

Exhibit A

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DRAFT RESOLUTION

Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:

**MESSICK ROAD HOLDINGS LLC (FORMERLY SODERMANS ANDRE & SASKIA)
(PLN190081)**

RESOLUTION NO. 22-

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding that the project, as the construction of minor accessory structure and associated site improvements to an existing use, qualifies for Class 1 and Class 3 Categorical Exemptions Pursuant to CEQA Guidelines Sections 15301 and 15303, and none of the exceptions in Section 15300.2 can be made; and
- 2) Approving an Administrative Permit to allow after-the-fact construction of a 1,212 square foot paint preparation building to an existing auto repair and body shop.

[PLN190081 MESSICK ROAD HOLDINGS LLC,
7900 Messick Rd, Salinas, CA 93907, North County
Area Plan (APN: 125-501-061-000)]

The MESSICK ROAD HOLDINGS LLC application (PLN190081) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on December 21, 2022. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County HCD Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - 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) Allowed Use. The property is located at 7900 Messick Rd, Salinas, CA 93907, North County Area Plan. The parcel is zoned Heavy Commercial or “HC”, which allows offices of less than 5,000 square

feet of floor area and auto repair facilities, each subject to an Administrative Permit. (Title 21 Section 21.20.050.A. and B.) The site contains an existing office building, and an existing auto body / repair shop. The proposed project would grant after-the-fact approval to expand the auto body / repair shop by adding a 1,212 square foot paint prep building. Interior construction permitted also includes a new 408 square foot paint booth within the existing auto repair structure and conversion of an existing restroom to an ADA compliant one. The new structure and existing structure would also be structurally connected through a walkway. Therefore, the existing and proposed uses are allowable.

- c) General Development Plan. The HC zoning requires a General Development Plan (GDP) pursuant to Title 21 Section 21.20.030. A GDP exists for the site, approved as part of Planning Commission Resolution 79-183 (File No. PC-3576) and subsequently amended by PC-4729. As amended by PC-4279, the GDP contemplates an auto body / repair shop and an office building, with access and parking off of Messick Road. PC-4279 also proposed to re-locate an existing auto storage / impound yard from immediately west of the auto repair shop to the far west corner of the property, and construct a new metal building in the former location of the auto storage yard. The re-location of the auto storage yard was not approved, and while it was approved, construction of the new building was never executed. The auto storage / impound yard use has since been removed, as discussed in Finding No. 4. The GDP does not otherwise provide allowable setbacks or other criteria for the review of future development, as would be required of GDPs submitted under current regulations per Title 21 Section 21.20.030.D. The proposed 1,212 square foot paint prep building is a minor expansion of the uses already contemplated in the GDP; it's consistency with planning polices can be assessed through the Administrative Permit process; and it involves no new significant environmental impacts. As such, a new or amended GDP would not further the purposes of the zoning ordinance, and is waived in accordance with Title 21 Section 21.20.030.E.
- d) Lot Legality. The property is shown in its current configuration as the "Commercial" lot on the Parcel Map of the Buich Minor Subdivision filed in Volume 21 Parcel Maps Pg. 21. Therefore, the County recognizes the property as a legal lot of record.
- e) Development Standards. The development standards for the HC zoning district are found in Title 21 Section 21.20.070.
 - The maximum allowable structure height is 35 feet, and the proposed paint preparation building is 17 feet 10 inches.
 - Setbacks for development where a General Development Plan is not required are established based on surrounding land use, provision of adequate parking and landscaping, and other site features. In this case the setbacks are appropriate. The front setback aligns with the front setback of the existing auto repair / body shop at 129 feet 2 inches, and the closest side setback is 49 feet and 9 inches.

- The maximum allowable building site coverage is 50 percent (79,497 square feet), and the proposed coverage is 3.7 percent (5,898 square feet).
 - Pursuant to Title 21 Chapter 21.58, the number of parking spaces required for the property would be 15, while the proposed plans show at least 39 spaces (31 ignoring tandem spaces). This is based on 1 space per 500 square feet for the automobile repair structures (9 spaces based on 4,414 square feet of automobile repair space) and 1 space per 250 square feet of offices (6 spaces based on 1,484 square feet of office space).
 - The HC zoning requires all developments shall have landscaping covering a minimum of the 10 percent of the site area. If site area is defined as the entire lot, this would be approximately 15,000 square feet of landscaping. The site was development out of conformance with this requirement, which is a legal non-conforming condition. The project has been conditioned to require a landscaping plan (Condition No. 10) which shall at a minimum include landscaping plantings within the existing planters and along Messick Road to screen the site. This will bring the property into greater conformance with the zoning regulations.
 - No new exterior signage (with the exception of an ADA accessibility parking sign) or exterior lighting is proposed as part of the project.
- f) The project is consistent with North County Area Plan land use policy NC-1.1 related to commercial development. NC-1.1 indicates that intensification of existing commercial development may be permitted subject to a discretionary permit; and that such development shall be designed to minimize other impacts on the surrounding area to the greatest extent feasible. The siting of the new paint prep building places it at the rear of the property, minimizing visibility. This and the inclusion of Condition No. 10 (Landscaping Plan) ensures that the new structure will not cause a visual impact from the street. The requirement for a parking plan (Condition No. 8) and adherence to Monterey Bay Air Resources District (MBARD) permitting requirements (Condition No. 9) will ensure the project will not impact surface water quality by requiring the applicant store vehicles in a way where they won't leak oil or other contaminants, or air quality.
- g) The project is consistent with 2010 General Plan commercial land use Policy LU-4.1.b, which designates heavy commercial as a land use designation for a broad range of heavier commercial uses, including offices and repair facilities.
- h) 2010 General Plan Policy LU-1.19 indicates that Community Areas, Rural Centers, and Affordable Housing Overlay districts are top priority for development in the unincorporated area, and requires the County to establish a Development Evaluation System (DES) to provide systematic, consistent, predictable, and quantitative method for evaluating developments of five or more lots or units and those of equivalent or greater traffic, water, or wastewater intensity for projects outside of Community Areas, Rural Centers, or Affordable Housing Overlay Districts. While the project is not within any of these areas, as a

minor expansion of an existing use with no additional water connections or fixtures, the project would not be equivalent in impact to five or more lots or units. Therefore, the DES is not applicable.

- i) Land Use Advisory Committee (LUAC) Review. The project was not referred to the North County LUAC as it does not meet the criteria for referral outlined in Board of Supervisors Resolution No. 15-103.
- j) The project planner conducted a site inspection on August 11, 2022 to verify that the project on the subject parcel conforms to the plans listed above.
- k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN190081.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and the North County Fire Protection District (FPD). County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) The project is being proposed on an already developed site, and is a minor expansion of an existing established use.
 - c) Staff conducted a site inspection on August 11, 2022 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN190081.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau (EHB), and North County FPD. 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 will be provided. The property is and will continue to be served by a mutual water system, Messick Rd WS #4. EHB indicated that while this system is out of compliance for arsenic levels, the project does not create any additional water connections, and would therefore still be supportable as proposed. The property is served

by an existing onsite wastewater (septic) system and has driveway access off of Messick Road.

- c) 2010 General Plan Policy OS-10.9 requires that development implement applicable Monterey Bay Air Resources District (MBARD) control measures. The applicant has a current permit to operate from MBARD (Permit No. 16280) and has conditioned to require that the applicant comply with MBARD permitting requirements on an ongoing basis. (Condition No. 9)
- d) The new structure will be required to secure after the fact building permits with HCD-Building Services to ensure compliance with building health and safety requirements.
- e) Condition No. 8 (Parking Plan) has been applied, and prescribes that vehicles be stored in a manner that will prevent oils, rust, or other contaminants from leaking; ensuring that the continued operation of the auto body / repair shop will not impact water quality.
- f) Staff conducted site a site inspection on August 11, 2022 to verify that the site is suitable for this use.
- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN190081.

