



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
MARVIN A. ROSE, INTERIM DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 1/31/2018

TO: 5th District Legislative Assistant, Agricultural Commissioner, Building Division, Cal Fire / County Fire*, Environmental Health*, Public Works*, SLO County Sherriff, CA Fish and Wildlife, Cal Trans, National Guard / Camp Roberts. RWQCB, U.S. Fish and Wildlife

FROM: Brandi Cummings (805-781-1006 or bcummings@co.slo.ca.us)

PROJECT NUMBER & NAME: DRC2017-00108 DELGADO

PROJECT DESCRIPTION: Proposed Conditional Use Permit for outdoor Cannabis cultivation and distribution with a new ag processing building at 8380 Carissa Highway in Santa Margarita.

APN(S): 072-301-007

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

DRC2017-00108

DELGADO NASAR

CONDITIONAL USE PERMIT/
 CANNABIS ACTIVITIES - CULTIVATION
 (INDOOR/OUTDOOR), NURSERY
 CAR/ CAR
 AG

APPLICANT INFORMATION Check box for contact

person assigned to this project DELGADO
☐ Landowner Name "LARRY" NASARENO MONTENEGRO Daytime Phone 805.458.3222
 Mailing Address HCR 69 BOX 3047, SANTA MARGARITA Zip Code 93453
 Email Address: MRS MONTENEGRO 102308@GMAIL.COM

☐ Applicant Name SAME Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

☐ Agent Name TONY KEITH Daytime Phone 805-423-8479
 Mailing Address 788 ARLINGTON ST, CAMBRIA, CA Zip Code 93428
 Email Address: CAYUCOS1958@GMAIL.COM

PROPERTY INFORMATION

Total Size of Site: 42 ACRES Assessor Parcel Number(s): 072-301-007

Legal Description: _____

Address of the project (if known): 8380 CARLISSA HIGHWAY

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: TAKE HIGHWAY 58 TO 1 MILE PAST BITTER-

Describe current uses, existing structures, and other improvements and vegetation on the property:
1500 S.F. RESIDENCE + 1500 S.F. RESIDENCE; 1950 SF BARN; 1000 SF
SHED; CMC 2016-00024 900 PLANTS - 30,000 S.F.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): SEE ATTACHED

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 _____

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 CANNABIS

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): NONE REQUESTED AT THIS TIME

Describe existing and future access to the proposed project site: EXISTING DRIVEWAY TO HWY 58.

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

North: VACANT South: IMPROVED (1-RES + BARN + G.H)
East: VACANT West: VACANT

For all projects, answer the following:

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

Buildings: 66,620 sq. feet 3.7 % Landscaping: 18,129 sq. feet 1.0 %
Paving: 10,150 sq. feet .5 % Other (specify) FARMLAND 1,734,621 S.F. = 94
Total area of all paving and structures: 66,620 ☒ sq. feet ☐ acres
Total area of grading or removal of ground cover: 66,620 ☒ sq. feet ☐ acres
Number of parking spaces proposed: 20 Height of tallest structure: 20'-8"
Number of trees to be removed: 0 Type: _____
Setbacks: Front 50' Right 30' Left 30' Back 30'

Proposed water source: ☒ On-site well ☐ Shared well ☐ Other _____
☐ Community System - List the agency or company responsible for provision: _____
Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

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: _____ ☐ sq. feet ☐ acres
Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following: 2-RES. EXISTING

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: 42 acres
 Moderate slopes - 10-20%: 0 acres
 20-30%: 0 acres
 Steep slopes over 30%: 0 acres
- Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
 If yes, please describe: +/- 3000 SF AG POND
- 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: PAD CONSTRUCTION FOR 2 EXIST. RES.
- 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: VISABLE FROM HIGHWAY 58

Water Supply Information

1. What type of water supply is proposed?
☒ Individual well ☐ Shared well ☐ Community water system
2. What is the proposed use of the water?
☐ Residential ☒ Agricultural - Explain CANNABIS OPERATION
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? N/A
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: EXISTING WELL 120 GPM
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 *

* UPDATED PUMPTEST,
PRIMARY, AND SECONDARY
WELL ANALYSIS IS
PENDING
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.

<input type="checkbox"/> Well Driller's Letter	<input type="checkbox"/> Water Quality Analysis (<input type="checkbox"/> OK or <input type="checkbox"/> Problems)
<input type="checkbox"/> Will Serve Letter	<input type="checkbox"/> Pump Test _____ Hours / _____ GPM
<input type="checkbox"/> Surrounding Well Logs	<input type="checkbox"/> Hydrologic Study <input type="checkbox"/> 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.
2. What is the distance from proposed leach field to any neighboring water wells? 1,000 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: WEST COAST CONSTRUCTION & CLEAN-UP
3. Where is the waste disposal storage in relation to buildings? _____
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: ATASCADERO UNIFIED
2. Location of nearest police station: 356 N. MAIN ST. TEMPLETON
3. Location of nearest fire station: 13080 SODA LAKE RD, CAL VALLEY
4. Location of nearest public transit stop: NONE
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: FARMING (PEAS, SQUASH, BEANS)
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: 7 days a week Hours of Operation: 24
2. How many people will this project employ? 15
3. Will employees work in shifts? ☒ Yes ☐ No
If yes, please identify the shift times and number of employees for each shift 8 employees
1am - 3pm / 2pm - 10pm
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☒ Yes ☐ No If yes, please explain: odors
5. Will this project increase the noise level in the immediate vicinity? ☒ Yes ☐ No
If yes, please explain: tractors, machinery, etc
(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: _____
cannabis waste material
7. Will hazardous products be used or stored on-site? ☒ Yes ☐ No
If yes, please describe in detail: Fertilizer, pesticides, rodenticides
AS ALLOWED BY D.P.R.
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. 20 Between 4:00 to 6:00 p.m. 20

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: carpooling
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: NO RESTRICTIONS ARE PRESENT

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): _____
2. Will the development occur in phases? ☒ Yes ☐ No
If yes describe: CONSTRUCTION OF GREENHOUSES OVER 4 YEARS.
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: EXPAND AS STATE LAW AND LOCAL ORDINANCE ALLOWS
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 *: SOLAR PANELS

*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:

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: PER COUNTY PERMIT VIEW 4:1 KIT FOX MITIGATION!

