

# Attachment A

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# DRAFT RESOLUTION

## Before the Board of Supervisors in and for the County of Monterey, State of California

In the matter of the application of:

**CHAPIN DONALD D & BARBARA A CHAPIN TRS (PLN170296)**

**RESOLUTION NO. ----**

Resolution by the Monterey Board of Supervisors:

- 1) Finding that denial of the project is statutorily exempt pursuant to Section 15270 of the CEQA Guidelines; and
- 2) Denying an appeal by Donald and Barbara Chapin from the August 12, 2020 Planning Commission's decision denying an application requesting to amend a previously approved General Development Plan (PLN090138) and Use Permit PLN050366 (as amended by PLN060174) to allow commercial cannabis retail activities, commercial cannabis non-volatile manufacturing activities, and cannabis cultivation within the existing greenhouse and associated buildings. [PLN170296, CHAPIN DONALD D & BARBARA A CHAPIN TRS., 115 & 115 A Monterey Salinas Highway, Greater Salinas Area Plan (APN: 207-131-004-000 and 207-131-005-000)]

**The appeal by Donald and Barbara Chapin from the decision of the Monterey County Planning Commission to deny an application requesting to amend a previously approved General Development Plan (PLN090138) and Use Permit PLN050366 (as amended by PLN060174) to allow commercial cannabis retail activities, commercial cannabis non-volatile manufacturing activities, and cannabis cultivation within the existing greenhouse and associated buildings, came on for public hearing before the Monterey County Board of Supervisors on October 20, 2020. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Board of Supervisors finds and decides as follows:**

### FINDINGS

1. **FINDING:** **PROCESS** - The County has processed the subject application (PLN170269/CHAPIN) ("Project") in compliance with all applicable procedural requirements.  
**EVIDENCE:** a) On September 5, 2017, a Development Review Committee meeting was held to provide input on a project proposal for cannabis cultivation, nursery, and dispensary. A follow up letter sent December

- 21, 2017 provided comments and explained that dispensaries are not permitted in the Farmland zoning district.
- b) An application for an amendment to a previously approved General Development Plan and Use Permit was filed on May 2, 2019 and was deemed complete on May 26, 2020.
  - c) The project was reviewed by the Agricultural Advisory Committee on June 27, 2019. The committee voted 4:2 to support staff's recommendation for denial, with two members abstaining, one recused, and four members absent. (See Finding 2, Evidence q.)
  - d) The project was referred to the Spreckles Neighborhood Design Review Committee, on July 17, 2019. The committee passed a motion of "no opinion or not applicable", noting that the project is not within the town of Spreckles and is of no concern related to historical review. (See Finding 2, evidence r.)
  - e) The project was set for a public hearing before the Monterey County Planning Commission on August 12, 2020. Notices of the public hearing were published in the Monterey County Weekly on July 30, 2020 and mailed to property owners and interested parties on July 29, 2020.
  - f) On August 12, 2020, the Planning Commission held a duly noticed public hearing and denied the application (PLN170296) to amend a previously approved General Development Plan (PLN090138) and Use Permit PLN050366 (as amended by PLN060174) to allow commercial cannabis retail activities, commercial cannabis non-volatile manufacturing activities, and cannabis cultivation within the existing greenhouse and associated buildings (Resolution No 20-026).
  - g) Pursuant to Section 21.80.050 of Title 21 (inland zoning ordinance) of the Monterey County Code ("MCC"), on August 26, 2020, Don Chapin, on behalf of Donald D Chapin and Barbara A. Chapin TRS, timely filed an appeal from the August 12, 2020 decision of the Planning Commission. The appeal seeks to set aside the Planning Commission decision (MCC Section 21.80.030). The Board of Supervisors hears the appeal de novo (MCC Section 21.80.090). The appeal challenges the Planning Commission's approval and contends the findings or decision or conditions are not supported by the evidence and the decision was contrary to law. See Finding 3 for the summary of the applicants' specific contentions and the County responses to those contentions. A complete copy of the appeal is on file with the Clerk of the Board and is attached to the staff report as Attachment D.
  - h) Pursuant to MCC Section 21.80.050, an appeal shall be filed with the Clerk of the Board of Supervisors within 10 days after written notice of the decision of the Appropriate Authority has been mailed to the Applicant. The Monterey County Planning Commission resolution was mailed to the Applicant on August 21, 2020. Don and Barbara Chapin filed the appeal with the Clerk of the Board on August 26, 2020, within the 10-day time frame prescribed by Section 21.80.050 and brought to hearing within 60 days of receipt of the appeal.
  - i) The Board of Supervisors conducted a duly noticed public hearing on the appeal on October 20, 2020. Notice of the hearing on the matter

before the Board of Supervisors was published on October 8, 2020 in the Monterey County Weekly; notices were mailed and emailed to all property owners and occupants within 300 feet of the project site, and to all persons who requested notice, and at least 3 notices were posted at and near the project site..

2. **FINDING:**

**INCONSISTENT** – The Project, as conditioned, is not consistent with the applicable plans and policies which designate this area as appropriate for development.

