

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> January 28, 2015	<b>Agenda Item No.:</b> 3
<b>Project Description:</b> Consider a General Development Plan (GDP) and Use Permit to specify the uses allowed on undeveloped lots within Castroville Industrial Park (CIP) Lots 24, 46, and 49 and Castroville Industrial Park West (CIPW) Lots 1C, 2, 3A, 3B, 4, and 5.	
<b>Project Location:</b> Cara Mia Parkway, Commercial Parkway, and Ocean Mist Parkway, Castroville	<b>APN:</b> 133-492-012-000, 133-491-021-000, 133-491-024-000, 030-301-016-000, 030-301-013-000, 030-301-021-000, 030-301-022-000, 030-301-007-000, and 030-301-008-000
<b>Planning File Number:</b> PLN130856	<b>Owner:</b> Ausonio, Andrew E et al, Aladin Properties, and Cara Mia LLC <b>Agent:</b>
<b>Planning Area:</b> Castroville Community Plan	<b>Flagged and staked:</b> No
<b>Zoning Designation:</b> "IND-C" or Industrial - Castroville Community Plan	
<b>CEQA Action:</b> Consistent with previously certified EIR for Castroville Community Plan	
<b>Department:</b> RMA-Planning	

### RECOMMENDATION:

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

- 1) Find the project consistent with previously certified EIR for Castroville Community Plan; and
- 2) Approve a General Development Plan and Use Permit for Castroville Industrial Park (CIP) and Castroville Industrial Park West (CIPW) (PLN130856), based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

### PROJECT OVERVIEW:

#### Project Description

The existing industrial parks within Castroville were approved prior to adoption of the Castroville Community Plan (CCP). The CCP provided a comprehensive environmental analysis for development in Castroville. The Community Plan retained the zoning ordinance requirement for a General Development Plan and Use Permit for industrial projects. The applicant has been processing individual Use Permit's and General Development Plans for individual lots in the two industrial parks. The GDPs have used essentially the same format and list of uses. Rather than continue to process individual permits with similar language for individual lots, the applicant is requesting a comprehensive GDP and Use Permit for the remaining undeveloped lots in the industrial parks.

The purpose of the General Development Plan is to create a uniform document outlining the allowed uses on each parcel and providing flexibility in developing each site to the specific needs/requests of prospective tenants. 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, but not limited to: offices; industrial manufacturing; retail and wholesale establishments; warehouse, distribution and storage facilities; mini-warehouse/storage facilities; recycling facilities; open air sales; agricultural processing plants; chemical laboratories; research and development laboratories and institutes, etc. A comprehensive list of requested uses can be found in Exhibit C.2 – General Development Plan.

## Project Issues

### *Sewage/Septic Treatment*

Seven of the nine lots included in the GDP are anticipated to be able to connect to sanitary sewer (CSA 14) while the other 2 lots (Lots 49 and 46 of CIP) will rely on the installation of onsite wastewater treatment systems (OWTS). Exhibit 4 of the GDP outlines uses allowed on Lots 46 and 49 of CIP depending on connection to sanitary sewer or OWTS; should any of the future uses on Lots 46 and 49 require connection to sanitary sewer, EHB will not approve/sign off on the required building permit until such time that the appropriate sewer connection is installed and functional. Additionally, for uses allowed with the installation of OWTS, the appropriate septic system will need to be designed to meet the needs of the anticipated level of wastewater generation, pending actual use and number of employees.

The project has been conditioned (Conditions 10 and 11) to require the submittal of engineered onsite wastewater treatment systems for Lots 46 and 49, indicating the location, design layout, and size specifications that meet standards found in Monterey County Code 15.20, the Onsite Wastewater Treatment Ordinance, and the Central Coast Basin Plan.

### *Traffic*

In 1998, a comprehensive traffic report (LIB150015) was prepared for the Castroville Industrial Park and Nottingham Property, which became Castroville Industrial Park West. This report outlined recommended mitigations (traffic improvements) required for the anticipated build-out of each of the Industrial Park developments. Since the time of this report, the recommended traffic improvements/mitigations have been paid for, constructed, and implemented.

Additionally, the Castroville Community Plan included the areas of CIP and CIPW, and the maximum build-out potential, was considered during the preparation, processing, adoption and implementation of the Castroville Community Plan guidance documents and associated 2006 Castroville Community Plan Final EIR. Traffic impacts have been adequately evaluated and mitigated.

### Environmental Review

In April 2007, the Board of Supervisors adopted the Castroville Community Plan (CCP), which is intended to guide future growth and redevelopment within the plan boundaries. The CCP included and identified the existing Castroville Industrial Park (CIP) and Castroville Industrial Park West (CIPW) as appropriate areas for industrial related development.

In October 2010, the Board of Supervisors adopted a countywide General Plan (2010 General Plan), which incorporated the North County Area Plan (Chapter 9.G), which includes non-coastal areas of Castroville and identified Castroville as a "Community Area" (Figure CA2).

*CEQA Section 21083.3(a), states that If a parcel has been zoned to accommodate a particular density of development or has been designated in a community plan to accommodate a particular density of development and an environmental impact report was certified for that zoning or planning action, the application of this division to the approval any subdivision map or other project that is consistent with the zoning or community plan shall be limited to the effects upon the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report.*

Furthermore, CEQA Section 15183(a), states that *CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.*

In this particular case, the CIP and CIPW developments were included in the Castroville Community Plan boundaries and the maximum build-out potential, was considered during the preparation, processing, adoption and implementation of the Castroville Community Plan guidance documents and associated 2006 Castroville Community Plan Final EIR.

The 2010 General Plan process including deeming the Castroville area as a "Community Area" and anticipated potential traffic impacts from the development within the Castroville Community Plan, and as noted above under *Traffic*, previous traffic improvements were previously paid for, constructed, and implemented. Based upon these factors there are not new environmental effects which have not been previously addressed in an Environmental Impact Report.

#### Recommendation

Based on review of the proposed project plans, site visits, and the discussion above, planning staff recommends that the Planning Commission:

1. Find the project consistent with the Castroville Community Plan for which an Environmental Impact Report was certified and as such is not subject to further environmental review per CEQA Section 15183(a); and
2. Find the proposed General Development and Use Permit consistent with the intent of the cited policies of the 2010 General Plan, the North County Area Plan and the Castroville Community Plan; and in compliance with the purpose and Regulations for the Light and Heavy Industrial Zoning Designations; and
3. Approve the General Development Plan and Use Permit for the remaining undeveloped lots within the Castroville Industrial Park and Castroville Industrial Park West.

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

- √ RMA-Public Works Department
- √ RMA-Environmental Services
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ North County Fire Protection District  
Economic Development Department

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

The project was not reviewed by a Land Use Advisory Committee (LUAC), as at the time of report preparation, no LUAC existed for the Castroville area.

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

/S/ David J. R. Mack



David J. R. Mack, Associate Planner  
(831) 755-5096, [mackd@co.monterey.ca.us](mailto:mackd@co.monterey.ca.us)  
January 28, 2015

cc: Front Counter Copy; Planning Commission; North County Fire Protection District;  
RMA-Public Works Department; RMA-Environmental Services; Environmental Health  
Bureau; Water Resources Agency; Economic Development Department; John H. Ford,  
RMA Services Manager; David J. R. Mack, Project Planner; Aladin Properties, Owner;  
Andrew E Ausonio et al, Owner; Cara Mia LLC, Owner; The Open Monterey Project  
(Molly Erickson); LandWatch (Amy White); Planning File PLN130856

Attachments: Exhibit A      Project Data Sheet  
                  Exhibit B      Draft Resolution, including:  
                                    • Conditions of Approval  
                                    • General Development Plan  
                  Exhibit C      Vicinity Map  
                  Exhibit D      Castroville Community Plan DEIR and FEIR (on CD).  
                  Exhibit E      Castroville Industrial Area Traffic Analysis Report (LIB150015).