4. FINDING: **VIOLATIONS** – The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and other applicable provisions of the County’s zoning ordinance, however, granting the permit is a part of the administrative remedy for said violations.

- EVIDENCE:**
- a) February 19, 2019 the County issued an Administrative Citation (File No. 18CE00585) which described a number of violations, including:
 - Use of the site for storage of motor vehicles (“Impound Yard”) to be dismantled at Peninsula Auto Dismantlers down the street at 2590 El Camino Real, based on a Use Permit that had expired May 28, 1984 (Planning Commission Resolution 79-183);
 - The accumulation of rubbish, including automobile parts and materials; and
 - Construction of a metal building being used as a paint prep area without appropriate planning or building permits.
 - b) On April 16, 2020, an application was submitted to allow retro-active approval of the paint prep building, with no mention of the auto storage use on the plan set. Review of County records revealed that the auto storage use from expired Use Permit approved through Planning Commission Resolution No. 79-183 (HCD-Planning file PC-3576) had been re-applied for and denied by the Planning Commission on January 8, 1985. This denial was upheld on appeal by the Board of Supervisors on April 1, 1986. With this information, on April 30, 2021, the applicant was given the option of either revising their application to include a Use Permit for the auto storage / impound yard use, or to have it removed from the property.
 - c) The property was subsequently sold by “SODERMANS ANDRE & SASKIA” to “MESSICK ROAD HOLDINGS LLC”, the new applicant, who elected to have the auto storage / impound yard use removed. The

vehicles associated with the nearby auto dismantler were removed from the property. The remaining vehicles onsite either being the owners personal vehicles or the vehicles associated with the onsite auto body and repair shop. Staff conducted a site inspection on August 11, 2022 and verified that the vehicles had been removed. To prevent unpermitted or analyzed re-establishment of the auto impound yard use, Condition No. 8 (Parking Plan) has been applied. This condition requires that all vehicles onsite be: the owners personal vehicles, parking for staff or customers of either the onsite office or auto shop, or vehicles awaiting repair at the auto body shop; and that all vehicles are stored in a manner to prevent any oils, rust, or other contaminants from leaking.

- d) Condition No. 7 has been applied to address the accumulation of rubbish, including automobile parts and materials. This condition requires the applicant to remove any rubbish, with storage of auto parts outside of existing structures to be limited to 200 square feet or less, the threshold of what would constitute a “junk yard” per Title 21 Section 21.06.700.
- e) Title 21 Section 21.84.120 indicates that the County may not approve a permit while there is a zoning violation on a property, unless that permit is part of the administrative remedy for the application. In this case, the unpermitted auto storage / impound yard use has been addressed, the accumulated rubbish is addressed by Condition No. 7, and granting approval of the Administrative Permit for the paint prep building would be part of curing the violation.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN190081.

5. 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 Sections 15301 and 15303 categorically exempt additions to existing structures of 2,500 square foot or 50% of the floor area, whichever is less, and construction of accessory structures, respectively.
 - b) The project is an attached 1,212 (37%) accessory paint preparation structure attached to an existing auto body shop, consistent to the criteria for both exemptions.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.
 - Class 1 Exemptions are not qualified by their location, and the project is not in an area mapped for any environmental resources of hazardous or critical concern.
 - The proposed use is a minor accessory structure on a property zoned to allow such uses, without any significant environmental effects. Therefore it won't contribute to any cumulative effects.
 - There are no unusual circumstances associated with the project that would result in a reasonable possibility it will have a significant effect on the environment.
 - The property is not viewable from a State Scenic Highway.

- The property is not on a hazardous waste site complied pursuant to Section 65962.5 of the Government code.
 - The project would not result in an adverse impact to any historical resources.
- d) No adverse environmental effects were identified during staff review of the development application during a site visit on August 11, 2022.
- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN190081.

6. FINDING: **APPEALABILITY** – The decision on this project may be appealed to the Planning Commission.

EVIDENCE: Pursuant to Title 21 Section 21.80.040, subsections A and B, the Planning Commission is the appeal authority to consider appeals from the discretionary decisions of the Chief of Planning.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the HCD Chief of Planning does hereby:

1. Find the project, as the construction of minor accessory structure and associated site improvements to an existing use, qualifies for Class 1 and Class 3 Categorical Exemptions Pursuant to CEQA Guidelines Sections 15301 and 15303;
2. Approve an Administrative Permit to allow after-the-fact construction of a 1,212 square foot paint preparation building to an existing auto repair and body shop.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 21st day of December, 2022.

Craig Spencer
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 SECRETARY OF THE PLANNING 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. 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 Monterey County HCD-Planning and HCD-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.

County of Monterey HCD Planning

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

PLN190081

1. PD001 - SPECIFIC USES ONLY

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: This Administrative permit (PLN190081) allows after-the-fact construction of a 1,212 square foot paint preparation building to an existing auto repair and body shop. The property is located at 7900 Messick Rd, Salinas (Assessor's Parcel Number 125-501-061-000), North County Area Plan. This permit 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 HCD - 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. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative Permit (Resolution Number _____) was approved by the HCD Chief of Planning for Assessor's Parcel Number 125-501-061-000 on December 21, 2022. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

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

Responsible Department: HCD-Planning

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

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD005(A) - NOTICE OF EXEMPTION

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: Pursuant to CEQA Guidelines § 15062, a Notice of Exemption shall be filed for this project. The filing fee shall be submitted prior to filing the Notice of Exemption.
(HCD-Planning)

Compliance or Monitoring Action to be Performed: After project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of HCD - Planning.

5. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: HCD-Planning

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

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

6. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

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. (County Counsel-Risk Management)

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, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

7. PDSP001 - REMOVAL OF DEBRIS (NON-STANDARD)

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the owner/applicant shall remove all accumulated rubbish outside of the existing six foot metal fence depicted on the site plan immediately west of the auto service shop building. Any remaining storage are for the auto service use which is outside of the existing structures must be limited to 200 square feet or less.

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the owner/applicant shall remove all accumulated rubbish outside of the existing six foot metal fence depicted on the site plan and send evidence of removal to HCD-Planning for review and approval. Evidence shall include photographs and/or scheduling a site inspection with HCD-Planning.

Prior to issuance of building permits, the owner/applicant shall designate areas on the site plan where any exterior storage for the auto service use shall be, and submit this revised site plan to HCD-Planning for review and approval. The plan shall include the dimensions of these areas and include total square footage, not to exceed 200 square feet. This site plan shall be required to be included in the final building permit plan set.

8. PDSP002 - PARKING PLAN (NON-STANDARD)

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the owner/applicant shall have the following vehicles removed from the property:

- Any vehicles associated with the commercial operation of the repair garage or vehicles awaiting repair which have been onsite for greater than one hundred and twenty (120) days;
- Any inoperable onsite vehicles which have been stored onsite and are not associated with the commercial operation of the repair garage or personal vehicles awaiting repair; and
- Any vehicles stored on or within five feet of the 0.034 acre well lot depicted on Volume 21 Parcel Maps Page 21.

On an on-going basis, the owner/applicant shall ensure that the cars parked onsite are: parking for customers and staff, vehicles associated with the repair garage that are stored onsite for sixty days or less, or the owners personal vehicles. The owner/applicant shall ensure all cars are stored in a manner than prevents any oils, rust, or other contaminants from leaking.

