

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

In the matter of the application of:

**ALADIN PROPERTIES (PLN090080)**

**RESOLUTION NO. 10-017**

Resolution by the Monterey County Planning  
Commission:

- 1) Consider the Addendum to the Environmental Impact Report (SCH# 20005061132) previously adopted for the Castroville Community Plan, per Section 15164 of the CEQA guidelines;
- 2) Approve PLN090080 consisting of a Use Permit and General Development Plan for the construction of a 23,628 square foot, 12 unit Warehouse/Commercial Facility; and
- 3) Adopt the Mitigation Monitoring and Reporting Plan (Exhibit C)

PLN090080, Aladin Properties, 11160 Commercial Parkway, Castroville Community Plan (APN: 133-491-043-000)

**The application for Aladin Properties (PLN090080) came on for public hearing before the Monterey County Planning Commission on June 30, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 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 property is located at 11160 Commercial Parkway, Castroville (Assessor's Parcel Number 133-491-043-000), Castroville Community Plan. The parcel is zoned Industrial within the Castroville Community Plan, which requires a General Development Plan prior to the establishment of any development that proposes more than one use and proposes development on a lot in excess of one acre. The project, as described, is an allowed land use for the site.

- c) The project planner conducted a site inspection on May 18, 2010, to verify that the project on the subject parcel conforms to the plans listed above.
- d) The project was referred to the North County Non-Coastal Land Use Advisory Committee (LUAC) for review on February 3, 2010. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because of land use issues that necessitate review prior to a public hearing. The LUAC recommended approval with a vote of 3 -0, with 1 member abstaining.
- e) The project was not referred to the Castroville Redevelopment Citizen's Advisory Committee (CAC). The project is located in the already established Castroville Industrial Park and will be consistent with the industrial uses and characteristics of the area.
- f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090080.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, North County Fire Protection District, Public Works, Environmental Health Division, Redevelopment Agency 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) 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 independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
    - *"Geotechnical Report" (LIB100113) prepared by Grice Engineering, Inc., Salinas, CA, October 2009.*
  - c) The project area was reviewed for environmental impacts analyzed by the Castroville Community Plan EIR. Mitigation Measures within the Castroville Community Plan EIR that are applicable to the Aladin Properties project have been incorporated as Conditions of Approval (Condition no. 8 through 17).
  - d) Staff conducted a site inspection on May 18, 2010, to verify that the site is suitable for this use.
  - e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090080.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or

*Aladin Properties/Nancy B Ausonio TR (PLN090080)*

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 Planning Department, North County Fire Protection District, Department of Public Works, Environmental Health Division, and Water Resources Agency. The respective departments/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) Preceding findings and supporting evidence for PLN090080.

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

**EVIDENCE:** Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.

5. **FINDING:** **CEQA (Addendum):** - An Addendum to a previously certified Castroville Community Plan EIR (SCH #2005061132) was prepared pursuant to Code of Regulations, Title 14, Section 15164 to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted Castroville Community Plan EIR. The Castroville Community Plan EIR reflects the independent judgment and analysis of the County. None of the findings listed within Section 15162 requiring a subsequent EIR can be made.

**EVIDENCE:** a) The Aladin Properties application has been submitted following the adoption of the Castroville Community Plan (CCP). During the review process of the CCP, an Environmental Impact Report (EIR) was prepared to evaluate environmental impacts and a Final EIR (SCH# 2005061132) was certified in November 2006. The EIR was considered to be programmatic; however, potential impacts to air quality, hazards/hazardous materials, hydrology/water quality, noise, traffic and utilities caused by the development and full buildout of infill sites were evaluated and mitigation measures were identified. Mitigation measures that pertain to the project have been added as conditions of approval.

The following mitigation measures are not applied to the Aladin Properties project because they have been applied in the prior EIR prepared for the Castroville Industrial Park Subdivision, which was approved in the mid-1980s:

- 1) Cultural Resources (MM No. 3.5-1a): The mitigation measure requires the project site to be evaluated by a qualified archaeologist. The site and other parcels within the Castroville Industrial Park were analyzed for cultural resources in an archaeological survey prepared by Resource Service, Petaluma, CA, dated August 25, 1977. The project parcel was identified as negative for cultural resources and is located over 900 feet away from an identified archaeological site. Condition No. 3 has been added in the event archaeological resources are discovered.
- 2) Biological Resources (MM No. 3.4-1, 3, 4, 5, 6, & 7): These mitigations measures require projects to be evaluated by a qualified biologist for biological resources, such as: protected species. In accordance with the approval of the Castroville Industrial Park Subdivision, all biological mitigation measures were met. The site was prepared for development following approval of the Industrial Park. A site visit was conducted on May 18, 2010. The subject parcel is vacant with very little vegetation (weeds) on it. No biological resources were found, nor is the property located near an important area for biological resources.
- 3) Traffic (MM No. 3.14-5, 7, 11, & 14): The Castroville Community Plan EIR analyzed the build-out of the Castroville Industrial Park. The Castroville Industrial Park is part of the Blackie Road Assessment District, which implemented the widening of Blackie Road to a four-lane arterial road from Commercial Parkway to Merritt Street (State Route 183). The Assessment District also implemented improvements along Del Monte Avenue and installed a traffic signal at the Merritt Street (State Route 183)/Blackie Road – Oak Street intersection. These improvements were required as traffic mitigations for the establishment of the Castroville Industrial Park development. Due to the fact that the Aladin Properties project is a component of the Castroville Industrial Park, the impacts of the development of this parcel has been addressed through the mitigations of the Castroville Industrial Park.