This report was reviewed by John H. Ford, RMA-Services Manager



## EXHIBIT A

### Project Information for PLN130856

Application Name: Ausonio Andrew E Et Al And Aladin Properties And Cara Mia Llc  
Location: 11380 Commercial Pkwy, Castroville  
Applicable Plan: North County Primary APN: 030-301-007-000  
Advisory Committee: North County Non-Coastal Advisory Committee Coastal Zone: No  
Permit Type: General Development Plan Final Action Deadline (884): 2/16/2015  
Environmental Status: Previous Environmental Review  
Zoning: CP Land Use Designation: Castroville Community Plan

#### Project Site Data:

Lot Size: 0 Coverage Allowed: 50%  
Existing Structures (sf): 0 Coverage Proposed: N/A  
Proposed Structures (sf): 0 Height Allowed: 3 Stories / 50 Feet  
Total Sq. Ft.: 0 Height Proposed: N/A  
Special Setbacks on Parcel: N FAR Allowed: N/A  
FAR Proposed: N/A

#### Resource Zones and Reports:

Seismic Hazard Zone: VI Soils Report #: LIB140029  
Erosion Hazard Zone: Moderate Biological Report #: N/A  
Fire Hazard Zone: None Forest Management Rpt. #: N/A  
Flood Hazard Zone: X (unshaded) Geologic Report #: N/A  
Archaeological Sensitivity: high Archaeological Report #: LIB140028  
Visual Sensitivity: None Traffic Report #: LIB150014 / LIB150015

#### Other Information:

Water Source: SYSTEM Grading (cubic yds.): 0  
Water Purveyor: Castroville Water District Sewage Disposal (method): Sewer / Septic  
Fire District: North County FPD Sewer District Name: CSA 14 / MRWPCA  
Tree Removal: N/A

**EXHIBIT B  
DRAFT RESOLUTION**

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

In the matter of the application of:

**AUSONIO, ANDREW E ET AL, ALADIN PROPERTIES, AND CARA MIA LLC  
(PLN130856)**

**RESOLUTION NO. ----**

Resolution by the Monterey County Hearing Body:

- 1) Finding the project consistent with the previously certified EIR for the Castroville Community Plan; and
- 2) Approving a General Development Plan and Use Permit for Castroville Industrial Park (CIP) and Castroville Industrial Park West (CIPW) (PLN130856)

[PLN130856, Ausonio, Andrew E et al, Aladin Properties, and Cara Mia LLC, Cara Mia Parkway (CIPW), and Commercial Parkway, and Ocean Mist Parkway, Castroville , Castroville Community Plan (APN: 133-492-012-000, 133-491-021-000, 133-491-024-000, 030-301-016-000, 030-301-013-000, 030-301-021-000, 030-301-022-000, 030-301-007-000, AND 030-301-008-000)]

**The General Development Plan and Use Permit application (PLN130856) came on for public hearing before the Monterey County Planning Commission on January 28, 2015. 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:**       **PROJECT DESCRIPTION** – The proposed project is a General Development Plan (GDP) and Use Permit to specify the uses allowed on undeveloped lots within Castroville Industrial Park (CIP) Lots 24, 46, and 49 and Castroville Industrial Park West (CIPW) Lots 1C, 2, 3A, 3B, 4, and 5.  
**EVIDENCE:**       The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN130856.
  
2.       **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;
- Castroville Community Plan;
- North County Area 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 properties are located on Cara Mia Parkway, Commercial Parkway, and Ocean Mist Parkway, Castroville (Assessor's Parcel Numbers 133-492-012-000, 133-491-021-000, 133-491-024-000, 030-301-016-000, 030-301-013-000, 030-301-021-000, 030-301-022-000, 030-301-007-000, AND 030-301-008-000), Castroville Community Plan. The parcels are zoned "IND-C" or Industrial - Castroville Community Plan, which requires a General Development Plan to outline allowable uses and operation standards for future industrial facilities. Therefore, the project is an allowed land use for this site, subject to approval of a General Development Plan.
- c) **Long-Term Water** – Monterey County General Plan policy PS-3.1 and PS-3.2 require that new development(s) for which a discretionary permit is required, and that will use or require the use of water, prove that a long-term sustainable water supply (LTSWS) exists or the development shall be prohibited. The requirements of PS-3.1 and PS-3.2, however do not apply to development located within Zone 2C of the Salinas Valley groundwater basin. The Castroville Industrial Park and Castroville Industrial Park West are both located within the Zone 2C boundary; therefore PS-3.1 and PS-3.2 are not applicable to this project. Additionally, General Plan Policy PS-2.3 requires that "new development shall be required to connect to existing water providers where feasible." The proposed project will receive water from the Castroville Community Services District, an existing water provider. Therefore the project complies with 2010 General Plan Policies PS-2.3.
- d) **Sewage Treatment** – Monterey County General Plan Policy PS-1.3 and PS-1.6 state that discretionary applications for new development shall only be approved if the County finds that adequate public facilities and services (APFS) exist or will be provided with the development (PS-1.3) and that only those developments that can provide APFS shall be approved (PS-1.6). Furthermore, General Plan Policy PS-4.5 requires new development in the service area of existing wastewater collection, treatment, and disposal facilities to seek service from those facilities, unless it can be demonstrated that the connection is not feasible. The proposed General Development Plan and associated future construction will be connected to sewer (where available) or will involve the installation of septic systems (CIP Lots 46 and 49). Therefore the proposed GSP is consistent with PS-1.3, PS-1.6, and PS-4.5 in that adequate public facilities and services relative to wastewater collection, treatment, and disposal is available, and will be provided.
- e) **Community Area – Castroville**- The 2010 Monterey County General Plan identifies Castroville as a "Community Area" (as applicable to the inland area of the County). General Plan Policy LU-2.20, state that the County shall emphasize Community Areas as the preferred location and

the priority for additional development. Additionally, General Plan Policy LU-2.22 states that Community Areas are designed to achieve sustainable, balanced, and integrated community offers, including industrial development. The project sites are zoned "Industrial" in the Castroville Community Plan.

- f) The project planner conducted various site inspections to verify that the project on the subject parcel conforms to the plans listed above.
- g) The project was not reviewed by a Land Use Advisory Committee (LUAC), as at the time of report preparation, no LUAC existed for the Castroville area.
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN130856.

3. **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, North County Fire Protection District, RMA-Public Works, RMA-Environmental Services, 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 Archaeological Resources, Traffic, and Soil/Slope Stability. The following reports have been prepared:
    - "Updated Cultural Reconnaissance for APN 133-491-021, 133-491-024, and 133-492-012-000" (LIB140028) prepared by Archaeological Consulting, Salinas, California, January 15, 2014.
    - "Geotechnical Report for Lot 46 of Castroville Industrial Park (CIP) APN 133-491-021-000" (LIB140029), prepared by Grice Engineering, Inc., Salinas, California, November 2013.
    - "Castroville Industrial Area Traffic Analysis Report" (LIB150015) prepared by Keith B. Higgins & Associates, Gilroy, California, April 1988.
    - "Vinson Trucking, Castroville Industrial Park, Castroville California" (LIB150014), prepared by Higgins & Associates, Gilroy, California, August 3, 2007.

The above-mentioned technical reports 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.

4. **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, 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. The GDP will guide development on the nine remaining undeveloped lots throughout CIP and CIPW. All lots will receive potable water via connections to Castroville Water District. Seven of the nine lots are anticipated to be able to be connected to sanitary sewer (CSA 14) while the other 2 (Lots 49 and 46 of CIP) lots have been determined to be adequate for the installation of onsite wastewater treatment systems (OWTS). Exhibit 4 of the GDP outlines uses allowed on Lots 46 and 49 of CIP depending on connection to sanitary sewer or OWTS; should any of the future uses on these two lots require connection to sanitary sewer, EHB will not approve/sign off on the required building permit until such time that the appropriate sewer connection is installed.
  - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN130856.

5. **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 and Building Services Department records and is not aware of any violations existing on subject property.
  - b) The project planner conducted various site inspections and researched County records to assess if any violation exists on the subject property.
  - c) There are no known violations on the subject parcel.
  - d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN130856.