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the owner/applicant shall remove any vehicles which indicate they need to be removed in the text of the condition and submit evidence to HCD-Planning for review and approval that this has been done. Evidence shall include photographs and/or a site inspection by HCD-Planning.

On an on-going basis, the owner/applicant shall ensure that the cars parked onsite are: parking for customers and staff, vehicles associated with the repair garage that are stored onsite for sixty days or less, or the owners personal vehicles. The owner/applicant shall ensure all cars are stored in a manner than prevents any oils, rust, or other contaminants from leaking.

9. PDSP003 - MBARD PERMIT TO OPERATE (NON-STANDARD)

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The paint preparation area currently has a Permit to Operate from the Monterey Bay Air Resources District (MBARD) [Permit No. 16280], which becomes void upon any change of ownership, address, or alteration. On an on-going basis, the owner/applicant shall comply with all MBARD permitting requirements, including maintaining the Permit to Operate for the paint prep station. Should the current MBARD permit become void, the owner/applicant shall be required to halt operation of the use and secure any required permits from MBARD.

Compliance or Monitoring Action to be Performed: On an on-going basis, the owner/applicant shall comply with all MBARD permitting requirements, including maintaining the Permit to Operate for the paint prep station. Should the current MBARD permit become void, the owner/applicant shall be required to halt operation of the use and secure any required permits from MBARD.

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

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. The landscaped area shall include the planters in front of the existing office building, the railroad tie planter proposed around the well lot, and along Messick Road in order to screen the development. The screening landscaping along Messick road shall be sited to it doesn't create a line of sight issue for vehicles entering or exiting onto the roadway. Prior to the issuance of building permits, a landscaping plan shall be submitted to the Director of HCD - Planning. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans to HCD - Planning for review and approval. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

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

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

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SITE
7900 MESSICK RD.
PRUNEDALE, CA. 93907.

NOTE: TYPE OF CONSTRUCTION 11-B
NOTE: THIS PROJECT SHALL COMPLY WITH 2019 CBC, CMC, CPC, CFC, CEC, AND TITLE 24 ENERGY REGULATIONS

NOTE:
IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA - PLANNING AND A QUALIFIED ARCHAELOGIST (I.E., AN ARCHAELOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAELOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE.
WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY. (RMA - PLANNING)

ARCHEOLOGICAL NOTES

SHEET INDEX

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F-1	FIRE NOTES
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2 OF 2	ASSEMBLE ISOMETRIC
PAINT PREPARATION ROOM ADDITION	
A-1	EXTERIOR ELEVATIONS
S1	FOUNDATION PLAN, BLD'G SECTION, DETAILS & SPECIFICATION

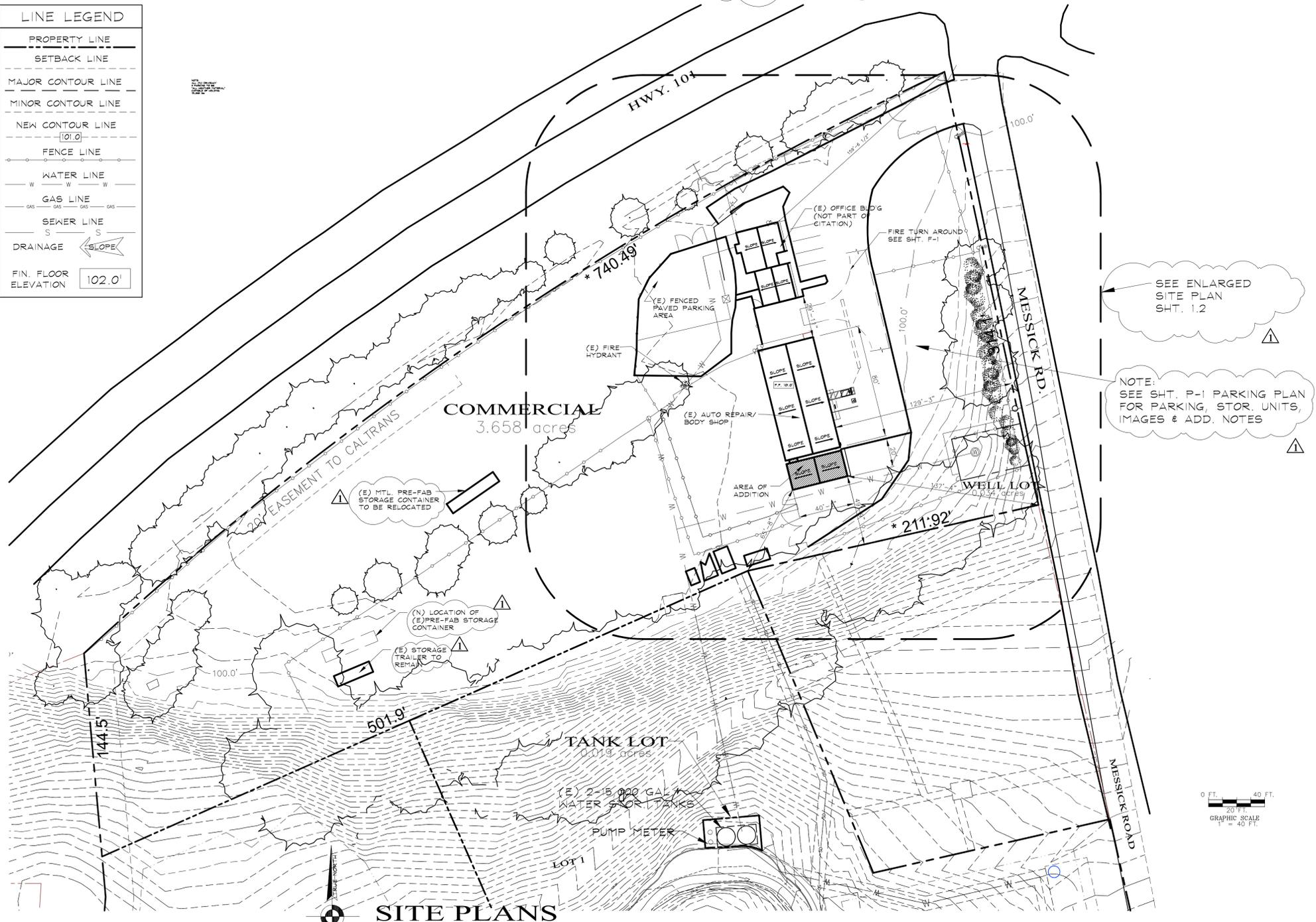
REV.	DATE
1	04/30/20

VICINITY MAP N.T.S.

PROJECT DATA	
OWNERS	ANDREA & SASKIA SODERMANS
CONTRACTOR:	FOUR WINDS CONSTRUCTION CONTRACTOR # B514791
APN:	121-501-061-000
ADDRESS:	7900 MESSICK RD. PRUNEDALE, CA. 93907
PROJECT:	RESPONSE TO ADMINISTRATION CITATION CASE NUM. 18CE00585 - PLN190081
OCCUPANCY:	S-3 SPRINKLERED - CONST. TYPE: 11-B
(E) AUTO-BODY MTL. BLD'G TO REMAIN	3202 SQ.FT.
(E) OFFICE BLD'G TO REMAIN	1484 SQ.FT.
(N) MTL. BLD'G (PAINT PREP.) ADDITION TO (E) AUTO-BODY SHOP W/ (N) CONNECTING CORRIDOR	1212 SQ.FT.
BUILDING TOTAL	5898 SQ.FT.
CONST. OF (N) SPRAY PAINT BOOTH INSIDE (E) AUTO-BODY SHOP	408 SQ.FT.
REMODEL (E) REST ROOM TO BE ADA COMPLIANT	
(E) PAVED AREA, DRIVEWAY AND PARKING	25794 SQ.FT.
GENERAL PLAN DESIGNATION- ZONED	HC
LOT SIZE:	168,994 SQ. FT. (3.65 ACRES)
LOT COVERAGE	19.93 %
(N) BUILDING HEIGHT:	18'-10"
TOTAL LOT COVERAGE (IMPERVIOUS SURFACE)	31692.00 SQ.FT.