Other reports required by the Community Plan EIR, such as water use analysis, Phase I ESA, geotechnical report, and storm-water pollution prevention plan, are required for County review prior to the applicant obtaining a building permit. The project's location is consistent with the surrounding land uses and existing noise environments. As such, the project impacts were analyzed in the

Castroville Community Plan Final EIR and mitigation measures suggested by the EIR that are applicable to the project have been incorporated.

The Aladin Properties project, as proposed, does not include or cause any substantial changes, nor does it present changed circumstances that will require major revisions to the certified EIR. The certified Final EIR for the Castroville Community plan anticipated the construction of similar individual projects, and provided programmed mitigation measures and to address the effects of constructing individual projects over time. Those measures and requirements have been conditioned upon the Aladin Properties proposal (Condition No. 8 through 17).

- b) Pursuant to Section 15183 of the CEQA guidelines, no additional environmental review is required if a project is consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified.

The project, as proposed:

- Does not proposed any additional significant impacts which were not evaluated by the Castroville Community Plan EIR;
- The location of the project has been analyzed and mitigated for by a previously adopted EIR, prepared for the Castroville Community Plan;
- The project is consistent with the Castroville Community Plan, which an Environmental Impact Report (EIR) was prepared to evaluate environmental impacts and a Final EIR (SCH# 2005061132) was certified in November 2006. All mitigation measure approved within the Castroville Community Plan pertaining to the project has been added as Conditions of Approval (Condition No. 8 through 17).

- c) See preceding and following findings and supporting evidence.

6. **FINDING:** **GENERAL DEVELOPMENT PLAN** –The Castroville Community Plan 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 meets the size and number of uses criteria pursuant to Section 3.3 Industrial Development Standards for the Castroville Community Plan; therefore, a GDP is required to be approved by the Planning Commission prior to new development, changes in use, expansion of use, or physical improvement of the site.
- b) The project as described in the application and accompanying materials was reviewed by the Planning Department, North County Fire Protection

District, Public Works Department, Environmental Health Division, Redevelopment Agency 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) A General Development Plan has been prepared by the applicant, which establishes: 1) uses allowed within the facility; 2) operation standards, with limitations to the amount of employees, dictates operation times, and provides permitting guidelines for all future tenants; and 3) development standards and design guidelines that are consistent with the standards and guidelines within the Castroville Community Plan.
- d) An on-going condition has been added as a condition of approval which mandates all future improvements to be consistent with the General Development Plan. Any uses not listed within the General Development Plan are not allowed, or the General Development Plan must be amended and approved by the Planning Commission (Condition No. 7). (The General Development is incorporated into the Resolution as Exhibit 2).
- e) Staff conducted site inspections on May 18, 2010, to verify that the proposed GDP and project are consistent with allowed uses for an industrial site and historical uses identified.
- f) Materials in Planning File PLN090080.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

**EVIDENCE:** Section 21.80.040 Monterey County Zoning Ordinance.

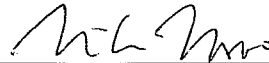
### **DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Planning Commission does hereby:

- A. Consider the Addendum to the Environmental Impact Report previously adopted for the Castroville Community Plan (SCH# 20005061132), per Section 15164 of the CEQA guidelines;
- B. Approve the Use Permit and General Development Plan for the construction of a 23,628 square foot, 12 unit warehouse/commercial facility, in general conformance with the attached sketch, the attached General Development Plan and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference; and
- C. Adopt the Mitigation Monitoring and Reporting Plan (**Exhibit 1**)

**PASSED AND ADOPTED** this 30th day of June, 2010 upon motion of Commissioner Padilla, seconded by Rochester, by the following vote:

AYES: Getzelman, Vandever, Roberts, Rochester, Brown, Sanchez, Diehl, Padilla  
NOES: None  
ABSENT: Salazar  
ABSTAIN: Ottone



Mike Novo, Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON **JUL 07 2010**

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 **JUL 17 2010**

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. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

**RESOLUTION 10-017 - EXHIBIT 1**  
**Monterey County Resource Management Agency**  
**Planning Department**  
**Condition Compliance and/or Mitigation Monitoring**  
**Reporting Plan**

Project Name: Aladin Properties

File No: PLN090080

APNs: 133-491-043-000

Approved by: Planning Commission

Date: June 30, 2010

*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
<b>RMA - Planning Department</b>						
1.		<b>PD001 - SPECIFIC USES ONLY</b> This Use Permit and General Development Plan (PLN090080) allows for the construction of a 23,628 square foot, twelve unit warehouse/commercial facility. The property is located at 11160 Commercial Parkway, Castroville (Assessor's Parcel Number 133-491-043-000), Castroville Community Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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. (RMA-Planning Department)	Adhere to conditions and uses specified in the permit.  Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department.  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.	Owner/ Applicant  RMA - Planning  WRA  RMA - Planning	Ongoing unless otherwise stated	