6. **FINDING:** **CEQA** - The project is consistent with the previously certified FEIR for Castroville Community Plan.

- EVIDENCE:**
- a) In April 2007, the Board of Supervisors adopted the Castroville Community Plan (CCP), which is intended to guide future growth and redevelopment within the plan boundaries. The CCP included and identified the existing Castroville Industrial Park (CIP) and Castroville Industrial Park West (CIPW) as appropriate areas for industrial related development.
  - b) In October 2010, the Board of Supervisors adopted a countywide General Plan (2010 General Plan), which incorporated the North County Area Plan (Chapter 9.G), which includes non-coastal areas of Castroville and identified Castroville as a "Community Area" (Figure CA2).
  - c) CEQA Section 21083.3(a), states that *If a parcel has been zoned to*

*accommodate a particular density of development or has been designated in a community plan to accommodate a particular density of development and an environmental impact report was certified for that zoning or planning action, the application of this division to the approval any subdivision map or other project that is consistent with the zoning or community plan shall be limited to the effects upon the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report.* In this particular case, the CIP and CIPW developments were included in the Castroville Community Plan boundaries and the maximum build-out potential, was considered during the preparation, processing, adoption and implementation of the Castroville Community Plan guidance documents and associated 2006 Castroville Community Plan Final EIR.

- d) There are not any significant adverse impacts associated with this project that have not been adequately mitigated in the conditions of the Community Plan or the Plans and Policies of the General Plan.

7. **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 sites exceed one acre and include more than one potential use; therefore the 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 RMA-Planning, North County Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, 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 4).
  - c) A General Development Plan has been developed that formalizes and guides future development of three parcels (Lots 24, 46, and 49) within the existing Castroville Industrial Park and six parcels (Lots Lot 1c, 2, 3a, 3b, 4, and 5) within the existing Castroville Industrial Park West, including allowed uses, uses requiring additional environmental health review, and prohibited uses. Specific site development standards, including parking, landscaping, and setbacks will be governed the development standards outlined within the adopted Castroville Community Plan. The GDP is attached hereto and incorporated herein by reference.
  - d) The project planner conducted various site inspections to verify that the proposed GDP and project are consistent with allowed uses for an

industrial site.

- e) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN130856.

8. **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 consistent with previously certified EIR for Castroville Community Plan; and
2. Approve the General Development Plan (GDP) and Use Permit to specify the uses allowed on undeveloped lots within Castroville Industrial Park (CIP) Lots 24, 46, and 49 and Castroville Industrial Park West (CIPW) Lots 1C, 2, 3A, 3B, 4, and 5. The properties are locate, subject to the attached conditions and subject to the attached General Development Plan, all being attached hereto and incorporated herein by reference; and

**PASSED AND ADOPTED** this 28<sup>th</sup> day of January, 2014 upon motion of \_\_\_\_\_, seconded by \_\_\_\_\_, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

\_\_\_\_\_  
Mike Novo, Secretary, Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

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 \_\_\_\_\_.

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 Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

2. This permit goes into effect upon close of the appeal period.

# Monterey County RMA Planning

## DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN130856

### 1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation  
Monitoring Measure:

A General Development Plan and Use Permit (PLN130856) for the Castroville Industrial Park (CIP) and Castroville Industrial Park West (CIPW) properties, Assessor's Parcel Numbers 133-492-012-000, 133-491-021-000, 133-491-024-000, 030-301-016-000, 030-301-013-000, 030-301-021-000, 030-301-022-000, 030-301-007-000, and 030-301-008-000, 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 RMA - Planning. 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)

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: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:

"A General Development Plan and Use Permit was approved by the Monterey County Planning Commission for Assessor's Parcel Numbers 133-492-012-000, 133-491-021-000, 133-491-024-000, 030-301-016-000, 030-301-013-000, 030-301-021-000, 030-301-022-000, 030-301-007-000, and 030-301-008-000 on January 28, 2015. The permit was granted subject to 14 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

## 3. PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A copy of the Resolution of Approval (Resolution No. \*\*\*) for the General Development Plan and Use Permit (Planning File No.: PLN130856) shall be incorporated onto any construction plans for the subject parcels prior to the issuance of any grading or building permit. The Contractor/Owner/Applicant shall be responsible for compliance with all conditions of approval. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of any grading or construction activities, the Owner/Applicant shall submit evidence to RMA-Planning for review and approval, that the Resolution of Approval, for the project, has been incorporated onto the construction plans for the project/approved development.

Ongoing throughout construction and until all Conditions of Approval and/or Mitigation Measures have been complied with, the Contractor/Owner/Applicant shall provide evidence of compliance with Conditions of Approval to the Responsible Land Use Department as specified in the "Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan."

4. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation  
Monitoring Measure:

If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.  
(RMA - Planning)

Compliance or  
Monitoring  
Action to be Performed:

The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered." When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

**5. PD004 - INDEMNIFICATION AGREEMENT**

**Responsible Department:** RMA-Planning

**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/her/its 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, recordation of the certificates of compliance 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)

**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 Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

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

**6. PD006(A) - CONDITION COMPLIANCE FEE**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

**Compliance or Monitoring Action to be Performed:** Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.



7. PD012(G) - LANDSCAPE PLAN & MAINTENANCE (OTHER)

Responsible Department: RMA-Planning

Condition/Mitigation  
Monitoring Measure:

The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning)

Compliance or  
Monitoring  
Action to be Performed:

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to RMA - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be installed and inspected.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

**8. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** 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. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits.  
(RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

**9. EHSP01 - TENANT AGREEMENTS - HAZARDOUS MATERIALS AND SOLID WASTE COMPLIANCE (NONSTANDARD)**

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** The owner of the property is responsible to ensure that all uses are in compliance with Local, State and Federal requirements. As such, future tenants/uses of the property are unknown at this time. The lease agreement (or lease addendum) between the property owner and the tenant shall contain the following information:

All new tenants shall contact Environmental Health Bureau prior to commencement of operations to ensure all proper Health permits are obtained. Permits are required for: Hazardous Material Handling/ Storage/Hazardous Waste Generation, and Solid waste related activities such as recycling, materials recovery, waste tire storage, transfer/processing, and processing of construction/demolition debris.

The tenant/applicant shall pay all applicable fees to EHB prior to commencement of operations.

**Compliance or Monitoring Action to be Performed:** Ongoing. The owner shall retain a valid lease agreement with each tenant. The owner shall provide proof of lease agreement terms to EHB if requested.

**10. EHSP02 - LOT 46: ENGINEERED ONSITE WASTEWATER TREATMENT SYSTEM (NONSTANDARD)**

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** Submit an engineered onsite wastewater treatment system plan for Lot 46 indicating the location, design layout and size specifications that meet standards found in Monterey County Code Chapter 15.20, Onsite wastewater treatment Ordinance, and the Central Coast Basin Plan, RWQCB

**Compliance or Monitoring Action to be Performed:** Prior to issuance of construction permit for Lot 46, submit an onsite wastewater treatment system plan designed and wet-stamped by a CA Registered Engineer for review and approval by the EHB. The applicant shall obtain a permit from EHB to install the onsite wastewater treatment system.

**11. EHSP03 - LOT 49: ENGINEERED ONSITE WASTEWATER TREATMENT SYSTEM (NONSTANDARD)**

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** Submit an engineered onsite wastewater treatment system plan for Lot 49 indicating the location, design layout and size specifications that meet standards found in Monterey County Code Chapter 15.20, Onsite wastewater treatment Ordinance, and the Central Coast Basin Plan, RWQCB

**Compliance or Monitoring Action to be Performed:** Prior to issuance of construction permit for Lot 49, submit an onsite wastewater treatment system plan designed and wet-stamped by a CA Registered Engineer for review and approval by the EHB. The applicant shall obtain a permit from EHB to install the onsite wastewater treatment system.