LINE LEGEND

PROPERTY LINE	---
SETBACK LINE	- - -
MAJOR CONTOUR LINE	—•—•—•—
MINOR CONTOUR LINE	—•—•—•—
NEW CONTOUR LINE	—•—•—•—
FENCE LINE	—•—•—•—
WATER LINE	—W—W—W—
GAS LINE	—G—G—G—
SEWER LINE	—S—S—S—
DRAINAGE	←SLOPE
FIN. FLOOR ELEVATION	102.0'



SEE ENLARGED SITE PLAN SHT. 1.2

NOTE: SEE SHT. P-1 PARKING PLAN FOR PARKING, STOR. UNITS, IMAGES & ADD. NOTES

PROJECT DATA

GRADING NOTES:
DRIVEWAY - EXISTING
NO GRADING REQ'D

DRAINAGE CONTROL NOTES:
1. SITE IS GENERALLY FLAT ALL DRAINAGE PATTERNS CREATED BY GRADING ARE INTENDED TO BE SHEET FLOW TO AVOID CONCENTRATED RUNOFF.
2. SLOPE FIN. GRADE 5% AWAY FROM FOUNDATION MIN. 10 FT. ALL SIDE.

NO TREES TO BE REMOVED

SITE PLANS

SCALE 1" = 40 FT.



APPLICANT: RAY SCHMITT
CONTRACTOR # B514791
COASTAL HOME SOLUTIONS
7850 MESSICK ROAD
PRUNEDALE, CA. 93907
(831) 663-1114 FAX (831) 663-1116

SITE PLAN, VICINITY MAP, PROJECT DATA, GENERAL NOTES

Date:	03-10-20
Drawn:	RKS
Checked:	
Scale:	As Shown
Job:	
Sheet:	1.1

NOTE:

PRIOR TO ISSUANCE OF BUILDING PERMITS, THE OWNER/APPLICANT SHALL REMOVE ALL ACCUMULATED RUBBISH, NON-PERMITTED AND ACCESSORY STRUCTURES, AND CONNEX STORAGE CONTAINERS OUTSIDE OF THE EXISTING 6' METAL FENCE DEPICTED ON THE SITE PLAN IMMEDIATELY WEST OF THE AUTO SERVICE SHOP BUILDING.

ANY REMAINING STORAGE ARE FOR THE AUTO SERVICE USE WHICH IS OUTSIDE OF THE EXISTING STRUCTURES MUST BE LIMITED TO 200 SQUARE FEET OR LESS.

CONDITION/MITIGATION MONITORING MEASURE:

PRIOR TO ISSUANCE OF BUILDING PERMITS, THE OWNER/APPLICANT SHALL REMOVE ALL ACCUMULATED RUBBISH, NON-PERMITTED ACCESSORY STRUCTURES, AND CONNEX STORAGE CONTAINERS OUTSIDE OF THE EXISTING 6' METAL FENCE DEPICTED ON THE SITE PLAN AND SEND EVIDENCE OF REMOVAL TO HCD-PLANNING FOR REVIEW AND APPROVAL.

EVIDENCE SHALL INCLUDE PHOTOGRAPHS AND/OR SCHEDULING A SITE INSPECTION WITH HCD-PLANNING. PRIOR TO ISSUANCE OF BUILDING PERMITS, THE OWNER/APPLICANT SHALL DESIGNATE AREAS ON THE SITE PLAN WHERE ANY EXTERIOR STORAGE FOR THE AUTO SERVICE USE SHALL BE, AND SUBMIT THIS REVISED SITE PLAN TO HCD-PLANNING FOR REVIEW AND APPROVAL. THE PLAN SHALL INCLUDE THE DIMENSIONS OF THESE AREAS AND INCLUDE TOTAL SQUARE FOOTAGE, NOT TO EXCEED 200 SQUARE FEET. THIS SITE PLAN SHALL BE REQUIRED TO BE INCLUDED IN THE FINAL BUILDING PERMIT PLAN SET.

NOTE:

PRIOR TO ISSUANCE OF BUILDING PERMITS, THE OWNER/APPLICANT SHALL HAVE THE FOLLOWING VEHICLES REMOVED FROM THE PROPERTY:

- ANY VEHICLES ASSOCIATED WITH THE COMMERCIAL OPERATION OF THE REPAIR GARAGE OR PERSONAL VEHICLES AWAITING REPAIR WHICH HAVE BEEN ONSITE FOR GREATER THAN ONE HUNDRED AND TWENTY (120) DAYS;
- ANY INOPERABLE ONSITE VEHICLES WHICH HAVE BEEN STORED ONSITE AND ARE NOT ASSOCIATED WITH THE COMMERCIAL OPERATION OF THE REPAIR GARAGE OR PERSONAL VEHICLES AWAITING REPAIR; AND
- ANY VEHICLES STORED ON OR WITHIN FIVE FEET OF THE 0.034 ACRE WELL LOT DEPICTED ON VOLUME 21 PARCEL MAPS PAGE 21.

ON AN ON-GOING BASIS, THE OWNER/APPLICANT SHALL ENSURE THAT THE CARS PARKED ONSITE ARE PARKING FOR CUSTOMERS AND STAFF, VEHICLES ASSOCIATED WITH THE REPAIR GARAGE THAT ARE STORED ONSITE FOR SIXTY DAYS OR LESS, AND PERSONAL VEHICLES AWAITING REPAIR ONSITE FOR ONE-HUNDRED AND TWENTY DAYS OR LESS.

THE OWNER/APPLICANT SHALL ENSURE ALL CARS ARE STORED IN A MANNER THAN PREVENTS ANY OILS, RUST, OR OTHER CONTAMINANTS FROM LEAKING.

PRIOR TO ISSUANCE OF BUILDING PERMITS, THE OWNER/APPLICANT SHALL REMOVE ANY VEHICLES WHICH INDICATE THEY NEED TO BE REMOVED IN THE TEXT OF THE CONDITION AND SUBMIT EVIDENCE TO HCD-PLANNING FOR REVIEW AND APPROVAL THAT THIS HAS BEEN DONE.

