenants**

It shall be the obligation of the property management to inform prospective new tenants to make contact with the Monterey County Planning Department for a consistency determination with this General Development Plan, prior to leasing to new tenants. The Planning Department in its consideration may contact the Environmental Health Bureau, Water Resources Agency, Fire Department, Castroville Water District, or any other authority it thinks appropriate for advice. New tenants determined to be consistent with the historic uses and character of the property and this General Development Plan will be so advised.

New tenants that present an intensification of use on the property in respect to increased water use, sewer capacity need, noise, odor, or other such effects that *may* affect on-site and surrounding land users can also be considered, but may require that the General Development Plan be formally amended and that additional environmental review be conducted (at the applicant/landowner's expense). Such uses will be held to the Industrial Development Standards identified in the CCP and will require conformance with the text, policies, regulations and standards in the Castroville Community Plan.

### **4.0 Development Standards**

While recognizing that the property has been used industrially for many years prior to the adoption of the Castroville Community Plan, and may continue to do so as outlined within this General Development Plan, it is the intent of the County and the Community to have properties develop and mature in keeping with the Industrial Development Standards identified in the CCP. Redevelopment of structures in the future will require conformance with the text, policies, regulations and standards in the Castroville Community Plan.

#### **4.1 General Development Site Plan**

See attached plan.

#### **4.2 Hours of Operation**

Hours of operation shall generally be Monday through Saturday, 6:00 a.m. to 8:00 p.m. Sunday operations shall strive to close by nightfall or earlier.

#### **4.3 Number of Employees**

The number of employees may vary depending on actual uses of the buildings and site.

#### **4.4 Exterior Materials and Colors**

Existing materials and colors may be maintained in keeping with the historic development of the property, although redevelopment of the site and structures shall be consistent with the Design Guideline requirements of the CCP. New trash and or recycling enclosure/storage areas, shall be screened from public view by fences or walls conforming to the style and materials of the accompanying building.

#### **4.5 Exterior Lighting**

Exterior lighting will be consistent with adjacent buildings and uses. An exterior lighting plan is a standard condition of approval applied by the County of Monterey and is required prior to issuance of building permits. All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled.

#### **4.6 Parking Areas**

Adequate parking will be provided on site for all employees and visitors. Parking spaces will be allocated based on tenant use and shall meet the requirements outlined in the CCP for the intended use.

#### **4.7 Water and Sewer Capacity**

All uses shall demonstrate an adequate water supply and sewer capacity as required by the County of Monterey.

Should a use be requested in the future that has the potential to reduce the amount of potable water in the community, the Castroville Community Plan EIR requires (in MM 3.15-2) that a certified engineer be contracted to determine the amount of new water supply needed, and to determine the water treatment and distribution systems required by the proposed development. This would be necessary to meet the requirements of the Castroville Water District and north County Fire Protection District. Such a review would be processed as an amendment to this General Development Plan and would likely be subject to additional environmental review.

#### **4.8 Landscaping Plan**

All landscaped areas and fences shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

#### **4.9 Sign Program**

All proposed signs shall require review by the Monterey County RMA-Planning Department for consistency with the CCP and Title 21, Chapter 21.60.

#### **4.10 Setbacks**

Structural setbacks for existing facilities shall comply with the attached site plan. Proposed facilities shall comply with the Industrial Development Standards identified in the CCP

#### **4.11 Trash/Recycling**

Trash containers shall be in an enclosure. All recyclable materials shall be disposed of in recycle containers.

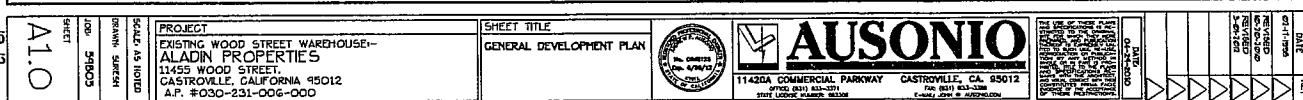
#### **5.0 Long-Range Development and Operation of Facilities**

- Physical Expansion/New Development. None currently planned other than as indicated in this GDP.
- Operational Changes. None currently planned other than as indicated in this GDP.
- The property was developed many years prior to the adoption of the Castroville Community Plan. While legal, the property presently (2012) does not conform to Castroville Community Plan required minimum building setback of 25 feet from a street property line, and does not conform to landscape requirements for parking areas, nor do the existing fences provide visual screening. Redevelopment of the subject site and

structures in the future will require conformance with the text, policies, regulations and standards in the Castroville Community Plan.