**12. EHSP04 - TRASH/RECYCLING (NONSTANDARD)**

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** Trash and recycling enclosures shall be designed for each lot. Submit plans with the construction permit application to the Recycling and Resource Recovery Services of Environmental Health Bureau for review and approval.  
All recyclable materials shall be disposed in the recycle containers.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of construction permit, submit plans with the construction permit application to the Recycling and Resource Recovery Services of Environmental Health Bureau for review and approval.

**13. PW0001 - ENCROACHMENT (COM)**

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** Obtain an encroachment permit from the Department of Public Works and construct a commercial driveway connection to Commercial Parkway. The design and construction is subject to the approval of the Public Works Director.

**Compliance or Monitoring Action to be Performed:** Prior to Building/Grading Permit Issuance Owner/Applicant shall obtain an encroachment permit from DPW. Improvements are to be completed prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

14. PW0007 - PARKING STD

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection.

**Compliance or Monitoring Action to be Performed:** Prior to Building/Grading Permits Issuance the Applicant's engineer or architect shall prepare a parking plan, Owner/Applicant/Engineer to submit plans for review and approval.



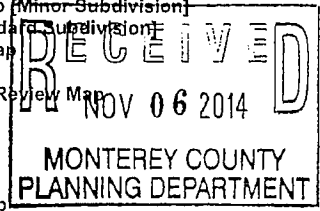
PLN130856  
PLANNING

COUNTY OF MONTEREY  
RESOURCE MANAGEMENT AGENCY - PLANNING  
168 WEST ALISAL, 2ND FLOOR, SALINAS, CA 93901  
OFFICE: 831.755.5025 FAX: 831.757.9516

DEVELOPMENT PROJECT APPLICATION

This application is for:

- |  |   |
|--|---|
| <input type="checkbox"/> Combined Development Permit                     | <input type="checkbox"/> Tentative Parcel Map [Minor Subdivision] |
| <input type="checkbox"/> Rezoning  | <input type="checkbox"/> Tentative Map [Standard Subdivision]     |
| <input type="checkbox"/> Administrative Permit [Coastal/Non-Coastal]     | <input type="checkbox"/> Vesting Tentative Map                    |
| <input type="checkbox"/> Use Permit                                      | <input type="checkbox"/> Preliminary Map                          |
| <input type="checkbox"/> Variance  | <input type="checkbox"/> Preliminary Project Review Map           |
| <input type="checkbox"/> Design Approval                                 | <input type="checkbox"/> Lot Line Adjustment                      |
| <input checked="" type="checkbox"/> General Development Plan             | <input type="checkbox"/> Revised Final Map                        |
| <input type="checkbox"/> Coastal Development Permit                      | <input type="checkbox"/> Revised Parcel Map                       |
| <input type="checkbox"/> Modification of Conditions                      | <input type="checkbox"/> Amended Final Map                        |
| <input type="checkbox"/> Local Coastal Plan Amendment [L.U.P. or C.I.P.] | <input type="checkbox"/> Amended Parcel Map                       |
| <input type="checkbox"/> General Plan Amendment                          | <input type="checkbox"/> Subdivision Extension Request            |
| <input type="checkbox"/> Minor Amendment [Coastal/Non-Coastal]           | <input type="checkbox"/> Other _____                              |



- Owner[s] Name: Refer to individual lot attachments A through I.  
Address: " \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_  
Telephone: " \_\_\_\_\_ Zip Code: \_\_\_\_\_
- Applicant's Name: Andrew Ausonio / Linda Ausonio Grier  
Address: 11420A Commercial Parkway City: Castroville State: California  
Telephone: (831) 633-3371 Zip Code: 95012
- Applicant's interest in property [Owner, Buyer, Representative, etc.] \_\_\_\_\_  
Owner-Representative
- Property address and nearest cross street: \_\_\_\_\_  
Refer to individual lot attachments A through I.
- Assessor's Parcel Number[s]: Refer to individual lot attachments A through I.
- Current Zoning: Heavy Industrial
- Property area [acres or square feet]: Refer to individual lot attachments A through I.
- Describe the proposed project: To create a uniform General Development Plan for the listed parcels within Castroville Industrial Park and Castroville Industrial Park West.

9. REZONING OR AMENDMENT ONLY: The applicant wishes to amend Section \_\_\_\_\_ of the Monterey County Code, from a \_\_\_\_\_ Zoning District to a \_\_\_\_\_ Zoning District or some other classification.

10. GENERAL PLAN AMENDMENT OR COASTAL PLAN AMENDMENT ONLY: Describe the proposed amendment:  
\_\_\_\_\_  
\_\_\_\_\_

11. SUBDIVISION INFORMATION ONLY: Number of Lots: \_\_\_\_\_  
Purpose of Subdivision: Sale:  Lease:  Financing:  Other:

12. LOT LINE ADJUSTMENT INFORMATION ONLY: What is the purpose of the adjustment: : \_\_\_\_\_

WILL THE ADJUSTMENT RELOCATE THE BUILDING AREA? Yes  No

ADJUSTED PARCEL SIZE[S]: \_\_\_\_\_

_____ Owner's Signature	_____ Owner's Signature
_____ Owner's Name [Please Print]	_____ Owner's Name [Please Print]
_____ Assessor's Parcel Number	_____ Assessor's Parcel Number

13. VARIANCES ONLY: Describe the proposed variance: \_\_\_\_\_  
\_\_\_\_\_

14. If new or additional construction is proposed, complete the following information:

A. Residential Development: Single Family Residence  Other [how many total units] \_\_\_\_\_

No. of covered parking spaces \_\_\_\_\_ No. of uncovered parking spaces \_\_\_\_\_ Lot Coverage \_\_\_\_\_ %

(B) Commercial or Industrial Development: No. of employees [Include all shifts] \_\_\_\_\_

These items will be addressed at the time the Lot is ready for development.

No. of covered parking spaces \_\_\_\_\_ No. of uncovered parking spaces \_\_\_\_\_

No. of Loading Spaces \_\_\_\_\_ Lot Coverage \_\_\_\_\_ %

15. Will grading or filling be required: Yes  No  Cubic Yards \_\_\_\_\_

These items will be addressed at the time the Lot is ready for development.

16. Will the project require placement of structures, roads, grading cuts or fills on slopes of 30% or greater: Yes  No

17. Will any trees be removed: Yes  No  If yes, indicate the number, specie[s] and diameter: \_\_\_\_\_

Other vegetation to be removed: Weeds

18. How will water be supplied: Individual Wells \_\_\_\_\_ Mutual System \_\_\_\_\_

Name of Public or Private Water System: Castroville Community Services

19. How will sewage or other waste be disposed: Refer to individual lot attachments A through I.

Name of Public or Private Sewer System: "

20. Is this land currently in row crop production: Yes  No

21. Is this land used for grazing: Yes  No

22. Is this land under an Agricultural Preservation Contract: Yes  No  If yes, indicate the Contract No. \_\_\_\_\_

23. Is this proposed project located on a hazardous waste facility: Yes  No  [Government Code 65962.5]. [A list of hazardous waste sites is maintained by the Environmental Health Dept., Phone 831-755-4500.]

I/We state that as the owner[s] or agent for owner[s] for the development permit application. I/We have read the complete application and know the contents herein. I/We declare under penalty of perjury that the information contained in this application including the plans and documents submitted herewith are true and correct to the best of my/our knowledge. If the project is approved, I/We understand that we may be charged an additional fee for staff time required to satisfy conditions of approval.

Dated: 11/5/14 at Castroville, California

I declare under penalty that I am authorized by the owner[s] of the described property to make this application.

