



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, *DIRECTOR*

THIS IS A NEW PROJECT REFERRAL

DATE: 8/27/2018
TO: 4th District Legislative Assistant, Building Division, CalFire/County Fire, Public Works, Environmental Health, APCD, Sheriff, RWQCB, CA Fish and Wildlife, US Fish and Wildlife, Coastal Commission, South County Advisory Council, AB52
FROM: Cassidy McSurdy (cmcsurdy@co.slo.ca.us or 805-788-2959)

PROJECT NUMBER & NAME: DCD Membership Group DRC2018-00142

PROJECT DESCRIPTION: Proposed Conditional Use Permit for 2,500 sq/ft indoor cannabis cultivation, 2,000 sq/ft indoor cannabis nursery and a non-storefront retail cannabis delivery service to be located at 1291 Mesa View Dr. Arroyo Grande, CA

APN(s): 091-152-004

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART I: IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
- ☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II: ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
- ☐ NO (Please go on to PART III.)

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone



GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit ☐ Tree Permit ☐ Minor Use Permit
☒ Conditional Use Permit/Development Plan ☐ Plot Plan
☐ Curb, Gutter & Sidewalk Waiver ☐ Other ☐ Site Plan
☐ Surface Mining/Reclamation Plan ☐ Zoning Clearance
☐ Amendment to approved land use permit ☒ Variance

Department Use Only
Do Not Mark
(Staff Apply Label Here)

APPLICANT INFORMATION

Check box for contact person assigned to this project

☒ Landowner Name Tom & Bonita McGonogill Daytime Phone (805) 544-3030
 Mailing Address Attn: Cliff Branch 755 Santa Rosa Street, Suite 310, San Luis Obispo, CA Zip Code 93401
 Email Address: cliff@cliff-branch.com

☒ Applicant Name DCD Membership Group Daytime Phone (805) 888-7000
 Mailing Address 1445 West Grand Avenue, Suite G, Grover Beach, CA Zip Code 93433
 Email Address: office@diamondcannabis.org

☒ Agent Name Cliff Branch Daytime Phone (805) 544-3030
 Mailing Address 755 Santa Rosa Street, Suite 310, San Luis Obispo, CA Zip Code 93401
 Email Address: cliff@cliff-branch.com

PROPERTY INFORMATION

Total Size of Site: BLDG A: 1.21 acres Assessor Parcel Number(s): BLDG A: 091-152-004
 Legal Description: _____
 Address of the project (if known): 1291 Mesa View Drive, Bldg. A, Arroyo Grande, CA
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: See description in Physical Elements: Location
 Describe current uses, existing structures, and other improvements and vegetation on the property:
See description in Physical Elements: Location

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): See Project Description

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature  Date 8-22-18

FOR STAFF USE ONLY



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: ☐ Commercial ☐ Industrial ☐ Residential ☐ Recreational ☒ Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): Variance for Setback Modification pursuant to Coastal Commission revised language to Coastal Zone Ordinance approved 8/7/2018.

Describe existing and future access to the proposed project site: Existing/Primary access to remain off Callender Drive.

Surrounding parcel ownership: Do you own adjacent property? ☒ Yes ☐ No

If yes, what is the acreage of all property you own that surrounds the project site? Surrounding Lots within Callender Commercial Park (approx. 12 acres are owned by the same landowner)

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Residential Suburban South: Industrial

East: Residential Suburban West: Industrial

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 4,880 sq. feet 9 % Landscaping: N/A sq. feet 0 %

Paving: 350 sq. feet 1 % Other (specify) _____

Total area of all paving and structures: 5,230 ☒ sq. feet ☐ acres

Total area of grading or removal of ground cover: 0 ☐ sq. feet ☐ acres

Number of parking spaces proposed: 5 existing Height of tallest structure: 14'6" existing

Number of trees to be removed: 0 Type: _____

Setbacks: Front 25' Right 0 Left 0 Back 0

Proposed water source: ☐ On-site well ☐ Shared well ☐ Other _____

☒ Community System - List the agency or company responsible for provision: Callender Grove Mutual Water Co.

Do you have a valid will-serve letter? ☒ Yes ☐ No (If yes, please submit copy) Please see Attachment 13

Proposed sewage disposal: ☒ Individual on-site system ☐ Other _____

☐ Community System - List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: CAL Fire

For commercial/industrial projects answer the following:

Total outdoor use area: 0 ☒ sq. feet ☐ acres

Total floor area of all structures including upper stories: 4,880 sq. feet

For residential projects, answer the following:

Number of residential units: _____ Number of bedrooms per unit: _____

Total floor area of all structures including upper stories, but not garages and carports: _____ sf

Total of area of the lot(s) minus building footprint and parking spaces: _____ sf



ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 1.24 acres
Moderate slopes - 10-20%: _____ acres
20-30%: _____ acres
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
If yes, please describe: _____
- Has a drainage plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? ☒ Yes ☐ No
If yes, please explain: Existing Graded Pad
- Has a grading plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☒ Yes ☐ No
- Is a railroad or highway within 300 feet of your project site? ☒ Yes ☐ No
- Can the proposed project be seen from surrounding public roads? ☒ Yes ☐ No
If yes, please list: Refer to Attachment 2 - Photo Study

Water Supply Information

1. What type of water supply is proposed?
☐ Individual well ☐ Shared well ☒ Community water system (Existing)
2. What is the proposed use of the water?
☐ Residential ☒ Agricultural - Explain Existing Cannabis Cultivation
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 1 Acre Foot / Year
4. How many service connections will be required? 1 - Existing
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: Existing Mutual Well
6. Has there been a sustained yield test on proposed or existing wells?
☒ Yes ☐ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? ☒ Yes ☐ No
Chemical? ☒ Yes ☐ No
Physical ☒ Yes ☐ No
Water analysis report submitted? ☒ Yes ☐ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
☐ Well Driller's Letter ☐ Water Quality Analysis(☐ OK or ☐ Problems)
☐ Will Serve Letter ☐ Pump Test _____Hours / _____GPM
☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
☒ Yes ☐ No If yes, please attach a copy. Please see Attachment 14
2. What is the distance from proposed leach field to any neighboring water wells? Less than 100 feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
☐ Yes ☒ No
4. Has a piezometer test been completed?
☐ Yes ☒ No If 'Yes', please attach.
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
☐ Yes ☒ No (*a waste discharge permit is typically needed when you exceed 2,500 gallons per day*)

If a community sewage disposal system is to be used: N/A

1. Is this project to be connected to an existing sewer line? ☐ Yes ☐ No
Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ GPD
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☐ Yes ☐ No

Solid Waste Information

1. What type of solid waste will be generated by the project?
☒ Domestic ☐ Industrial ☒ Agricultural ☐ Other, please explain? _____
2. Name of Solid Waste Disposal Company: South County Sanitation
3. Where is the waste disposal storage in relation to buildings? Adjacent to Existing Building
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☒ Yes ☐ No

Community Service Information

1. Name of School District: Lucia Mar
2. Location of nearest police station: 5 Miles - San Luis Obispo County Sheriff (Oceano)
3. Location of nearest fire station: 1 Mile - Arroyo Grande Fire Station
4. Location of nearest public transit stop: 6 Miles - Oceano
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project? ☐ Yes ☒ No

Historic and Archeological Information

1. Please describe the historic use of the property: Industrial - Recycling
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No
If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? ☐ Yes ☒ No
If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: *See Cannabis Application Herewith Hours of Operation: _____
2. How many people will this project employ? 4 full-time; 4 part-time
3. Will employees work in shifts? ☒ Yes ☐ No
If yes, please identify the shift times and number of employees for each shift _____
Full-time employees on-site 5 days per week from 10-7; Part-time employees on-site 3 days per week 12-8
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☐ Yes ☒ No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☒ No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: None
7. Will hazardous products be used or stored on-site? ☐ Yes ☒ No
If yes, please describe in detail: Only agricultural pesticides/fertilizers are to be used on-site. Please see Materials Plan.
8. Has a traffic study been prepared? ☒ Yes ☐ No If yes, please attach a copy.
9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 2-4 Between 4:00 to 6:00 p.m. 2-4

10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees ☐ Yes ☒ No
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
☐ Yes ☒ No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? ☐ Yes ☒ No
2. If yes, is the site currently under land conservation contract? ☐ Yes ☒ No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: N/A

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): N/A
2. Will the development occur in phases? ☐ Yes ☒ No
If yes describe: Future build-out of N warehouse on lot
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☒ Yes ☐ No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: All lighting, in and around the project site (excluding cultivation rooms and nursery) use LED bulbs.

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
N/A
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No
If yes, please list: Please refer to Attachment 9 - Botanical Study

3. Are you aware of any previous environmental determinations for all or portions of this property?

☐ Yes ☒ No

If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Local Conditional Use Permit for Cannabis Activities; Local Business Licenses; State Cannabis Activity License

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
CANNABIS APPLICATION SUPPLEMENT

PLN-2018
12/8/2017

The following information is required in addition to the Land Use Permit Application.