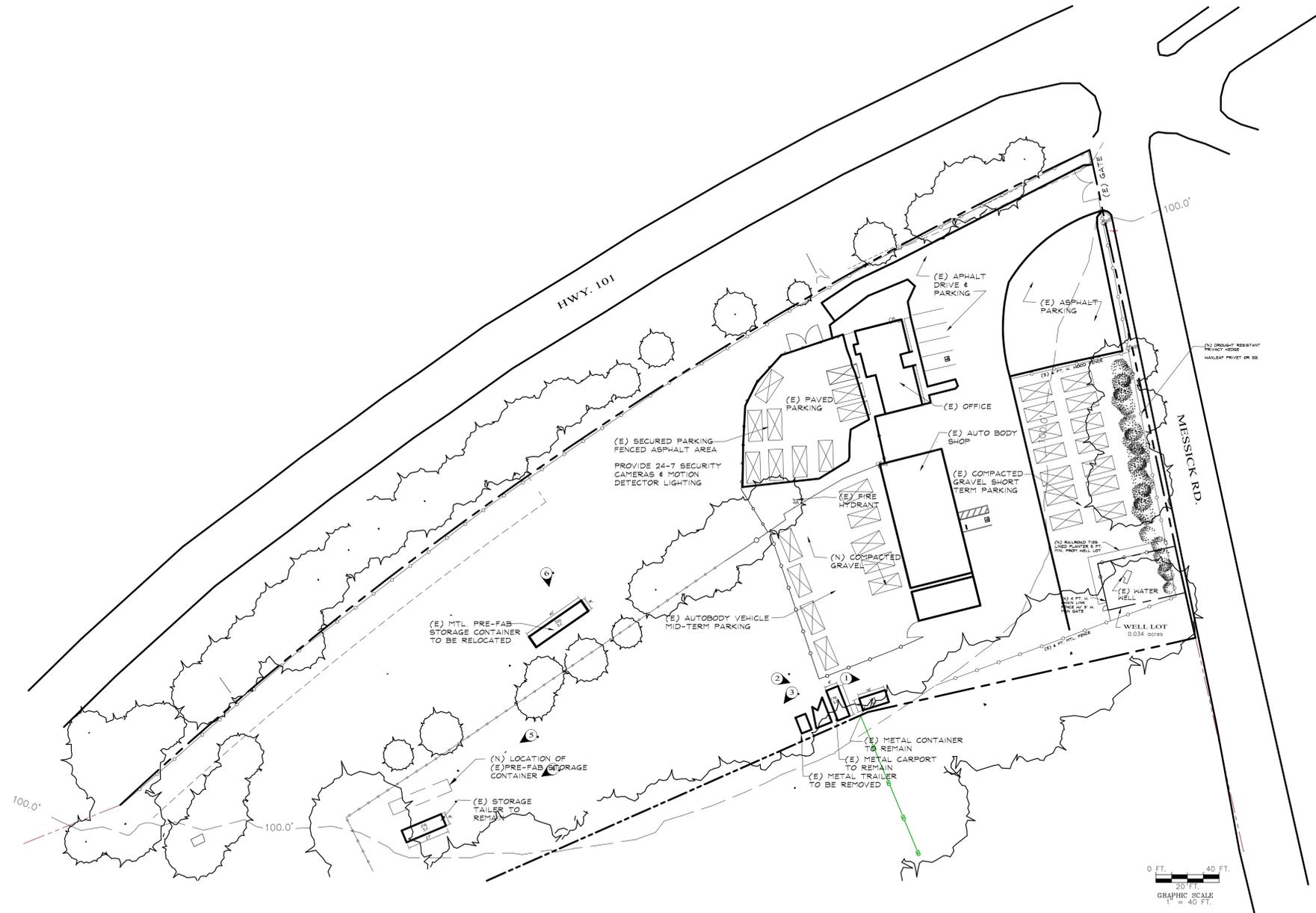
EVIDENCE SHALL INCLUDE PHOTOGRAPHS AND/OR A SITE INSPECTION BY HCD-PLANNING ON AN ON-GOING BASIS, THE OWNER/APPLICANT SHALL ENSURE THAT THE CARS PARKED ONSITE ARE PARKING FOR CUSTOMERS AND STAFF OR VEHICLES ASSOCIATED WITH THE AUTO SERVICE AND BODY SHOP THAT ARE ONSITE FOR ONE-HUNDRED AND TWENTY DAYS OR LESS. THE OWNER/APPLICANT SHALL ENSURE ALL CARS ARE STOR

ADDITIONAL CONDITIONS OF APPROVAL



REFERENCE PICTURES

N.T.S.



NOTE:
ALL VEHICLES AWAITING REPAIR OR OWNERS CLASSIC CAR COLLECTION THAT ARE TEMPORARILY STORED ON SITE TO BE DETERMINED IF ANY LEAKS ARE PRESENT. PROVIDE OIL ABSORBENT MAT UNDER VEHICLE IF REQ'D
SEE ADDITIONAL CONDITIONS OF APPROVAL NOTES



PARKING & DEMO. PLAN - SITE PLAN



SCALE 1" = 40 FT.

REV.	DATE
1	10/22/22

APN: 125-501-061-000
ADD. 101 ELIZA CT.
FOSTER CITY, CA. 94404
ANDRE & SASKIA SODERMANS

APPLICANT: RAY SCHMITT
CONTRACTOR # B514791
COASTAL HOME SOLUTIONS
7850 MESSICK ROAD
PRUNEDALE, CA. 93907
(831) 663-1114 FAX (831) 663-1118

PARKING PLAN & AUXILIARY BUILDINGS RELOCATION & DEMO. PLAN

Date: 03-10-20
Drawn RKS
Checked
Scale: As Shown
Job

Sheet
P-1

REV.	DATE

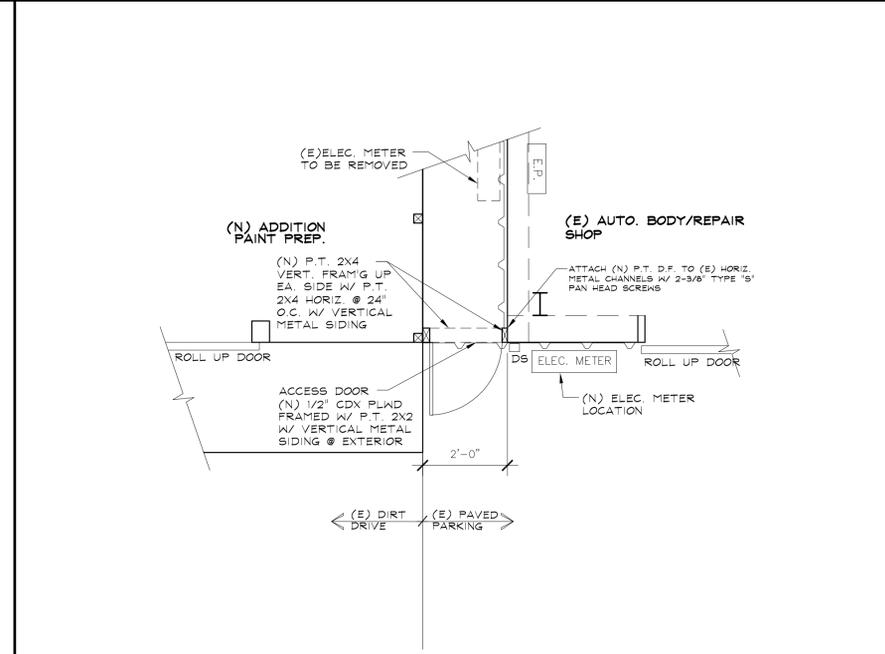
APN: 125-501-061-000
 ADD. 101 ELIZA CT.
 FOSTER CITY, CA. 94404
 ANDRE & SASKIA SODERMAN

APPLICANT: RAY SCHMITT
 CONTRACTOR # B514791
 COASTAL HOME SOLUTIONS
 7850 MESSICK ROAD
 PRUNEDALE, CA. 93907
 (831) 663-1114 FAX (831) 663-1118