Linda Grier  
Owner's Name [Please Print or Type]

Meg Cabatu  
Agent's Name [Please Print or Type]

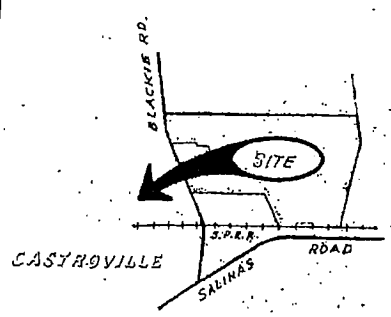
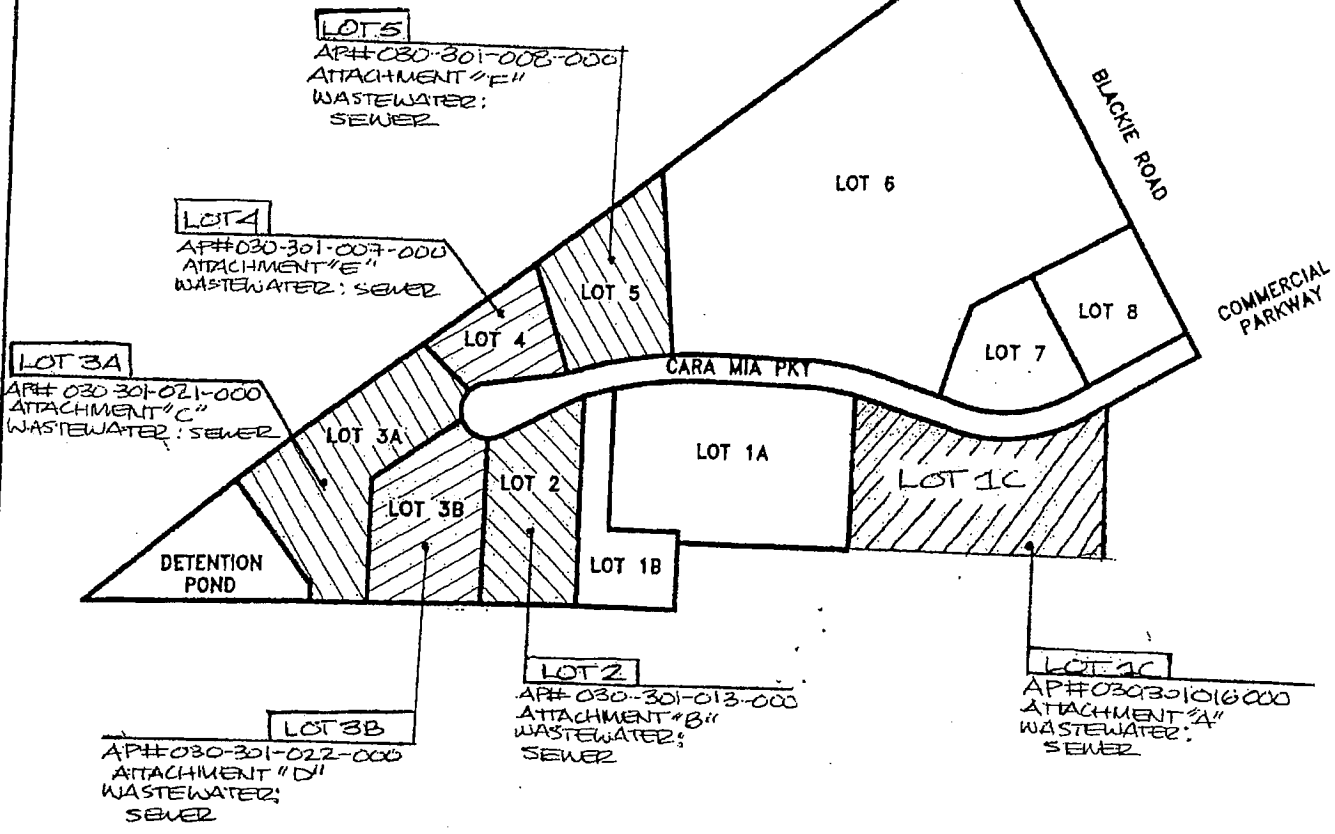
Linda Grier  
Owner's Signature

Meg Cabatu  
Agent's Signature

Some application fees are charged on a deposit basis. Processing hours in excess of the deposit will be billed to the applicant at an hourly rate, prior to issuance of entitlements or permits. Processing hours less than the original fee will be refunded at the same rate after issuance of the entitlements or permits.

For Department Use Only	
Plan Designation:	Area Plan / Land Use Plan: _____
Legal Lot: _____	Zoning Violation Case No.: _____
Property Owner Verified: Yes <input type="checkbox"/> No <input type="checkbox"/>	Height: _____ Lot Coverage _____
Setbacks: F _____ R _____ S _____	Special _____ OPL _____
FAR _____ Fire Haz. _____	SRA _____ Flood _____
Advisory Committee: _____	
Geo. Hazard Zones: _____	Arch. Sensitivity Zone: _____ ESH: _____
Misc.: _____	
Application Given Out By: _____	Date: _____
Application Received By: _____	Date: _____

EXHIBIT "1"



VICINITY MAP

**SWCP EXHIBIT**  
**CASTROVILLE INDUSTRIAL PARK WEST**

**AC3 Engineering**  
Civil Engineering Land Development Drafting  
126 Bonifacio Place, Suite C, Monterey, CA 93940  
Phone: (831) 647-1192 Fax: (831) 647-1194  
mail@AC3Engineering.net

SCALE:	1"=400'
DATE:	10/10/2014
DRAWN BY:	fjc
CHECKED BY:	fjc
PROJECT NO:	114117

# EXHIBIT "2"

**LOT 49**

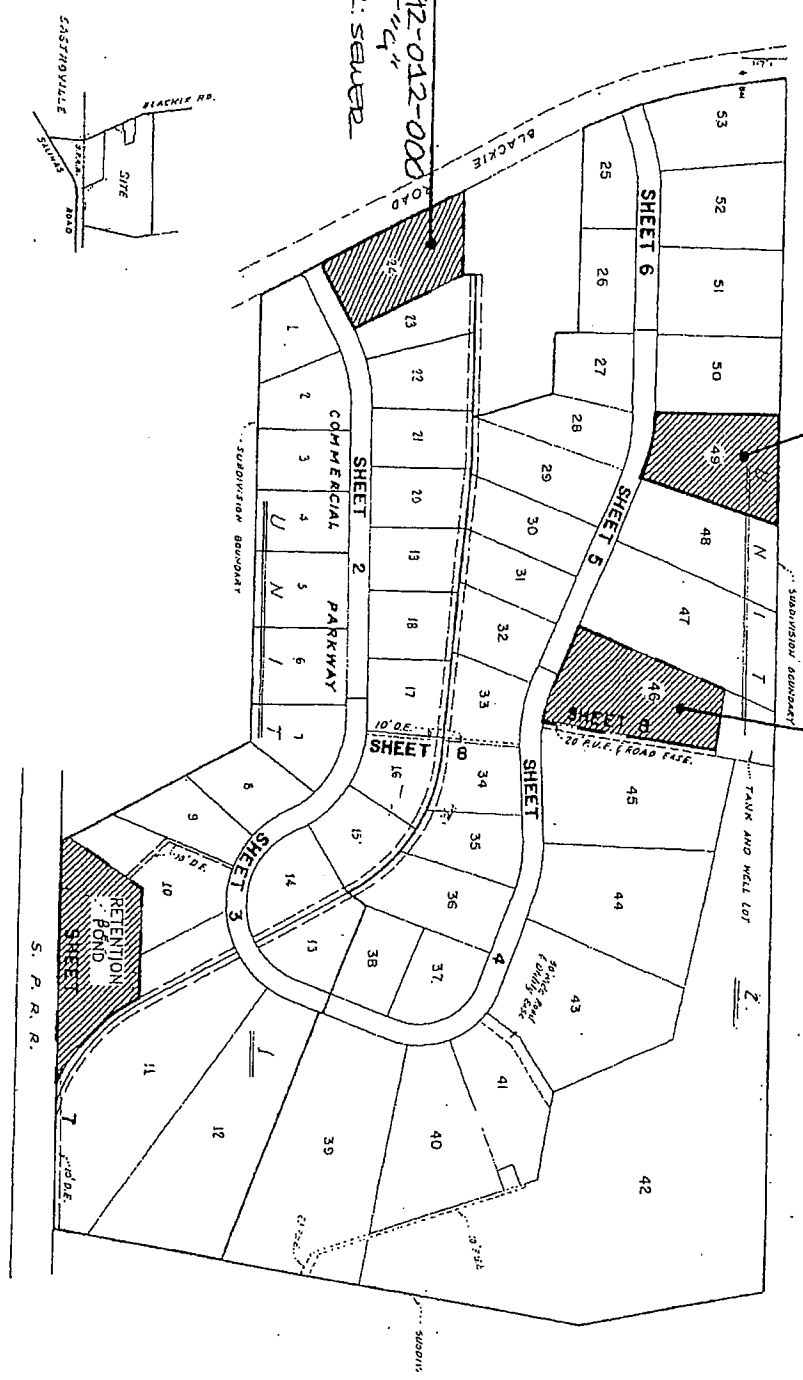
APP# 133-411-024-000  
ATTACHMENT "I"  
WASTE WATER: SEPTIC