**EVIDENCE:**

- a) On November 14, 1984, Use Permit 3402 was issued, allowing expansion of the existing retail nursery on the adjacent 1.99 acre parcel, and an accessory landscape materials business. This permit expired in 1994.
- b) On February 28, 1996, Use Permit PC 95110 was issued, recognizing the two legal non-conforming uses under one Use Permit.
- c) On July 27, 2005, Use Permit PLN050366 was issued, allowing continued use of a legal non-conforming use of a Nursery (Graber Gardens) and accessory ornamental landscape materials business (Deco Rock). The Planning Commission approved the use permit without an expiration date under the condition that: *"No additional structures shall be erected, except for the reconstruction of structures that existed at the time that the legal non-conforming use was established upon, Assessor's Parcel Number 207-131-004-000. No permanent structures shall be erected upon the accessory parcel containing the ornamental landscape material business, located on Assessor 's Parcel Number 207-131-005-000."*
- d) On July 12, 2006, an amendment to a Use Permit (PLN060174) was issued, amending PLN050366 to allow a 35-foot-tall ornamental windmill structure, new entry gate, trellis, 3,024 sq. ft greenhouse, 200 sq. ft concrete batch plant, new parking lot and signage, and new landscaping and irrigation.
- e) June 13, 2012: PLN090138, a General Development Plan, was issued to clear a code enforcement case, allow a produce stand in an existing unoccupied building, authorize a lighting plan and a sign program in addition to the existing nursery and ornamental landscape business. This permit also included a list of industry-related and seasonal events that would occur on the property.
- f) An application for an amendment to a previously approved General Development Plan and Use Permit was filed on May 2, 2019 and was deemed complete on May 26, 2020. The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170296.
- g) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
  - 2010 Monterey County General Plan;
  - Greater Salinas Area Plan; and
  - Monterey County Zoning Ordinance (Title 21).

Conflicts were found to exist. Communications were received during the course of review of the project indicating inconsistencies with the text, policies, and regulations in these documents.

- h) The property is located at 115 & 115 A Monterey Salinas Highway, Greater Salinas Area Plan (APN 207-131-004-000 and 207-131-005-000). The property is zoned Farmland/40 acres per unit or “F/40” which does not allow cannabis retail facilities. The proposed use is not consistent with the F/40 zoning regulations.
- i) The currently permitted uses on the property are legal non-conforming as recognized by the permits listed in sections b, c, d, e, and f above. The project is inconsistent with the regulations for legal non-conforming land use found in MCC Section 21.68.020, which states that a legal non-conforming land use may be continued from the time that legal non-conforming land use is established, except that:
  - A. No such use shall be expanded, enlarged, increased, or extended to occupy a greater area than that occupied when the legal nonconforming use was established
  - B. No such use may be intensified over the level of use that existed at the time the legal nonconforming use was established.
  - C. The legal nonconforming use may be changed to a use of a similar or more restricted nature, subject to a use permit in each case.

The proposed use is not a use similar or more restricted in nature. The use of a cannabis retailer is specifically not allowed in any zoning designation other than Light Commercial, Heavy Commercial, and Mixed Use. (See evidence k)

- j) The project does not meet the requirements for Commercial Cannabis Retail Activities (Section 21.67.040), which allow cannabis retailers only in Light Commercial and Heavy Commercial zoning districts and explicitly state that “Cannabis retailers shall not be allowed in any other zoning district.”
- k) The project was reviewed by the Agricultural Advisory Committee on June 27, 2019. The committee voted 4:2 to support staff’s recommendation for denial, with two members abstaining, one recused, and four members absent.
- l) The project was referred to the Spreckles Neighborhood Design Review Committee, on July 17, 2019. The committee passed a motion of “no opinion or not applicable”, noting that the project is not within the town of Spreckles and is of no concern related to historical review.
- m) On August 12, 2020, the Planning Commission reviewed the project and denied the application. Pursuant to MCC Section 21.80.050, on August 26, 2020, the applicants timely filed an appeal from the decision of the Planning Commission. The appeal challenges the Planning Commission’s decision, and contends the findings and decision are not supported by the evidence, and the decision was contrary to law. See Finding 3 for the summary of the applicants’ specific contentions and the County responses to those contentions.

