

Attachment F

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**Before the Planning Commission 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. 20-026

Resolution by the Monterey County Planning Commission denying 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 retailer with commercial cannabis processing (edibles), and cannabis cultivation within the existing greenhouse [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 Chapin application (PLN170296) came on for public hearing before the Monterey County Planning Commission on August 12th, 2020. 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:** **INCONSISTENT** – The Project, as conditioned, is not consistent with the applicable plans and policies which designate this area as appropriate for development.
- EVIDENCE:** a) 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.
- b) 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.
- c) On February 28, 1996 Use Permit PC 95110 was issued, recognizing the two legal non-conforming uses under one Use Permit.
- d) On July 27, 2005 Use 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). PC 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 2 0 7-131-005-000

- e) On July 12, 2006 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
- f) June 13, 2012: PLN090138 a General Development Plan, as issued to clear a code 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.
- g) 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;
 - Greater Salinas Area Plan;
 - 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) On May 28, 2020, a letter was received from Hansen P. Reed, with law firm Walker + Reed, Attorneys at Law in opposition to the proposed project. The letter included reference to two previous letters received from the law firm on June 25, 2019 and July 16, 2019. The series of letters cite opposition to the project generally based on inconsistency with zoning, the need to preserve agricultural uses, and potential impacts to traffic in the area.
- i) 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. The proposed use is not consistent with the F/40 zoning regulations.
- j) The currently permitted uses on the property are legal non-conforming as recognized by the permits listed in evidence b,c,d,e, and f above. The project is inconsistent with the regulations for legal non-conforming land use found in Title 21, 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)

- k) The project does not meet the requirements for Commercial Cannabis 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.”
- l) 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.
- m) 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.
- n) 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.

- 2. **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 eight (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) 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.

3. **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.
4. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors
- EVIDENCE:** a) Section 21.80.040.D of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
- b) The project is not located in the Coastal Zone.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission 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 retailer with commercial cannabis processing (edibles), and cannabis cultivation within the existing greenhouse.

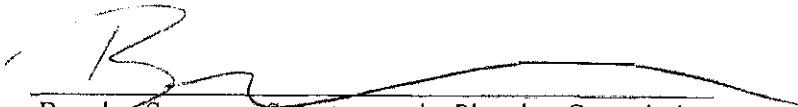
PASSED AND ADOPTED this 12th day of August, 2020 upon motion of Commissioner Getzelman, seconded by Commissioner Ambriz, by the following vote:

AYES: Roberts, Ambriz, Diehl, Getzelman, Mendoza, Daniels, Coffelt, Monsalve, Duflock