Note: Nothing in this GDP shall limit applicability of other local, state, and federal regulations pertaining to the specific uses listed.

Adopted by the County of Monterey Planning Commission on August 29, 2012



# **EXHIBIT D**

Vicinity Map, Site Photos and Satellite Photo

# CASTROVILLE COMMUNITY PLAN

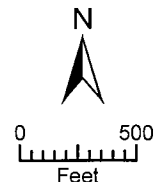


APPLICANT: ALADIN PROPERTIES

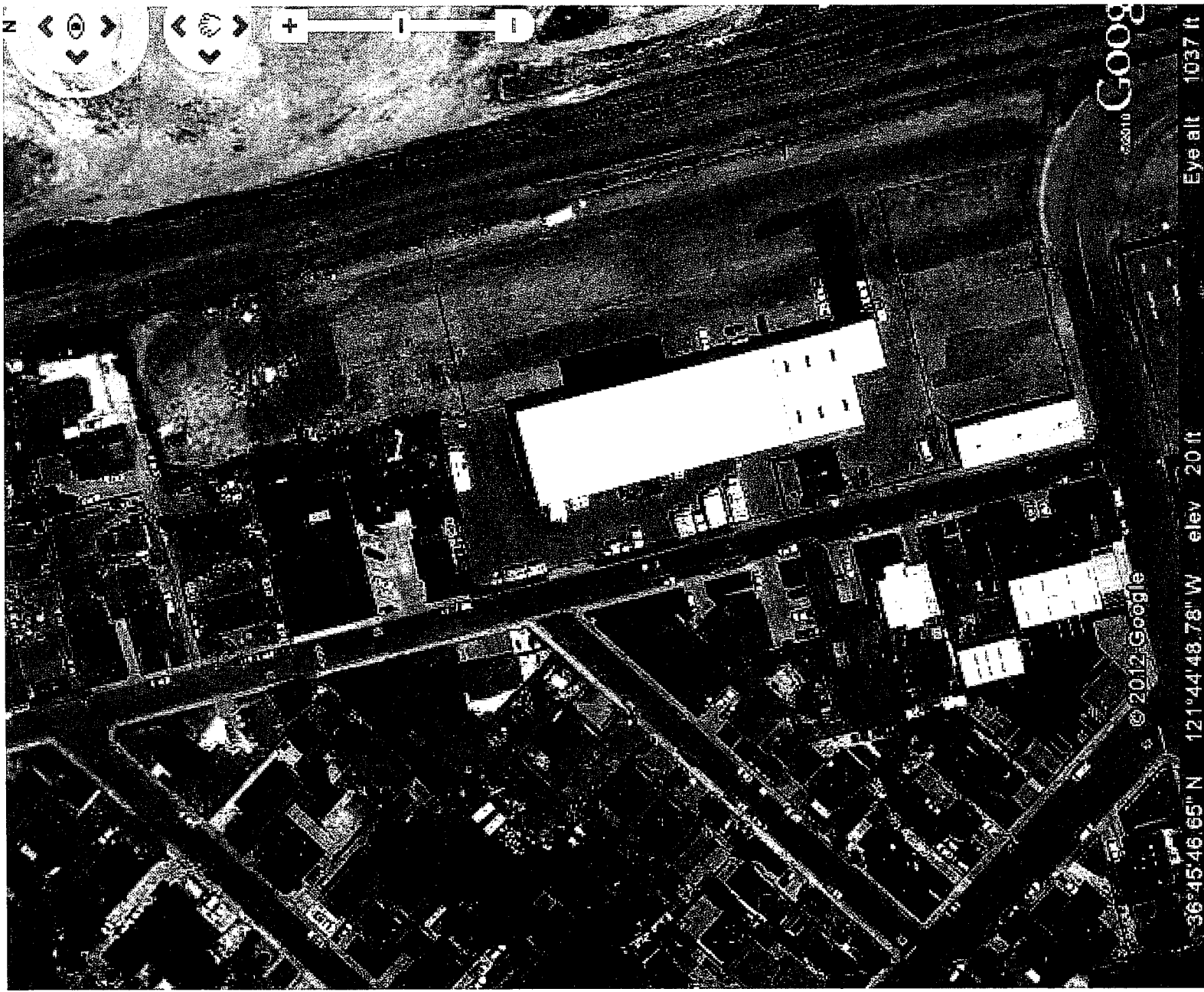
APN:030-231-006-000

FILE # PLN100669

Water 2500' Limit 300' Limit City Limits



PLANNER: KINISON BROWN



Google

© 2012 Google

36°45'46.65" N 121°44'48.78" W elev 20 ft

Eye alt 1037 ft









# **EXHIBIT E**

## **Applicant's Letter of Past and Present Uses**

*Barsotti*  
PROPERTIES LLC

Ausonio  
partments



May 20, 2010

Mike Novo  
County of Monterey Planning  
Interim Director of Planning  
168 W. Alisal Street, 2nd Floor  
Salinas, CA 93901

Subject: 11455 Wood Street, Castroville  
APN: 030-231-006  
Previous uses

This property is a multi-tenant complex that has a history of heavy industrial uses, all of which include yard storage of various types of equipment. To the best of my knowledge there has never been a use permit for this parcel.

We have a prospective tenant which is RSC Equipment. This company is very interested in leasing a portion of the property as outlined on the attached site plan. Also attached is RSC's letter of use which thoroughly describes the operation of this company.

All units except #2 are warehouse spaces with accompanying yard area for indoor and outdoor storage, repair operations and parking. Previous uses and tenants are as follows:

Unit	Dates	Company	Use
8	Mar 2000-Apr 2010	ALL Roofing Materials, LLC	- distribution and supply of roofing materials and associated administrative operations.