<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
2.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution 10-017) was approved by the <b>PLANNING COMMISSION</b> for Assessor's Parcel Number 133-491-043-000 on June 30, 2010. The permit was granted subject to 29 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." ( <b>RMA-Planning Department</b> )	Obtain appropriate form from the RMA-Planning Department.  The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant  RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		<b>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</b> 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. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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 the discovery. ( <b>RMA - Planning Department</b> )	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department 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.	Owner/ Applicant/ Archaeo- logist	Ongoing	
4.		<b>PD004 - INDEMNIFICATION AGREEMENT</b> The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided	Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.  Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property,	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. <b>(RMA - Planning Department)</b>			whichever occurs first and as applicable	
5.		<b>PD032(A) - PERMIT EXPIRATION</b> The permit shall be granted for a time period of 3 years, to expire on June 30, 2013 unless use of the property or actual construction has begun within this period. <b>(RMA – Planning Department)</b>	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	
6.		<b>PD010 - EROSION CONTROL PLAN AND SCHEDULE</b> The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of	An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.	Owner/ Applicant	Prior to the issuance of grading and building permits	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. <b>(RMA - Planning Department)</b>	Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.	Owner/ Applicant	Ongoing	
7.		<b>PDSP001 – GENERAL DEVELOPMENT PLAN</b> All future uses, operation standards, and design requirements shall comply with the General Development Plan. The General Development Plan shall be available within Planning File No. PLN90080 and incorporated with the approved resolution (Resolution No. <b>10-017</b> ) as “Exhibit 2.” All uses, operation standards, or design requirements not within the General Development Plan shall not be allowed, unless a Use Permit to amend the General Development Plan is approved by the Planning Commission. <b>(RMA - Planning Department)</b>	All uses, operations and design requirements shall be consistent with the General Development Plan.	Owner/ Applicant	On-going	
<b>Conditions Required by the Castroville Community Plan EIR</b>						
8.	(MM# 3.1-3b)	<b>CCP001 - CASTROVILLE COMMUNITY PLAN REQUIRED CONDITION – AESTHETICS (NONSTANDARD)</b> The County of Monterey shall require that the project applicant(s) restrict the use of reflective materials to minimize daytime glare within the planning area. <b>(RMA – Planning Department)</b>	The applicant shall provide color and material samples to the RMA-Planning Department for review and approval of RMA-Director of Planning.	Owner/ Applicant	Prior to approval of building permits.	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
9.	(MM# 3.3-1a)	<p><b>CCP002 - CASTROVILLE COMMUNITY PLAN REQUIRED CONDITION – AIR QUALITY (NONSTANDARD)</b></p> <p>The applicant shall implement best-available control measures (BACM) to reduce emissions of particulate matter, as recommended by the MBUAPCD and in accordance with Policy 20.2.5 of the Monterey County General Plan during construction activities. BACM typically recommended by the MBUAPCD include, but are to limited to, the following:</p> <ul style="list-style-type: none"> <li>• Water all active construction areas at least twice daily. Frequency should be based on the type of operation, soil and wind exposure;</li> <li>• Prohibit all grading activities during periods of high wind (over 15 mph);</li> <li>• Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days);</li> <li>• Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed areas;</li> <li>• Cover all trucks hauling soil, sand , and other loose materials or required all trucks to maintain at least 6 inches of freeboard;</li> <li>• Replant vegetation in disturbed areas as quickly as possible;</li> <li>• Enclose, cover, water twice daily, or apply nontoxic soil binders to exposed stockpiles, such as dirt, sand, etc;</li> <li>• Sweep daily, with water sweepers, if visible soil materials are carried onto adjacent public streets;</li> <li>• Limit traffic speeds on unpaved roads to 15 mph;</li> <li>• Install sandbags or other erosion control measures to prevent silt runoff to public roadways; and</li> <li>• Limit areas of active disturbance to no more than</li> </ul>	<p>The applicant shall submit a Construction Management Plan providing information on implementation of best-available control measures (BACM) reducing emissions of particulate matter during construction activities. The Construction Management Plan shall be reviewed and approved by the County of Monterey Planning and Building Inspection Department.</p> <p>Should measures not be met, or are not successful, the RMA-Director of Planning shall require work to be halted until required measures are in place to reduce emissions of particulate matter during construction activities.</p>	Owner/ Applicant	Prior to the issuance of grading and building permits	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		2.2 acres per day for initial site preparation activities that involve extensive earth-moving activities (grubbing, excavation, rough grading), or 8.1 acres per day for activities that involve minimal earth Moving (e.g., finish grading) (RMA – Planning Department)				
10.	(MM# 3.3-1b)	<p><b>CCP003 - CASTROVILLE COMMUNITY PLAN REQUIRED CONDITION – AIR QUALITY (NONSTANDARD)</b></p> <p>The applicant shall implement best-available control measures (BACM) to reduce emissions of toxic air contaminants, as recommended by the MBUAPCD and in accordance with Policy 20.2.5 of the <i>Monterey County General Plan</i> during construction activities. Examples of BACM typically recommended by the MBUAPCD include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>• Diesel equipment used onsite should be year 2003, or</li> <li>• newer, equipped with emission control technology (e.g.,</li> <li>• diesel-oxidation catalyst), or use alternative fuels (e.g.,</li> <li>• biodiesel) that sufficiently reduces diesel-exhaust emissions at nearby receptors to within acceptable levels, as defined by the MBUAPCD. For equipment</li> <li>• retrofitted to operate with diesel exhaust emissions</li> <li>• control technology, the CERP shall include verification</li> <li>• of installation or presence of these devices for review by</li> <li>• the MBUAPCD. Additional controls may be required,</li> <li>• such as restrictions on equipment use/location,</li> <li>• construction phasing, and/or hours of construction, to be determined on a project-</li> </ul>	<p>The applicant shall submit a Construction Management Plan which provides information on implementation of best-available control measures (BACM) reduce emissions of toxic air contaminants during construction activities. The Construction Management Plan shall be reviewed and approved by the County of Monterey Planning and Building Inspection Department.</p> <p>Should measures not be met, or are not successful, the RMA-Director of Planning shall require work to be halted until required measures are in place to reduce emissions of particulate matter during construction activities.</p>	Owner/ Applicant	Prior to the issuance of grading and building permits	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
11.	(MM# 3.3-2)	<p><b>CCP004 - CASTROVILLE COMMUNITY PLAN REQUIRED CONDITION – AIR QUALITY (NONSTANDARD)</b></p> <p>The applicant shall be required that to implement best-available control measures to reduce criteria air pollutants of ROG, NO<sub>x</sub>, CO and PM<sub>10</sub> as recommended by the MBUAPCD and in accordance with Policy 20.2.5 of the <i>Monterey County General Plan</i> (1982), during operations. Best available control measures typically recommended by the MBUAPCD include, but are not limited to, the following:</p> <p><u>Commercial and Industrial Uses</u></p> <ul style="list-style-type: none"> <li>• Provide preferential carpool/vanpool parking spaces;</li> <li>• Provide facilities that encourage the use of alternative transportation sources (e.g., public transportation, bicycle and pedestrian access), such as transit bus pullouts shelters, and on-site showers, lockers and bicycle storage/parking;</li> <li>• Provide on-site child care centers;</li> <li>• Develop park-and-ride lots;</li> <li>• Employ a transportation/rideshare coordinator;</li> <li>• Implement a rideshare program;</li> <li>• Provide incentives to employees to rideshare or take public transportation;</li> <li>• Implement compressed work schedules; and</li> <li>• Implement telecommunicating programs.</li> </ul> <p><b>(RMA – Planning Department)</b></p>	<p>The applicant shall submit a Construction Management Plan providing information on implementation of best-available control measures (BACM) measures to reduce criteria air pollutants of ROG, NO<sub>x</sub>, CO and PM<sub>10</sub>. The Construction Management Plan shall be reviewed and approved by the County of Monterey Planning and Building Inspection Department.</p> <p>Should measures not be met, or are not successful, the RMA-Director of Planning shall require work to be halted until required measures are in place to reduce measures to reduce criteria air pollutants of ROG, NO<sub>x</sub>, CO and PM<sub>10</sub> into final improvement plans.</p>	Owner/ Applicant; Tenants	Prior to the issuance of grading and building permits	
12.	(MM# 3.9-2)	<p><b>CCP006 – HYDROLOGY AND WATER QUALITY (NON-STANDARD)</b></p> <p>In order to reduce impacts caused by stormwater runoff, the applicant shall obtain coverage under the NPDES General Permit, in accordance with current state</p>	The applicant shall obtain coverage under the NPDES General Permit, in accordance with the current state regulations. The applicant shall submit proof of the permit to the RMA Director of Planning.	Subdivider / Owner/ Applicant	Prior to issuance of a grading permit.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		regulations. The applicant shall provide the Water Resources Agency with a drainage plan prepared by a registered civil engineer addressing on-site and off-site impacts. Concurrent with preparation of drainage plan and prior to issuance of grading permit, the project applicant(s) shall prepare a Stormwater Pollution Prevention Plan (SWPPP) that documents best management practices to ensure that urban runoff contaminants and sediment are minimized. The SWPPP shall document best management practices (filters, traps, bio-filtration swales, etc.) to ensure that urban runoff contaminants and sediment are minimized. The erosion and sediment control plan shall specify which erosion control measures necessary to control runoff shall be in place during the rainy season (November 1 through April 15) and which measures shall be in place year round. The SWPPP shall be consistent with CCWQCB	The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer addressing on-site and off-site impact with supporting calculations and construction details. The plan shall include detention facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvement shall be constructed in accordance with plans approved by the Water Resources Agency.	Subdivider / Owner/ Applicant	Prior to issuance of a grading permit.	
			The applicant shall provide the Water Resources Agency certification from a registered civil engineer or license contractor that the stormwater detention/retention facilities have been constructed in accordance with approved plans.	Subdivider / Owner/ Applicant	Prior to issuance of a grading permit.	
13.	(MM# 3.15-1b)	<b>CCP008 – CASTROVILLE COMMUNITY PLAN REQUIRED CONDITION – UTILITIES (NONSTANDARD)</b> The applicant shall contract with a certified engineer to prepare wastewater system plans in accordance with CSA-14 guidelines. These plans shall confirm that the estimated amount of wastewater flow generated by proposed development does not exceed the projected 0.64 MGD of additional flow to the Castroville Regional Pump Station. <b>(RMA – Planning Department)</b>	The applicant shall contract with certified engineer to prepare wastewater system plans in accordance with CSA-14 guidelines. These plans shall be submitted to Castroville Water District for review and approval.	Subdivider / Owner/ Applicant	Prior to issuance of a grading permit.	
14.	(MM# 3.15-2)	<b>CCP010 – CASTROVILLE COMMUNITY PLAN REQUIRED CONDITION – UTILITIES (NONSTANDARD)</b> The applicant shall contract with a certified engineer to determine the amount of water supply, and water treatment and distribution improvements required by proposed development to meet the requirements of Castroville Water District and North County Fire Protection District. <b>(RMA – Planning Department)</b>	The applicant shall contract with a certified engineer to determine the amount of water supply, and water treatment and distribution improvements required by proposed development to meet the requirements of Castroville Water District and North County Fire Protection District.	Subdivider / Owner/ Applicant	Prior to issuance of building permits.	



Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
15.	(MM# 3.1-3a)	<p><b>CCP010 – CASTROVILLE COMMUNITY PLAN REQUIRED CONDITION – UTILITIES (NONSTANDARD)</b></p> <p>As a condition of approval for General Development Plans and other discretionary approvals associated with the proposed Community Plan, prepare a detailed exterior lighting plan that indicates the location and type of lighting that will be used and ensure that all exterior lighting is consistent with Policy 26.1.20 of the Monterey County General Plan. All exterior lighting shall be indicated on final improvement plans, subject to review and approval by the County of Monterey (<b>RMA – Planning Department</b>)</p>	<p>Submit three copies of the lighting plans to the RMA – Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.</p>	Owner/ Applicant	Prior to the issuance of building permits.	
			<p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	Owner/ Applicant	Prior to Occupancy / Ongoing	
<b>RMA – Public Works Department</b>						
16.		<p><b>PW0001 – ENCROACHMENT (COM)</b></p> <p>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. (<b>Public Works</b>)</p>	<p>Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupying or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.</p>	Owner/ Applicant	Prior to Building/ Grading Permit Issuance.	
17.		<p><b>PW0044 – CONSTRUCTION MANAGEMENT PLAN</b></p> <p>The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information: Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (<b>Public Works</b>)</p>	<p>Applicant shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.</p>	Owner/ Applicant/ Contractor	Prior to issuance of the Grading Permit or Building Permit	
			<p>The approved measures shall be implemented during the construction/grading phase of the project.</p>	Owner/ Applicant/ Contractor	On-going through construction phases	



Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
<b>Health Department - Environmental Health Division</b>						
18.		<b>EH33 – VEHICLES/PARTS IMPERVIOUS SURFACE</b> All vehicles or parts stored for longer than 72 hours that contain gasoline, oils, lubricants, coolants, or any other hazardous materials/wastes shall be stored in impervious areas properly graded and bermed for surface drainage into an approved oil/water separator. <b>(Environmental Health)</b>	Submit plans to the Division of Environmental Health for review and approval.	Owner/ Applicant	Prior to issuance of building permits or commencement of operations.	
19.		<b>EHSP001 – SEPTIC SYSTEM DESIGN</b> Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. Install primary and secondary drainfields at initial construction. Install risers to grade. Show future repair area. <b>(Environmental Health)</b>	The Environmental Health Division must approve plans. Provide a revised septic system layout for the primary and secondary drainfields and the future repair drainfield to EHD for review and approval. Applicant shall obtain a permit to install the septic system.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of grading & building permits.	
20.		<b>EHSP002 – HAZ MAT COMPLIANCE – FUTURE TENANTS</b> Future tenants are unknown at this time. In the event future tenants require that Hazardous Materials conditions be assigned to their grading and or building permits as deemed necessary by the Hazardous Materials Management Services of the Environmental Health Division (EHD), the appropriate conditions at that time shall be complied with by the tenant/applicant and all applicable fees shall be paid by the tenant/applicant prior to approval of the GP/BP. <b>(Environmental Health)</b>	As necessary, provide all necessary plans and documents to EHD for review and approval. Pay all applicable fees to EHD.	CA Licensed Engineer /Owner/ Applicant	On-going	
<b>Monterey County Water Resources Agency</b>						
21.		<b>WR40 – WATER CONSERVATION MEASURES</b> The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		<p>construction require, but are not limited to:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. <b>(Water Resources Agency)</b></p>			occupancy	
22.		<p><b>WRSP001 – DRAINAGE PLAN (NON-STANDARD)</b></p> <p>A drainage plan shall be prepared by a registered civil engineer or architect addressing on-site and off-site impacts, to include oil-grease/water separators for the paved parking areas. Impervious surface storm water runoff shall be directed to the existing Castroville Industrial Park drainage improvements. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. <b>(Water Resources Agency)</b></p>	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading permits	
<b>Fire Agency - North County Fire Protection District</b>						
23.		<p><b>FIRE001 – ROAD ACCESS</b></p> <p>Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum of</p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