NOES: Gonzalez

ABSENT: None

ABSTAIN: None


Brandon Swanson, Secretary to the Planning Commission

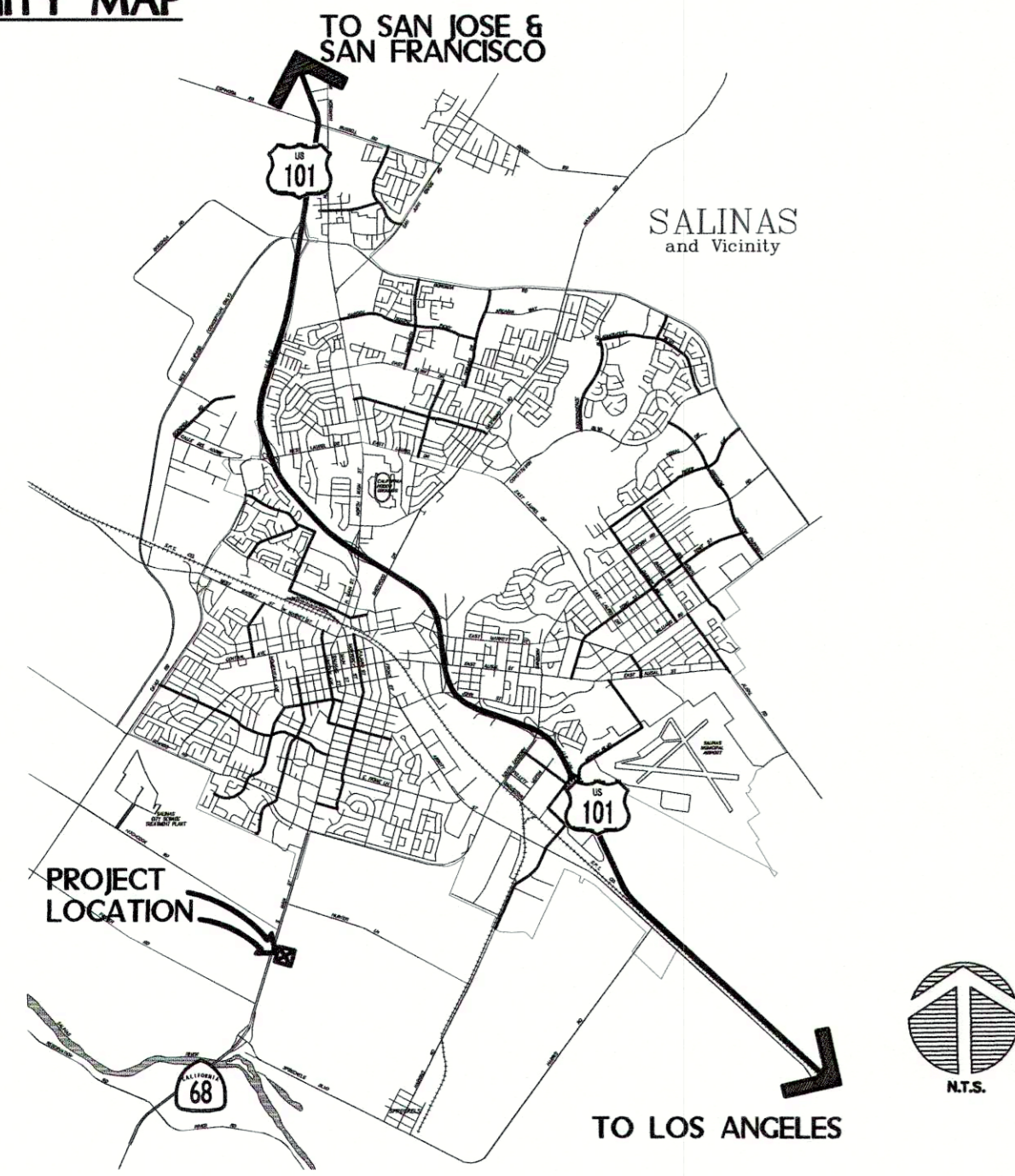
COPY OF THIS DECISION MAILED TO APPLICANT ON **AUG 21 2020**

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

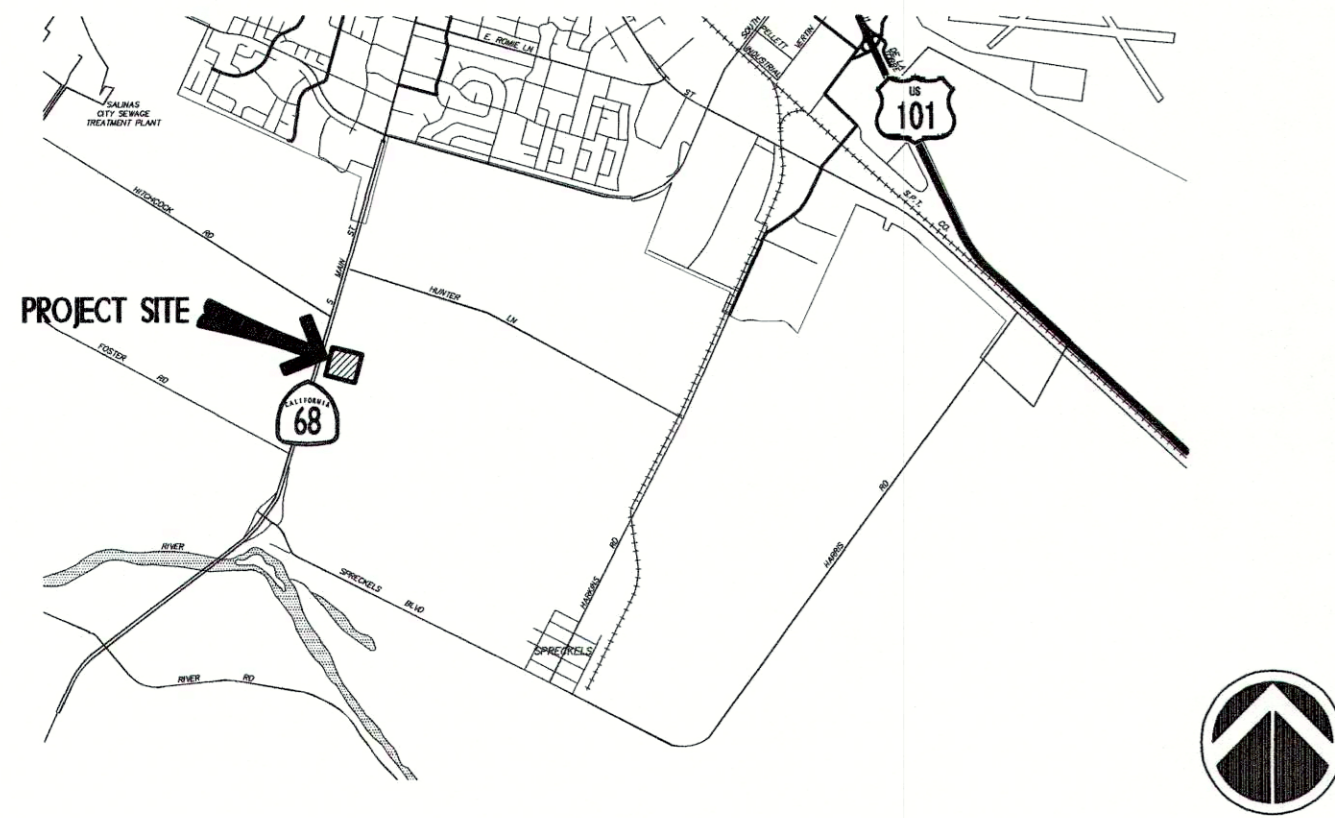
IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **AUG 31 2020**