**LOT 45**

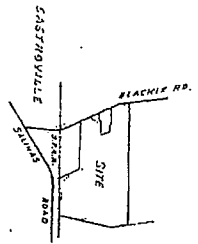
APP# 133-411-021-000  
ATTACHMENT "H"  
WASTE WATER: SEPTIC

**LOT 24**

APP# 133-412-012-000  
ATTACHMENT "C"  
WASTE WATER: SEWER



VICINITY MAP



SWCP EXHIBIT  
CASTROVILLE INDUSTRIAL PARK

**ACS Engineering**  
Civil Engineering, Land Development, Drafting  
100 Sunflower Park, Suite 12, Newberry, SC 29578  
Phone: (803) 697-1102 Fax: (803) 697-1104  
www.acsengineering.com

SCALE:	AS NOTED
DATE:	06/10/14
DRAWN BY:	FJC
CHECKED BY:	FJC
PROJECT NO:	114117



EXHIBIT 3  
November 5, 2014

**Subject: Castroville Industrial Park – Lot 24 – See attachment G for AP#  
Castroville Industrial Park West Lots – See attachments A thru F for AP#s  
Land Uses**

The following is a list of allowed Uses and prohibited Uses for the above lots, which will all be connected to the Castroville Community Services District's sewer system:

- Offices;
- Carpenter shops, contractor's yards, lumberyards, plumbing shops, welding shops, public utility structures and uses, and other uses of a similar character;
- The manufacture of furniture, clothing, handicraft products, printing, lithographing, and other light manufacturing uses of a similar character;
- Industrial manufacturing uses;
- Retail and Wholesale establishments;
- Warehouses, Distribution and Storage facilities;
- Mini-warehouse/storage facilities.
- Vehicle sales, Vehicle storage, Vehicle repair, Vehicle painting and maintenance facilities;
- Transportation, Storage and Distribution yards;
- Recycling facilities;
- Water system facilities including wells and storage tanks serving fifteen (15) or more service connections;
- Commercial and noncommercial wind energy systems;
- Parking lots;
- Open air sales;
- Assemblages of people (i.e. carnivals, festivals, races, circuses and etc.) not exceeding five (5) consecutive days and not involving construction of permanent facilities;
- Bottling works,
- Public and quasi-public uses including churches, parks, playgrounds, trade/industrial schools, public safety facilities, public utility facilities;
- Agricultural processing plants;
- Commercial kennels and/or school related animal husbandry facilities;
- Chemical laboratories, electronic products and instrument manufacturing;
- Non-retail dry cleaning plants and laundries;
- Food processing, fish canning and other uses of similar character;
- Zoos or zoological gardens for the purpose of raising, maintaining, keeping or exhibiting any wild animal.
- Funeral parlors;
- Research and development laboratories and institutes;
- Commercial place of amusements and/or recreation or any place where live entertainment is provided within two hundred (200) feet of the boundary of a residential district;
- Accessory structures and uses prior to establishment of main use or structure;
- Accessory structures and accessory/incidental uses appurtenant to any permitted use provided there is no intensification of the permitted use;
- Outdoor uses associated with the allowed uses;

EXHIBIT 4  
November 5, 2014

**Subject: Castroville Industrial Park – Lots 46 and 49 – See Attachments H & I for AP #s Land Uses**

The following is a list of allowed Uses and prohibited Uses for both septic and sewer systems. Septic Systems are allowed on the Lots 46 and 49. The maximum Occupancy allowed for the projects will be 22 full time employees (F.T.E.) per acre, thus:

Lot 46 – 2.33 Acres x 22 F.T.E. = 51 max. Occupancy/F.T.E.

Lot 49 – 2.10 Acres x 22 F.T.E. = 46 max. Occupancy/F.T.E.

**Allowed Uses on a septic system – (assuming the total project occupant load does not exceed the max. occupancy above or the equivalent sewage flow):**

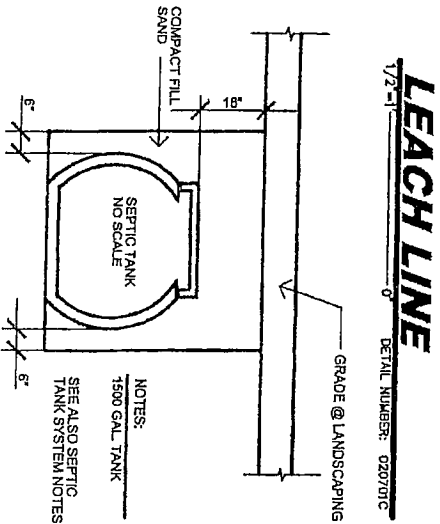
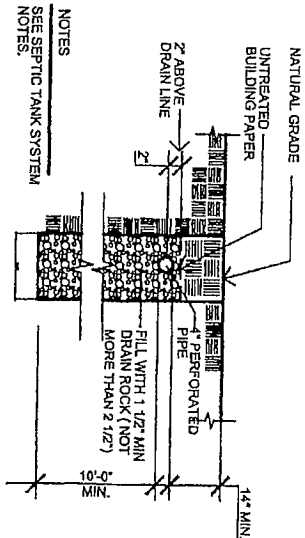
- Offices;
- Carpenter shops, contractor's yards, lumberyards, plumbing shops, welding shops, public utility structures and uses, and other uses of a similar character;
- The manufacture of furniture, clothing, handicraft products, printing, lithographing, and other light manufacturing uses of a similar character with low water usage;
- Industrial manufacturing uses with low water usage;
- Retail and Wholesale establishments;
- Warehouses, Distribution and Storage facilities;
- Mini-warehouse/storage facilities.
- Vehicle sales, Vehicle storage, Vehicle repair, Vehicle painting and maintenance facilities;
- Transportation, Storage and Distribution yards;
- Recycling facilities;
- Water system facilities including wells and storage tanks serving fifteen (15) or more service connections;
- Commercial and noncommercial wind energy systems;
- Research and development laboratories and institutes with low water usage;
- Parking lots;
- Open air sales;
- Assemblages of people (i.e. carnivals, festivals, races, circuses and etc.) not exceeding five (5) consecutive days and not involving construction of permanent facilities;
- Accessory structures and uses prior to establishment of main use or structure;
- Accessory structures and accessory/incidental uses appurtenant to any permitted use provided there is no intensification of the permitted use;
- Outdoor uses associated with the allowed uses;
- All other uses that are similar to the character, density and intensity of a permitted use with low water usage, other than those specifically excluded;

**Additional Uses Allowed with further EHB Review during Building Permit Process:**

- Retail/Private Diesel and Gasoline Fuel dispensing facilities.
- Propane, oil and gas distributorships including sales and service of product and related appliances and equipment, and bulk storage and distribution of products;
- Wholesale distributors of petroleum products and other uses of a similar character;
- Wireless communications facilities, pursuant to Section 21.64.310