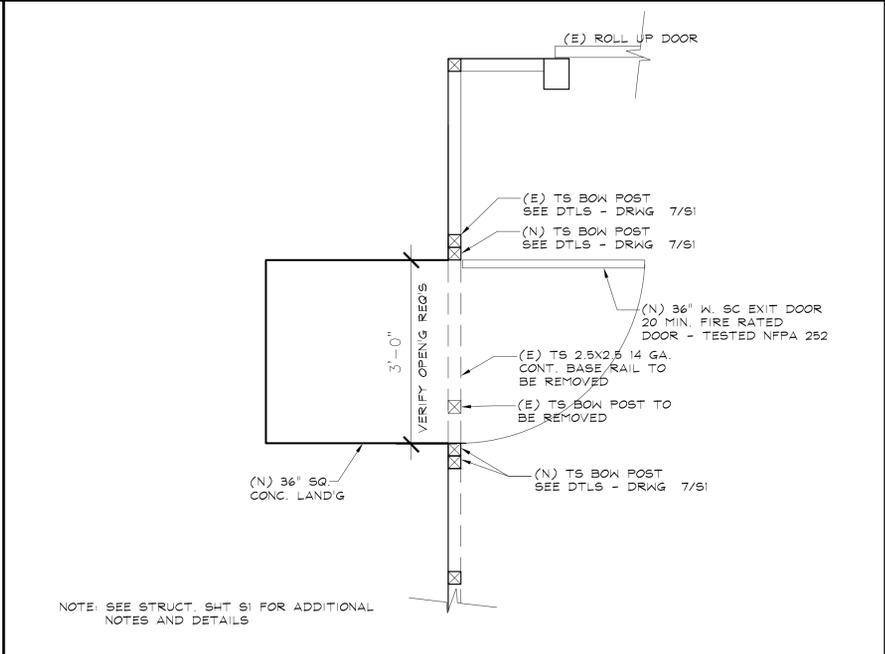
**(N) ENTRY PLAN
 DTLs & SECTIONS**

Date: 03-10-20
 Drawn RKS
 Checked
 Scale: As Shown
 Job
 Sheet

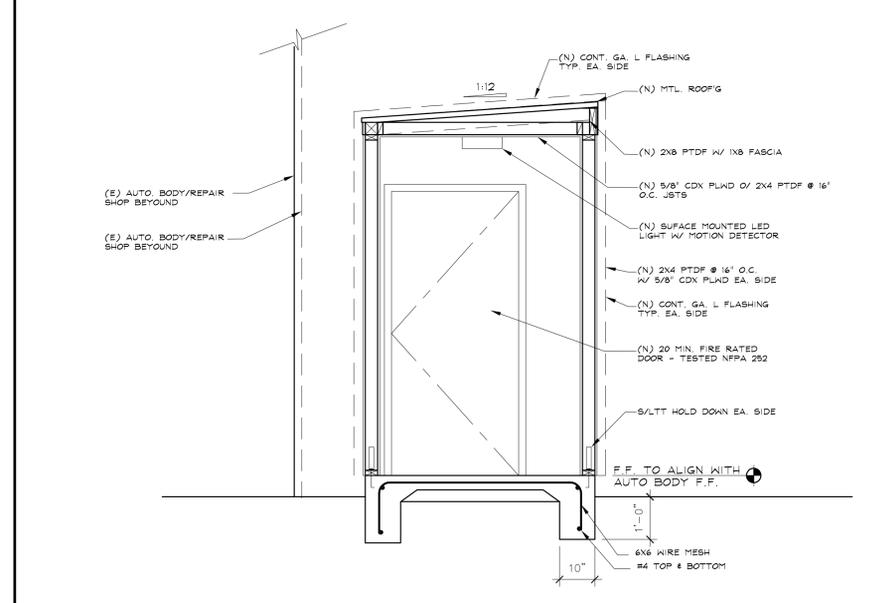
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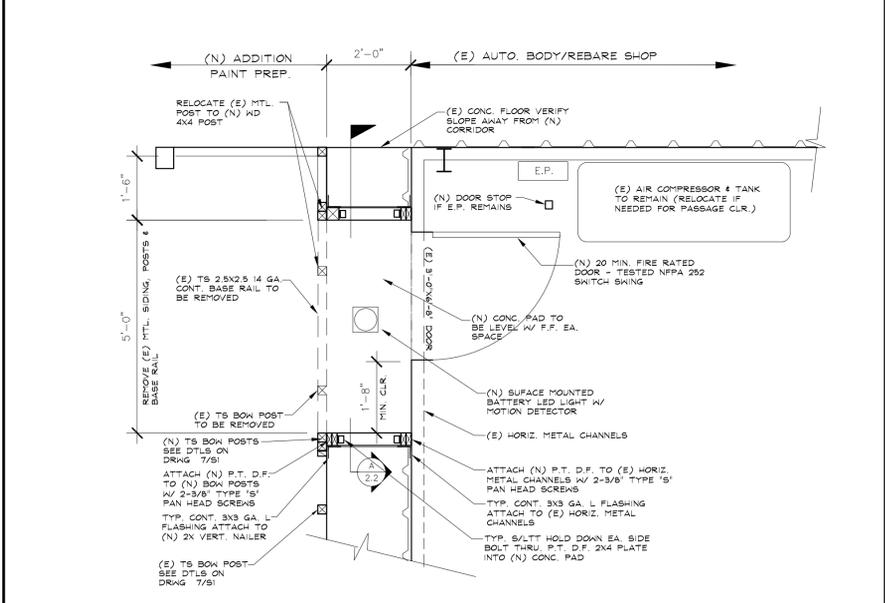
7 (N) ACCESS DOOR 1/2"