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): SLO COUNTY BUILDING PERMIT(S)

(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)

STATE CANNABIS LICENSING

C.D.F.A

MEDIUM OUTDOOR (10,000 - 43,560 SF) - Applicant

MEDIUM MIXED LIGHT-TIER I (10,000 - 22,000 SF) Applicant

PROCESSOR (Trimming, drying, curing, Packaging) - Applicant

MCSB

MANUFACTURING TYPE-G-M (NON-VOLATILE) Applicant

BCC

DISTRIBUTION TYPE-II-M - Applicant

CDFA

MEDIUM OUTDOOR (10,000 - 43,560) Secondary licensee

MEDIUM OUTDOOR (10,000 - 43,560) Secondary licensee



Parcel Summary Report For Parcel # 072-301-007

1/31/2018
4:58:19PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

<u>Role</u>	<u>Name and Address</u>
-------------	-------------------------

OWN	DELGADO NASARENO M HCR 69 BOX 3047 SANTA MARGARITA CA 93453-
OWN	MONTENEGRO LORENO

Address Information

<u>Status</u>	<u>Address</u>
P	08380 CARRISA HY CAR
P	08360 CARRISA HY CAR

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
CO75-	301	0011	Carrizo	Carrizo Planni	AG			Y	VP	E990310L

Parcel Information

<u>Status</u>	<u>Description</u>
Active	PM 23/87 LT 11

Notes

ANY NEW (OR AS-BUILT) RESIDENCE PERMITTED HERE WOULD REQUIRE A ROAD FEE OF \$6,148 (JCH & PW 10-14-10)

Tax Districts

ATASCADERO
SAN LUIS OBISPO JT(27,40)
NO. 05
AREA NO. 21

Case Information

<u>Case Number:</u>	<u>Case Status:</u>
---------------------	---------------------



Parcel Summary Report For Parcel # 072-301-007

1/31/2018
4:58:20PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

CCM2016-00024 MON Primary Parcel

Description:

APPROVED ON 05/03/2017. PMT2016-06714 TO BE FINALED AND COD2015-00326 FEES PAID.. CCM2016-00024 TO DRC2017-00108

COD2006-00271 CLD Primary Parcel

Description:

UNPERMITTED HOME OCCUPANCY BUSINESS - MECHANICS SHOP/GARAGE

COD2007-00273 CLD Primary Parcel

Description:

PO IS PARKING CARS & MISC ITEMS ON RP PROPERTY

COD2010-00247 CLD Primary Parcel

Description:

PMT2002-27779 (AS BUILT SECOND PRIMARY - MOBILE HOME) EXPIRED

COD2015-00326 CLD Primary Parcel

Description:

REPORTED SUBSTAN

COD2016-00558 CLD Primary Parcel

Description:

ACCESSORY AND VEHICLE STORAGE - PERMIT OR REMOVE STRUCTURES - ELEC PERMIT FOR DENIED GROW

DRC2017-00108 REC Primary Parcel

Description:

CANNABIS ACTIVITIES - CULTIVATION (INDOOR/OUTDOOR), NURSERY (INDOOR/OUTDOOR), 3 CCM APPLICANTS CCM2016-00024, CCM2016-00025, CCM2016-00026

E990310 RES Primary Parcel

Description:

ILLEGALLY STORED MOBLIE HOME

PMT2002-27779 FNL Primary Parcel

Description:

MOBILEHOME - SECOND PRIMARY AS BUILT

PMT2007-00523 FNL Primary Parcel

Description:

RE ROOF GARAGE AND CARPORT

PMT2007-01870 FNL Primary Parcel

Description:

REPLACE EXISTING SEPTIC SYSTEM

PMT2011-01300 FNL Primary Parcel

Description:

200 AMP ELECTRIC METER TO SERVE WELL AND BARN (SEPARATING SERVICE FROM EXISTING METER, WHICH WILL SERVE RESIDENCE ONLY)



Parcel Summary Report For Parcel # 072-301-007

1/31/2018
4:58:20PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2016-06714 FNL Primary Parcel

Description:

AS BUILT ELECTRICAL FOR AG EXEMPT BARN (PMT2016-06837) ***REAL TIME BILLING ***

PMT2016-06837 CMP Primary Parcel

Description:

AG EXEMPT BARN (ELECTRICAL FOR AG EXEMPT BARN - PMT2016-06714)

PRE2017-00015 MET Primary Parcel

Description:

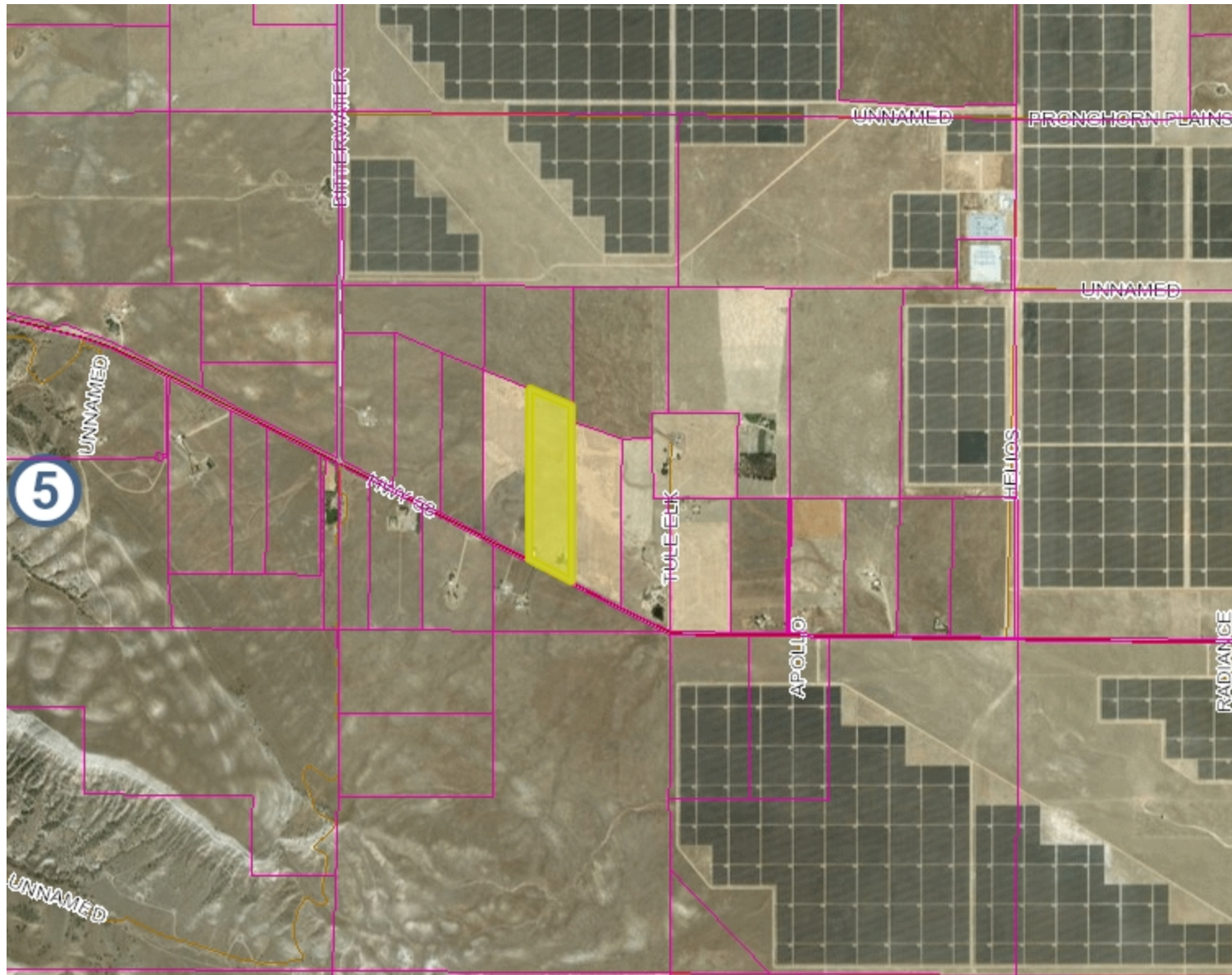
POTENTIAL CANNABIS CULTIVATION LOCATION

ZON2008-00461 APV Primary Parcel

Description:

LANDSCAPE BUSINESS

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

-6,018.65 0 3,009.33 6,018.65 Feet 1: 36,112

WGS_1984_Web_Mercator_Auxiliary_Sphere
 © County of San Luis Obispo Planning and Building Department



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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



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

-1,504.66 0 752.33 1,504.66 Feet 1: 9,028

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 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only