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



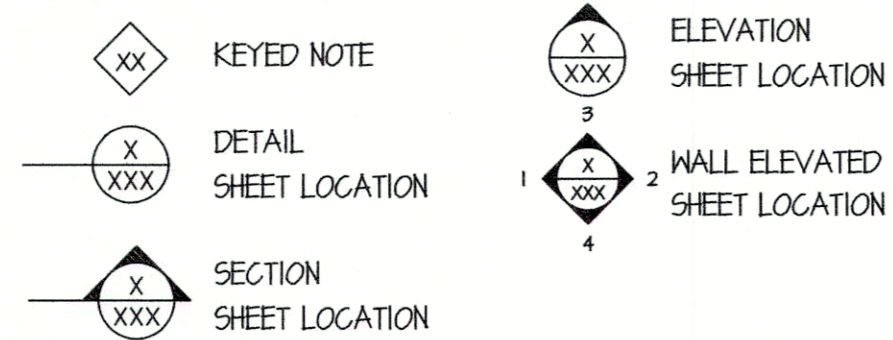
PROJECT DATA

- PROJECT: CCB DISPENSARY & MANUFACTURING TENANT IMPROVEMENTS
- LOCATION: 115 & 115A MONTEREY SALINAS HWY SALINAS, CA 93908
- BUILDING OWNER: THE CHAPIN LIVING TRUST
560 CRAZY HORSE CANYON RD.
SALINAS CA 93907
- ASSESSOR'S PARCEL NUMBER: 207-131-004-000 AND 207-131-005-000
- ZONING: F-40
- LOT SIZE: 37,026 S.F. (0.850 ACRES)
- BUILDING SITE COVERAGE: 5,888 S.F.
- OCCUPANCY: B, M, F-1, U
- CONSTRUCTION TYPE: VB
- NUMBER OF STORIES: 1
- BUILDING AREA: 5,888 GROSS S.F.
- FIRE SPRINKLER SYSTEM: NONE
- FIRE ALARM SYSTEM: NONE
- CODES:
 - 2019 BUILDING STANDARDS ADMINISTRATIVE CODE, PART I, TITLE 24 C.C.R.
 - 2019 CALIFORNIA BUILDING CODE, VOLUMES 1 & 2; PART 2, TITLE 24 C.C.R.
 - 2019 CALIFORNIA ELECTRICAL CODE; PART 3, TITLE 24 C.C.R.
 - 2019 CALIFORNIA MECHANICAL CODE; PART 4, TITLE 24 C.C.R.
 - 2019 CALIFORNIA PLUMBING CODE; PART 5, TITLE 24 C.C.R.
 - 2019 CALIFORNIA FIRE CODE (CFC); PART 9, TITLE 24 C.C.R.
 - 2019 CALIFORNIA ENERGY CODE, PART 6
 - 2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24, C.C.R.
 - TITLE 19, C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
 - 2019 NFPA 13 & NFPA 72 - NATIONAL FIRE ALARM CODE (CA. AMENDED)
 - ADA STANDARDS FOR ACCESSIBLE DESIGN
- COMPLIANCE WITH CFC CHAPTER 14, FIRE SAFETY DURING CONSTRUCTION & DEMO AND CFC 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 2014 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

AB. ANCHOR BOLT	JT. JOINT	W. WEST, WIDE
ACC. ACCESSIBLE	LAM. LAMINATE	W/ WITH
ADJ. ADJUSTABLE, ADJACENT	MAX. MAXIMUM	W/O WITHOUT
AF.F. ABOVE FINISHED FLOOR	MB. 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	
BT. BOTTOM	MTL. METAL	
CL. CENTERLINE	N. NORTH	
CLG. CEILING	(N) NEB	
C.J. CONSTRUCTION JOINT	N.L.G. 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. DOWNSPOUT	P.I.P. PIPED IN PLACE	
E. EAST	PT. POINT	
(E) EXISTING	PTDF. PRESSURE TREATED DOUGLAS FIR	
E.J. EXPANSION JOINT	PTN. PARTITION	
ELEC. ELECTRICAL	RAD. RADIUS	
EQ. EQUAL	R/F, REINF. REINFORCING	
EXP. EXPANSION, EXPOSED	RM. ROOM	
F.B.O. FURNISHED BY OWNER	R.O. ROUGH OPENING	
F.H. FIRE HYDRANT	S. SOUTH	
FL. FLOOR	S.B. SOLID BLOCKING	
F.O. FACE OF	S.C. SOLID CORE	
F.O.S. FACE OF STUD	S.S. STAINLESS STEEL	
GA. GAUGE	SHTG. SHEATHING	
G.C. GENERAL CONTRACTOR	SIM. SIMILAR	
G.I. GALVANIZED IRON	STRUC. STRUCTURAL	
G.M.B. GYPSUM WALL BOARD	SYM. SYMMETRICAL	
GYP. BD. GYPSUM WALL BOARD	T&G. TONGUE AND GROOVE	
H. HIGH	THK. THICK	
HDWD. HARDWOOD	T.O., T/ TOP OF	
H.M. HOLLOW METAL	TYP. TYPICAL	
HT. HEIGHT	U.O. UNLESS OTHERWISE NOTED	
INCL. INCLUDING	U.B. VAPOR BARRIER	
I.B.C. INSTALL BY CONTRACTOR	V.I.F. VERIFY IN FIELD	
INSUL. INSULATION		
INV. INVERT		

SYMBOLS



GENERAL NOTES:

- SCOPE OF WORK:
 - A. INTERIOR RENOVATIONS FOR RETAIL DISPENSARY, MANUFACTURING AND DEMONSTRATION NURSERY FOR A 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**
- A0.1 TITLE SHEET
 - A.1.1 SITE PLAN
 - A.2.1 FLOOR PLAN - PROPOSED
 - A.3.1 EXTERIOR ELEVATIONS
 - C-1 SITE IMPROVEMENT PLAN FOR REFERENCE ONLY

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
1900 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: PLN170296
CCB DISPENSARY & PROCESSING & CULTIVATION & NURSERY
USE PERMIT FOR:
RICKY CABRERA and THE CHAPIN LIVING TRUST

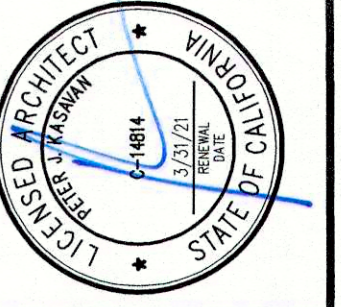
115 & 115A MONTEREY SALINAS HWY SALINAS, CA 93908

PROPRIETOR:
RICKY CABRERA

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

ARCHITECT
KASAVAN ARCHITECTS
60 W. MARKET STREET, SUITE 300
SALINAS, CALIFORNIA 93901
831.424.2232

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60 W. Market St., Suite 300 Salinas, California 93901
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CONSULTANTS

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. No use, reproduction, or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains in the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

REVISIONS:

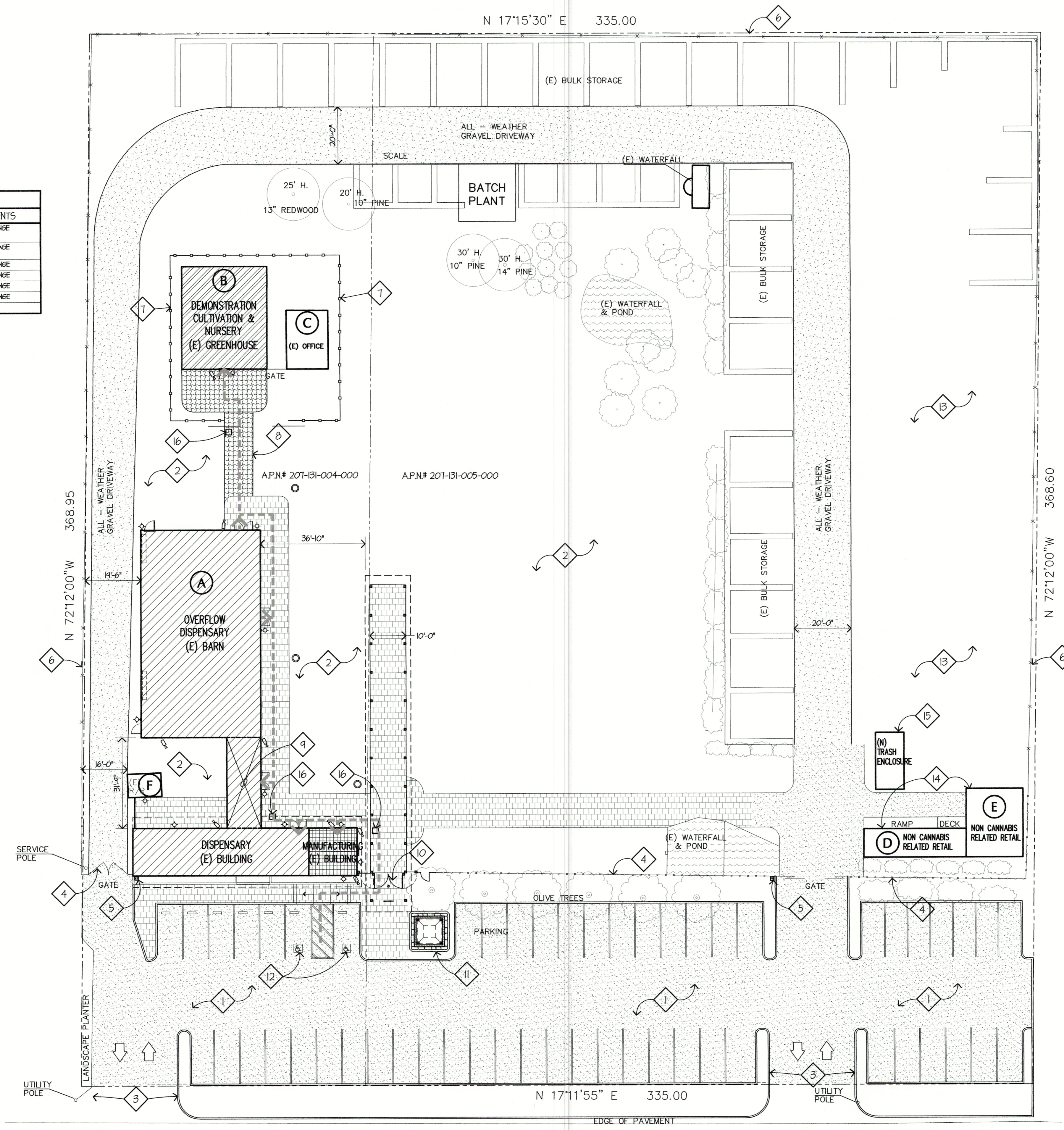
USE PERMIT FOR:
RICKY CABRERA & THE CHAPIN LIVING TRUST
AT:
115 & 117 MONTEREY SALINAS HWY SALINAS, CA 93908
TITLE SHEET

SHEET NUMBER

A0.1

DATE: 30 APR 2019
JOB: 1852 DRAWN: CADD

PROJECT BUILDING DATA			
BUILDING	USE	AREA	COMMENTS
A	DISPENSARY & MANUFACTURING (EDIBLE INFUSION)	4,760 SF.	NO CHANGE
B	DEMONSTRATION CULTIVATION NURSERY	1,000 SF.	NO CHANGE
C	(E) OFFICE	308 SF.	NO CHANGE
D	NON CANNABIS RELATED RETAIL	360 SF.	NO CHANGE
E	NON CANNABIS RELATED RETAIL	480 SF.	NO CHANGE
F	(E) EMPLOYEE ONLY RESTROOMS	91 SF.	NO CHANGE



GENERAL NOTES

- EVERYTHING SHOWN IS (E) TO REMAIN U.O.N.
- SITE INFORMATION BASED ON LANDSET ENGINEERS GRADING PLAN, SHEET C-1 ATTACHED FOR REFERENCE ONLY AND SITE OBSERVATION.
- SEE SHEETS A2.1 FOR BUILDING PLANS

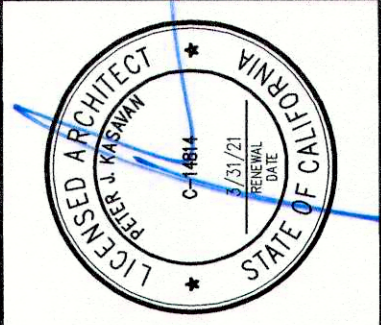
KEYED NOTES:

- 1 (E) PARKING LOT, NO CHANGE
- 2 (E) GRAVEL AREA, NO CHANGE
- 3 (E) DRIVEWAY, NO CHANGE
- 4 (E) ORNAMENTAL FENCE & GATE
- 5 (N) KNOX BOX, COORD. W/ LOCAL FIRE MARSHAL
- 6 REPLACE PERIMETER CHAINLINK FENCE W/ (N) 8' CHAIN LINK FENCE W/ PRIVACY SLATS
- 7 (N) 1" ORNAMENTAL FENCE AND GATES
- 8 (N) CONG. PAVERS
- 9 (N) ADDITION AREA 381 SF ENCLOSED WALKWAY
- 10 (E) TRELLIS & GATE, NO CHANGE
- 11 (E) WINDMILL, NO CHANGE
- 12 (E) ACCESSIBLE PARKING NO CHANGE
- 13 (E) RETAIL SALES MATERIALS
- 14 (E) NON CANNABIS RELATED RETAIL
- 15 PROPOSED TRASH ENCLOSURE
- 16 SECURITY / CHECK-IN STATION