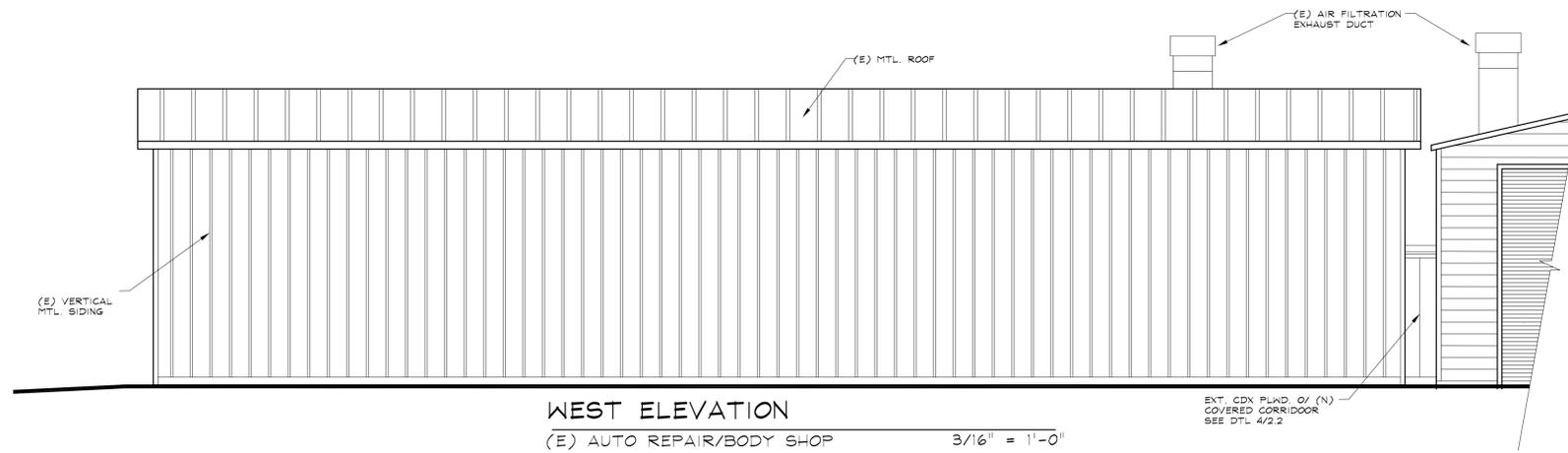
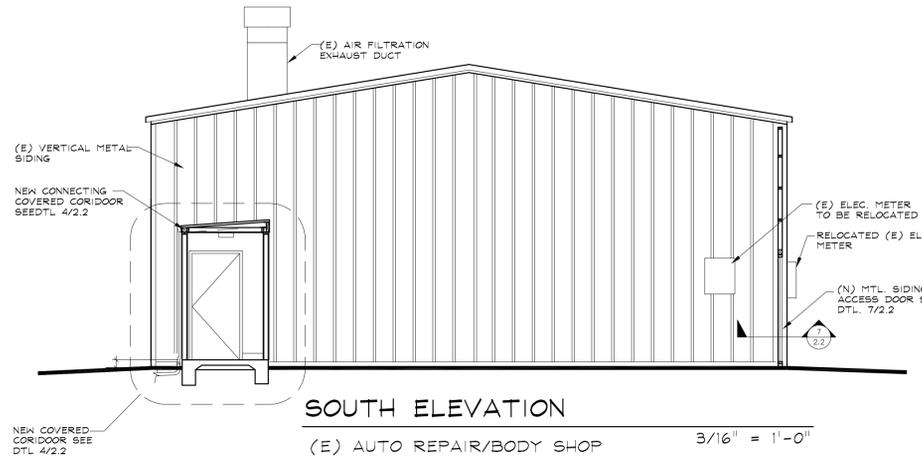
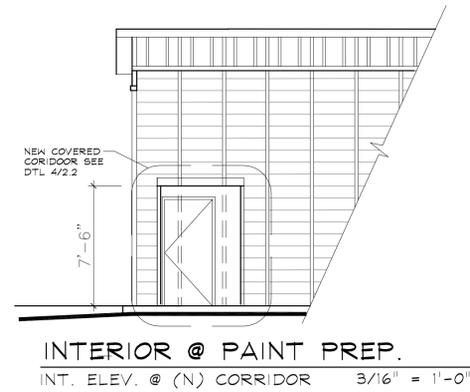
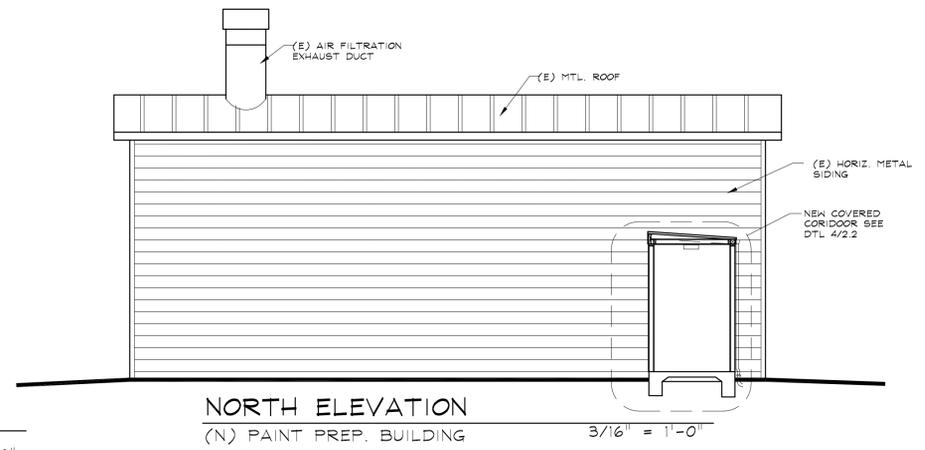
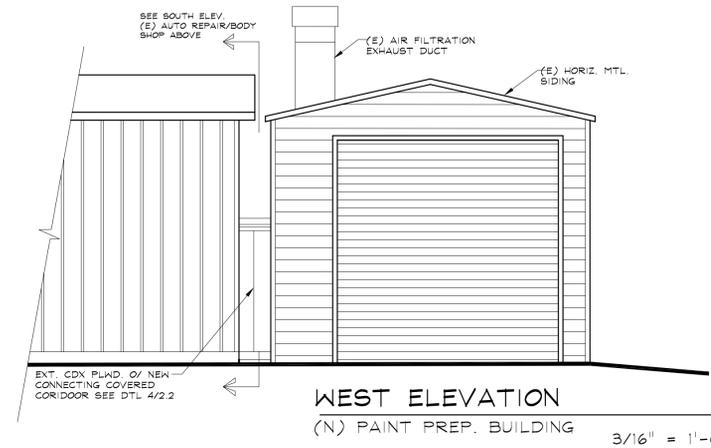
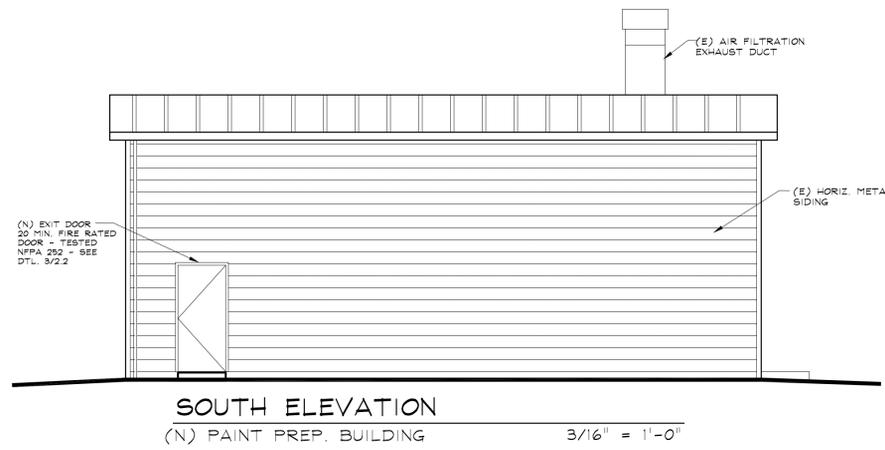
3 (N) EXIT DOOR PLAN 1/2"



8 SEC. AA 1/2"



4 (N) ENTRY/DOOR PLAN 1/2"



REV.	DATE

APN: 125-501-061-000
ADD. 101 ELIZA CT.
FOSTER CITY, CA. 94404
ANDRE & SASKIA SODERMANS

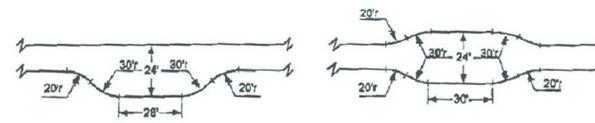
APPLICANT: RAY SCHMITT
CONTRACTOR # B514791
COASTAL HOME SOLUTIONS
7850 MESSICK ROAD
PRUNEDALE, CA. 93907
(831) 663-1114 FAX (831) 663-1118

EXTERIOR ELEVATIONS

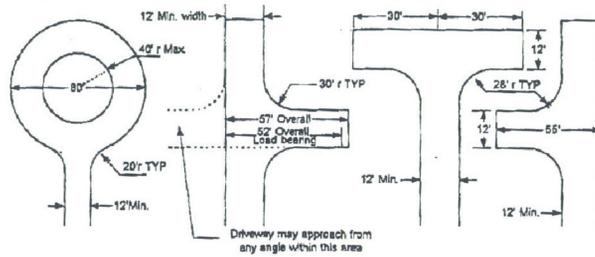
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Scale: As Shown
Job
Sheet