8	1996-Dec 1998	Ocean Protein International	- seafood processing and canning
7	Apr 1998-Aug 2009	Vegetable Growers Supply Company	- agricultural supply
1 & 6	Apr 2005-Apr 2010	ALL Roofing Materials, LLC	- distribution and supply of roofing materials and associated administrative operations.
6	Aug 1998-Oct 2004	Escobar and Escobar Concrete	- staging and storage of concrete equipment and associated offices
5	Nov 2009-present	Ausonio Inc.	- construction materials storage
5	Mar 2004-Apr 2009	Pro Granite Tile and Marble	- marble, tile and granite fabrication
5	Oct 1997-Mar 2004	Reynaldo's Produce	- produce packaging
4	Apr 2004-Jan 2007	David Gabriel	- personal vehicle storage
4	Mar 2000-Oct 2004	Escobar and Escobar Concrete	- staging and storage of concrete equipment and associated offices
3	Sep 2009-present	RobNetty Equipment Repair, Inc.	- equipment rental, leasing and repair services

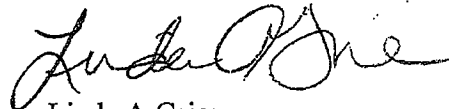
- |   |  |  |
|---|--|--|
| 3 | Sept 2007-Jul 2009   | Topa Tire Corporation – Tire wholesale, retail and repair                      |
| 3 | Nov 2004-Sept 2007   | Gary's Commercial Tire Service – Tire wholesale, retail and repairs            |
| 3 | Sep 2000-Sept 2004   | Mor Crane Service – Crane storage and operation                                |
| 2 | OFFICES - space used by tenants for associated administrative operations |  |
| 1 | Apr 1998-May 2002  | Alco packing – storage and distribution of agricultural equipment and supplies |

Prior to 1998 the property was owned by California Artichoke and Vegetable Growers and leased to Cypress Packaging. The property was utilized for agricultural equipment, storage and repairs.