LEGEND

- ← ACCESSIBLE P.O.T.
- [Grid Pattern] UNIT A MANUFACTURING (EDIBLE INFUSION)
- [Diagonal Lines] UNIT B - DISPENSARY
- [Cross-hatch] UNIT C - DEMONSTRATION CULTIVATION & NURSERY
- [Stippled] (E) CONG. PAVERS
- [Dotted] (E) AC PAVING
- [Horizontal Lines] (N) CONG. PAVERS
- [Square with X] SECURITY CAMERA, SCHEMATIC LOCATION
- [Square with Circle] BUILDING LIGHT, SCHEMATIC LOCATION
- [Circle with X] POLE MOUNTED LIGHT, SCHEMATIC LOCATION

KASAVAN ARCHITECTS
 60 W. Market St., Suite 300
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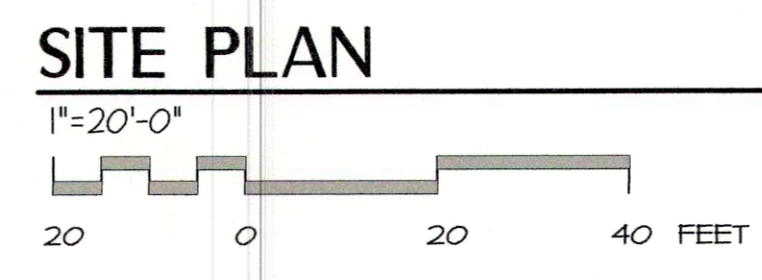
CONSULTANTS

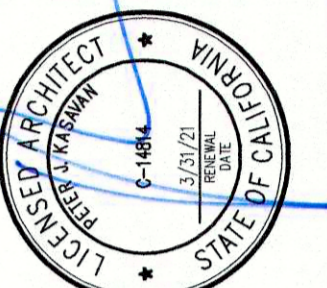
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REVISIONS:

USE PERMIT FOR:
RICKY CABRERA & THE CHAPIN LIVING TRUST
 A.T.
115 & 117 MONTEREY SALINAS HWY SALINAS, CA 93906
SITE PLAN

SHEET NUMBER
A1.1
 DATE: 30 APR 2014
 JOB 1852 DRAWN GADD





CONSULTANTS

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. No use, reproduction, or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains in the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

REVISIONS:

USE PERMIT FOR:
RICKY CARRERA & THE CHAPIN LIVING TRUST
 A.T.
115 & 117 MONTEREY SALINAS HWY SALINAS, CA 93908
 FLOOR PLAN - PROPOSED

