

MONTEREY COUNTY PLANNING COMMISSION

Meeting: January 28, 2015	Agenda Item No.: 4
Project Description: Consider an amendment to previously approved General Development Plan (PLN100669) to add additional allowable uses, operation standards, and clarify prohibited uses and design regulations at an existing industrial facility.	
Project Location: 11455 Wood Street, Castroville	APN: 030-231-006-000
Planning File Number: PLN140613	Owner: Aladin Properties Applicant: Aladin Properties (Linda Grier)
Planning Area: Castroville Community Plan	Flagged and staked: No
Zoning Designation: “IND-C” or Industrial - Castroville Community Plan	
CEQA Action: Categorically Exempt per Section 15301 of the CEQA Guidelines.	
Department: RMA-Planning	

RECOMMENDATION:

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

- 1) Find the project Categorically Exempt per Section 15301 of the CEQA Guidelines; and
- 2) Approve the Amended General Development Plan, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

PROJECT OVERVIEW:

Project Description and Background

In 2012, The Planning Commission approved a General Development Plan (GDP) (PLN100669), which referenced the previous (historic) uses on the project site and established the baseline for historic water use (3,528 cubic feet per month), number of employees (60), and traffic generation trips (117 – 11 am peak / 17 pm peak). After adoption in 2012, it was discovered that the language of the GDP was overly restrictive, contains ambiguous language as to what is allowed on site, and does not allow the owner flexibility in changing tenants and users, nor list prohibited uses upon the site; therefore the Property Owner has requested an amendment to the GDP.

The intent of the Amended General Development Plan is to expand the onsite allowed uses, clean up ambiguity relative to previous allowed uses, provide flexibility to the property owner to attract and change tenants to and within the existing industrial area, and add/clarify those uses which would not be allowed (prohibited) on the project site. The Amended GDP does not propose to authorize or allow additional site construction or expansion of the existing facilities. Additionally, the newly requested “allowed uses” would be subject to the historic monthly water use, and historic maximum employee thresholds. The Amended General Development Plan is attached to this staff report in ~~strike through~~/underline format for ease of review (Exhibit C.2).

Project Issues

The additional “allowed uses” were reviewed by responsible departments and agencies, including the Economic Development Department, North County Fire Protection District (public safety), RMA-Planning (zoning), Environmental Health Bureau (water/septic use), and Public Works (traffic). None of these reviewing departments expressed concerns relative to the addition of additional proposed “allowed uses” within the Amended GDP. The new uses would not be inconsistent with the zoning regulations, is not anticipated to exceed the historic water/septic thresholds, would not pose a risk public health and safety, and is not anticipated to increase traffic generation above the existing levels within the project vicinity.

Environmental Review

The project is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities). The proposed amendment to the General Development Plan does not require the construction of additional building or facilities.

A traffic report (LIB120275) was submitted to Public Works for review at the time of the initial GDP application (2012). The traffic report concluded that there would be no significant impact to the operation of surrounding roadways, and that on-site circulation was adequate for the existing development and historic use thresholds. The proposed General Development Plan amendment would not allow an intensity of use above the historic levels, and is intent to only provide flexibility to attract or change tenants.

Recommendation

Staff recommends approval of the January 28, 2015 Amended General Development Plan attached to this staff report, subject to the findings and evidence and conditions of approval.

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
- RMA - Building Department
- Economic Development Department

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended by RMA-Planning and Monterey County Environmental Health Bureau 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
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; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Christine G.

Kemp (Noland, Hamerly, Etienne & Hoss), Interested Party; Planning File PLN140613

Attachments: Exhibit A Project Data Sheet
Exhibit B Draft Resolution, including:
• Conditions of Approval
• General Development Plan
Exhibit C Vicinity Map

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



EXHIBIT A

Project Information for PLN140613

Application Name: Aladin Properties
Location: 11455 Wood St, Castroville
Applicable Plan: North County
Advisory Committee: North County Non-Coastal Advisory Committee
Permit Type: Permit Amendment
Environmental Status: Categorical Exemption
Zoning: CP

Primary APN: 030-231-006-000
Coastal Zone: No
Final Action Deadline (884): 12/30/2014
Land Use Designation: Castroville Community Plan

Project Site Data:

Lot Size: 4.42
Existing Structures (sf): 28438
Proposed Structures (sf): 0
Total Sq. Ft.: 28438

Coverage Allowed: N/A
Coverage Proposed: N/A
Height Allowed: N/A
Height Proposed: N/A
FAR Allowed: N/A
FAR Proposed: N/A

Special Setbacks on Parcel: N

Resource Zones and Reports:

Seismic Hazard Zone: VI
Erosion Hazard Zone: Moderate
Fire Hazard Zone:
Flood Hazard Zone: X (shaded)
Archaeological Sensitivity: high
Visual Sensitivity: None

Soils Report #: N/A
Biological Report #: N/A
Forest Management Rpt. #: N/A
Geologic Report #: N/A
Archaeological Report #: N/A
Traffic Report #: LIB120275

Other Information:

Water Source: System
Water Purveyor: Castroville Water District
Fire District: North County FPD
Tree Removal: N/A

Grading (cubic yds.): 0
Sewage Disposal (method): SEWER
Sewer District Name: CSA 14 / MRWPCA

**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:

ALADIN PROPERTIES (PLN140613)

RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

- 1) Finding the project Categorical Exempt per Section 15301 of the CEQA Guidelines; and
- 2) Approve the Amended General Development Plan.

[PLN140613, Aladin Properties, 11455 Wood Street, Castroville, Castroville Community Plan (APN: 030-231-006-000)]

The Aladin Amended General Development Plan application (PLN140613) came on for public hearing before the Monterey County Planning Commission on January 28, 2014. 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 an Amendment to previously approved General Development Plan (PLN100669) to add additional allowable uses, operation standards, design regulations at an existing industrial facility.
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 PLN140613.

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;
 - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
b) The property is located at 11455 Wood Street, Castroville (Assessor's Parcel Number 030-231-006-000), Castroville Community Plan. The parcel is zoned "IND-C" or Industrial - Castroville Community Plan, which allows a General Development Plan to outline allowable uses and

operation standards for the existing industrial facility. Therefore, the project is an allowed land use for this site.

- c) The project planner conducted various site inspections to verify that the project on the subject parcel conforms to the plans listed above.
- d) The property was initially developed prior to the adoption of the Castroville Community Plan (CCP). With adoption of the CCP, the site became legal non-conforming relative to minimum setback, landscaping, and visual screening requirements contained within the CCP. Therefore in September of 2012, a General Development Plan (GDP) (PLN10069) was prepared to establish the existing development, landscaping, parking, setbacks and permitted uses; this GDP brought the property into conformance with all applicable land use and zoning regulations.
- e) The Amended GDP will not change/alter any of the previously approved setbacks, landscaping or parking requirements, and is intended to add permitted uses and clarify the prohibited uses on the subject property. This alteration will not conflict with any applicable General Plan, Community Plan, or zoning regulations.
- f) 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.
- g) 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 PLN140613.

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 did not identify potential impacts which could result to resources located within the vicinity of the project site. No reports were required to be submitted for the proposed GDP revision, and the site is previously developed and the project does not proposed additional construction.
 - c) The 4.42 acre site has 28,438 square feet of structures constructed on it, divided into 10 lease spaces. While 60 employees represent a historical high for the site, there are approximately 4 acres of paved area which can accommodate additional employee parking.
 - d) The project planner conducted a various site inspections to verify that the project on the subject parcel conforms to the plans listed above.
 - e) 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 PLN140613.

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.
 - c) Historically there has been water usage of 3,528 cubic feet per month (2000). Most recent water usage has been approximately 641 cubic feet (2012). The previous GDP authorized potential industrial uses which would not exceed the historical high of 3,528 cf/month. It is not the intent of the amended GDP and additional allowed uses to exceed the historical water usage allowance of 3,528 cf/month. Therefore, project is still required to comply with the water allowance of no more than 3,528 cf/yr.
 - d) The project planner conducted a various site inspections to verify that the project on the subject parcel conforms to the plans listed above.
 - e) 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 PLN140613.

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 a 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 PLN140613.

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 an amendment to a General Development Plan to outline allowable uses and clarify prohibited uses, operation standards and design regulations for an existing industrial facility. No new development is proposed.