Cannabis Activities Proposed

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Cultivation | <input checked="" type="checkbox"/> Nursery | <input type="checkbox"/> Manufacturing Facility |
| <input type="checkbox"/> Testing Facility | <input checked="" type="checkbox"/> Dispensary | <input type="checkbox"/> Distribution Facility |

For Cultivation and Nurseries ONLY

Approved Cooperative/Collective Registration number. *Note: If you do not hold an approved cooperative/collective registration, you cannot apply for cultivation until 2019.*

Approved registration number: CCM2016-00240

*A copy of the Certificate of Cannabis Cultivation Registration is contained within this Application as Attachment 12. What is the applicant on the approved registration? *Note: The applicant name on the registration must match the applicant name on the land use permit.*

Name of applicant: DCD Membership Group

Are you planning on cultivating on the same site that a registration was approved for?

- ☒ Yes ☐ No

What type of State cultivation license are you seeking?

- | | | | |
|--|--|---------------------------------|---|
| <input checked="" type="checkbox"/> Type 1 | <input type="checkbox"/> Type 2 | <input type="checkbox"/> Type 3 | <input checked="" type="checkbox"/> Type 4 -Nursery |
| <input type="checkbox"/> Type 5 | <input type="checkbox"/> Microbusiness | <input type="checkbox"/> Indoor | <input type="checkbox"/> Outdoor |
| <input type="checkbox"/> Mixed-light | Type 9 - Non-Storefront Retail | | |

Designate the total square footage of your cultivation canopy area(s). This is not necessarily the maximum canopy size allowed by the tier of license for which you are applying, but the amount of canopy area you intend to produce. If you intend to have multiple canopy area locations, include only the total square footage of the total canopy.

Cultivation - Less than 2,500 sq. ft. canopy

Nursery - Less than 2,000 sq. ft.

Check one or more of the following that apply and attach a detailed diagram of your designated canopy area. Include specific dimensions, in feet and inches, in the diagram. If you have only a single canopy area, clearly indicate that. If you are designating multiple canopy areas, clearly identify the square footage and dimensions of each area and how it is separated from other canopy areas. Note that if you are designating multiple canopy areas you must separate each area by a physical boundary such as an interior wall. Vertically stacked canopy areas must be identified as such in the detailed diagram submitted by applicants.

*Please see Site Plans

I have designated the specific area and dimensions of my newly designated canopy area(s):

CANNABIS APPLICATION SUPPLEMENT

- ☒ On my floor plan submitted with the application
☐ On an additional document submitted with my application

Record your estimates of electrical usage in kilowatt-hours (kWh). To determine how many kWh a piece of equipment uses, take the following steps:

- Determine the wattage of the device by checking manufacturer specifications
- Multiply this number by the number of hours each month the device will be in use to determine watt-hours.
- Divide each month's watt-hours by 1,000 to determine kWh. Round to three decimal places.
- Repeat this for each piece of equipment and the total amounts for each month.
- Estimates should assume the business is in full production for each month.

Describe all sources of electrical power and the total annual kWh expected to be drawn from each. For example, if the operation uses on-site power generation from a source such as solar panels, document the amount of power you expect to use from that source in addition to any other sources.

Source or utility name	Expected kWh drawn annually
Pacific Gas & Electric	25,200
Total Annual kWh:	25,200

Clearly identify the measurement unit you are using to estimate or report your water usage. If you are using multiple units, you may use additional columns to record that information. If you are using reclaimed water, identify that as a source. If you are utilizing more sources of water than may be included on this form, you may include that information on a separate page submitted with this application.

Estimate the total water used in the production of marijuana by month. If recording estimates for multiple sources, estimate these amounts separately. Total of 1 acre ft / year *Please see Water Management Plan & Page 6 of CUP Application Summary

Source	Callender Grove Mutual Water	Company	
Month and Year			
1	1/12 acre ft. per year		
2	1/12 acre ft. per year		
3	1/12 acre ft. per year		
4	1/12 acre ft. per year		
5	1/12 acre ft. per year		
6	1/12 acre ft. per year		
7	1/12 acre ft. per year		
8	1/12 acre ft. per year		
9	1/12 acre ft. per year		
10	1/12 acre ft. per year		
11	1/12 acre ft. per year		
12	1/12 acre ft. per year		
Totals	1 Acre Foot / Year		

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: Green Cleaner.

For Manufacturing ONLY

What type of State manufacturing license are you seeking? *Note: Volatile manufacturing is prohibited.*

☐ Type 6 ☐ Type 7 ☐ Type N ☐ Type P
☐ Microbusiness

What type of products do you plan on manufacturing?

☐ Oils ☐ Edibles ☐ Topicals ☐ Other _____

Will the facility be utilizing a closed-loop extraction system?

☐ Yes ☐ No

(If extracting) What types of extraction will you be performing?

☐ Butane ☐ Propane ☐ Hexane ☐ Carbon Dioxide
☐ Ethanol ☐ Mechanical ☐ None
☐ Other _____

For Distribution ONLY

What type of State distribution license are you seeking?

☐ Type 11 ☐ Type 11 – Transport Only

Will you be operating a storage-only business?

☐ Yes ☐ No

How many vehicles do you anticipate transporting/distributing product?

☐ 1-5 ☐ 6-10 ☐ 11+ ☐ N/A Storage Only/Other

CANNABIS APPLICATION SUPPLEMENT

For Dispensaries ONLY

What type of State dispensary license are you seeking? *Note: Dispensaries are not allowed to have storefronts open to the public.*

☒ Type 9 – non-storefront dispensary ☐ Type 10 ☐ Microbusiness

Will you be delivering to other jurisdictions?

☒ Yes ☐ No

How many vehicles do you anticipate delivering product?

☒ 1-5 ☐ 6-10 ☐ 11+ ☐ N/A Storage Only/Other

How many deliveries per day do you anticipate delivering product?

☐ <10 ☒ 11-50 ☐ 51-100 ☐ >100 ☐ N/A Storage Only/Other

INTRODUCTION

The following is an application by Diamond Cannabis Direct Membership Group ("DCD") to obtain conditional land use approval for cannabis activities ("Project") under County of San Luis Obispo Coastal Zone Ordinance 3357.

IDENTIFICATION OF APPLICANT/PROJECT SITE OWNERSHIP

Applicants

Donovan Viera & Jason Kossan, Diamond Cannabis Direct Membership Group.

Project Site

1291 Mesa View Drive, Building A, Arroyo Grande, CA 93420; Assessor Parcel No. 091-152-004.

Zoning of Project Site

This project site is located in the Industrial Zone in the unincorporated area of San Luis Obispo County.

Size of Proposed Site

Building A: 1.21 acres.

Project Site Owners

Tom McGonogill and Bonita McGonogill; by and through Agent Cliff Branch (Also known as "Callender Commercial Properties, LLC"), 755 Santa Rosa Street, Suite 310, San Luis Obispo, CA 93401.

Authority to Occupy

See "Consent of Landowner" and Industrial/Commercial Lease Agreement" executed by DCD and Callender Commercial Properties, LLC attached as **Attachment 1**.

GENERAL SITE INFORMATION AND PROJECT DESCRIPTION

Location

The proposed location for the Cultivation, Nursery, Non-Storefront Retailer (retail delivery service) and the Distribution of medical cannabis is located within the Callender Industrial Complex at 1291 Mesa View Drive, Building A (Approx. 5,000 sq. ft.) in Arroyo Grande, CA 93420, in the unincorporated area of San Luis Obispo County, also known as APN 091-152-004.

The Callender Industrial Complex is a 12-acre industrial complex off of Highway 1 near Callender Road and Monadella Street. The industrial park has been previously been used for agricultural processing for the last three decades. Building C, located within the industrial park, was previously an agricultural mushroom business. Building B, located within the industrial park, serves only as a storage warehouse for inventory.

The Photo Study of Callender Commercial Park is incorporated as **Attachment 2**.

Aerial View of Property



*All Site Layout Plans, Floor Plans, Architectural Elevations, Plans and Lot Verifications are

included with this Application as Attachment 3.

PROPOSED CANNABIS ACTIVITIES

- 1.) Specialty Cottage Mixed Light Indoor Cultivation (2,500 sq. ft. of canopy or less);
- 2.) 2,000 sq. ft. Indoor Cannabis Nursery;
- 3.) Non-Storefront Retailer (California Type 9 License) also referred to as "retail delivery service."

Hours of Operation

The Non-Storefront Retailer (retail delivery service) shall operate between the hours of 10:00 a.m. and 8:00 p.m. only.

SITE ACCESS

The site has a main site access point on Mesa View Drive directly off of Callender Road. The proposed project will only utilize access to the site at Mesa View Drive as the property is fenced and gated.