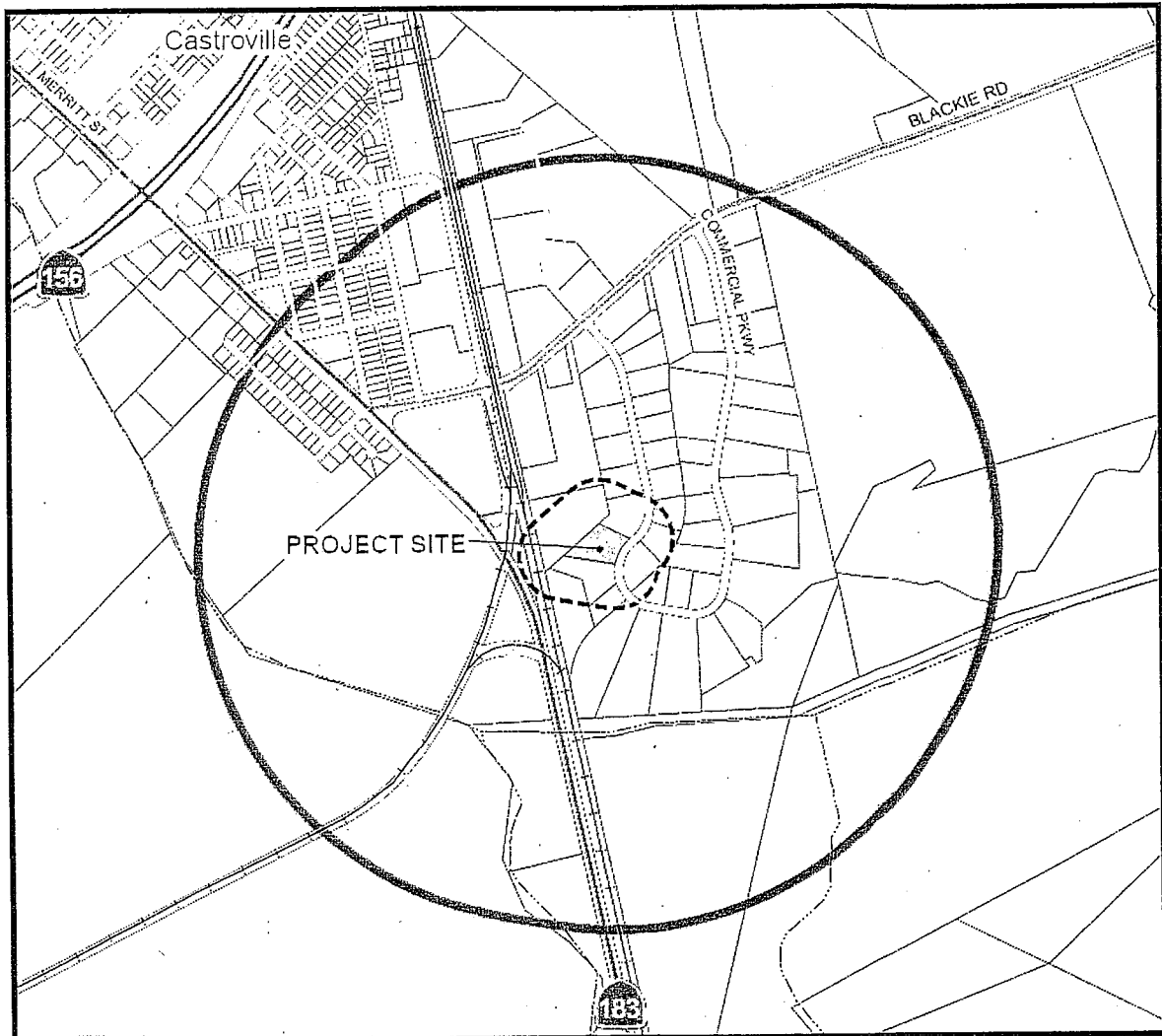
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		two nine-foot traffic lanes with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. <b>(North County FPD)</b>	Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection	
24.		<b>FIRE007 – DRIVEWAYS</b> Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. <b>(North County FPD)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
25.		<b>FIRE011 – ADDRESSES FOR BUILDINGS</b> All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, ½-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. <b>(North County FPD)</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
26.		<b>FIRE015 – FIRE HYDRANTS/FIRE VALVES</b> A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 ½ inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans	Applicant or owner	Prior to issuance of grading and/or building permit.	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. <b>(North County FPD)</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
27.		<b>FIRE022 – FIRE PROTECTION EQUIPMENT &amp; SYSTEMS – FIRE SPRINKLER SYSTEM – (HAZARDOUS CONDITIONS)</b> The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor completed prior to requesting a framing inspection. Due to substandard access, or other mitigating factors, small bathroom(s) and open attached porches, carports, and similar structures shall be protected with fire sprinklers. <b>(North County FPD)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.			
			Applicant shall schedule fire dept. rough sprinkler inspection			
			Applicant shall schedule fire dept. final sprinkler inspection			
28.		<b>FIRE023 – FIRE ALARM SYSTEM – (COMMERCIAL)</b> The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans and obtain approval.	Applicant or owner	Prior to rough sprinkler or framing inspection	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		contractor and approved prior to requesting a rough sprinkler or framing inspection. <b>(North County FPD)</b>	Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
29.		<b>PD006 - MITIGATION MONITORING PROGRAM</b> The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. <b>(RMA - Planning Department)</b>	1) Enter into agreement with the County to implement a Mitigation Monitoring Program.	Owner/ Applicant	Within 60 days after project approval or prior to the issuance of grading and building permits, whichever occurs first.	

# GENERAL DEVELOPMENT PLAN



## ALADIN PROPERTIES

11160 COMMERCIAL PARKWAY, CASTROVILLE

LOT 9 of the CASTROVILLE INDUSTRIAL PARK

ASSESSOR'S PARCEL NUMBER: 133-491-043-000

## **1.0 Purpose and Intent**

This document has been prepared to fulfill the requirements for a General Development Plan (GDP), pursuant to Section B of the Castroville Community Plan and to provide allowable uses, operation standards and design regulations for the proposed development.

Aladin Properties plans to construct a 23,628 square foot industrial shell building, which is comprised of 12 units that are to be leased for various industrial-type uses. As tenants lease space, tenant improvement plans will be submitted to the building department for construction permits. The exact size and shape of each tenant space will be determined by the tenants needs. Restrooms will be included as part of the tenant improvements.

Future tenants will be limited to low water usage due to the industrial parks use of septic systems. Parking requirements will also govern tenant use.

The entire 1.5 acres site will be utilized. The proposed project will consist of a new 12 unit warehouse/commercial facility, parking and paving areas, trash enclosures and landscaping.

## **2.0 Allowed Use**

Since this project will consist of future tenant improvements, a variety of uses have been determined based on industrial uses shown in Table B-2 of the Castroville Community Plan. Uses have also been determined based on building size and water usage limitations. Also, uses are determined by Section 3.3 of the Industrial Development Standards within the Castroville Community Plan which does not allow uses that have the potential for severe environmental contamination, such as chemical or primary metals manufacturing or uses that are intensive water users.