- c) Recently the site used approximately 15-18% of the historical high water use of 3,528 cf/month. It is not the intent of the amended GDP and additional allowed uses to exceed the historical water usage allowance of 3,528 cf/month. Therefore, project is still required to comply with the water allowance of no more than 3,528 cf/yr.
- d) No adverse environmental effects were identified during staff review of the development application during a various site visits.
- e) The project does not fall under any of the criteria which might preclude “Exempt” status, pursuant to CEQA Section 15300.2 (“Exceptions”). The GDP amendment will not create an impact within a particularly sensitive environment, is not located on a registered Hazardous Waste Site, and will not result in damage to scenic or historic resources.
- f) 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 PLN140613.

7. **FINDING:** **AMENDED 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. 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 RMA-Planning, North County Fire Protection District, Parks Department, 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.
 - c) An Amended General Development Plan has been developed that allows industrial uses in keeping with the industrial park, building configuration and intended use of the site. The initial GDP established parking, sign, landscape, design and operational criteria for the project site. No changes to these criteria are requested and all criteria will remain in effect as previously approved, with the exception of the additional allowed uses. Additionally, the Amended GDP will clarify prohibited uses within the project site. The Amended GDP is attached hereto and incorporated herein by reference.

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) Finding the project Categorically Exempt per Section 15301 of the CEQA Guidelines; and
- 2) Approve the Amended General Development Plan.

PASSED AND ADOPTED this 28th 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 PLANNING COMMISSION.

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

PLN140613

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: An Amended General Development Plan (GDP) for the Wood Street site 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:
"An Amended General Development Plan (GDP) (Resolution Number ***) was approved by the Planning Commission for Assessor's Parcel Number 030-231-006-000 on January 28, 2015. The Amended General Development Plan was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Compliance or Monitoring Action to be Performed: Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

3. 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 .

4. PDSP001 - CONFORMITY TO THE CASTROVILLE COMMUNITY PLAN (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The property was developed prior to the adoption of the Castroville Community Plan (CCP). While legal, the property existing on-site development does not conform to the CCP's 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 CCP or any 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 any successor documents.

5. EHSP01 - HAZARDOUS MATERIALS COMPLIANCE - TENANT AGREEMENTS (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 between the property owner and the tenant shall include the following information:

"No Hazardous Material Handling or Storage or Hazardous Waste Generation is allowed onsite without proper permits from Environmental Health.

All new tenants shall contact Environmental Health Bureau prior to commencement of operations to ensure all proper Health permits are obtained.

No uses that involve any of the following will be allowed without a Hazardous Materials Facility Operating Permit from Environmental Health:

- Storage and Handling of Hazardous Materials
- Generation of Hazardous Waste
- Above Ground Petroleum Storage Tank(s)
- Underground Storage Tank(s)
- Storage and Handling of Acutely Hazardous Materials or Extremely Hazardous Substances

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.

GENERAL DEVELOPMENT PLAN

September 12, 2012

(REVISED – January 28, 2015)

ALADIN PROPERTIES - WOOD STREET WAREHOUSE

SITE 11455 WOOD STREET, CASTROVILLE

County Planning File No. PLN100669 / PLN140613

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 amended GDP identifies allowable uses and development standards, including operation parameters, and prohibited uses for the site. Further expansion or changes in intensity and/or scope of the identified uses shall require appropriate additional discretionary review prior to commencement of revised those uses. Uses not identified with this amendment will require additional 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 have 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, and Prohibited Uses

The following uses are allowed by this Amended General Development Plan:

- Truck and heavy equipment repair;
- Agricultural box manufacturing;
- Agricultural supply and repair facilities;