The historical use of this property has been and continues to be of an industrial nature with heavy equipment and materials being stored on the premises. The proposed use by RSC is in line with the history of the property.

I believe RSC will be a complimentary service to the construction and agricultural businesses in the surrounding area. Please contact me with any questions.

Sincerely,



Linda A Grier  
Aladin Properties, LP

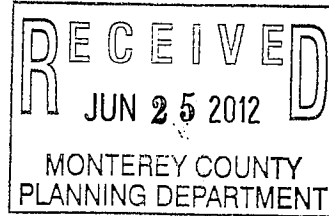
# **EXHIBIT F**

## **Traffic Report**



**Hatch Mott  
MacDonald**

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



June 1, 2012

John A. Silva, Design Manager  
Ausonio Incorporated  
11420 A Commercial Parkway  
Castroville, CA 95012

**Re: Aladin Properties Wood Street Traffic Analysis, Castroville, California**

Dear John,

This letter report describes the results of a traffic impact analysis for the Aladin Properties General Development project located at 11455 Wood Street in Castroville, California. **Exhibit 1** shows the location of the project with respect to the regional road network. The project's site plan is shown on **Exhibit 2**. This letter provides a description of the project; the project trip generation, trip distribution and trip assignment; existing traffic operations at the Street/Blackie Road intersection; and a description of on-site circulation, parking layout and access.

**1. Project Description**

The project site is currently developed with 28,438 square feet of floor space on a 192,443 square foot parcel. Three buildings are developed on the lot as follows:

Building	Use	Size
A	Warehouse	3,264 s.f.
B	Office	1,961 s.f.
C	Warehouse	23,213 s.f.
Total		28,438 s.f.

Building C is partitioned into five separate suites.

The site is separated into two fenced yards that consist of 23,390 square feet (Yard I) and 140,615 square feet (Yard II). Building A is located within Yard I and Buildings B and C are located in Yard II.

Yard I and Building A are accessed via a driveway to Wood Street. Yard II and Buildings B and C are accessed via driveways to Wood Street and Del Monte Avenue.

## 2. Project Trip Generation, Distribution and Assignment

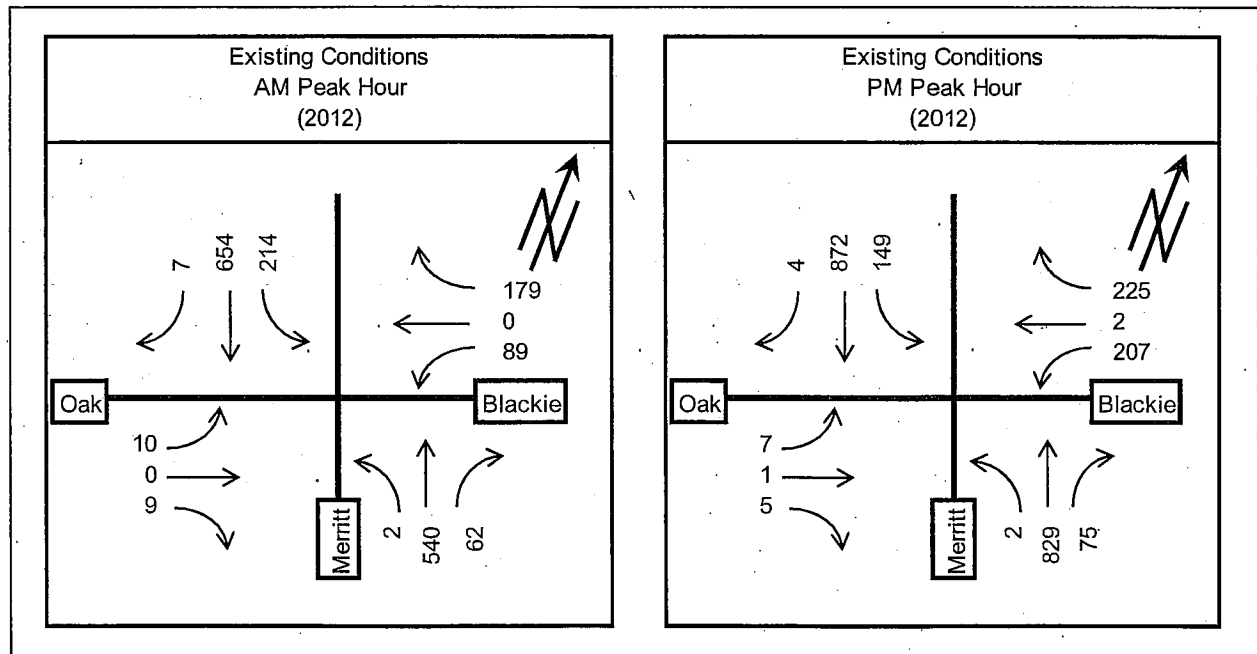
Weekday daily, AM and PM peak hour trips generated by the project were estimated using trip generation rates published by the Institute of Transportation Engineer's (ITE) *Trip Generation Handbook*, 8<sup>th</sup> Edition, 2008. The project's trip generation estimate is shown in **Exhibit 3**. It is estimated that the project generates 117 trips per day with 11 trips generated during the AM peak hour and 12 trips generated during the PM peak hour.