3. **FINDING:** **SITE SUITABILITY** – The site is not physically suitable for the use proposed.
- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Monterey Regional Fire Protection District, RMA-Public Works, RMA-Environmental Services, Monterey County Health and Environmental Health Bureau. There has been indication from Monterey County Health Department that the site is not suitable for the proposed development.
  - b) Monterey County Health provided a matrix to assess the public health impact to determine the level of concern for at-risk populations if a cannabis retail facility is opened at this proposed location. The review uses a Risk Management Assessment Matrix to indicate if the proposed permitted facility would have low, moderate, or high public health concerns. It was concluded from the Health Department that the retail permit for this cannabis retail facility would result in a public health risk assessment score of 8, which falls into the range of a high risk for increased public health impacts due to potential exposures and/or increased use by risk groups due to normalization of cannabis. Based on this score and thus the potential for public health risk, Monterey County Health Department does not support the issuance of a retail permit for this facility at this time.
  - c) A traffic report for the proposed project was reviewed by CalTrans. CalTrans noted that additional information would be needed in order to fully analyze the project. This analysis has not yet been completed due to staff recommendation for denial based on the inconsistencies described in Finding 2.
  - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN170296.
4. **FINDING:** **Response to Applicants’ Appeal** – Pursuant to MCC Section 21.80.050, the appellant Donald D. Chapin and Barbara A. Chapin TRS (the “Appellants”) timely filed an appeal from the August 12, 2020 decision of the Planning Commission. Upon consideration of the written and documentary evidence, the staff report, oral testimony, other evidence presented, and the administrative record as a whole, the Board responds as follows to the Appellants’ contentions:
- EVIDENCE:**
- a) Appellants’ Contentions:
    - 1. “The Applicant sought to allow an additional agricultural product to the mix of agricultural products already being offered at the site. The site is entitled with existing use permits that allow the retail sale of nursery items. Over the years, the County of Monterey has affirmed this entitlement several times. Therefore, the findings and decision of the Planning Commission are not supported by the evidence because the long-standing use permits allow for the retail sale of agricultural product at the project site. Also, there is nothing in the record to support the County of Monterey has the right to limit the retail sale of agricultural products at the site. Indeed, the County of Monterey has affirmed this right each time it has granted a use permit or general development permit for the site. Because the site is entitled

to use the site for the retail sale of agricultural products, the Planning Commission's decision not to extend that right to a new agricultural product was contrary to law.”

2. "The County incorrectly states the application is not consistent with applicable plans and policies. In fact, the project site is entitled with a use permit that allows the retail sale of agricultural products at the site, and the application merely seeks to add another agricultural product to the mix of current offerings. For this reason, the statement in Finding 1 that the proposed use would expand the legal non-conforming use is incorrect.”

3. “The County incorrectly states that the site is not suitable for the use proposed in Finding 2. Again, the application will only result in adding an agricultural product to the already existing mix of agricultural products sold at the site. By virtue of issuing various use permits over the years allowing for the retail sale of agricultural products at the site, the County has acknowledged the site is suitable for retail nursery sales.”

County Response: The application requests an amendment to an existing legal non-conforming use as recognized by an approved General Development Plan, to allow the sale of cannabis. Retail cannabis facilities are specifically governed by MCC Section 21.67, which specifically does not allow retail uses in any zoning designation other than Light Commercial, Heavy Commercial, and Mixed Use. The site is in the Farmland Zoning district. The application requests a new non-conforming use that is specifically not allowed within this district. Because the Monterey County Code identifies retail cannabis as a unique use requiring specific permitting, it is not considered simply another agricultural product and cannot be found to be a similar use to the existing uses on the site, so the proposed project would be contrary to the regulations for Legal Non-Conforming Uses. MCC Section 21.68.020(C) states: “The legal nonconforming use may be changed to a use of a similar or more restricted nature, subject to a use permit in each case.” The proposed retail use is subject to a unique set of regulations adopted by Monterey County Code and is therefore not similar to the existing uses. Additionally, the project proposes to use an existing barn structure, which has not previously been used for retail purposes, as an overflow dispensary. This would be an expansion of retail into an area where it did not previously exist, and would therefore conflict with MCC Section 21.68.020(A), “No such use shall be expanded, enlarged, increased, or extended to occupy a greater area than that occupied when the legal nonconforming use was established.” Therefore, the proposed use is neither consistent with County Code or suitable for the site.

5. **FINDING:** **CEQA (Exempt):** - Projects that are disapproved are statutorily exempt from the California Environmental Quality Act.



- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15062, statutorily exempts projects that are disapproved.
  - b) This has been disapproved with adoption of this resolution. Disapproval of the project will not change the circumstances or environment that currently exist.
  - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170296.

6. **FINDING:** **APPEALABILITY** - The decision on this project is final.  
**EVIDENCE:** a) MCC Section 21.80.040(I) states that the decision of the appeal authority shall be final.

**DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Board of Supervisors does hereby deny an amendment to a previously approved General Development Plan, PLN090138 and Use Permit PLN050366 (as amended by PLN060174) to convert a legal non-conforming use from an ornamental landscape nursery to a commercial cannabis retail facility, a commercial cannabis non-volatile manufacturing facility, and commercial cannabis cultivation site within the existing greenhouse and associated buildings.

**PASSED AND ADOPTED** this 20<sup>th</sup> day of October 2020 upon motion of \_\_\_\_\_, seconded by \_\_\_\_\_, by the following vote:

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

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book \_\_\_ for the meeting on \_\_\_\_\_.