VICINITY

Attached hereto and incorporated within **Attachment 3** is a vicinity map which depicts the surrounding area. DCD indicates that there are no preschools, elementary schools, junior high schools, high schools, libraries, parks, recreation centers, youth centers, licensed drug or alcohol recovery facilities, licensed sober living facilities within 1,000 feet of the site as of the time of submittal of this application.

However, a variance is requested allowing an exception as there is Land Conservancy land located approximately 550 feet across from the site and the Land Conservancy Land is expected to put in a playground in the foreseeable

future. County Staff has indicated that the exception for this project would likely be allowed.

STATEMENT OF NEIGHBORHOOD COMPATIBILITY

Callender Commercial Industrial Park located at 1291 Mesa View Drive and the cannabis cultivation contained indoors is consistent with previous and current Industrial Zoning of the premises (See letter dated 11/11/2016 from Property Manager and partial property owner, Cliff Branch attached as **Attachment 4**). There is no projected increase in noise level related to the operations of this facility. There is no expected increase in cannabis odor related to the operations of this facility. No cannabis related products or signage are visible from the exterior of the location.

A letter recommending approval of the project from Supervisor Lynn Compton, District Supervisor of this district is attached as **Attachment 5**.

STORM WATER CONTROL PLAN

A Storm Water Control Plan is not necessary as the proposed site is an existing building and less than 2,500 sq. ft. of impervious area is proposed.

GRADING PLAN

No grading is proposed for this project.

DRAINAGE, EROSION & SEDIMENTATION CONTROL PLAN

A drainage, erosion and sedimentation control plan is not required for this project.

WATER MANAGEMENT PLAN

SUMMARY OF DCD CONDITIONAL USE PERMIT APPLICATION

The Baseline and Proposed Conditions Report prepared by Firma Consultants, Inc. is attached as **Attachment 6**. The report is prepared in accordance with the County Ordinance and submittal of this application.

This site is located at Callender Road within Monadella Street and Highway 1. Callender Industrial Park operates off the Callender Grove Mutual Water Company.

All plants within the nursery and cultivation rooms are on an as-needed, individual irrigation drip system (per plant). All run off water (although very minimal) is recaptured and used to supplement irrigation. The estimated annual usage is 1 acre foot.

OTHER ENVIRONMENTAL REQUIREMENTS PER STATE LAW

Diamond Cannabis Direct Membership Group shall comply with the following California State Law requirements:

- 1.) Compliance with Water Code §13149 as implemented by the State Water Resources Control Board, Regional Water Quality Control Boards or California Department of Fish and Wildlife;
- 2.) Compliance with any conditions requested by the California Department of Fish and Wildlife or the State Water Resources Control Board under Business and Professions Code §26060.1(b)(1);
- 3.) Pursuant to Health and Safety Code §7050.5, all cultivation activities are to immediately halt in the event of discovery of human remains;
- 4.) Compliance with pesticide laws and regulations as enforced by the Department of Pesticide Regulation;
- 5.) Compliance with backup batteries and generators for the site in the event of total power failure.

ODOR MANAGEMENT PLAN

SUMMARY OF DCD CONDITIONAL USE PERMIT APPLICATION

Building A is located 180 feet away from the nearest residence. The proposed operation does not anticipate to create any cannabis odor issues. Building A has been in compliance and operating since 2016 without issue. The Baseline and Proposed Odor Conditions are included within the report of Firma Consultants, Inc. as **Attachment 6**.

Fans and Filtration

DCD facilities use a Vortex V-Series Inline 12" 540 watt, high performance inline duct blower attached to a 12" x 48" Phresh Filter with 100% Australian Virgin Activated Carbon (product information attached as **Attachment 7**) per 200 sq. ft. of canopy. This system scrubs approximately 12,500 cubic feet of air per minute. Each building is sealed and does not have any exhaust fans or air exchange.

SIGN INFORMATION

DCD has a 3' x 8' sign posted at the main entry which reads: "Facility is not open to the public. By appointment only."

Additionally, 3' x 6' signs which read: "Facility is not open to the public. By appointment only," are posted along the perimeter of Building A within the Callender Industrial Complex.

No signage distinctive to cannabis operation is proposed.

PARKING PLAN

The property location provides sufficient, secured parking for the operations on site. Parking will be for employees only. Parking is not in conflict with any adjacent properties or uses. Any unpaved parking areas have been defined on the Architectural Site Plan.

WASTE MANAGEMENT PLAN

Solid Waste: As required by State regulations, DCD processes all solid cannabis waste including stalks, stems or plant material destroyed by pests or fungi (generated quarterly) is self-hauled to the local organic waste recycling facility.

Liquid Waste: DCD determines if liquid waste is purely water based cannabis plant material or whether the liquid waste contains solvents or other materials not suitable for dumping. All liquid waste that cannot be recaptured and reused, is collected and transported to the local waste transfer station by DCD. Pursuant to Bureau Cannabis Control §5055 regarding Waste Management, all waste (solid and liquid) transferred to a local waste facility shall be documented by obtaining a copy of a certified weight ticket or receipt documenting delivery from the waste facility. Only DCD employees may transport self-hauled cannabis waste.

*For Wastewater Disposal System Design Report see **Attachment 14**.

MATERIAL PLAN

DCD shall house, label and post advisories and/or warnings for all materials, hazardous and non-hazardous, in compliance with local and State laws. All product labels of products used are included as **Attachment 8**.

Pesticides

The following is a materials list of pesticides and pest management materials used in both cultivation and nursery:

1. Central Coast Garden Products - Green Cleaner.

Pesticide Storage

In compliance with local and State laws, all pesticides are stored in a secured irrigation room.

Fertilizers

SUMMARY OF DCD CONDITIONAL USE PERMIT APPLICATION

The following is a list of fertilizers used in both cultivation and nursery:

1. General Hydroponics - FloraBloom;
2. General Hydroponics - FloraMicro;
3. General Hydroponics - FloraGro;
4. PH: General Hydroponics - PH-Up;
5. PH: General Hydroponics - PH-Down.

Storage Protocol

No volatile chemical, solvent or substance shall be stored in an amount which exceeds the maximum authorized amount determined by County Fire or other appropriate department.

ARCHAEOLOGICAL REPORT

No Archaeological Report was required for this project.

BOTANICAL/BIOLOGICAL REPORT

The Botanical Report prepared by Sage Institute, Inc. is attached as **Attachment 9**.

NOISE STUDY

No significant noise generation is contemplated by this project. Other than the two delivery vehicles discussed within this application and the employee vehicles, not additional transportation vehicles are expected at this project. No generators will be used, unless a full power outage emergency occurs.

Additionally, there is an 8' high earth berm located along Monadella Street for noise control. Please see the Noise Study Analysis done by Firma Consultants, Inc. attached as **Attachment 6**.

TRAFFIC ANALYSIS

Please see the Trip Generation Report prepared by Orosz Engineering Group, Inc. attached as **Attachment 10**.

OPERATIONS PLAN

NATURE OF OPERATIONS

The nature of operations proposed within this application are detailed below:

Indoor Cultivation

The under 2,500 sq. ft. of cultivation requested by this application are considered "Indoor" cultivation by the Ordinance and "Specialty Indoor" cultivation under the California State Law. The term refers to the indoor cultivation of 2,500 sq. ft. or less. The project site uses approximately 70 Double Ended EE Nanolux 1000-watt High Pressure (HPS) artificial lights installed above both the cultivation and nursery sites. Each light is placed approximately 6' apart. The lighting is run 12 hours per day.

Indoor Nursery

DCD propagates cannabis plants via plant cuttings from genetic stock and roots them within an indoor nursery area. These cuttings are kept enclosed and monitored separately to promote quick and healthy root growth. Once sufficiently rooted and having reached a desired size, DCD uses these immature plants for its own cultivation. The proposed size of the indoor nursery is less than 2,000 sq. ft. This area shall also be used to propagate new and existing cannabis varieties.

Non-Storefront Retail Delivery Service

The Non-Storefront Retail Delivery service is a retail service that is not open to the public, yet delivers medical cannabis products to members who make orders directly to DCD. DCD uses BLAZE Retail POS Software which allows SCS to

SUMMARY OF DCD CONDITIONAL USE PERMIT APPLICATION

collect, store, analyze and verify patient recommendations in real-time. DCD customers provide their information including the customer's identity, date of birth (for age verification), medical recommendation/prescription and physical address online into the BLAZE Retail Software. Once this basic information is obtained, the customer information is verified and an account is created. Contact is then made by DCD staff over the phone to arrange deliver time.

Upon arrival at the customer's physical address, the customer's identity is verified in person and the customer is then required to sign a receipt for the order.

As required under California State Law, a GPS unit is affixed to the interior of the delivery vehicle ensuring that the vehicle's exact location can be monitored in real time. All vehicles shall be non-descript and shall not utilize any logos or company information which would identify the vehicle as a DCD delivery vehicle. While making deliveries, all cannabis products are secured in the interior rear of the vehicle.