### **List of uses to be allowed with a Construction Permit:**

- Accessory structures and accessory uses to any permitted use;
- Change of commercial uses within a structure provided that the new use will not change the nature or intensity of the use of the structure;
- Additions or modifications to an approved wireless communication facility;
- Professional offices;
- Mini-warehouse storage facilities;
- Photography Studio;
- Shoe shop or store;
- Shops of a light commercial character and conducted within a structure;
- Stationary and office supply store;
- Storage, rental, and sales of irrigation equipment;



- The manufacture of clothing;
- Picture framing business;
- Auto Repair Facilities;
- Automobile and recreational vehicle storage yards;
- Automobile and truck tow and storage operations;
- Boat and auto sales;
- Contractor's equipment storage facilities;
- Water well drilling businesses;
- Wholesale and retail establishments distributing materials and products essential to agricultural and farming operations, except manure;
- Furniture manufacturing;
- Wholesale sales and storage;
- Warehouses for the collection, packaging, and distribution of products;
- Lumberyards;
- Bottling works;
- Florist;
- Locksmith, key, and lock shop;
- Bicycle shop;
- Other uses that are similar to the character, density, and intensity of a permitted use within the Industrial area;

**List of uses to be allowed with an approved Use Permit:**

- Commercial and noncommercial wind energy systems;
- Commercial kennels;
- Wireless communication facilities;
- Animal hospitals;
- Pet shop;
- Hardware store, excluding lumber sales and outdoor storage areas;
- Public and Quasi-public uses, including churches, public safety facilities, and public utility facilities, but not including uses of a non-residential nature such as jails, rehabilitation centers, detention facilities, or corporation yards;
- Service Stations;
- Agricultural/food processing plant;
- Public utility uses and accessory structures, including corporation yards or similar uses;

- Trucking operations, including offices and facilities for the repair, servicing, fueling, storage, and dispatching of commercial trucks;
- Convenience or neighborhood market;
- Delis;
- Restaurants;
- Cafes or coffee shops;
- Assemblages of people, such as a farmers market or street fair, not exceeding three continuous days and not involving the construction of permanent facilities;

**List of uses not to be allowed:**

- Residential;
- Trailer courts;
- Labor camps;
- Junk yards;
- Commercial excavation of building or construction materials;
- Distillation of bones;
- Dumping, disposal, incineration or reduction of garbage, sewage , offal, dead animals or refuse;
- Fat rendering;
- Stock yard or slaughter of animals;
- Refining of petroleum or of its products;
- Smelting of iron, tin, zinc, or other ores;
- Cemeteries, Jails, Rehabilitation Centers, Detention Facilities, Parks, Playgrounds, Schools, honor farms, or corporation yards;
- Bag cleaning or rag works;
- Open air retail and wholesale sales;

### **3.0 Operation Standards**

**Tenants:**

Prior to the commencement of use, tenants must possess the appropriate permit according to the uses previously listed.

All tenant improvements shall be reviewed by the Monterey Bay Unified Air Pollution Control District (MBUAPCD) prior to approval of any permits so to implement best-available control measures for the reduction of pollutants.

**Operations:**

Hours of Operation: Monday through Saturday 7:00 a.m. to 7:00 p.m.

**Number of Employees:**

The total number of employees will be limited for the site due to Monterey County Health Department septic requirement of 300 gallons per day per acre. The number of tenants and/or employees will be limited to a maximum of 30.

**Parking:**

54 spaces will be provided, 30 spaces maximum are required to accommodate employee parking. Parking space will be allocated based on tenant use.

Chapter 21.58 of the Monterey County Zoning Ordinance requires 46 parking spaces with two handicapped spaces. The project will provide 54 spaces with three handicapped spaces.

#### **4.0 Design Guidelines and Development Standards**

**All Design Guidelines and Development Standards are to be consistent with the General Development Plan. All future improvements are to be consistent with the guidelines and standards set by the Community Plan.**

**Site Improvements/Site Development Standards:** All setbacks shall be in accordance with the approved site plan, which is consistent with Table B-7: Industrial Development Standards within the Castroville Community Plan.

**Sign Program:** In accordance with Commercial and Industrial Zoning District Sign Regulations (21.60.050); Signs shall be permitted to have an area not to exceed one square foot for each one foot of structure frontage; provided, that any business establishment shall be allowed a sign of fifty square feet and no more than three hundred square feet; and, further provided, that the area permitted may be divided into not more than six single-faced or double-faced signs; said formula shall apply to each street frontage.

**Materials and Colors:** The exterior walls shall be concrete tilt-up with architectural reveals and will be painted in either tan or greenish earth tones. The metal roll-up doors will also be painted with similar earth tone colors. The storefront doors will be bronze anodized. The roofing is to be grayish cap sheeting. Materials and colors will not produce daytime glare.

**Landscaping Plan:** Drought tolerant native species matching the surrounding established landscaping in the park shall be used to cover the required 10% minimum landscape area at the front portion of the site between the street and the building. All landscaped area and fences shall be continuously maintained in a litter-free, weed-free healthy, growing condition.

**Exterior Lighting:** All exterior lighting shall be unobtrusive, harmonious with the local area and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. All exterior lighting shall be consistent with the approved exterior lighting plan.