05

31

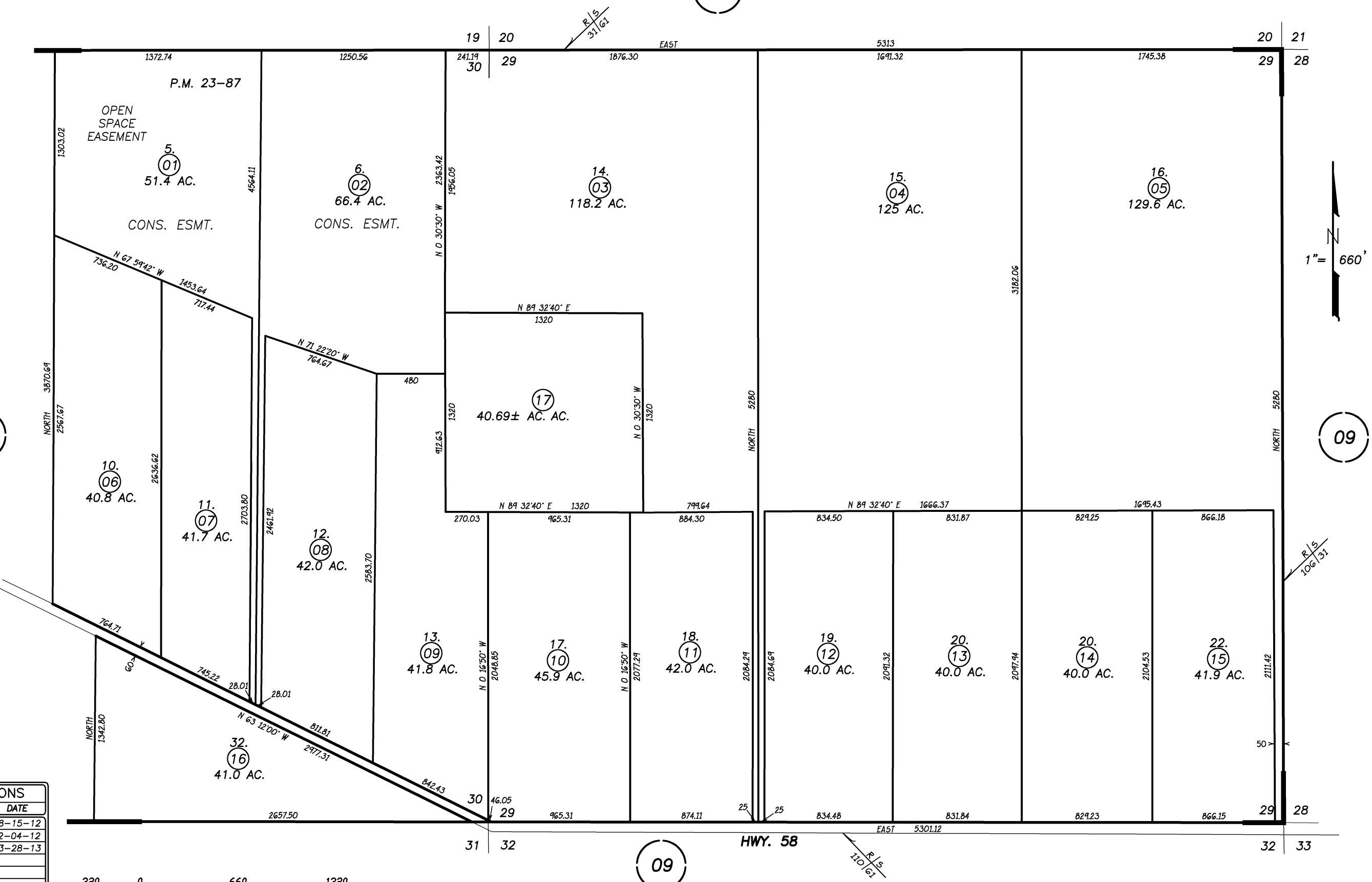
09

REVISIONS	
I.S.	DATE
NA	08-15-12
NA	12-04-12
NA	03-28-13

32006601320

LZ
08-15-12

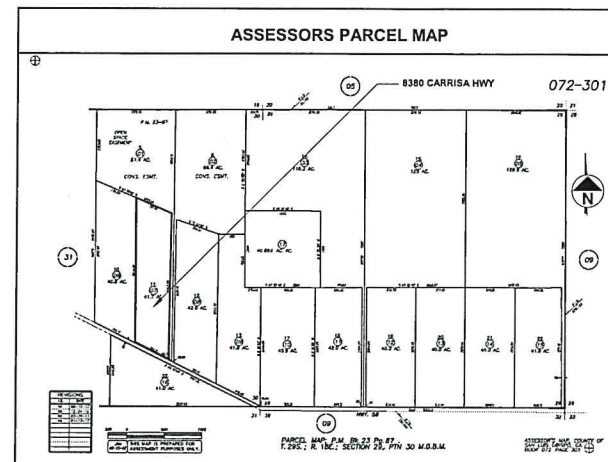
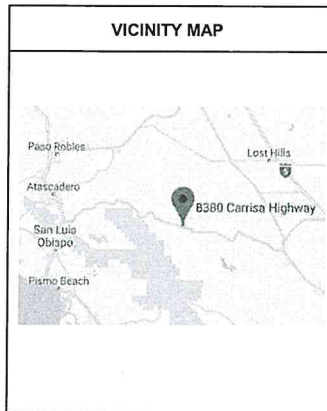
THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.



PARCEL MAP; P.M. Bk. 23 Pg. 87
T. 29S.; R. 18E.; SECTION 29, PTN 30 M.D.B.M.

MONTENGRO CANNABIS GREENHOUSE & PROCESSING FACILITY

8380 CASRRISA HWY SANTA MARGRITA, CA 93453 APN 072-301-007



SCOPE OF WORK	PROPERTY INFORMATION
PHASED CONSTRUCTION OF (8) NEW 3,000 S.F. CANNABIS CULTIVATION MIXED LIGHT GREENHOUSE BUILDINGS AND A NEW 3,969 S.F. CANNABIS PROCESSING BUILDING BY PERMIT # XXXXX AS PER SAN LUIS OBISPO COUNTY PLANNING AND BUILDING DEPARTMENT APPROVED PLANS & CONDITIONS OF APPROVAL.	LEGAL: PM 23/87 LOT: 11 APN: 072-301-007 8380 CARRISA HWY SANTA MARGARITA, CA 93453 ZONE: AGRICULTURAL TOTAL PROPERTY: 41.7 AC (E) RESIDENCE #1: 1094 SF (E) RESIDENCE #2: 2000 SF (E) GARAGES: 1296 SF

SHEET INDEX
A-1 COVER AND GENERAL INFORMATION, VICINITY MAP, LEGAL A-2 EXISTING SITE PLAN A-3 PROPOSED SITE PLAN A-4 PROPOSED GREENHOUSE FLOOR PLANS A-5 PROPOSED GREENHOUSE ELEVATIONS A-6 PROPOSED PROCESSING BUILDING FLOOR PLAN A-7 PROPOSED PROCESSING BUILDING ELEVATIONS A-8 PROPERTY AND PROPOSED SITE PHOTOGRAPHS

PROJECT HEIGHTS
CODE COMPLIANT AND VARIES PER BUILDING

STATE & COUNTY CODE REFERENCES
THIS DESIGN MEETS THE REQUIREMENTS OF: 2016 CALIFORNIA ENERGY CODE 2016 CALIFORNIA BUILDING CODE, VOLS 1 & 2, 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA FIRE CODE, 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA REFERENCE STANDARD CODE 2016 CALIFORNIA ADMINISTRATIVE CODE 2016 CALIFORNIA RESIDENTIAL CODE TITLE 17 ALAMEDA COUNTY ZONING ORDINANCE

DETACHED SUPPORTING DOCUMENTS
NO ADDITIONAL DOCUMENTS INCLUDED AT THIS TIME.

DO NOT SCALE DRAWINGS DIMENSIONS SUPERSEDE !