DCD dedicates 2 delivery vehicles for the delivery operations. DCD expects to make an average of 20 deliveries per day. However, deliveries (departures and returns) shall only be operated only between the hours of 8:00 a.m. and 8:00 p.m. and are coordinated to reduce delivery trips and traffic. Please see the Trip Generation Report prepared by Orosz Engineering Group, Inc. attached as **Attachment 10.**

SECURITY PLAN

Outdoor Lighting

The entirety of the property, including walkways and parking areas, are lit from dusk to dawn by LED Motion Censored lighting. The Perimeter of the property has overhead lighting at almost every 15 ft.

Perimeter Security

The perimeter of the property is fenced with an 8' chain link fence with requires a RFID identity card for entry through an electric gate as an access deterrent and to slow access in or out of the property in case of a security breach.

The property has signage and marked as "Not Open to the Public. By Appointment Only." Property is only accessible to employees, management and owners.

Additionally, Building A, the Building proposed to house the Non-Storefront Retail (delivery service), is also individually fenced within the complex and maintains 24/7 video surveillance of the front gate, perimeter of the complex, interior of each room in Building A and all along the exterior of Building A.

Physical Access for Staff and Others

Employees will use the front door access to enter the facility, as it is the most public and visible entrance.

There shall be no entry to the facility granted to the general public. The facility shall remain locked at all times and entry granted to only individual employees and pre-approved visitors/guests escorted by management only.

Electronic Security Systems

All proposed elements within the security plan will not only deter any internal or external theft, but will promptly notify our security company of any potential burglary attempts or security breaches and work to ensure resolution with authorities.

DCD has consulted with a third party security firm for the basic development of the various aspects of the system. This security plan includes a complete

SUMMARY OF DCD CONDITIONAL USE PERMIT APPLICATION

package of Vivotec HD audio and video surveillance, blue line motion sensor alarms, door and window contact alarms, panic buttons for employees and monitored entry system. This plan will ensure that DCD product is not diverted to any non-medical market outside that of DCD medical patients.

All systems will incorporate backup battery supplies and multiple data storage routes in the event of a power outage, cord cutting or any other external influence which would deem the system inoperable.

Third Party Monitoring

The security system is available for monitoring 24 hours a day by a third party. This will allow for any alarm activations or attempted entry to be automatically reviewed and security cameras and footage to be checked for any false alarms. Any breaches will immediately be reported to law enforcement. False alarm notifications to law enforcement are eliminated by the ability to confirm or deny alarm triggers based on visual inspection of surveillance video.

Additional backup of all data pertaining to the security system, including all employee entry and exit data, alarm trigger and reliability devices is available for review for up to 90 days.

Access Controls

All doors of the facility will be controlled by access keys and alarm system entry codes. The system allows only designated employees to access any given area.

Video Surveillance

All rooms will be under video surveillance. 1291 Mesa View Drive, Building A and its immediate perimeter will be covered by high definition, night vision security cameras per the Sentinel Security Proposal attached as **Attachment 11**. The cameras will be directed to ensure the following:

SUMMARY OF DCD CONDITIONAL USE PERMIT APPLICATION

- Collect visual records of entry and exit of any persons into the building;
- Notify police and private security of any security breach when closed;
- Verify non-diversion by employees;
- Identify unauthorized individuals who may attempt to gain access to the facility.

DCD's surveillance system will additionally be able to identify any breach after-the fact, due to the high density and high definition resolution of the video surveillance system.

Surveillance will cover the entire property. Cameras will be placed beyond the scope of each building, so that surveillance covers the perimeter fencing and parking areas.

DCD will ensure that all surveillance data is secure. All surveillance video will be captured and located in a locked, tamper proof compartment. The footage captured, including interior and exterior footage, will be stored on an ongoing basis for a minimum of 30 days. All video surveillance will have real-time access for the San Luis Obispo County Sheriff's Office.

Monitor Sensors

The electronic alarm system set forth in the Sentinel Security Proposal attached as **Attachment 11**, will include the instillation of blue line motion sensors with indoor audible sirens. These sensors will detect any movement which occurs in the unit from the time the security alarm has been set at closing to the time when the alarm is deactivated in the morning. These devices will ensure that any intruder will be immediately detected. Motion sensors will be wired to a remote battery backup system. If power is turned off to the main facility, motion sensors will continue to operate and sound the alarm in the instance of an intrusion.

Window and Door Monitoring Devices

All windows and doors will be protected by magnetic contacts, vibration sensing devices and glass break detectors. All monitoring devices will trigger and activate the alarm to ensure security of the facility is not compromised.

Security Maintenance, Audit and Tests

A complete security audit will be carried out on a quarterly basis. The security audit is to ensure that all policies and procedures are being followed by staff. Additionally, the audit will allow for input from staff to ensure a more secure facility.

Included in the security audit will be a complete test of security systems including the following:

- Testing system integrity;
- Ensuring system is communicating properly with monitoring station;
- Inspecting the integrity of all backup batteries in the event of power failures;
- Testing all sirens, cameras, motion sensors and panic buttons to ensure that they are in proper working condition;
- Evaluate placement of all cameras and motion sensors -- make any adjustments if necessary;

As a part of the quarterly security audit, information will be gathered to access and enhance our security program including a review of any incidents, a review of the current policies and procedures, an evaluation of employee adhesion to protocol and security and safety feedback from employees. This will allow us to review the effectiveness of our security program and make any improvements.

EMPLOYEE SAFETY AND TRAINING PLAN

DCD prioritizes employee safety and has created its own training program for all employees. Our goal is to continually cross-train employees across all operations at DCD from cultivation to packaging to distribution to mobile delivery services in order to ensure each employee has the broadest experience in all phases of the cannabis industry.

In addition to compliance with California and Federal employment laws and labor standards, DCD also requires the following:

- All DCD employees must be over the age of 21 years of age;
- Each DCD employee shall maintain a current California Driver's License;
- Each DCD shall undergo a basic background review.

Basic Training

Each employee at the time of hiring will undergo all historical knowledge related to the cannabis industry regarding day-to-day operations, the basics of local and state laws, patient care and DCD policies and procedures.

Drug-Free Workplace

DCD shall require employees to maintain a Drug and Alcohol Free Workplace Policy while employed. DCD is committed to protecting the safety, health and well-being of all employees and other individuals while in the workplace. Our drug-free workplace policy is intended to apply to any employee, at any time that the employee is representing DCD or conducting business for DCD, this includes during business hours and while on company property. It is a violation of the drug-free workplace policy for an employee to possess, use, sell, and or offer for sale any illegal drugs, intoxicants or alcohol. Employees in violation of this company policy may be disciplined or discharged.

Sexual Harassment

Personal training will be provided to each employee regarding sexual

harassment in the workplace - how to identify and prevent it.

Fire and Earthquake Training Drills

Employees will be trained ensure their own safety and the safety of other employees in the event of a fire or an earthquake.

General Workplace Safety

Employees will be given the tools necessary to avoid injury to themselves or others while in the workplace.

Robbery and Theft Awareness

Each employee will be provided with the tools necessary to identify and handle potential and/or actual threats in the workplace including an emergency preparedness, activation of panic buttons, safe rooms, storage and notification and cooperation with law enforcement.

TRACK & TRACE SYSTEM

Track and Trace is a State mandated requirement for all cannabis activities and serves a function of security and compliance. The following includes, but is not limited to DCD's track and trace plan in accordance with State law:

- 1.) DCD shall create and maintain an active and functional account within the track and trace system prior to engaging in any commercial cannabis activities at the site location, including the purchase, sale, testing, packaging, transfer, transportation, destruction and/or disposal of any cannabis goods;
- 2.) DCD shall designate a "Track and Trace Account Manager." The account manager may authorize additional owners or employees as track and trace system users and shall ensure that each user is trained and on the track and trace system prior to access or use. The account manager will attend and complete all required track and trace system training, including

orientation and continuing education. The account manager shall sign up for and complete State mandated training as prescribed by the Bureau of Cannabis Control within five days of license issuance.

- 3.) The account manager and each user shall be assigned a unique user login and password. The account manager or each user accessing the track and trace system shall only do so under his or her assigned login and password.
- 4.) The account manager shall maintain a complete, accurate and up to date list of all users, including logins.
- 5.) The account manager shall monitor all compliance notifications within three business days of receiving notification.
- 6.) DCD is accountable for all actions of its owners and employees take while logged into the track and trace system, or while conducting track and trace activities.

Track and Trace Reporting

DCD shall record in the track and trace system all commercial cannabis activities including: packaging, sale, transportation, receiving, return, destruction, testing of all cannabis goods and any other activity as required by State licensing.