- Equipment/warehouse storage;
- Recycling facility;
- Equipment rental facility and storage;
- Vehicle storage;
- Vehicle repair, maintenance and testing facilities;
- Shops for trade workers;
- Offices related to the allowed uses;
- Light Manufacturing; and
- Research and Development;
- Carpenter shops, contractor's yards, lumberyards, plumbing shops, welding shops, public utility structures and uses, and other uses of a similar nature;
- Manufacture of clothing, handicraft products, printing, lithographing, and other light manufacturing or industrial uses of a similar character;
- Wholesale stores, storage, and warehouses;
- Wholesale and retail establishments distributing materials and products essential to agriculture and farming operations;
- Warehouses for the collection, packaging and distribution of all agriculture and horticulture uses and ancillary uses;
- Outdoor uses associated with the allowed uses;
- Open air sales;
- Incidental and/or accessory occupancies to the allowed uses;
- Transportation yards;
- Water system facilities including wells and storage tanks serving fifteen (15) or more service connections;
- Bottling works;
- Trade and/or Industrial schools or similar public/quasi-public uses;
- Agricultural processing plants;
- Commercial kennels and/or school related animal husbandry;
- Chemical laboratories, electronic products and instrument manufacturing;
- Non-retail dry cleaning plants and laundries;
- Food processing, fish canning and other uses of similar character;
- Funeral parlors;
- Research and development laboratories and institutes;
- Propane, oil, gas, and bulk storage distributorship, sales and service of appliance(s) and related equipment; and
- Wholesale distributors of petroleum products, contractors yards, welding shops and other uses of a similar character.

The following uses shall be prohibited and not allowed or permitted under this Amended General Development Plan:

- Junk yards, wrecking yards, tow yards, and automobile dismantling yards;
- The manufacture of acid, cement, electric power, explosives, nuclear components, fireworks, pesticides, fertilizer, glue, gypsum, inflammable liquids or gases, tank farms, and other uses which might be objectionable by reason of the production of emission of noise, offensive odor, smoke, dust, bright lights, vibration or involving the handling of explosives or dangerous materials or minerals;
- The exploration for and the removal of oil and gas;
- Trailer courts;
- Labor camps;

- Commercial excavation of building or construction materials;
- Distillation of bones;
- Dumping, disposal, incinerations or reduction of garage, sewage, offal, dead animals or refuse;
- Fat rendering;
- Stock yards or slaughter of animals;
- Refining of petroleum or of its products;
- Smelting of copper, iron, tin, zinc, and/or other ores;
- Cemeteries;
- Rehabilitation centers and detention facilities;
- All residential uses;
- Manure processing, transfer or distribution; and
- Removal of minerals or natural materials for commercial purposes.

3.1 Change of Tenants

It shall be the obligation of the property management to inform prospective new tenants of this Amended General Development Plan and to lease or rent to new tenants that are consistent with the historie allowed and prohibited uses and character of the property and this Amended General Development Plan. The property management may contact the Monterey County Planning Department for a consistency determination with this A m e n d e d General Development Plan prior to leasing to new tenants. The Planning Department in its consideration may contact the Environmental Heath Bureau, Water Resources Agency, Fire Department, Castroville Water District, or any other authority it thinks appropriate for advice. New tenants determined to be consistent will be so advised.

New tenants that present an intensification of water use above a property maximum of 3,528 cubic feet a month 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 new 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 be Monday through Sunday, 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. While 60 employees are the estimated highest historical amount of employees, the property has the ability to park several hundred vehicles, and hence has the capacity for a much larger

workforce. Sufficiently striped and dedicated parking spaces to accommodate employees shall be maintained on-site by the property owner. See item 4.6 below.

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. 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

Presently in 2012, the 11455 Wood Street facility water usage is approximately 641 cubic feet per month. Historically, as with the use of the property by VGS Vegetable Growers Supply in the year 2000, water usage has been as high as 3,528 cubic feet per month.

Uses that present an intensification of water use above a property maximum of 3,528 cubic feet a month may also be considered, but may first require ~~that the General Development Plan be formally amended and~~ that additional environmental review be conducted (at the applicant/landowner's expense). Such new 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.

4.8 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. Truck traffic shall be directed to the Wood Street frontage through on-site signs and directional markings and trucks shall be discouraged from using the Del Monte Avenue gates.

4.10 Setbacks

Structural setbacks shall comply with the attached General Development Plan/Site Plan. Redevelopment of the site and any proposed new structures and 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 Amended 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, 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 Amended 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 September 12, 2012.

Amendment adopt by the County of Monterey Planning Commission on January 28, 2105.

CASTROVILLE COMMUNITY PLAN



APPLICANT: ALADIN PROPERTIES

APN:030-231-006-000

FILE # PLN_i140613

Water 2500' Limit 300' Limit City Limits