The project's trip distribution pattern is based on other traffic studies for similar industrial developments located in Castroville. **Exhibit 4** shows the project's trip distribution and the assignment of AM and PM peak hour trips to the local road network.

## 3. Merritt Street / Blackie Road Intersection Operations

Existing intersection operations were analyzed at the Merritt Street / Blackie Road intersection in the *Western Precooling Systems Traffic Impact Analysis* report (HMM, January, 2012). The existing traffic volumes and levels of service are shown below.

**Existing Traffic Volumes at Merritt Street / Blackie Road Intersection**



### Existing Levels of Service at Merritt Street / Blackie Road Intersection

N-S Street	E-W Street	Existing Lane Configuration	Existing Intersection Control	LOS Standard	Existing Conditions			
					AM Pk Hr		PM Pk Hr	
					Delay (sec)	LOS	Delay (sec)	LOS
Merritt Street (SR 183)	Oak Street - Blackie Road	NB 1-L, 1-T, 1-R SB 2-L, 1-T/R EB 1-L/T/R WB 1-L/T, 1-R	Signal	Caltrans C	17.0	B	26.0	C

Notes:

1. L, T, R = Left, Through, Right.
2. NB, SB, EB, WB = Northbound, Southbound, Eastbound, Westbound.

As shown above, the Merritt Street (SR 183) / Oak Street-Blackie Road intersection operates at an acceptable LOS B and LOS C during the weekday AM and PM peak hours, respectively, under existing traffic conditions. Because the project is currently developed and the intersection level of service meets County of Monterey level of service standards, the intersection level of service demonstrates that the project would not significantly impact the operation of the intersection if it were a new development that added new traffic to the intersection.

#### 4. On-Site Circulation, Parking Layout and Access Evaluation

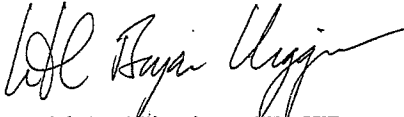
The three project driveways are shown on **Exhibit 2**. Site Entrance #1 is located on Wood Street and serves as access to Yard II and Buildings B and C. Site Entrance #2 is also located on Wood Street and provides access to Yard I and Building A. Site Entrance #3, located on Del Monte Avenue, provides access to Yard II and Building C. A secondary gated driveway on Del Monte Avenue provides access to Building B. A review of the project site plan indicates that on-site circulation is adequate.

Based on Monterey County Zoning Ordinance – Title 21, the parking requirement for the “office” land use is 1 space per 250 square feet of building area. The parking requirement for the “warehouse” land use is 1 space per 500 square feet of building area. The total building area on the project site is 28,438 square feet (1,961 square feet of office space and 26,477 square feet of warehouse space). This results in a requirement of 61 parking spaces. There is more than adequate space on the project site to provide the required 61 parking spaces. A parking lot layout providing 114 full-size parking spaces (9 feet wide and 20 feet long) with a 25-foot wide aisle is shown on the site plan. Additional parking spaces could be provided if necessary. Therefore, the space available for parking on the project site will exceed the parking code requirement.