The following information shall be recorded for each activity entered in the track and trace system:

1. Name and type of cannabis goods;
2. Unique identifier of the cannabis goods;
3. Amount of cannabis goods, by weight or by count;
4. Date and time of the activity or transaction;
5. Name and license number of other licensees involved in the transaction;
6. If cannabis goods are to be transported:

SUMMARY OF DCD CONDITIONAL USE PERMIT APPLICATION

- a.) The licensee shall transport pursuant to a shipping manifestation generated through the track and trace system, that includes items No. 1-5 of this Section, as well as, the name, license number, premises address of the licensee transporting the cannabis goods, the name, license number and address of the licensee receiving the cannabis goods, the date and time of departure, the date and time of arrival (estimate), the driver's license number of the person transporting the cannabis goods, the make, model and license number of the vehicle transporting the cannabis goods.
- b.) Upon pick-up or receipt of cannabis goods for transport, storage or inventory, DCD shall ensure that the cannabis goods received are as described in the shipping manifest and shall record acceptance and acknowledgment into the track and trace system.

7.) If cannabis goods are being destroyed or disposed of, DCD will record into the track and trace system;

8.) Descriptions for adjustments made in the track and trace system, including but not limited to spoilage, exposure, compromise or otherwise, are required pursuant to State law and County regulations.

Unless otherwise specified, all transactions shall be entered into the track and trace system within 24 hours. DCD shall only enter and record complete and accurate information into the track and trace system and shall correct any known errors upon immediate discovery. If at any point DCD loses access to the track and trace system, DCD shall prepare and maintain comprehensive records detailing all commercial cannabis activities conducted and shall notify the Bureau of Cannabis Control immediately. Once access is restored, all commercial cannabis activities that occurred during the loss of access shall be

SUMMARY OF DCD CONDITIONAL USE PERMIT APPLICATION

entered within three business days. DCD shall not continue to transport, transfer or deliver cannabis goods until access is restored and all information is recorded in the track and trace system.

In addition to other inventory reconciliation requirements under State law, DCD shall reconcile the physical inventory of cannabis goods at the project site with the records in the track and trace database at least once every two weeks. If DCD finds a discrepancy between its physical inventory and the track and trace system database, DCD shall conduct an immediate audit and notify the Bureau of Cannabis Control.



Parcel Information

APN: 091-152-004

Assessee: CAL COAST PROPERTIES ETAL

Care Of:

Address: 755 SANTA ROSA ST #310 SLO
CA 93401

Description: TN CALLENDER BL 4 LTS 17-23

Site Address:
01291 MESA VIEW DR

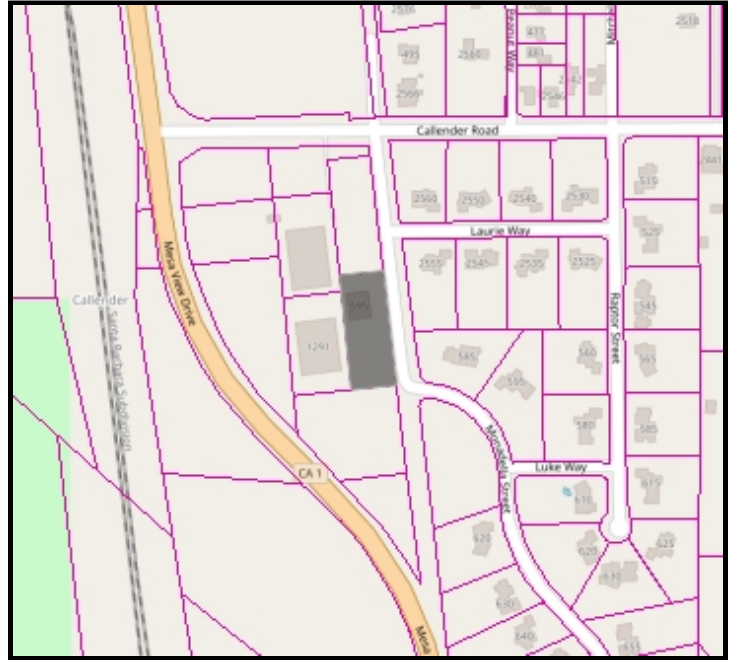
Tax Rate Area Code: 052002

Estimated Acres: 1.11

Community Code: CALG

Supervisor District: Supdist 4

Avg Percent Slope: 3



Selected Parcel

Land Use Information

Land Uses Combining Designations

IND	Coastal Zone
-----	--------------



Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
DRC2018-00142	Land Use	8/22/2018 2:07:15 PM
PRE2017-00038	Pre-Application	1/4/2018 11:04:54 AM
DRC2017-00016	Land Use	7/31/2017 11:21:48 AM
PMTTC2016-04560	PMTTC - Commercial Permit	12/22/2016 2:21:21 PM
COD2016-00305	Code Enforcement	12/9/2016 10:04:19 AM



Parcel Summary Report

APN: 091-152-004

CCM2016-00240	CCM - Condition Compliance Monitoring	11/16/2016 2:02:04 PM
PMT2011-02208	PMTC - Commercial Permit	6/22/2012 10:17:39 AM
PMT2011-00689	PMTC - Commercial Permit	10/20/2011 2:36:37 PM
SUB2010-00088	Subdivision	5/5/2011 12:26:51 PM
COD2010-00542	Code Enforcement	1/31/2011 12:40:58 PM
PRE2005-00095	Pre-Application	11/10/2005 11:24:10 AM
PMT2003-01385	PMTC - Commercial Permit	10/24/2003 12:00:00 AM
C6236	PMTC - Commercial Permit	4/15/2002 12:00:00 AM
S010045L	Subdivision	8/14/2001 12:00:00 AM
D990365D	Land Use	5/30/2000 12:00:00 AM
S990265C	Subdivision	3/30/2000 12:00:00 AM
S990204T	Subdivision	1/21/2000 12:00:00 AM
S990181L	Subdivision	12/17/1999 12:00:00 AM
D880447D	Land Use	4/17/1997 12:00:00 AM
S920016L	Subdivision	1/22/1996 12:00:00 AM
D930212D	Land Use	9/11/1995 12:00:00 AM
D940001P	Land Use	9/11/1995 12:00:00 AM
S890460C	Subdivision	2/20/1990 12:00:00 AM



Interactive Data Viewer



Legend

- SLO County Parcels
- Roads**
 - CalTrans
 - Maintained by SLO CO
 - Private Maintenance
 - Federal or State Maintenance

-188.08 0 94.04 188.08 Feet 1: 1,128

WGS_1984_Web_Mercator_Auxiliary_Sphere
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The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.











Map for Reference Purposes Only



Interactive Data Viewer



Legend

-  SLO County Parcels
- Roads**
 -  CalTrans
 -  Maintained by SLO CO
 -  Private Maintenance
 -  Federal or State Maintenance
- Community Advisory Groups**
 -  Community Advisory Group Boundary
 -  Cayucos Citizens Advisory Council Subarea
 -  Creston Advisory Body Sub Areas
-  Supervisor Districts
-  Land Use Outlines

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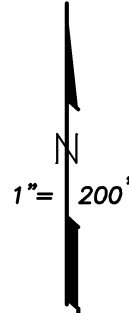


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 caused by errors or omissions in the data and makes no warranty of any kind,
 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only