# SEPTIC TANK SYSTEM NOTES & DETAILS

1. SEPTIC TANK TO BE LOCATED 5'-0" (FIVE FEET) (HORIZONTAL DIST.) FROM BUILDING STRUCTURE OR MOBILE HOME AND 10'-0" (TEN FEET) FROM PROPERTY LINE.
2. LEACH FIELD TO BE LOCATED 10'-0" (TEN FEET) (HORIZONTAL DIST.) FROM BUILDING STRUCTURE OR MOBILE HOME OR PROPERTY LINE, 8'-0" (SIX FEET) MIN. FROM SEPTIC TANK.
3. A TWO-WAY SEWER LINE CLEANOUT, WITH RISER TO THE SURFACE, LOCATED 2 (TWO FEET) IN FRONT OF THE INLET END OF THE SEPTIC TANK WILL BE REQUIRED ON ALL SEWER SYSTEMS. SYSTEMS WITH LESS THAN SIX INCHES ABOVE THE GROUND AND BE CAPPED SO AS TO BE GAS TIGHT UNLESS BACK PRESSURE OR EFFECTIVELY LOCATING THE SEPTIC TANK IS APPROVED BY THE DIRECTOR. A BACK PRESSURE OR RELIEF VALVE RATHER THAN CAP IS RECOMMENDED. THE CLEANOUT'S SHALL BE DESIGNED TO:
  - (A) PREVENT THE BACKUP OF SEWAGE INTO THE BUILDING SHOULD THERE BE A MALFUNCTION OF THE SYSTEM.
  - (B) PROVIDE EASY ACCESS CLEAN OUT OF THE SEWER LINE BOTH IN THE DIRECTION OF THE BUILDING AND THE DIRECTION OF THE TANK.
  - (C) PROVIDE A SIMPLE, EFFECTIVE MEANS OF LOCATING THE SEPTIC TANK FOR PERIODIC MAINTENANCE. (OKR02731, 1981)
4. MANHOLE RISERS:
  - (A) SEPTIC TANK IN AREAS TO BE SURFACED BY CEMENT, ASPHALT OR SIMILAR MATERIALS SHALL HAVE A MANHOLE ACCESS BROUGHT TO GRADE OR, IF THE SEPTIC TANK IS 3 (THREE FEET) OR DEEPER FROM THE SURFACE GRADE.
  - (B) MANHOLE RISERS OF A SIZE SUFFICIENT FOR REMOVAL OF THE TANK MANHOLE COVERS SHALL BE INSTALLED FOR EACH COMPARTMENT OF SEPTIC TANKS SERVING MULTIPLE DWELLINGS, HOTELS, MOTELS, COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL USES.
5. IN-LINE EFFLUENT FILTERS MUST BE INSTALLED ON ALL SEPTIC TANK SYSTEMS THAT ARE NEWLY CONSTRUCTED, REPAIRED OR REBUILT. THE EFFLUENT FILTER WILL GREATLY REDUCE OR ELIMINATE SOLIDS CARRY OVER INTO THE DRAINFIELD. THE EFFLUENT FILTERING LINE OF THE DRAINFIELD, THE EFFLUENT FILTER MUST BE APPROVED BY THE DIRECTOR. THOSE EFFLUENT FILTERS THAT ARE APPROVED ARE ON FILE WITH THE DIRECTOR.
6. PIPE IN THE DRAIN FIELD SHALL HAVE A SLOPE OF NOT MORE THAN 2 (TWO INCHES) PER 100 (ONE HUNDRED FEET). SHALL BE CAREFULLY PLACED TO ENSURE EVEN DISTRIBUTION OF EFFLUENT ALONG THE TRENCH. THE MAXIMUM DISTANCE BETWEEN ADJACENT DRAIN FIELD LINES/SIDEWALL TO SIDEWALL SHALL BE AT LEAST 1 (ONE FOOT) UNDISTURBED EARTH OR TWICE THE EFFECTIVE DEPTH OF THE TRENCH, WHICHEVER IS GREATER. THE MINIMUM DISTANCE BETWEEN ENDWALLS OF DRAIN FIELDS SHALL BE MINIMUM EIGHT FEET OF UNDISTURBED EARTH. THE MINIMUM DISTANCE BETWEEN THE SEPTIC TANK AND THE BEGINNING OF THE DISPOSAL FIELD SHALL BE SIX FEET. INDIVIDUAL TRENCH LINES SHALL NOT BE OVER 100 (ONE HUNDRED FEET) IN LENGTH AND SHALL BE CAPPED AT THE END. MINIMUM COVER OVER THE TRENCH PIPE IS 14 (FOURTEEN INCHES) 2 (TWO INCHES) OF COVERING OF ROCK/GRAVEL AND UNTREATED BUILDING PAPER/STRAW AND 12 (TWELVE INCHES) OF BACKFILL.
7. THE ORIGINAL SYSTEM PLUS 1 (ONE) STANDBY INCREMENT OF THE DISPOSAL FIELD MUST BE INSTALLED INITIALLY. THE EXPANSION AREA MUST BE PROTECTED FROM ALL USES EXCEPT FUTURE DISPOSAL. FIELD REPAIRS AND REPLACEMENTS CAN BE LISTED AND APPROVED BY THE DIRECTOR. RISERS FOR THE DISPOSAL FIELD WILL BE REQUIRED. THEY MUST EXTEND FROM THE BOTTOM OF THE DISPOSAL FIELD TO AT LEAST 1 (ONE FEET) ABOVE THE SURFACE OF THE GROUND AND BE CAPPED.



INDIVIDUAL LOT ATTACHMENT  
A

**LOT 1C**

Cara Mia Parkway, Castroville, CA 95012

APN: 030-301-016-000

**Owner** Cara Mia, LLC  
**Address** 10855 Ocean Mist Parkway Suite A, Castroville, CA 95012  
**Applicant** Andrew Ausonio/Linda Ausonio-Grier  
**Telephone** (831) 633-3371

**Zoning** Heavy Industrial  
**Property Area** 2.96 Acres  
**Wastewater System** Sewer  
**Wastewater System Name** Castroville Community Services  
**Water Supply** Mutual System  
**Water System Name** Castroville Community Services

**Proposed Uses**

Refer to EXHIBIT 3 for proposed uses.

INDIVIDUAL LOT ATTACHMENT  
B

**LOT 2**

10778 Cara Mia Parkway, Castroville, CA 95012

APN: 030-301-013-000

**Owner** Aladin Properties, LP  
**Address** 11420A Commercial Parkway, Castroville, CA 95012  
**Applicant** Andrew Ausonio/Linda Ausonio-Grier  
**Telephone** (831) 633-3371

**Zoning** Heavy Industrial  
**Property Area** 2.37 Acres  
**Wastewater System** Sewer  
**Wastewater System Name** Castroville Community Services  
**Water Supply** Mutual System  
**Water System Name** Castroville Community Services

**Proposed Uses**

Refer to EXHIBIT 3 for proposed uses.

INDIVIDUAL LOT ATTACHMENT  
C

**LOT 3A**

10735 Ocean Mist Parkway, Castroville, CA 95012

APN: 030-301-021-000

**Owner** Cara Mia II, LLC  
**Address** 10855 Ocean Mist Parkway Suite A, Castroville, CA 95012  
**Applicant** Andrew Ausonio/Linda Ausonio-Grier  
**Telephone** (831) 633-3371

**Zoning** Heavy Industrial  
**Property Area** 2.99 Acres  
**Wastewater System** Sewer  
**Wastewater System Name** Castroville Community Services  
**Water Supply** Mutual System  
**Water System Name** Castroville Community Services

**Proposed Uses**

Refer to EXHIBIT 3 for proposed uses.

INDIVIDUAL LOT ATTACHMENT  
D

**LOT 3B**

APN: 030-301-022-000

**Owner** Aladin Properties, LP  
**Address** 11420A Commercial Parkway, Castroville, CA 95012  
**Applicant** Andrew Ausonio/Linda Ausonio-Grier  
**Telephone** (831) 633-3371

**Zoning** Heavy Industrial  
**Property Area** 2.09 Acres  
**Wastewater System** Sewer  
**Wastewater System Name** Castroville Community Services  
**Water Supply** Mutual System  
**Water System Name** Castroville Community Services

**Proposed Uses**

Refer to EXHIBIT 3 for proposed uses.