**Outside Storage:**

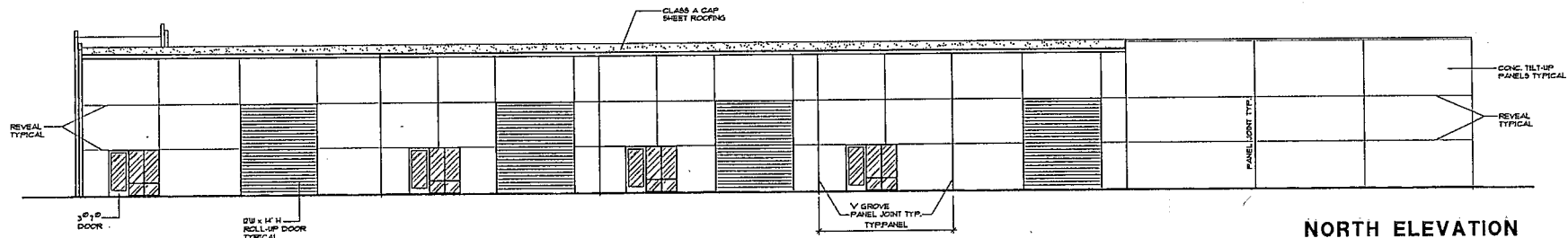
All material stored outside of the facility must be screened according to Section A-8.5 of the Design Guidelines within the Castroville Community Plan. All reflective materials must be covered to minimize daytime glare.

**Trash/Recycling:** Trash shall be in an enclosure, per the site plan. All recyclable materials shall be disposed in the recycle containers.

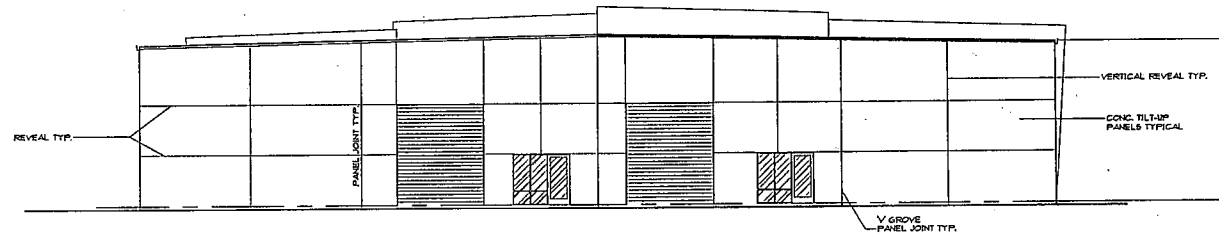
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**END OF GENERAL DEVELOPMENT PLAN**

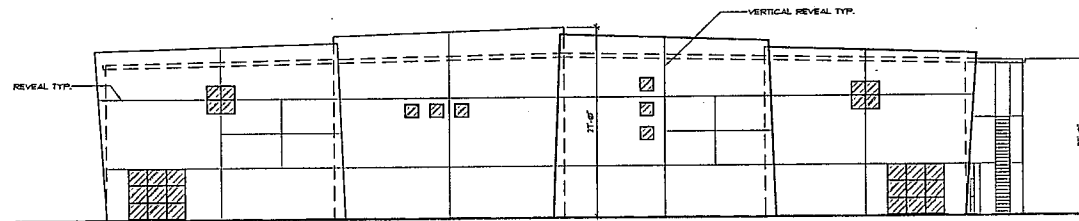




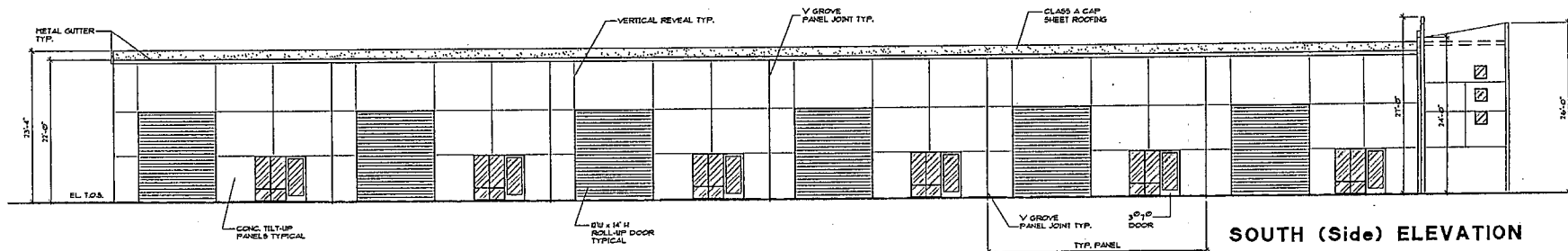
**NORTH ELEVATION**



**WEST (Rear) ELEVATION**



**EAST (Front) ELEVATION**



**SOUTH (Side) ELEVATION**

**EXTERIOR ELEVATIONS**

1/8" = 1'

REVISION	DATE	KEY
1	04-07-2000	
2	04-07-2000	
3	04-07-2000	
4	04-07-2000	
5	04-07-2000	
6	04-07-2000	
7	04-07-2000	
8	04-07-2000	
9	04-07-2000	
10	04-07-2000	
<p>DATE: 03/20/00</p> <p>PROJECT: 11420A COMMERCIAL PARKWAY CASTROVILLE, CA. 95012</p> <p>CLIENT: ALADIN PROPERTIES</p> <p>DESIGNER: AUSAONIO</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DRAWN: JOHN</p> <p>JOB: DB0292</p> <p>SHEET: A3.0</p>		



# NORTH COUNTY



APPLICANT: ALADIN PROPERTIES & AUSONIO

APN: 133-491-043-000

FILE # PLN090080

 300' Limit  2500' Limit  City Limits  Water