SHEET NUMBER

A2.1

DATE: 30 APR 2014
 JOB: 1852 DRAWN: CADD

GENERAL NOTES

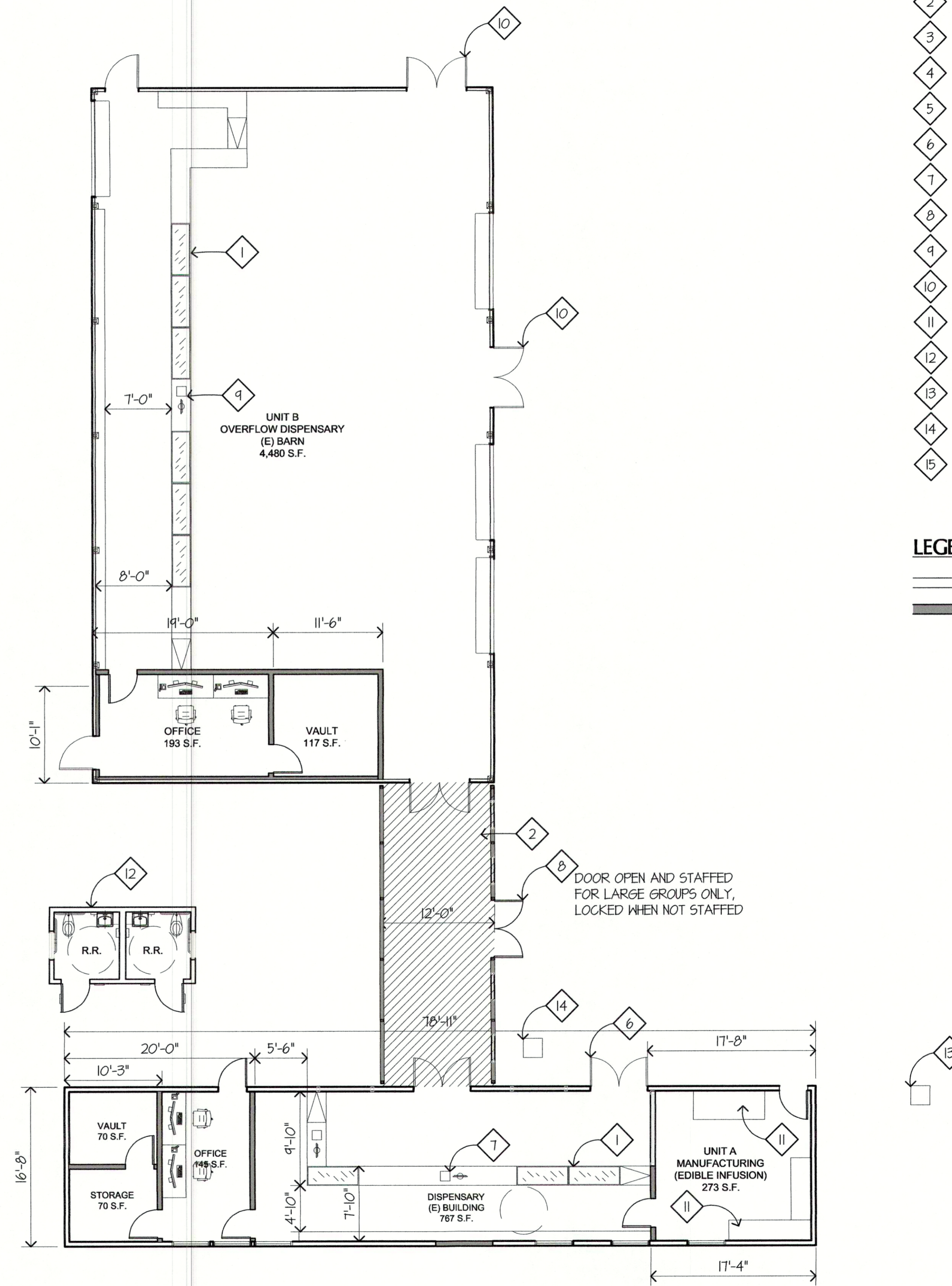
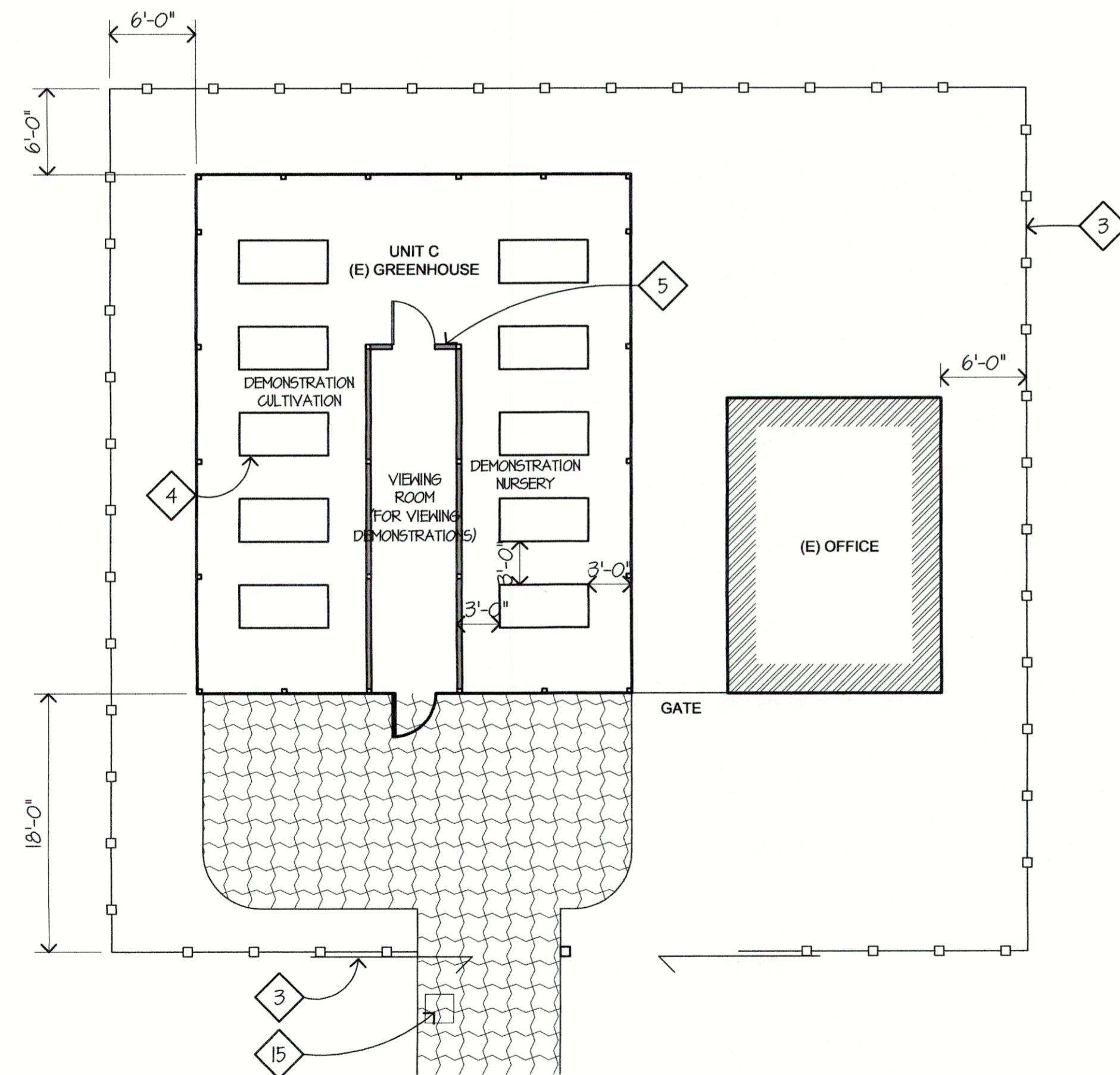
- EVERYTHING SHOWN IS (E) TO REMAIN U.O.N.
- FLOOR PLANS SHOWN FOR USE PERMIT REVIEW ONLY.

KEYED NOTES

- 1 (N) CASEWORK AND DISPLAY CASES TYP.
- 2 (N) ADDITION AREA, HATCHED
- 3 (N) 1" ORNAMENTAL FENCE & GATES
- 4 (N) RAISED PLANTING TABLES
- 5 (N) WOOD FRAME AND SCREEN PARTITION
- 6 MAIN ENTRY DOOR AND CHECK-IN
- 7 MAIN P.O.S. COUNTER
- 8 SECONDARY ENTRY DOOR AND CHECK-IN FOR OVERFLOW DISPENSARY
- 9 P.O.S. COUNTER FOR OVERFLOW DISPENSARY
- 10 EXIT ONLY DOOR
- 11 EDIBLE INFUSION EQUIPMENT - IIO V TABLETOP EQUIPMENT
- 12 (E) EMPLOYEE ONLY RESTROOMS
- 13 SECURITY / CHECK-IN STATION FOR SITE ENTRANCE
- 14 SECURITY / CHECK-IN STATION FOR DISPENSARY ENTRANCE
- 15 SECURITY / CHECK-IN STATION FOR NURSERY ENTRANCE