091-15

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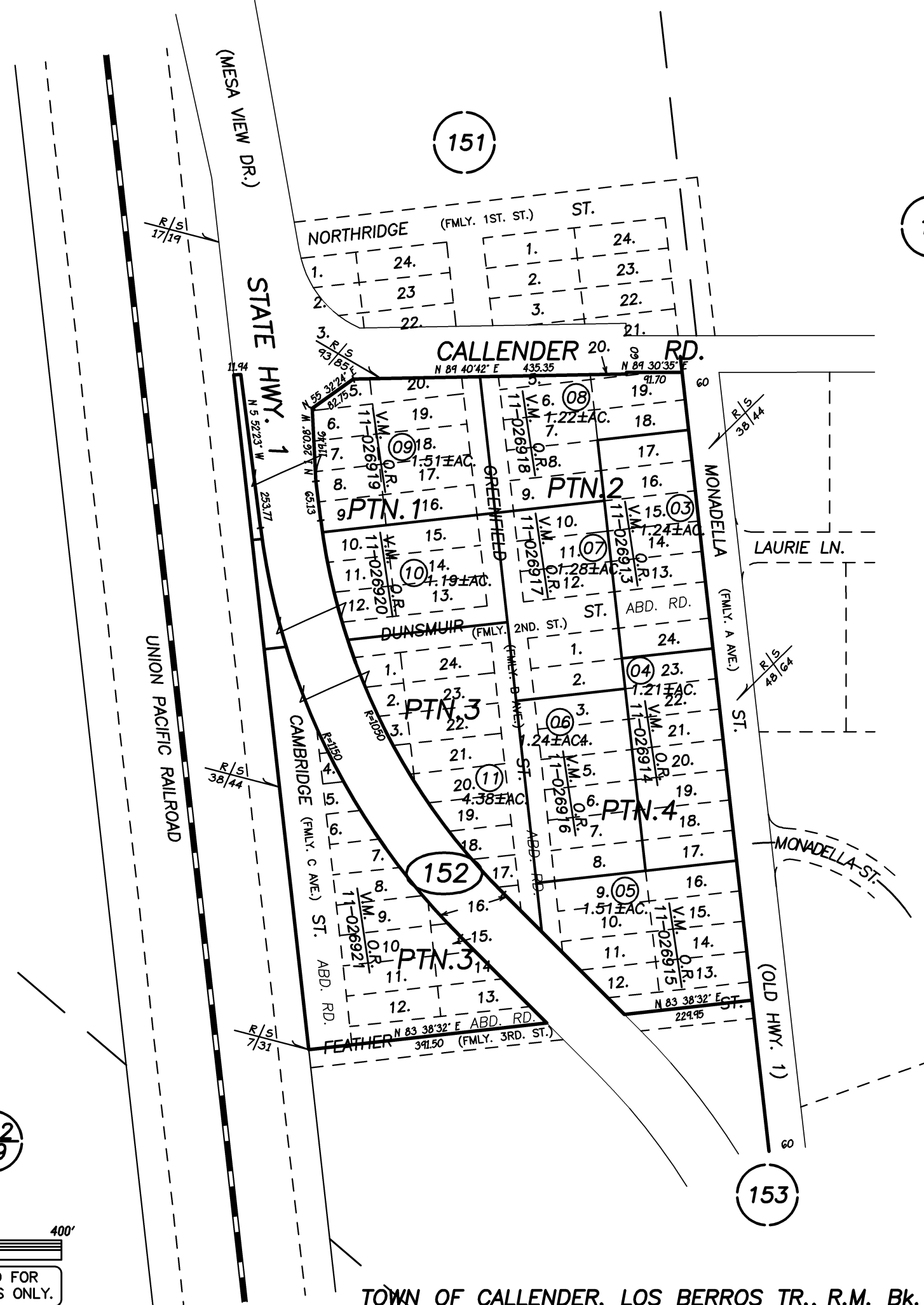
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REVISIONS	
I.S.	DATE
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12-076	10-18-11
NA	05-09-12
NA	09-21-17

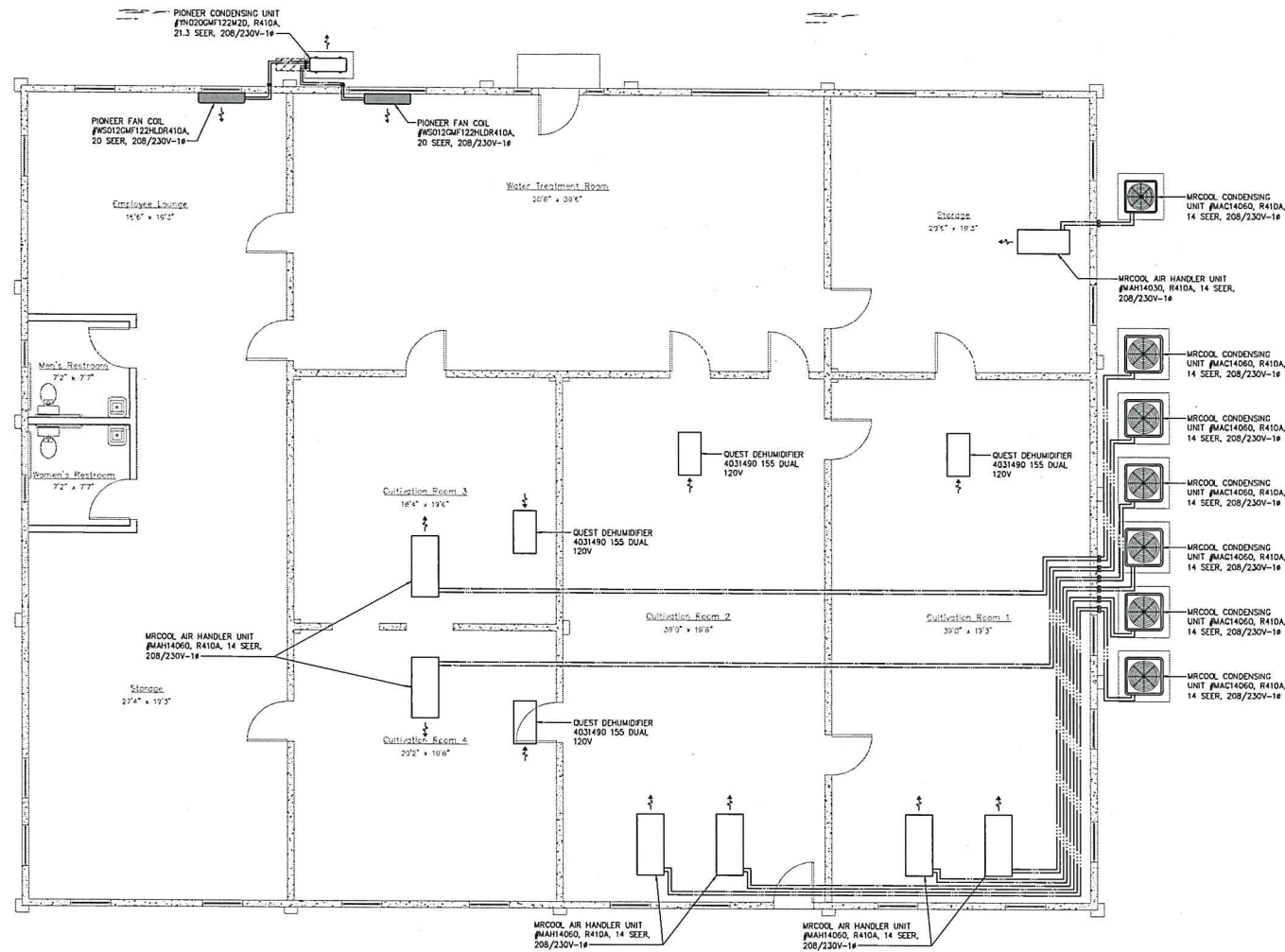
100'0200'400'

SW
04-11-05

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.



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MECHANICAL FLOOR PLAN
1/8" = 1'-0"

Brummel Mechanical Engineering, LLP
444 Higuera Street Suite 201
San Luis Obispo CA 93401
Tel: 805.595.1962
Fax: 805.595.1980

Steven Puglisi ARCHITECTS INC.
596 Higuera Street Suite A
San Luis Obispo CA 93401
Ph: 805.595.1962
Fx: 805.595.1980



PROJECT:
Callender Commercial Lot 2
2600 Callender Road, Arroyo Grande, CA
Callender Commercial, LLC

SHEET:
MECHANICAL FLOOR PLAN

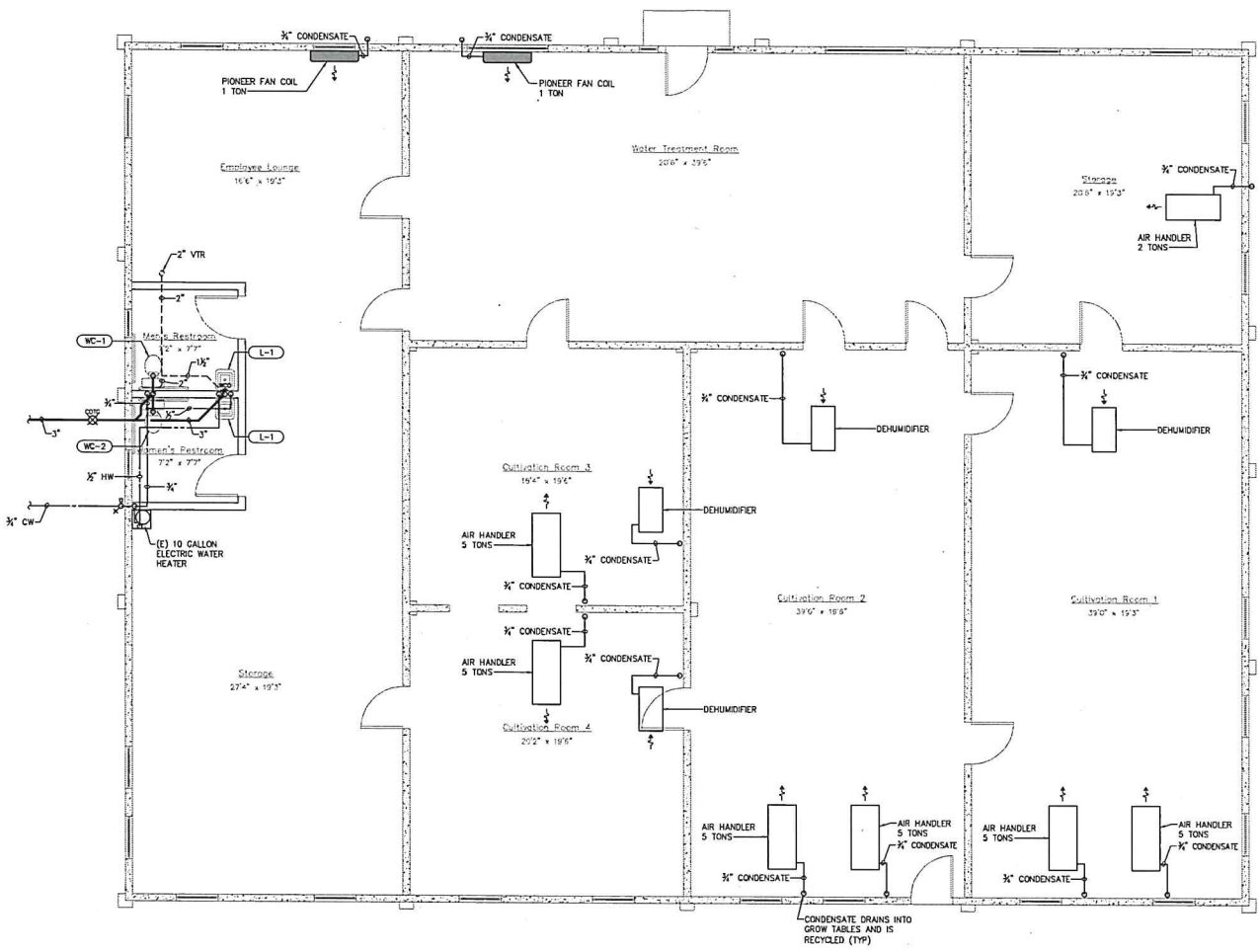
All design, drawings, calculations and other documents are prepared by the design firm and are not to be used in any other project without the written permission of the design firm. The design firm is not responsible for any errors or omissions in the design or construction of the project.