Dated:  
Supervisors  
  
California

Valerie Ralph, Clerk of the Board of  
  
County of Monterey, State of

By

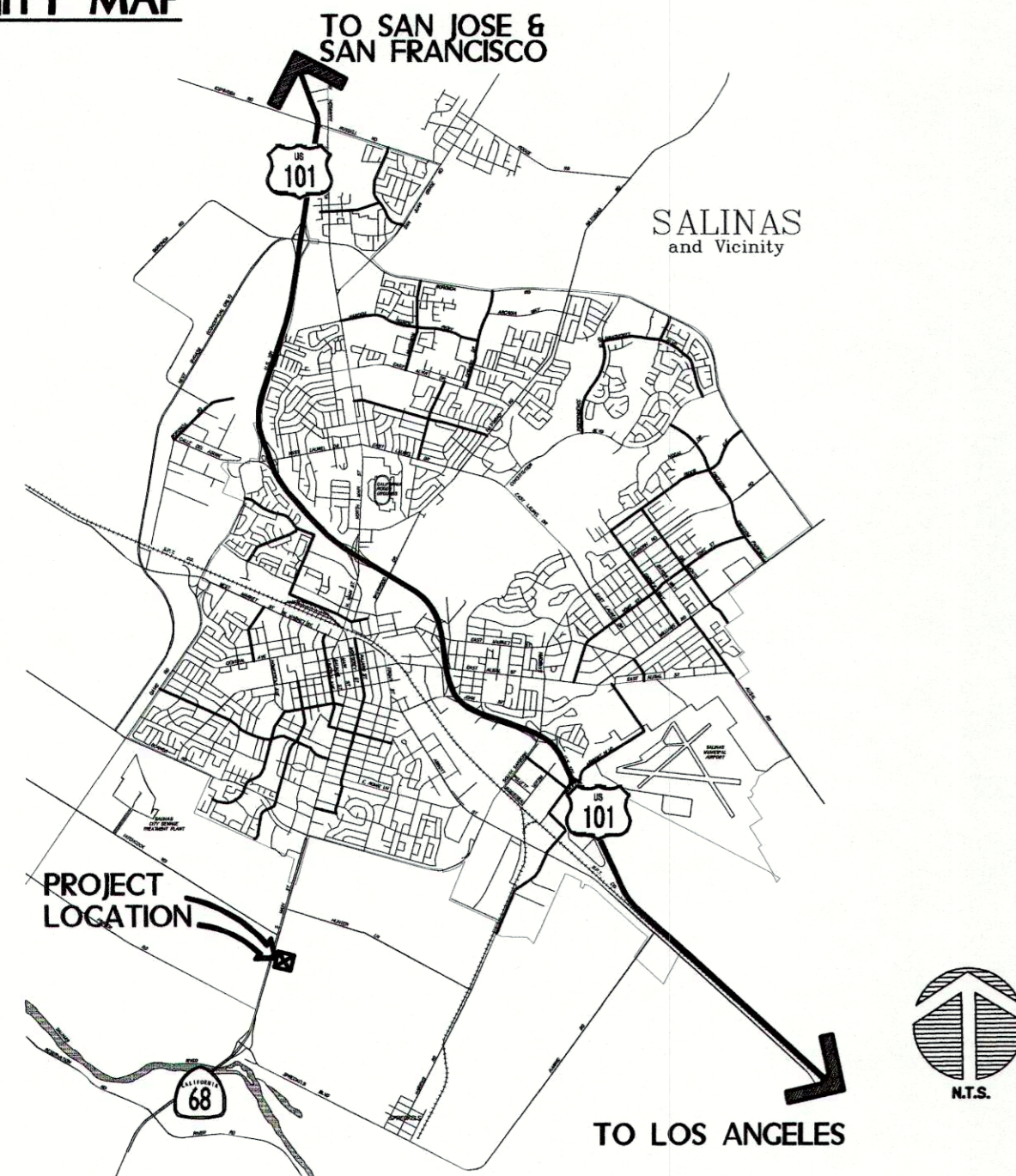
\_\_\_\_\_  
  
Deputy

COPY OF THIS DECISION MAILED TO APPLICANT ON **DATE**

THIS APPLICATION IS NOT APPEALABLE.

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.