LEGEND

- (E) 2X WALL
- NEW 2X WALL



PARTIAL SITE PLAN-PROPOSED UNIT C
 SCALE: 1/8"=1'-0"



FLOOR PLAN-PROPOSED UNIT A & UNIT B
 SCALE: 1/8"=1'-0"





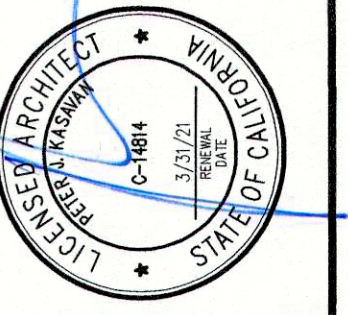
EXTERIOR WEST ELEVATION

3/32"=1'-0"

1

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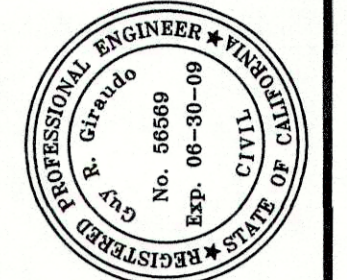
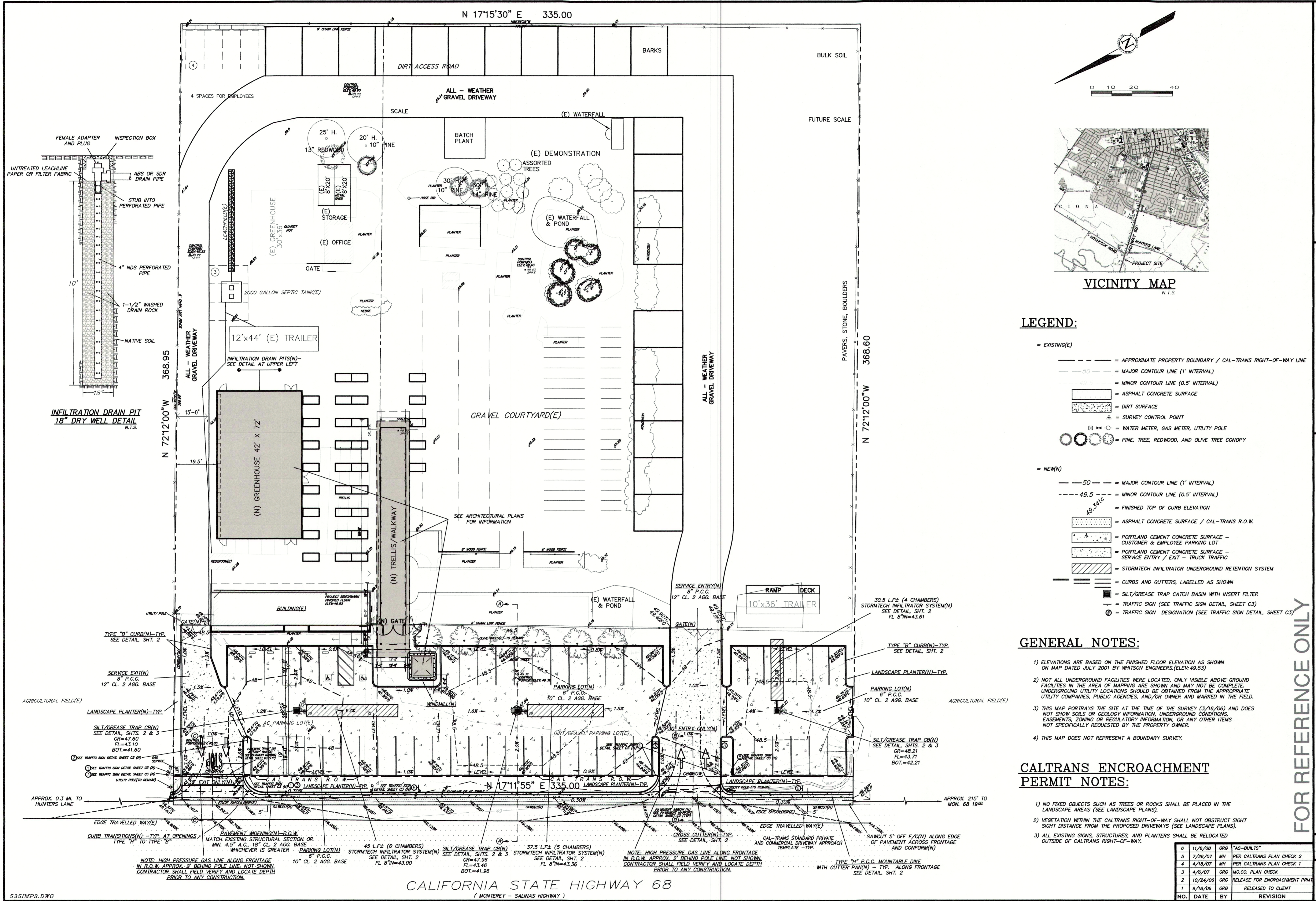
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REVISIONS:

USE PERMIT FOR:
RICKY CABRERA & THE CHAPIN LIVING TRUST
 AT:
115 & 117 MONTEREY SALINAS HWY SALINAS, CA 93908
EXTERIOR ELEVATIONS