CONTRACTOR RESPONSIBILITY
EACH CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION OF THE MAIN WIND OR SEISMIC-FORCE-RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM OR A WIND OR SEISMIC-RESISTING COMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTORS STATEMENT OF RESPONSIBILITY SHALL CONTAIN THE FOLLOWING: 1. ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTION; 2. ACKNOWLEDGEMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL. 3. PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND THE DISTRIBUTION THE REPORTS; AND 4. IDENTIFICATION AND QUALIFICATIONS OF THE PERSON(S) EXERCISING SUCH CONTROL AND THEIR POSITION(S) IN THE ORGANIZATION.

DEFERRED SUBMITTALS
NO DEFERRED SUBMITTALS AT THIS TIME.

REQUIRED SPECIAL INSPECTIONS
NO SPECIAL INSPECTIONS AT THIS TIME.

CODE ANALYSIS	2016 CODE SEC.	GREENHOUSE	PROCESSING
FLOOR AREA	N/A	(8) 3,000 S.F. (EACH)	5120
OCCUPANT LOAD FACTOR	TABLE 1024.1.2	300 SF GROSS	300 SF GROSS
OCCUPANCY TYPE/CLASSIFICATION	SEC. 302	U	F
CONSTRUCTION CLASSIFICATION	SEC. 601	V-B	V-B
EXTWALL PROTECTION (PROXIMITY TO PROP LINE)	TABLE 602	N/A	N/A
EXT. WALL PROTECTION (BEARING & NON BEARING)	TABLE 602	1 HR < 5' NR ELSEWHERE	1 HR < 5' NR ELSEWHERE
ALLOWABLE AREA OF OPENINGS 0' < 3'	TABLE 705.8	NOT PERMITTED < 3'	NOT PERMITTED < 3'
ALLOWABLE AREA OF OPENINGS 3' < 5'	TABLE 705.9	TABLE 15% ALLOWED	TABLE 15% ALLOWED
REQUIRED SEPARATION OF OCCUPANCIES	TABLE 508.4	N/A	N/A
AREA SEPARATIONS	SEC. 508.3.3 & TABLE 508.4	N/A	N/A
DWELLING UNIT SEPARATIONS	SEC. 420	N/A	N/A
SHAFT ENCLOSURES FIRE RATE	SEC. 713.4	1 HR	1 HR
CORRIDORS FIRE RESIST. RATE	TABLE 1020.1	N/A	N/A
EXIT STAIR & RAMPS	SEC. 1023	1 HR	1 HR
EXIT PASSAGEWAYS	SEC. 1024	44" MINIMUM	44" MINIMUM
TYPE OF CONSTRUCTION SEPARATIONS	TABLE 602	N/A	N/A
ALLOWABLE FLOOR AREA	SEC. 506, TABLE 506.2	35,000 S.F.	35,000 S.F.
ALLOWABLE AREA INCREASES	SEC. 504.2, 506.2&3 & TABLE 503	N/A	N/A
BUILDING HEIGHT	SEC. 504 & TABLE 504.3	60 FEET	60 FEET
NUMBER OF STORIES	SEC. 504 & TABLE 504.4	2	2
CEILING / ROOF ASSEMBLY (W/O PARAPETS)	SEC. 705.11, SEC. 705.11.4.1 NOT PARALLEL	N/A	N/A
FIRE SPRINKLERS	SEC. 904	YES	YES
FIRE CLASSIFICATION FOR ROOFING REQUIRED	SEC. 1505 & TABLE 1505.1	YES	YES

PROJECT COVERAGES									
	PROJECT CRITERIA AND ANALYSIS								
	PROJECT			CALIFORNIA	COASTAL	COMMISSION		TDC'S	OJECT TOTALS
	EXISTING	EXISTING	ADDED	TOTAL	ALLOW	ALLOW	ALLOW	ADDED	ALLOW
	AREA / SF	% SLOPE	AREA/SF	AREA/SF	AREA/SF	ADDED %	ADDED SF	TOTAL SF	AREA/SF
									ACTUAL
									AREA / SF
PROPERTY	41.7 AC		0.00	41.7 AC		0		0	41.7 AC
GREENHOUSE #1 - #8	0.00		24000.00	24000.00					24000.00
PROCESSING BUILDING	0.00		5120.00	5120.00					5120.00
(E) RESIDENCE #1	1094.00		0.00	1094					1094.00
(E) RESIDENCE #2	1500.00		0.00	1500					1500.00
(E) BARN	1600.00		0.00	1600.00					1600.00
(E) CARPORT	400.00		0.00	400.00					400.00
(E) BUILDINGS S.F. ESTIMATED									

SYMBOL FLEDGED

	INTERIOR ELEVATION:	ELEVATION NUMBER	AND DIRECTION OF VIEW
	DETAIL REFERENCE	DETAIL NUMBER	SHEET NUMBER
	BUILDING SECTION	ELEVATION NUMBER	AND DIRECTION OF VIEW
	DOOR NUMBER		
	WINDOW NUMBER		
	NORTH ARROW MARKER		
	Drawing Title		
	Scale:		
	Benchmark Title		
	Benchmark Elevation		
	SHEET REFERENCE NOTE		
	REVISION MARKER		
	ROOF SLOPE INDICATOR		

INDEX OF OWNER AND PROFESSIONAL CONSULTANTS

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Architect of Record

**PLAN REVIEW SET
NOT FOR CONSTRUCTION**

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No.	Date	Revisions / Submissions
1		
2		
3		
4		

GREENROAD
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DELGADO NASARENO MONTENEGRO
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Drawing Title
COVER AND GENERAL INFORMATION