**VICINITY MAP**



**LOCATION MAP**



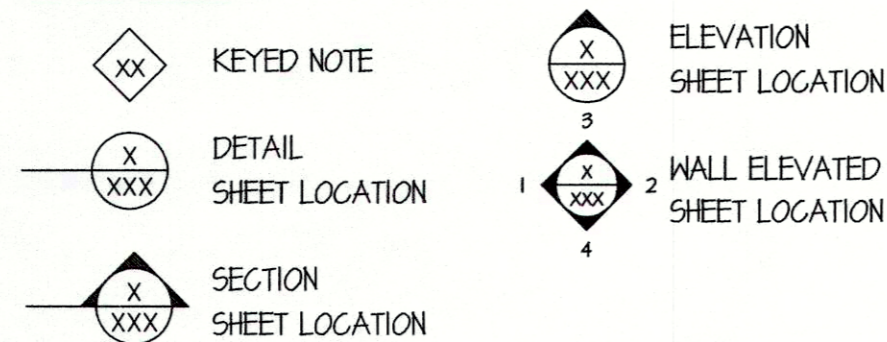
**PROJECT DATA**

- PROJECT: CCB DISPENSARY & MANUFACTURING TENANT IMPROVEMENTS
  - LOCATION: 115 & 117 MONTEREY SALINAS HWY SALINAS, CA 93908
  - BUILDING OWNER: THE CHAPIN LIVING TRUST  
560 CRAZY HORSE CANYON RD.  
SALINAS CA 93907
- |                                     |                                |                                |
|-------------------------------------|--------------------------------|--------------------------------|
| 4. APN:                             | 207-131-004-000                | 207-131-005-000                |
| 5. ZONING:                          | F-40                           | F-40                           |
| 6. LOT SIZE:                        | 37,026 S.F. (0.850 ACRES)      | 86,684 S.F. (1.99 ACRES)       |
| 7. (E) BUILDING SITE COVERAGE:      | 5,852 S.F. (BLDGs. A, B, C, F) | 1,040 S.F. (BLDGs. D, E, G)    |
| 8. PROPOSED BUILDING SITE COVERAGE: | 6,233 S.F. (BLDGs. A, B, C, F) | 1,240 S.F. (BLDGs. D, E, G, H) |
- TOTAL AREA: 7473 S.F.**
- OCCUPANCY: B, M, F-1, U
  - CONSTRUCTION TYPE: VB
  - NUMBER OF STORIES: 1
  - FIRE SPRINKLER SYSTEM: NONE
  - FIRE ALARM SYSTEM: NONE
  - CODES:
    - 2016 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
    - 2016 CALIFORNIA BUILDING CODE, VOLUMES 1 & 2, PART 2, TITLE 24 C.C.R.
    - 2016 CALIFORNIA ELECTRICAL CODE, PART 3, TITLE 24 C.C.R.
    - 2016 CALIFORNIA MECHANICAL CODE, PART 4, TITLE 24 C.C.R.
    - 2016 CALIFORNIA PLUMBING CODE, PART 5, TITLE 24 C.C.R.
    - 2016 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R.
    - 2016 CALIFORNIA ENERGY CODE, PART 6
    - 2016 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24, C.C.R.
    - TITLE 19, C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
    - NFPA 13 & NFPA 72 - NATIONAL FIRE ALARM CODE (A, AMENDED)
    - ADA STANDARDS FOR ACCESSIBLE DESIGN
  - COMPLIANCE WITH CFC CHAPTER 14, FIRE SAFETY DURING CONSTRUCTION & DEMO AND CBC CHAPTER 33, SAFETY DURING CONSTRUCTION WILL BE ENFORCED.
  - THIS BUILDING OR SPACE SHALL PROVIDE A READILY DISTINGUISHABLE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND CHAPTER 11 (WHERE APPLICABLE FOR ACCESSIBILITY PURPOSE) OF THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE. THE EXIT SYSTEM SHALL MAINTAIN A CONTINUOUS, UNOBSTRUCTED AND UNDIMINISHED PATH OF EXIT TRAVEL FROM ANY OCCUPIED POINT WITHIN THE BUILDING TO A PUBLIC WAY.

**ABBREVIATIONS**

A.B.	ANCHOR BOLT	JT	JOINT	W	WEST, WIDE
ACC	ACCESSIBLE	LAM	LAMINATE	W	WITH
ADJ.	ADJUSTABLE, ADJACENT	MAX	MAXIMUM	W/O	WITHOUT
A.F.F.	ABOVE FINISHED FLOOR	M.B.	MACHINE BOLT	W.O.	WHERE OCCURS
ARCH	ARCHITECT, ARCHITECTURAL	MECH	MECHANICAL	W.W.F.	WELDED WIRE FABRIC
BLKG	BLOCKING	MFR	MANUFACTURER		
BM	BEAM	MIN	MINIMUM		
B, BTM	BOTTOM	MTL	METAL		
C.V.	CENTERLINE	N	NORTH		
CLG	CEILING	(N)	NEAR		
C.J.	CONSTRUCTION JOINT	N.I.C.	NOT IN CONTRACT		
D	DEEP	N.T.S.	NOT TO SCALE		
DET, DTL	DETAIL	O/	OVER		
DEMO	DEMOLISH, DEMOLITION	O.C.	ON CENTER		
D.F.	DOUGLAS FIR	O.C.E.M.	ON CENTER EACH WAY		
DN	DOWN	P.A.F.	POWDER ACTUATED FASTENER		
DR	DOOR	P.H.	PANIC HARDWARE		
D.S.	DOWNGROUT	P.I.P.	POURED IN PLACE		
E	EAST	PT	POINT		
(E)	EXISTING	PTDF	PRESSURE TREATED DOUGLAS FIR PARTITION		
E.J.	EXPANSION JOINT	RAD	RADIUS		
ELEC	ELECTRICAL	R/F, REINF	REINFORCING		
EQ	EQUAL	RM	ROOM		
EXP	EXPANSION, EXPOSED	R.O.	ROUGH OPENING		
F.B.O.	FURNISHED BY OWNER	S	SOUTH		
F.H.	FIRE HYDRANT	S.B.	SOLID BLOCKING		
FL, FLR	FLOOR	S.C.	SOLID CORE		
F.O.	FACE OF	S.S.	STAINLESS STEEL		
F.O.S.	FACE OF STUD	SHTG	SHEATHING		
GA	GAGE	SM	SIMILAR		
G.C.	GENERAL CONTRACTOR	STRUC	STRUCTURAL		
GI.	GALVANIZED IRON	SYM	SYMMETRICAL		
G.W.B.	GYPSPUM WALL BOARD				
GYP BD	GYPSPUM WALL BOARD				
H	HIGH	T&G	TONGUE AND GROOVE		
HDND	HARDWOOD	THK	THICK		
H.M.	HOLLOW METAL	T.O., T/	TOP OF		
HT	HEIGHT	TYP	TYPICAL		
INCL.	INCLUDING	U.O.N.	UNLESS OTHERWISE NOTED		
I.B.G.	INSTALL BY CONTRACTOR	V.B.	VAPOR BARRIER		
INSUL	INSULATION	V.I.F.	VERIFY IN FIELD		
INV	INVERT				