John Silva  
June 1, 2012  
Page 4

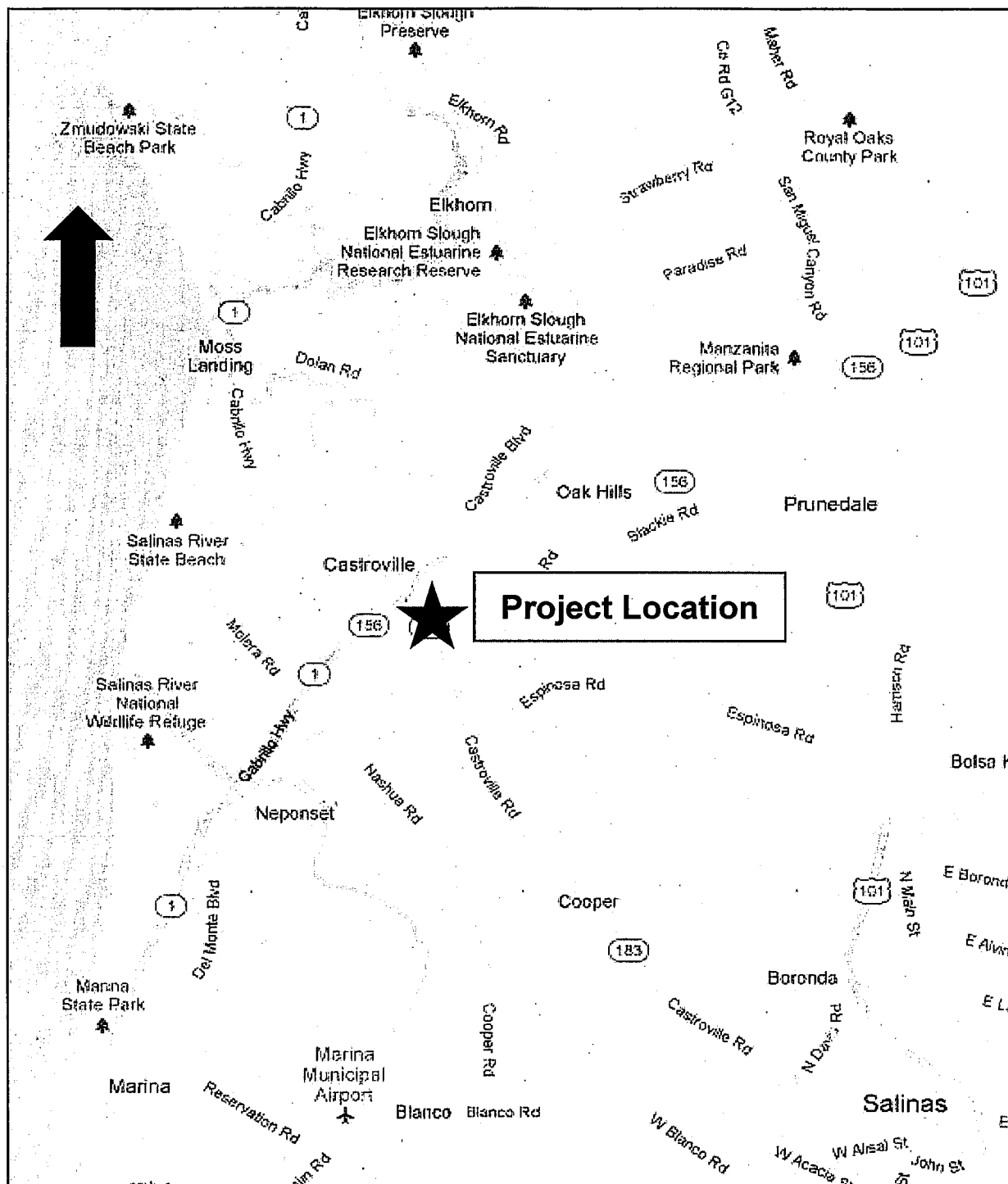
Should you have any questions regarding the information provided in this letter, please do not hesitate to contact me.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Keith B. Higgins".