Project Manager
R. LOW, ARCHITECT

Project ID
L. MONTENEGRO APN 072-301-007

Drawn By
RDL

Scale
NONE

Reviewed By
RDL

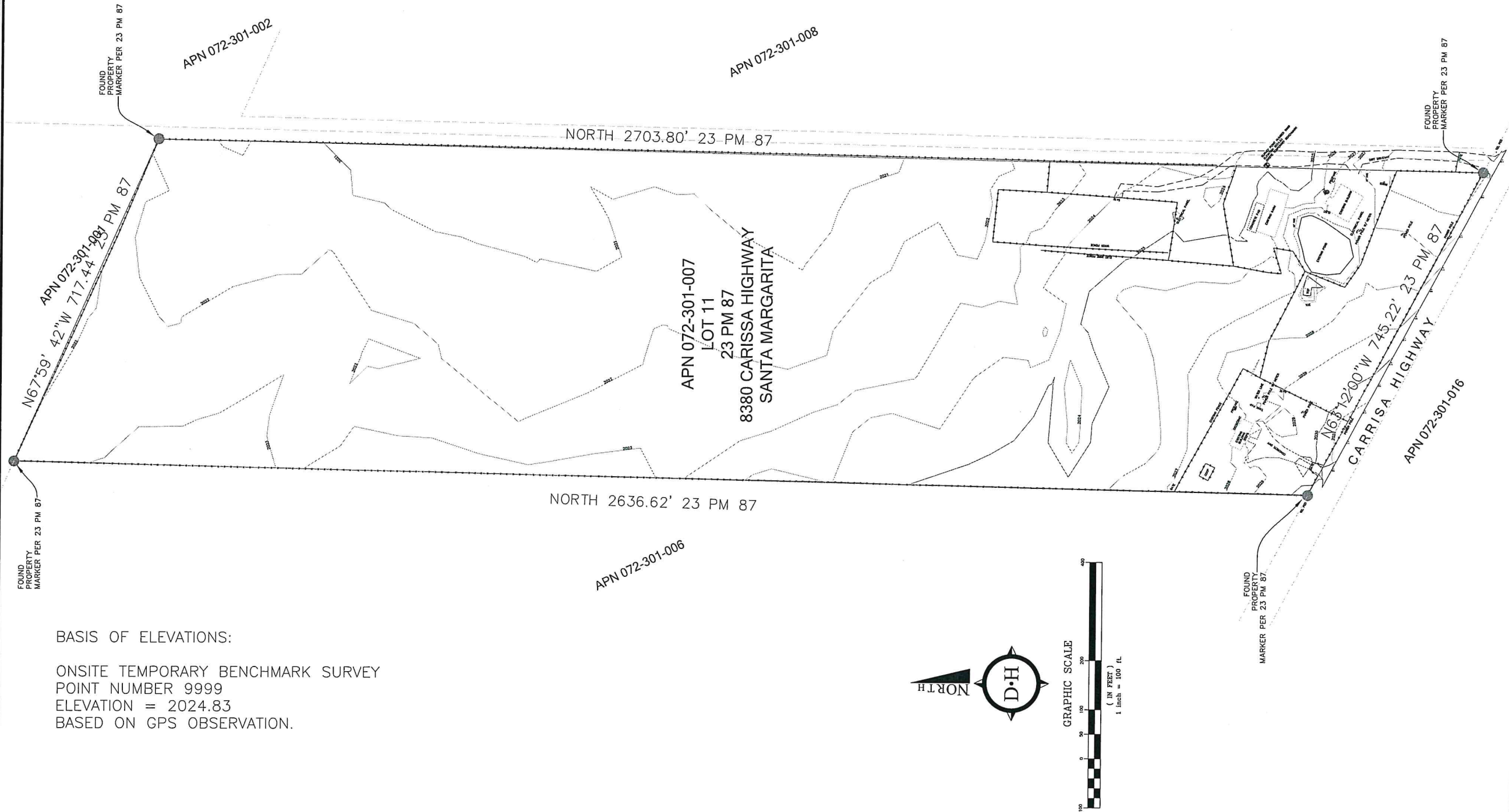
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A-1

Date
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CAD File Name
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of
8