**SYMBOLS**



**GENERAL NOTES:**

- SCOPE OF WORK:
  - A. INTERIOR RENOVATIONS FOR DISPENSARY AND PROCESSING AND NURSERY COMMERCIAL CANNABIS BUSINESS.
  - B. ASSOCIATED SITE IMPROVEMENTS.
  - C. (E) BUILDING IMPROVEMENTS.
- DO NOT SCALE THE DRAWINGS. IF UNABLE TO DETERMINE DIMENSIONS FOR ANY ITEM OF WORK, CONSULT THE ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING.
- PERFORM ALL WORK IN ACCORDANCE WITH THE RULES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION. CONFORM TO ALL CITY, COUNTY, STATUTES, AND ORDINANCES. PROMPTLY REPORT ANY DISCREPANCIES AND OMISSIONS IN THE CONTRACT DOCUMENTS TO THE ARCHITECT.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY
- NO WORK IS PROPOSED THAT WILL REQUIRE MODIFICATION TO THE SITE OR IMPACT EXISTING STORM WATER DRAINAGE. A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS NOT REQUIRED.
- PROJECT DOES NOT INCLUDE ASBESTOS ABATEMENT.
- NOTICE TO CONTRACTORS: MODIFICATIONS TO THE FIRE ALARM SYSTEM, RESULTING FROM NEW WORK, IS A DEFERRED SUBMITTAL AND SHALL REQUIRE A SEPARATE SUBMITTAL AND REVIEW. DEFERRED SUBMITTAL SHALL INCLUDE DRAWINGS AND SUPPORTIVE CALCULATIONS FOR ALL MODIFICATIONS TO THE EXISTING FIRE ALARM SYSTEM AND SHALL BE SUBMITTED BY THE INSTALLING LICENSED FIRE ALARM CONTRACTOR TO THE CITY OF SALINAS FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