Keith B. Higgins, CE, TE

kbh:jo






Map Source: Google Maps 2010

EXISTING BUILDINGS:

BUILDING "A"	SUITE # 1	526.4 SQFT.	USA
BUILDING "B"	SUITE # 2	1,361 SQFT.	3 C
			Sp
BUILDING "C"	SUITE # 3	1,134 SQFT.	USA
	SUITE # 4	4,000 SQFT.	USA
	SUITE # 5	1,700 SQFT.	USA
	SUITE # 6	2,006 SQFT.	USA
	SUITE # 7	3,057 SQFT.	USA STREET, CASTROVILLE CA 95006-365
	SUITE # 8	3,616 SQFT.	USA (INDUSTRIAL)
			USA, (4.42 ACRES)

(E) IND. PARK

PLAN DATE			
06-11-03			

PARKING ASSUMPTIONS  
ASSUME WORST CASE SCENARIO  
ASSUME ENTIRE BUILDING AREA AS OFFICE  
20,430 SF. (TOTAL BUILDING AREA)  
OFFICE USE: 1 SPACE/250 SF.  
20,430 / 250 = 81.72 ACRO

✓ towing company storage &  
impound yard. Soon to be vacant.

HQR-2

HQR-2

HZ  
 030-231-01-000

HDR-2  
030-214-027-02

110R-Z  
0200 25 055 0200

HI-2  
000-201-02-000


HER-1

HORE

Dr. J. H. S. Silliman, Jr., Secy. U.S.G.P.

REVISION DATE	KEY
07-17-1998	△
REVISED 12-10-1999	△
REVISED 3-21-2001	△
	△
	△
	△

DATE: 04-29-2010

 **AUSONIO**

1420A COMMERCIAL PARKWAY  
CASTROVILLE, CA 95012  
PHONE (408) 345-1571  
TELE (408) 345-1572  
FAX (408) 345-1573



**SHEET TITLE**  
**GENERAL DEVELOPMENT PLAN**

PROJECT  
EXISTING WOOD STREET WAREHOUSE"  
ALADIN PROPERTIES  
11455 WOOD STREET,  
CASTROVILLE, CALIFORNIA 95012  
A.P. #030-231-006-000

SCALE: AS NOTED
DRAWN: SUKESH
JOB: 59805
SHEET
A1.0

19-12

Aladin Properties Wood Street Traffic Analysis Project Trip Generation											
TRIP GENERATION RATES (per 1,000 square feet)	ITE LAND USE CODE	DAILY TRIP RATE	AM PEAK HOUR			PM PEAK HOUR					
			PEAK HOUR RATE	% OF ADT	% IN	PEAK HOUR RATE	% OF ADT	% IN			
			% OUT	% OUT	% OUT						
General Office Building	710	11.01	1.55	14%	88%	12%	1.49	14%	17%	83%	
Warehouse	150	3.56	0.30	8%	79%	21%	0.32	9%	25%	75%	
GENERATED TRIPS	PROJECT SIZE	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR					
			PEAK HOUR TRIPS	% OF ADT	TRIPS IN	PEAK HOUR TRIPS	% OF ADT	TRIPS IN			
			% OUT	% OUT	% OUT						
General Office Building	1,961 SF	22	3	14%	3	0	3	14%	1	2	
Warehouse	26,567 SF	95	8	8%	6	2	9	9%	2	7	
TOTAL GENERATED TRIPS		117	11	9%	9	2	12	10%	3	9	

Notes:  
 1. Trip generation rates published by Institute of Transportation Engineers,  
 "Trip Generation," 8th Edition, 2008.

# Exhibit 4 Project Trip Distribution & Assignment AM & PM Peak Hour Volumes