DATE:	07 Aug 2017
DESIGNED BY:	JCB
CHECKED BY:	
REV:	

SHEET No
M1.0

PLUMBING FIXTURE SCHEDULE									
MARK	DESCRIPTION	MIN. BRANCH SIZE (")				MAKE AND MODEL	FITTINGS	REMARKS	
		W	V	CW	HW				
L-1	ADA LAVATORY WALL MOUNT 0.5 GPF	2	1-1/2	1/2	1/2	EXISTING LAVATORY	EXISTING LAVATORY FAUCET - 0.5 GPF	INSTALL PER ADA REQUIREMENTS	
WC-1	ADA WATER CLOSET (HLT) FLOOR MOUNTED ELONGATED, 1.28 GPF	3	2	3/4	-	EXISTING WATER CLOSET - 1.28 GPF	STOP, SUPPLY, & BEMS SEAT #1955CT	INSTALL PER ADA REQUIREMENTS (LEFT HAND FLUSH)	
WC-2	ADA WATER CLOSET (HLT) FLOOR MOUNTED ELONGATED, 1.28 GPF	3	2	3/4	-	EXISTING WATER CLOSET - 1.28 GPF	STOP, SUPPLY, & BEMS SEAT #1955CT	INSTALL PER ADA REQUIREMENTS (RIGHT HAND FLUSH)	

PLUMBING LEGEND		
SYMBOL	ABBREV.	DESCRIPTION
	GV	GATE VALVE
	BV	BALL VALVE
		VALVE IN RISER
	HB	HOSE BIBB
	COTG	CLEANOUT TO GRADE
	WCO	WALL CLEANOUT
		UNION
		PIPE UP
		PIPE DOWN
		PIPE CONNECTION
		CAPPED/PLUGGED PIPE
	S/W	SOIL OR WASTE BELOW GRADE
	V	SANITARY VENT
	CW	COLD WATER
	HW	HOT WATER
	HWI	HOT WATER RETURN



PLUMBING FLOOR PLAN
1/8" = 1'-0"

Steven Puglisi
ARCHITECTS
INC.

596 Higuera Street
Suite A
San Luis Obispo
CA 93401
Ph: 805.595.1962
Fx: 805.595.1980



PROJECT:
Callender Commercial Lot 2
2600 Callender Road, Arroyo Grande, CA
Callender Commercial, LLC

SHEET:
PLUMBING FLOOR PLAN

All design, drawings, specifications and other information are submitted to the client for their review and approval. The client is responsible for obtaining all necessary permits and for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.

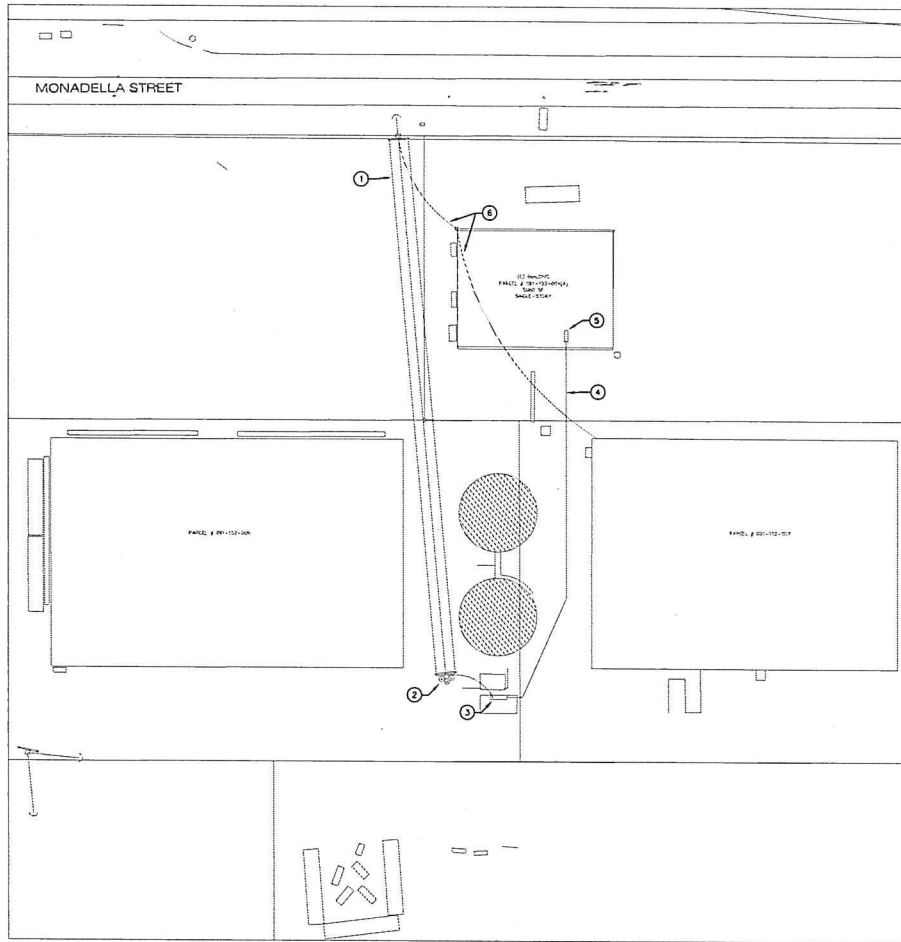
DATE: 07 Aug 2017
JOB:
DRAWING:
REV:
APP:

SHEET No
P1.0

Brummel Mechanical Engineering, LLP

444 Higuera Street | Suite 201
San Luis Obispo | CA 93401
805.595.1962 | 805.595.1980

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Existing Electrical Site Plan

1"=30'