SHEET NUMBER
A3.1

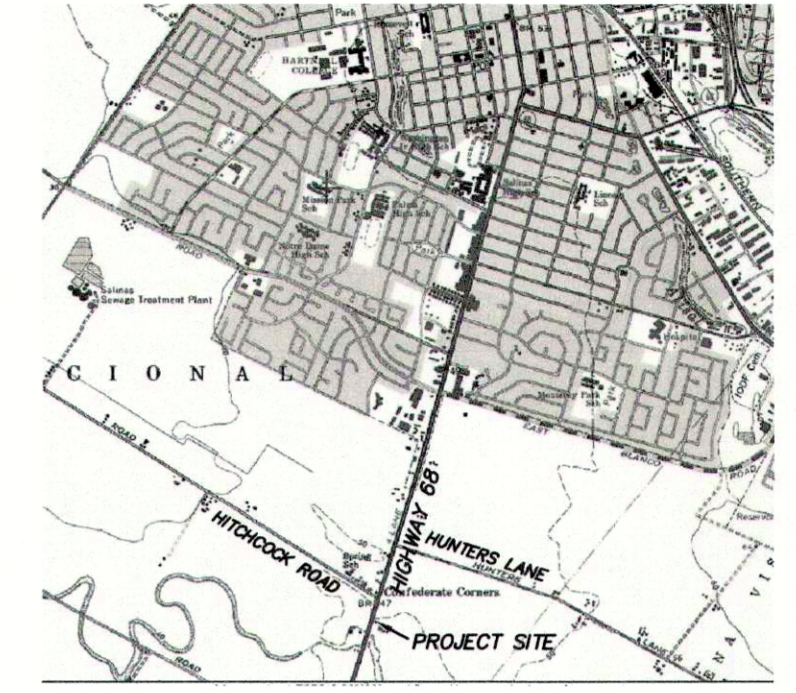
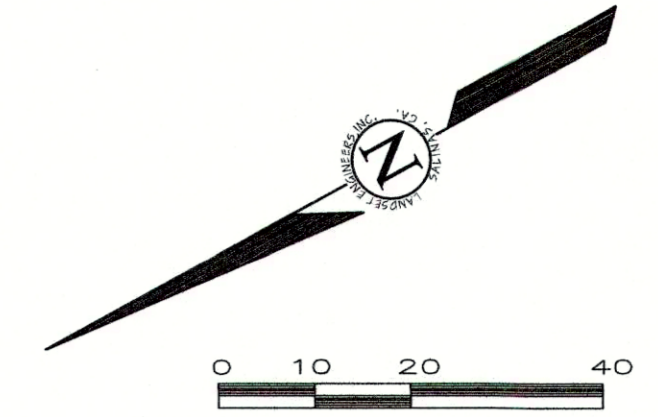
DATE: 30 APR 2019
 JOB: 1052 DRAWN: CADD



APPROVED BY:
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VICINITY MAP
N.T.S.

LEGEND:

- EXISTING(E)
 - APPROXIMATE PROPERTY BOUNDARY / CAL-TRANS RIGHT-OF-WAY LINE
 - MAJOR CONTOUR LINE (1' INTERVAL)
 - MINOR CONTOUR LINE (0.5' INTERVAL)
 - ASPHALT CONCRETE SURFACE
 - DIRT SURFACE
 - SURVEY CONTROL POINT
 - WATER METER, GAS METER, UTILITY POLE
 - PINE, TREE, REDWOOD, AND OLIVE TREE CANOPY
- NEW(N)
 - MAJOR CONTOUR LINE (1' INTERVAL)
 - MINOR CONTOUR LINE (0.5' INTERVAL)
 - FINISHED TOP OF CURB ELEVATION
 - ASPHALT CONCRETE SURFACE / CAL-TRANS R.O.W.
 - PORTLAND CEMENT CONCRETE SURFACE - CUSTOMER & EMPLOYEE PARKING LOT
 - PORTLAND CEMENT CONCRETE SURFACE - SERVICE ENTRY / EXIT - TRUCK TRAFFIC
 - STORMTECH INFILTRATOR UNDERGROUND RETENTION SYSTEM
 - CURBS AND GUTTERS, LABELLED AS SHOWN
 - SILT/GREASE TRAP CATCH BASIN WITH INSERT FILTER
 - TRAFFIC SIGN (SEE TRAFFIC SIGN DETAIL, SHEET C3)
 - TRAFFIC SIGN DESIGNATION (SEE TRAFFIC SIGN DETAIL, SHEET C3)

GENERAL NOTES:

- ELEVATIONS ARE BASED ON THE FINISHED FLOOR ELEVATION AS SHOWN ON MAP DATED JULY 2001 BY WHITSON ENGINEERS (ELEV. 49.53)
- NOT ALL UNDERGROUND FACILITIES WERE LOCATED, ONLY VISIBLE ABOVE GROUND FACILITIES IN THE AREA OF MAPPING ARE SHOWN AND MAY NOT BE COMPLETE. UNDERGROUND UTILITY LOCATIONS SHOULD BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, AND/OR OWNER AND MARKED IN THE FIELD.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (3/16/06) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION, OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

CALTRANS ENCROACHMENT PERMIT NOTES:

- NO FIXED OBJECTS SUCH AS TREES OR ROCKS SHALL BE PLACED IN THE LANDSCAPE AREAS (SEE LANDSCAPE PLANS).
- VEGETATION WITHIN THE CALTRANS RIGHT-OF-WAY SHALL NOT OBSTRUCT SIGHT SIGHT DISTANCE FROM THE PROPOSED DRIVEWAYS (SEE LANDSCAPE PLANS).
- ALL EXISTING SIGNS, STRUCTURES, AND PLANTERS SHALL BE RELOCATED OUTSIDE OF CALTRANS RIGHT-OF-WAY.

NO.	DATE	BY	REVISION
6	11/6/08	GRG	"AS-BUILTS"
5	7/26/07	MH	PER CALTRANS PLAN CHECK 2
4	4/18/07	MH	PER CALTRANS PLAN CHECK 1
3	4/6/07	GRG	MO.CO. PLAN CHECK
2	10/24/06	GRG	RELEASE FOR ENCROACHMENT PRMT
1	9/18/06	GRG	RELEASED TO CLIENT

SCALE: 1" = 20'
DATE: SEPT. 2006
JOB NO. 535
SHEET **C1**
OF 3 SHEETS