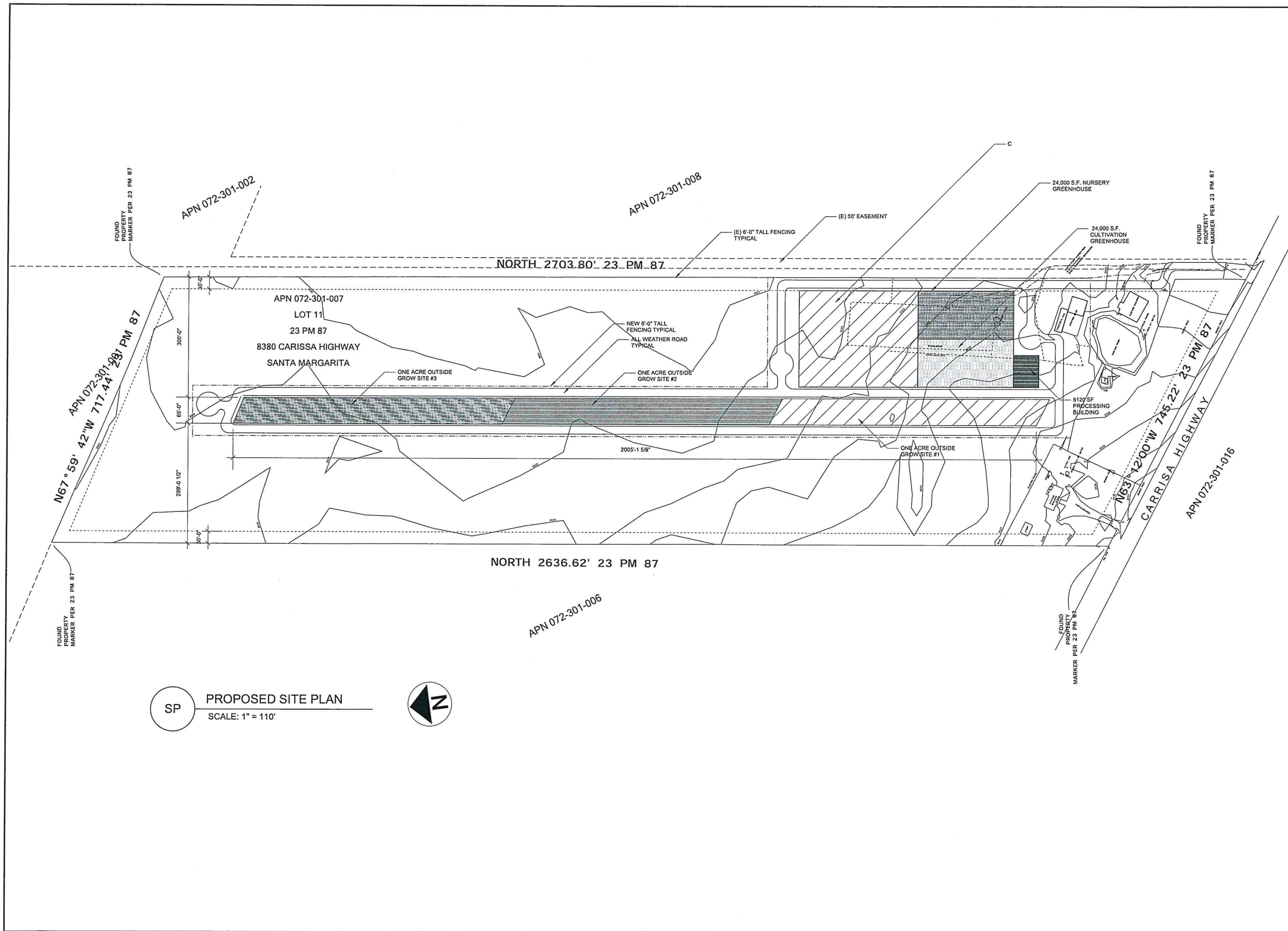
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SCALE: 1" = 100'	
DATE: JANUARY 2018	
JOB NO: 18-003 CLIENT NAME DELGADO	
SHEET 1	OF 1 SHEETS

TOPOGRAPHIC SURVEY
APN 072-301-007/LOT 11
8380 CARISSA HIGHWAY
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1		
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No.	Date	Revisions / Submissions

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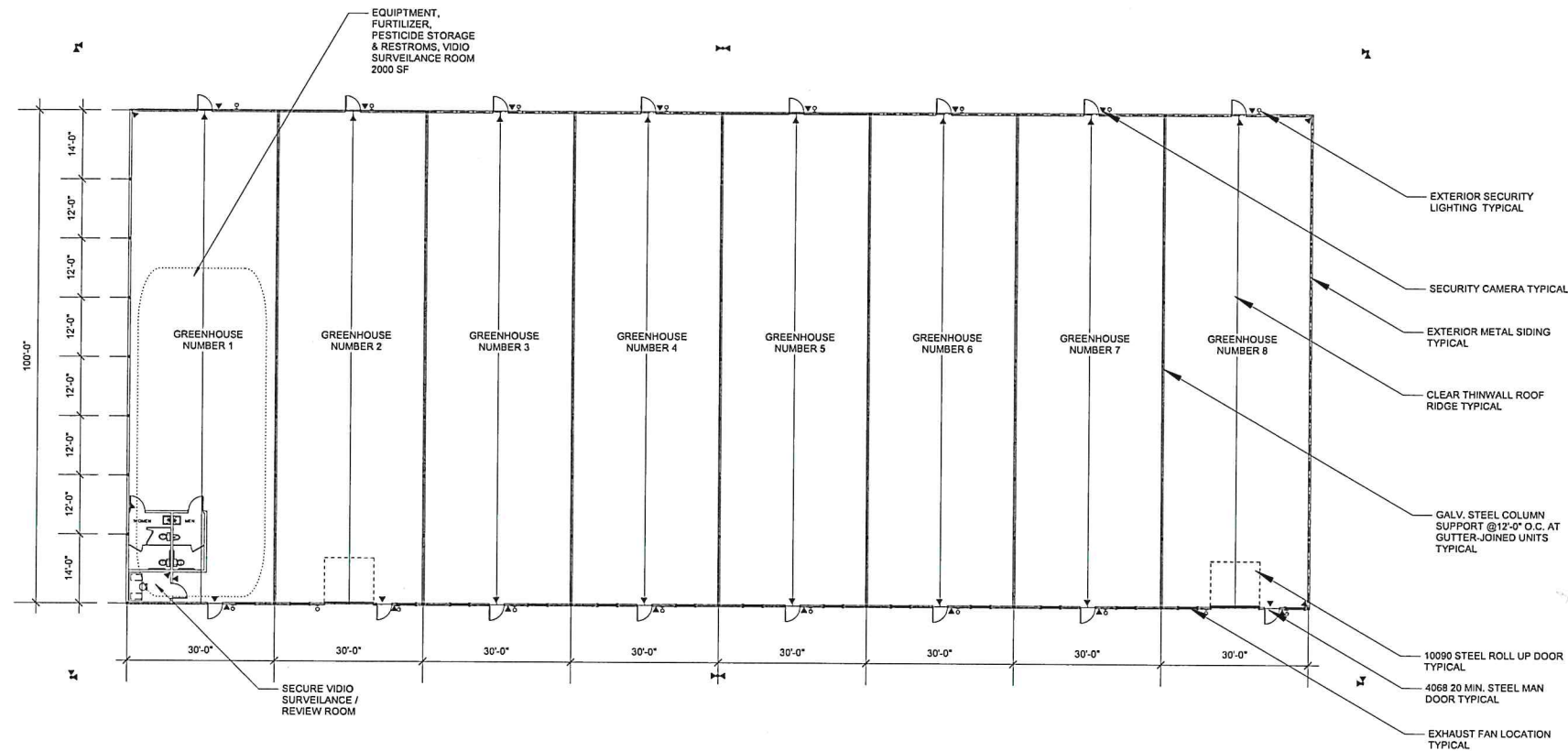
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DELGADO NASARENO MONTENEGRO
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Drawing Title
PROPOSED SITE PLAN