EXAMPLE A Driveway Turnouts

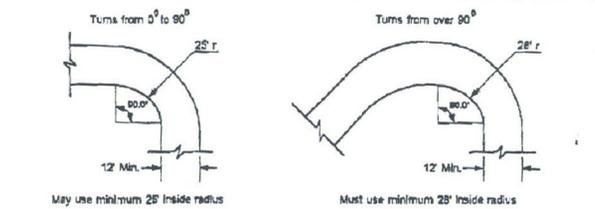
Form # 1 (MCFPOA) Revised 1/30/97



EXAMPLE B Driveway / Road Turnaround



EXAMPLE C Driveway Turning Radii



FIRE PROTECTION NOTES:

1. THESE PLANS SHALL COMPLY WITH CALIFORNIA BUILDING AND FIRE CODES (CURRENT EDITION) AND DISTRICT AMENDMENTS.
 2. THE BUILDING SHALL BE PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH THE LATEST EDITION OF NFPA 13D CURRENTLY ADOPTED IN CHAPTER 35 OF THE CALIFORNIA BUILDING CODE.
 3. OCCUPANCY CLASSIFICATION: R-3 BUILDING CONSTRUCTION TYPE: TYPE V-N FIRE RATING: SPRINKLERED
 4. A 30-FOOT CLEARANCE SHALL BE MAINTAINED TO FLAMMABLE VEGETATION AROUND ALL STRUCTURES, SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM NATIVE GROWTH TO ANY STRUCTURES, ARE EXEMPT.
 5. THE ROOF COVERINGS SHALL NOT BE LESS THAN CLASS 'A' RATED ROOF
 6. 3 1/2-INCH HIGH ADDRESS NUMBERS OF CONTRASTING COLOR WITH BACKGROUND SHALL BE LOCATED WHERE INDICATED ON THE SITE PLAN.
 7. THE JOB COPIES OF THE BUILDING AND FIRE SYSTEMS PLANS AND PERMITS MUST BE ON-SITE DURING INSPECTIONS.
- NOTE:
FIRE SPRINKLER DESIGN AND LAYOUT IS A DEFERRED ITEM TO BE DONE BY LICENSED CONTRACTOR.
FIRE SPRINKLER SYSTEM DESIGN, MATERIALS AND INSTALLATION PER N.F.P.A. 13D

The following paragraphs must be printed on the project plans under "FIRE DEPARTMENT NOTES".

1. Fire sprinklers are required. Place the following note on the project plans:
Fire Sprinklers Required - The residence(s) shall be protected with automatic fire sprinkler system(s). *Fire sprinklers are required in attached garages.* Installation, approval, and maintenance shall be in compliance with applicable National Fire Protection Association Standard 13D and local amendments, the edition(s) of which shall be determined by the enforcing jurisdiction. Plans for fire sprinkler system(s) must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection from the Building Inspection Dept.
2. When fire sprinklers are required, place the following note on the project plans:
Fire Alarm Flow Switch shall be wired to the kitchen refrigerator circuit. Any deviations require approval from the fire department.
3. Address numbers shall be posted pursuant to the note that follows. Place the following note on project plans:
Address Numbers to be Posted - Before construction begins, temporary or permanent address numbers shall be posted. Permanent address numbers shall be posted prior to request of a final inspection. All address numbers (permanent or temporary) shall be posted on the property so as to be clearly visible from the road. Where visibility cannot be provided, a post or sign bearing the address numbers shall be set adjacent to the driveway or access road to the property. Address numbers posted shall be "Arabic" (1, 2, 3, etc.), not "Roman" (I, VI, X, etc.) or written out in words (Thirteen, Seventy-six, etc.). Address numbers posted shall be a minimum number height of 3 inches, 3/8 inch wide stroke, and contrasting with the background colors of the sign. **NOTE: If numbers are not posted, Building/Fire Inspectors will not grant a final inspection.**
4. Separate addresses shall be obtained pursuant to the note that follows for caretaker's units, senior citizen units and "granny houses". Also, place the following note on the project plans:
Separate Address Required - Caretaker's Units, Senior Citizen Units and "Granny Houses" shall be issued addresses separate from the main residence. Contact the Monterey County Public Works Dept. at 755-4936.
5. Show the type and class of roof on the project plans.
Roofing - Class "A" or "B" Required - Roof construction shall be a Class A or Class B building, as defined by Uniform Building Code Standard 15-2. This requirement shall apply to all new construction and when 50 percent or more of an existing roof is replaced within a one-year period.
6. Vegetation shall be cleared pursuant to the note that follows. Place the note on the project plans:
Clear Vegetation - All flammable vegetation or other combustible growth shall at all times maintain clear distance of not less than 30 feet on each side from structures or buildings. This shall not apply to single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided that they do not form a means of rapidly transmitting fire from the native growth to any structure. Additional fire protection or firebreak may be required when, because of extra hazardous conditions, a firebreak of only 30 feet around such structure is not sufficient to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by the Fire Chief and Director of Planning and Building. This project requires _____ feet clearance.

Monterey County Fire Prevention Officers Association Form # 2

revised February 11, 1997

FIRE DEPARTMENT NOTES

7. Show the width, length, slope percentage, and type of surface of the access roadway on the project plans.
Access Driveways - General - Access driveways shall be all-weather driving surface capable of supporting fire apparatus (22 tons) not less than 12 feet of unobstructed width, a minimum of 13'6" or 15'0" vertical clearance, and a maximum 15 percent grade. On driveways and access roads having a slope of 8 percent or more the finish surface shall be A/C pavement or concrete. **EXCEPTION:** When buildings are protected by an approved automatic fire sprinkler system, the provisions of this section may be modified, subject to the approval of the Local Jurisdiction.
8. If the access road is over 250 feet long and less than 20 feet wide, place the following note on the project plans: (for diagram, see attached Example "A")
Driveways - Turn-Out Required - Driveways shall not be less than 12 feet wide unobstructed. All driveways exceeding 250 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.
9. If the access road has a dead-end and is more than 150 feet long, add a turn around to the access road drawing on the project plans (see attached diagram labeled Example B). Also, add the following note to the project plans:
Access Roadways - Turn Around Required - All dead-end access roads in excess of 150 feet in length shall be provided with approved provision for the turning around of fire apparatus.
 If the access road has turns, indicate the turning radius of the turns (see attached diagram labeled Example C).
 Show gate(s) on the plans. Also, place the following note on the project plans:
10. **Privacy Gates** - Electric gates shall be provided with a keyed switch meeting fire department specifications. Manual gates shall be provided with fire department padlocks meeting fire department specifications. Gate entrances shall be at least the width of the traffic lane, but in no case less than 12 feet wide. Unobstructed vertical clearance shall be not less than 15 feet.
 Show bridge(s) on plans.
11. **Bridges** - All new and reconstructed bridges shall be at least the width of the existing roadbed and berms but in no case less than 12 feet wide. Bridge width on all roads exceeding tertiary standards shall be less than the width of two lanes with berms. All bridges shall be designed for HS 20-44 loading (standard specification for highway bridges) and have guard rails.
 Show defensible space on plans.
12. **Setback for Structure Defensible Space (30 Foot)** - All parcels 1 acre and larger shall provide a minimum 30-foot setback for buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, or when a 30 foot minimum setback cannot be reached, alternate fuel modification standards may be imposed by the local fire jurisdiction to provide the same practical effect.

REV.	DATE

APN: 125-501-061-000
ADD: 7800 MESSICK RD., PRUNEDALE, CA. 93907
HOWARD SIMONS

APPLICANT: RAY SCHMITT
CONTRACTOR # B514791
COASTAL HOME SOLUTIONS
7850 MESSICK ROAD
PRUNEDALE, CA. 93907
(831) 663-1114 FAX (831) 663-1118

FIRE NOTES

Date: 03-10-20
Drawn RKS
Checked
Scale: As Shown
Job
Sheet

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