**LIST OF DRAWINGS**

- ARCHITECTURAL**
- A01 TITLE SHEET
  - A11 SITE PLAN
  - A21 FLOOR PLAN - PROPOSED
  - A31 EXTERIOR ELEVATIONS

**FIRE DEPT. NOTES:**

- PRIOR TO THE FRAME INSPECTION, APPROVED FIRE SPRINKLER AND/OR FIRE ALARM MUST BE ON SITE FOR THE BUILDING INSPECTOR.
  - FIRE SAFETY DURING CONSTRUCTION SHALL FOLLOW 2013 CFC CH. 14. FIRE EXTINGUISHERS SHALL BE PROVIDED. THE AUTOMATIC FIRE SPRINKLER SYSTEM IS TO REMAIN ACCESSIBLE AND IN SERVICE AT ALL TIMES. FIRE DEPARTMENT ACCESS TO BUILDING SHALL BE ESTABLISHED & MAINTAINED IN ACCORDANCE W/ SECTION. COMBUSTIBLE DEBRIS, RUBBISH AND WASTE MATERIAL SHALL BE REMOVED FROM BUILDING AT THE END OF EACH WORK SHIFT. OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL BE DONE IN ACCORDANCE WITH CFC CH. 26.
  - APPROVED FIRE DEPARTMENT EMERGENCY KEY BOX IS (E), NO CHANGE. (E) KEY BOX SHALL BE UPDATED & MAINTAINED W/ MASTER KEYS AND SHALL BE PERMANENTLY TAGGED & LABELED. THE FOLLOWING ITEMS SHALL BE PROVIDED AND/OR MAINTAINED IN THE KNOX BOX PRIOR TO FINAL FIRE: [X] MASTER KEY; [X] FIRE ALARM KEYS; [X] POINT OF CONTACT AFTER HOURS.
  - NO MATERIALS STORED IN THE PROPOSED FACILITY IS CATEGORIZED AS HAZARDOUS OR EXCEED REGULATED VOLUMES. A HAZARDOUS MATERIALS INVENTORY STATEMENT (HMIS) SHALL NOT BE REQUIRED FOR THIS PROJECT.
  - NOTICE TO CONTRACTORS: THE PROPOSED SCOPE OF WORK INCLUDES FIRE ALARM SYSTEMS. ANY MODIFICATIONS TO THESE SYSTEMS RESULTING FROM (N) WORK SHALL REQUIRE SEPARATE SUBMITTAL & REVIEW. THE CITY OF SALINAS FIRE DEPARTMENT DOES NOT ALLOW INSTALLATION OF FIRE SERVICE MAINS, FIRE SPRINKLER SYSTEMS, FIRE ALARM SYSTEMS OR OTHER FIRE PROTECTION SYSTEM PRIOR TO PLAN APPROVAL. CONTRACTORS WHO ENGAGE IN SUCH ACTIVITIES MAY BE CITED & THE PROJECT WILL BE RED TAGGED.
  - WHEN APPLICABLE, SEPARATE SUBMITTAL FOR REVIEW AND APPROVAL REQUIRED FOR THE FOLLOWING:
    - A) UNDERGROUND FIRE SERVICE
    - B) FIRE SPRINKLER SYSTEM
    - C) FIRE ALARM SYSTEM
- SUBMIT PLANS TO: FIRE PLAN CHECK  
MONTEREY COUNTY REGIONAL FIRE DISTRICT  
DEVELOPMENT & PERMIT SERVICES DEPARTMENT  
19400 PORTOLA DR.  
SALINAS, CA 93908
- INFORMATION INCLUDED WITH THIS SUBMITTAL PACKAGE ON ANY OF THE ABOVE NOTED SYSTEMS ARE FOR REFERENCE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. FIRE DEPARTMENT APPROVAL OF THIS SUBMITTAL PACKAGE EXCLUDES THESE SYSTEMS.
- FIRE SPRINKLER SYSTEMS & ALTERATIONS OF AN (E) SYSTEM AND ALL COMPONENTS SHALL CONFORM TO NFPA 13 MIN. STANDARDS AND SHALL BE REVIEWED BY FIRE DEPARTMENT PRIOR TO INSTALLATION. STAMPED, APPROVED PLANS MUST BE KEPT ON SITE FOR FIRE INSPECTOR.
    - a) SUBMITTAL TO INCLUDE A MINIMUM OF FOUR SETS OF PLANS AND CALCULATIONS WITH ALL DETAILS PER NFPA 13.
    - b) CONTRACTOR IS REQUIRED TO SUBMIT A SET OF "AS-BUILT" DOCUMENTS/DRAWINGS FOR APPROVAL PRIOR TO FINAL INSPECTION WHEN NOT INSTALLED PER PLAN.
    - c) TEST REQUIRED: ADDITIONAL/ALTERATION, 150 PSI FOR 2 HOURS.
  - FIRE DEPARTMENT CONNECTION (FDC) THREADS SHALL BE PROTECTED WITH APPROVED BRASS OR ALUMINUM ALLOY SCREW-IN PLUGS.
  - NO CHANGES TO (E) BUILDING EXIT PLAN ARE PROPOSED. EXACT LOCATIONS, SPACING, LAYOUT & VISIBILITY OF EXIT SIGNS SHALL BE REVIEWED AT TIME OF FINAL INSPECTIONS. LINE OF SITE & OBSTRUCTIONS SHALL BE NOTED. MODIFICATIONS (INCLUDING THE ADDITION AND/OR RELOCATION OF SIGNS) MAY BE REQUIRED IF EXIT SIGNAGE IS NOT FOUND TO BE FULLY CODE COMPLIANT.
  - ALL SITE INSPECTIONS REQUIRE A MINIMUM 24 HOURS NOTICE. ALL FIRE DEPARTMENT INSPECTIONS ARE TO BE REQUESTED THROUGH THE BUILDING DIVISION. PLEASE BE SPECIFIC AS TO TYPE OF INSPECTION.
  - APPROVED NUMBERS AND/OR LETTERS SHALL BE PLACED ON ALL BUILDINGS, TO BE VISIBLE FROM THE STREET, COLOR CONTRASTING TO BACKGROUND. ADDRESS POSTING IS REQUIRED ON THE BUILDING, FIRE DEPARTMENT ACCESS, AND ON ALL REAR DOORS. SIGNAGE TO BE 6" HIGH BY 3/4" STROKE.
  - TACTILE SIGNAGE IS TO BE INSTALLED AS REQUIRED BY 2016 CFC.
  - FIRE ALARM SYSTEM AND ALL COMPONENTS SHALL CONFORM TO NFPA 72 MINIMUM STANDARDS AND SHALL BE REVIEWED AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION. STAMPED, APPROVED PLANS MUST BE KEPT ON SITE FOR THE FIRE INSPECTOR.
  - FIRE SAFETY DURING CONSTRUCTION SHALL FOLLOW 2016 CFC CH. 33. FIRE EXTINGUISHERS SHALL BE PROVIDED. THE AUTOMATIC FIRE SPRINKLER SYSTEM IS TO REMAIN IN SERVICE AT ALL TIMES. UNDER NO CIRCUMSTANCE SHALL THE FIRE SPRINKLER SYSTEM BE LEFT OUT OF SERVICE OVERNIGHT. FIRE DEPARTMENT ACCESS ROADS SHALL BE ESTABLISHED & MAINTAINED IN ACCORDANCE WITH SECTION 503.
  - AN APPROVED ACCESS WALKWAY LEADING FROM FIRE APPARATUS ACCESS ROADS TO EXTERIOR OPENINGS SHALL BE PROVIDED AND MAINTAINED.