INDIVIDUAL LOT ATTACHMENT  
E

**LOT 4**

10755 Cara Mia Parkway, Castroville, CA 95012

APN: 030-301-007-000

**Owner** Cara Mia III, LLC  
**Address** 10855 Ocean Mist Parkway Suite A, Castroville, CA 95012  
**Applicant** Andrew Ausonio/Linda Ausonio-Grier  
**Telephone** (831) 633-3371

**Zoning** Heavy Industrial  
**Property Area** 1.16 Acres  
**Wastewater System** Sewer  
**Wastewater System Name** Castroville Community Services  
**Water Supply** Mutual System  
**Water System Name** Castroville Community Services

**Proposed Uses**

Refer to EXHIBIT 3 for proposed uses.



INDIVIDUAL LOT ATTACHMENT  
F

**LOT 5**

10775 Cara Mia Parkway, Castroville, CA 95012

APN: 030-301-008-000

**Owner** Cara Mia III, LLC  
**Address** 10855 Ocean Mist Parkway Suite A, Castroville, CA 95012  
**Applicant** Andrew Ausonio/Linda Ausonio-Grier  
**Telephone** (831) 633-3371

**Zoning** Heavy Industrial  
**Property Area** 2.15 Acres  
**Wastewater System** Sewer  
**Wastewater System Name** Castroville Community Services  
**Water Supply** Mutual System  
**Water System Name** Castroville Community Services

**Proposed Uses**

Refer to EXHIBIT 3 for proposed uses.

INDIVIDUAL LOT ATTACHMENT  
G

**LOT 24**

11005 Commercial Parkway, Castroville, CA 95012

APN: 133-492-012-000

**Owner** Aladin Properties, LP  
**Address** 11420 A Commercial Parkway, Castroville, CA 95012  
**Applicant** Andrew Ausonio/Linda Ausonio-Grier  
**Telephone** (831) 633-3371

**Zoning** Heavy Industrial

**Property Area** 1.8 Acres

**Wastewater System** Sewer

**Wastewater System Name** Castroville Community Services

**Water Supply** Mutual System

**Water System Name** Castroville Community Services

**Proposed Uses**

Refer to EXHIBIT 3 for proposed uses.

INDIVIDUAL LOT ATTACHMENT  
H

**LOT 46**

11380 Commercial Parkway, Castroville, CA 95012

APN: 133-491-021-000

**Owner** Aladin Properties, LP (25%)  
Ausonio Apartments, LP (75%)

**Address** 11420 A Commercial Parkway, Castroville, CA 95012

**Applicant** Andrew Ausonio/Linda Ausonio-Grier

**Telephone** (831) 633-3371

**Zoning** Heavy Industrial

**Property Area** 2.3 Acres

**Wastewater System** Septic

**Wastewater System Name** Private Septic

**Water Supply** Mutual System

**Water System Name** Castroville Community Services

**Proposed Uses**

Refer to EXHIBIT 4 for proposed uses.

INDIVIDUAL LOT ATTACHMENT

I

**LOT 49**

11440 Commercial Parkway, Castroville, CA 95012

APN: 133-491-024-000

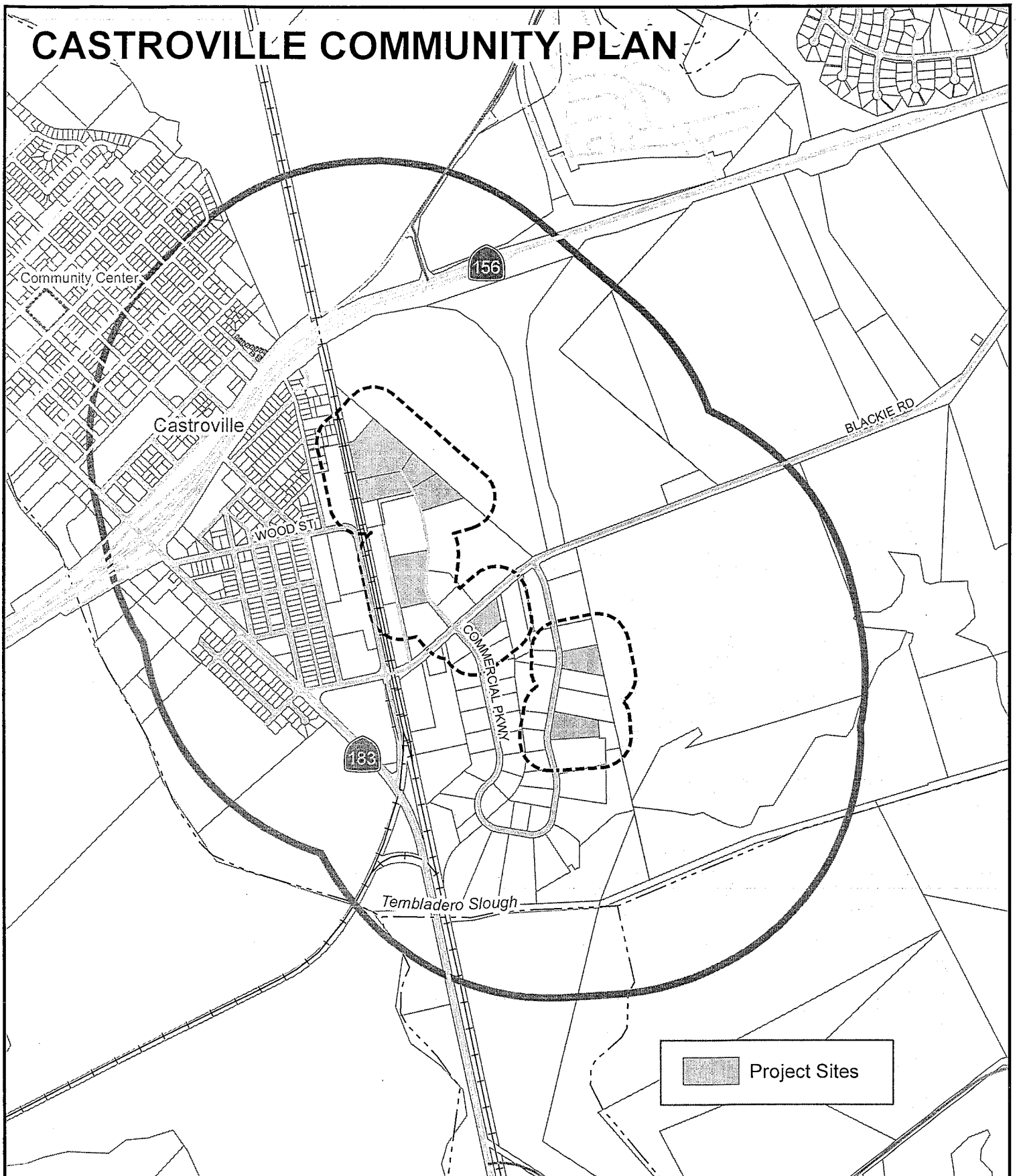
**Owner** Aladin Properties, LP  
**Address** 11420 A Commercial Parkway, Castroville, CA 95012  
**Applicant** Andrew Ausonio/Linda Ausonio-Grier  
**Telephone** (831) 633-3371


**Zoning** Heavy Industrial  
**Property Area** 2.1 Acres  
**Wastewater System** Septic  
**Wastewater System Name** Private Septic  
**Water Supply** Mutual System  
**Water System Name** Castroville Community Services

**Proposed Uses**

Refer to EXHIBIT 4 for proposed uses.

# CASTROVILLE COMMUNITY PLAN






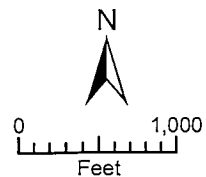
 Project Sites

APPLICANT: AUSONIO, ALADIN PROPERTIES, CARA MIA LLC, ETC

APN: 133-492-012-000M

FILE # PLN130856

 2500' Limit  300' Limit  Water



PLANNER: MACK