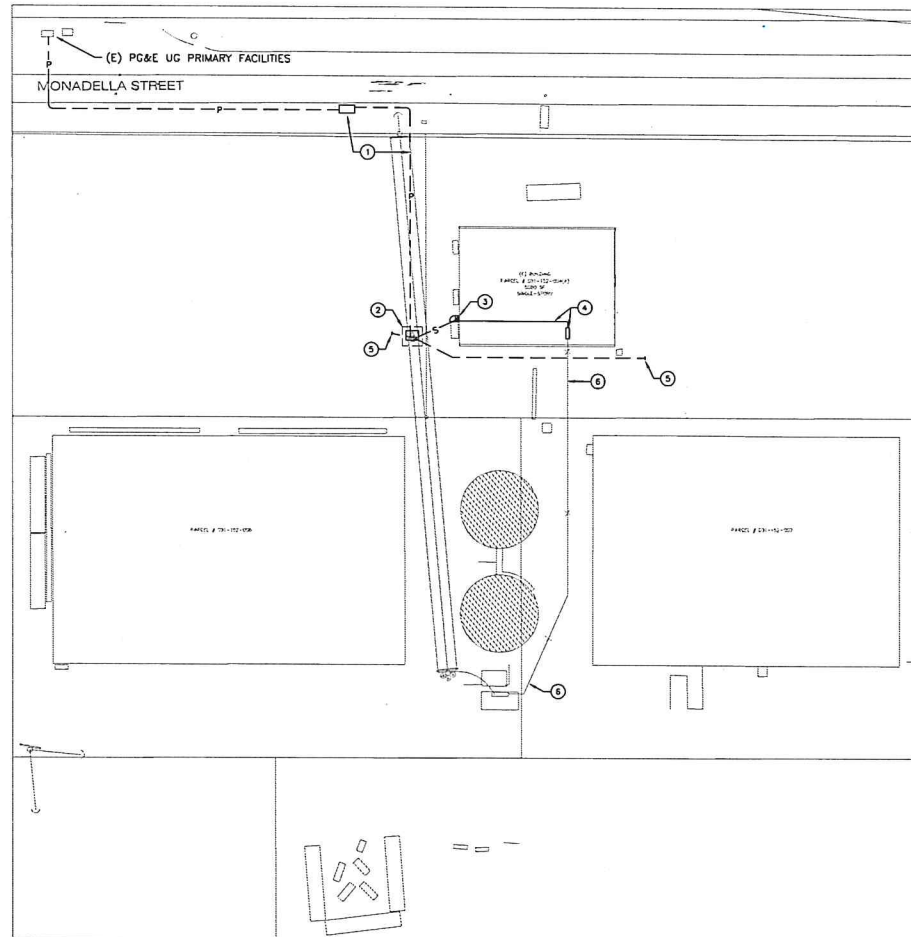
EXISTING SITE PLAN REFERENCE NOTES

1. EXISTING PG&E OVERHEAD FACILITIES.
2. EXISTING PG&E POLE MOUNT TRANSFORMERS
3. EXISTING MULTI-METER ELECTRICAL SERVICE EQUIPMENT.
4. EXISTING UNDERGROUND SUPPLY FEEDER TO BUILDING ON PARCEL #091-152-004(A).
5. EXISTING SERVICE DISCONNECT FOR BUILDING ON PARCEL #091-152-004(A).
6. EXISTING AT&T OVERHEAD FACILITIES.



DIG ALERT NOTES

THERE ARE BURIED ELECTRICAL AND TELEPHONE UTILITY LINES IN, AROUND AND THROUGH THIS PROJECT SITE. IT IS A PROJECT REQUIREMENT THAT UNDERGROUND SERVICE ALERT (USA) BE CONTACTED AT 811 OR (800) 227-2600 PRIOR TO EXCAVATION. ALLOW AT LEAST 48 HOURS FOR REPRESENTATIVES FROM ALL UTILITIES PRESENT AT THE SITE TO LOCATE AND MARK THEIR RESPECTIVE FACILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO AVOID CONTACTING OR DISTURBING THESE UTILITIES DURING EXCAVATION. NOTE THAT UNDERGROUND LOCATING INSTRUMENTS AND/OR SURFACE MARKINGS MAY NOT PRECISELY LOCATE THESE UTILITIES. HAND DIGGING AND OTHER NON-DESTRUCTIVE EXPLORATION TECHNIQUES ARE RECOMMENDED TO POSITIVELY LOCATE UTILITIES.

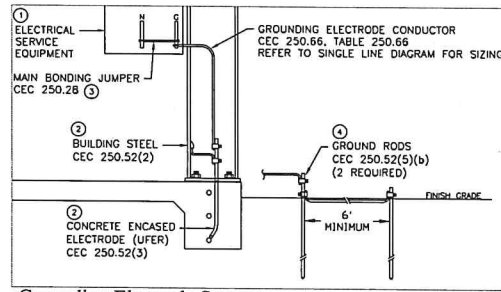


New Electrical Site Plan

1"=30'

NEW SITE PLAN REFERENCE NOTES

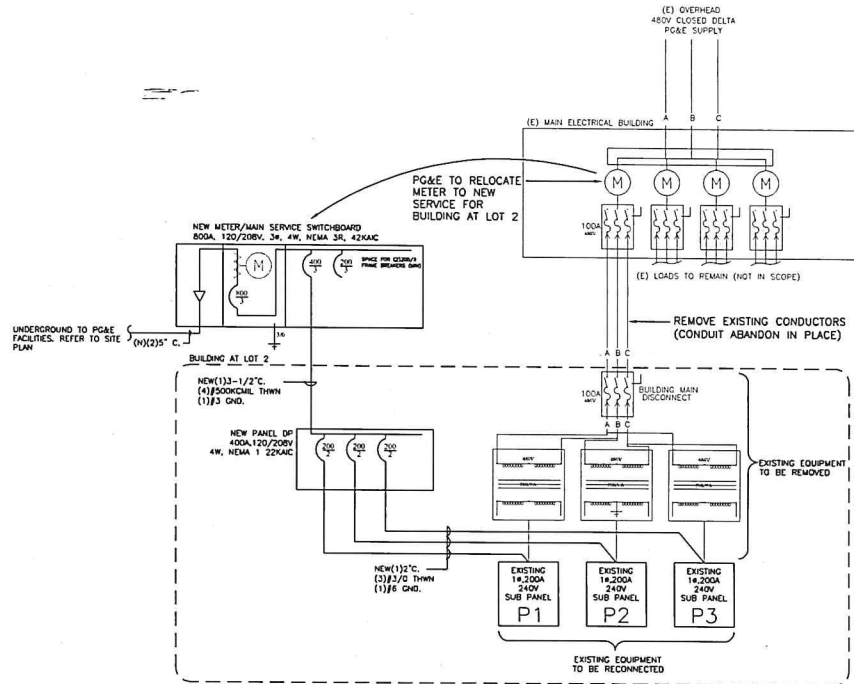
1. NEW PG&E UNDERGROUND FACILITIES, REFER TO THE CONSTRUCTION HANDOUT PACKAGE FROM PG&E PREPARED FOR THIS PROJECT.
2. NEW PAD MOUNT PG&E TRANSFORMER.
3. NEW METERED ELECTRICAL SERVICE EQUIPMENT. REFER TO THE SINGLE LINE DIAGRAM.
4. NEW OVERHEAD SUPPLY FEEDER AND NEW BRANCH CIRCUIT DISTRIBUTION PANEL (REPLACES EXISTING). REFER TO ELECTRICAL FLOOR PLAN.
5. NEW UNDERGROUND CONDUIT STUBS FROM PG&E TRANSFORMER FOR FUTURE LOADS.
6. EXISTING BUILDING SUPPLY FEEDER CONDUCTORS TO BE REMOVED. ABANDON CONDUIT IN PLACE. REFER TO THE SINGLE LINE DIAGRAM.



Grounding Electrode System

Grounding Electrode System Notes

1. All main electrical services and each individual building shall incorporate a CEC compliant Grounding Electrode System (CEC 250.32).
2. If available, the preferred system is a concrete encased electrode (UFER) system combined with the building structural steel that is anchored into ground-level concrete footings.
3. The neutral conductor of all separately derived systems shall be bonded per CEC 250.30 to the grounding electrode system of the building where the transformer is located or at the first service disconnecting means.
4. For buildings where the preferred concrete encased electrode is not available, or electrical backboards and non-building structures containing electrical equipment, the installation shall incorporate (2) CEC compliant grounding electrodes (typically 5/8" x 8' copper coated steel ground rods minimum) spaced a minimum of 6' apart and connected together by a #4 bare, solid copper conductor. The equipment grounding conductor (or ground bus as applicable) present at the structure shall be bonded to this grounding electrode system per CEC 250.
5. Metallic piping systems, exposed structural building steel that may not be connected to form part of the grounding electrode system and other metallic items likely to become energized shall be bonded to the grounding electrode system per CEC 250.104.



Single Line Diagram

NOTE: CONTRACTOR SHALL AFFIX ARC FLASH WARNING LABELS ON THE EXISTING AND NEW SUBPANELS WITHIN THE PROJECT. SEE EXAMPLE BELOW.

WARNING
ARC FLASH & SHOCK HAZARD
APPROPRIATE PPE REQUIRED

Maximum available fault current:
15,036 Amps

Date: 12/1/11

Sparky Electric 1-800-15FARK1 Fax: 21221

SAMPLE DETAILED FAULT-CURRENT LABEL

THIS IS AN EXAMPLE ONLY. EXAMPLE SHOWN IS DURABLE 6 BRONZE LABEL ON 14-4150 STOCK. CUSTOM LABELS ARE AVAILABLE BY ORDER FROM POWER AND COMMUNICATIONS ENGINEERING (805)541-9700

PCE
POWER AND COMMUNICATIONS
ENGINEERING
1000 S. Main Street, Suite 100, San Jose, CA 95128
(408) 281-1111

Professional Engineer
Electrical Engineering
State of California
No. 10000
Exp. 12/31/12

Callender Commercial Lot 2
2600 Callender Road, Arroyo Grande, CA
Callender Commercial, LLC

ELECTRICAL DETAILS

Project Number: 17-023
Date: 1-8-18
By: [Signature]
As Noted

E-3.0