PERMIT NO:  
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CULTIVATION & NURSERY  
USE PERMIT FOR:  
**RICKY CABRERA and THE CHAPIN  
LIVING TRUST**

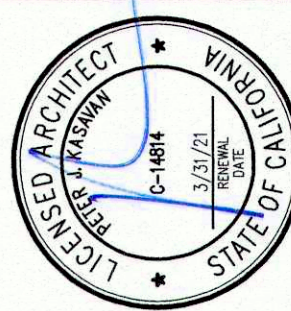
115 & 117 MONTEREY SALINAS HWY SALINAS, CA 93908

**PROPRIETOR:**  
RICKY CABRERA

**PROPERTY OWNER:**  
THE CHAPIN LIVING TRUST  
560 CRAZY HORSE CANYON RD  
SALINAS, CA 93907

**ARCHITECT**  
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SALINAS, CALIFORNIA 93901  
831.424.2232

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**TITLE SHEET**

SHEET NUMBER

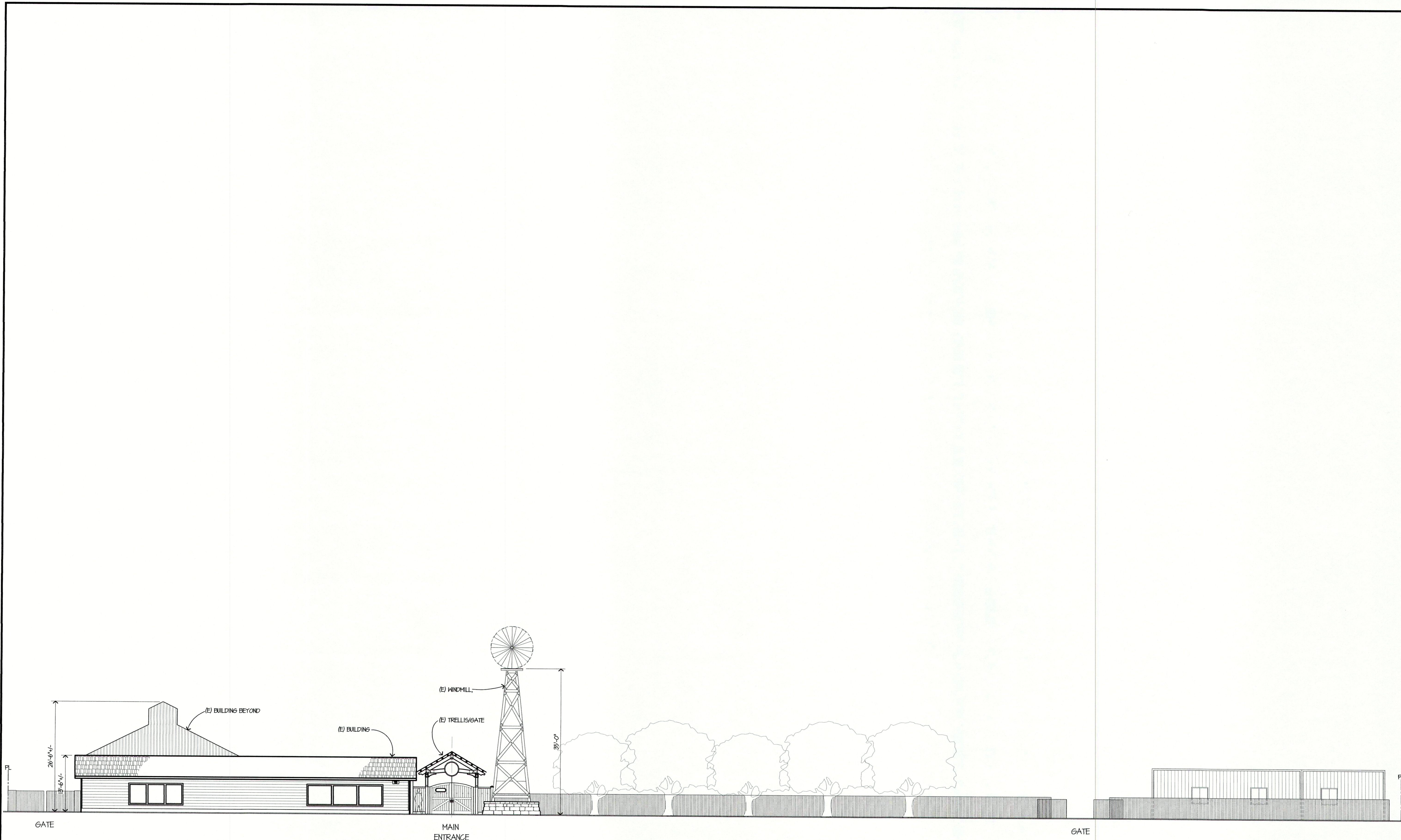
**A0.1**

DATE: 30 APR 2019

JOB: 1852 DRAWN: GADD







**EXTERIOR WEST ELEVATION**  
3/32"=1'-0"

1

**KASAVAN ARCHITECTS**  
60 W. Market St., Suite 300 Salinas, California 93901  
Voice 831.424.2232 Fax 831.424.2501



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**15 & 17 MONTEREY SALINAS HWY SALINAS, CA 93908**  
**EXTERIOR ELEVATIONS**

SHEET NUMBER

**A3.1**

DATE: 30 APR 2014  
JOB: 1252 DRAWN: GADD