Project Manager R. LOW, ARCHITECT	Project ID L. MONTENEGRO APN 072-301-007
Drawn By RDL	Scale 1" = 110'-0"
Reviewed By RDL	Drawing No. A-3
Date 1/5/18	of 8
CAD File Name MontL #1 V9.mcd	



GENERAL GREENHOUSE FLOOR PLANS

SCALE: 1/16" = 1'-0" (8 BUILDINGS AT 3,000 S. F. EACH)

MIXED - LIGHT COMMERCIAL GREENHOUSE

- 3,000 S.F. EACH
- GALVANIZED STEEL OPEN TRUSS STRUCTURE
- LIGHT DEPRIVATION SYSTEM
- CLIMATE CONTROLLED
- ODOR REDUCTION SYSTEM
- AUTOMATED IRRIGATION, FERTIGATION SYSTEM
- SECURE PERIMETER AND ENTRY
- AUTOMATIC FIRE SPRINKLER SYSTEM
- RESTROOMS & STORAGE AREA GREENHOUSE #1

GENERAL NOTES:

SIGNAGE:

- ONE PROPERTY ADDRESS SIGN 2'H X 4'W MAX.
- ONE DIRECTIONAL SIGN 2'H X 4'W MAX.
- BUILDING IDENTIFICATION SIGNS 4'H X 8'W MAX PER BUILDING
- SIGN CONTENT TO BE DETERMINED. ALL GRAPHICS AND WORDS SHALL BE COMPLIANT WITH ALAMEDA COUNTY CANNABIS ORDINANCE.

A D A COMPLIANCE:

- ALL FACILITIES SHALL BE COMPLIANT WITH CURRENT A D A CODE REQUIREMENTS.

SECURITY INFORMATION:

- CAMERA LOCATION
- SAFE FOR CASH
- PANIC BUTTON LOCATION
- EXTERIOR SECURITY LIGHTING

ODOR CONTROL - AIR SCRUBBING:

- CHARCOAL AIR FILTER SCRUBBER
- ENZYMATIC AEROSOL
- BENEFICIAL AROMATIC LANDSCAPE (LAVENDER, SAGE, THYME)

SYMBOL	DESCRIPTION
1	1. 3,000 S.F. EACH
2	2. GALVANIZED STEEL OPEN TRUSS STRUCTURE
3	3. LIGHT DEPRIVATION SYSTEM
4	4. CLIMATE CONTROLLED
5	5. ODOR REDUCTION SYSTEM
6	6. AUTOMATED IRRIGATION, FERTIGATION SYSTEM
7	7. SECURE PERIMETER AND ENTRY
8	8. AUTOMATIC FIRE SPRINKLER SYSTEM
9	9. RESTROOMS & STORAGE AREA GREENHOUSE #1
10	10. EQUIPMENT, FERTILIZER, PESTICIDE STORAGE & RESTROOMS, VIDEO SURVEILLANCE ROOM 2000 SF
11	11. EXTERIOR SECURITY LIGHTING TYPICAL
12	12. SECURITY CAMERA TYPICAL
13	13. EXTERIOR METAL SIDING TYPICAL
14	14. CLEAR THINWALL ROOF RIDGE TYPICAL
15	15. GALV. STEEL COLUMN SUPPORT @12'-0" O.C. AT GUTTER-JOINED UNITS TYPICAL
16	16. 10090 STEEL ROLL UP DOOR TYPICAL
17	17. 4068 20 MIN. STEEL MAN DOOR TYPICAL
18	18. EXHAUST FAN LOCATION TYPICAL
19	19. SECURE VIDEO SURVEILLANCE / REVIEW ROOM

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Architect of Record

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No.	Date	Revisions / Submissions
1		
2		
3		
4		



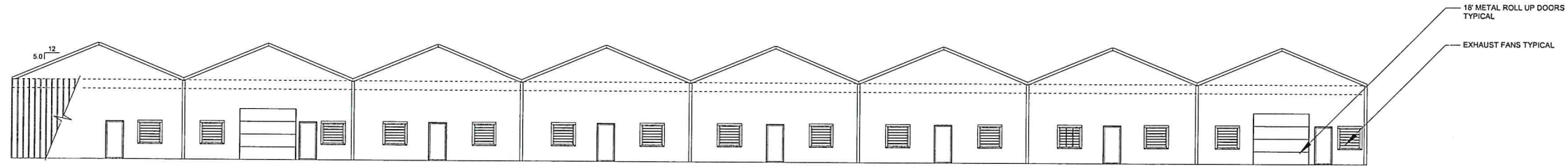
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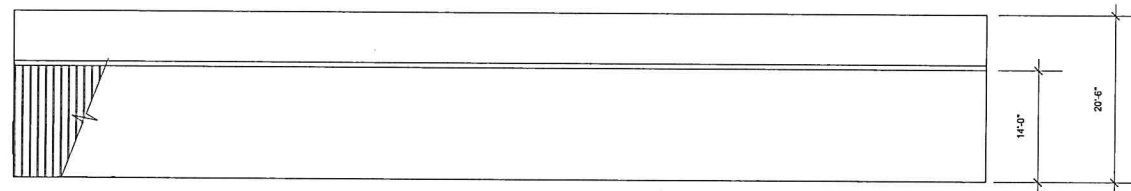
Project Title
DELGADO NASARENO MONTENEGRO
8083 CARRISA HWY
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Drawing Title
GREENHOUSE FLOOR PLANS

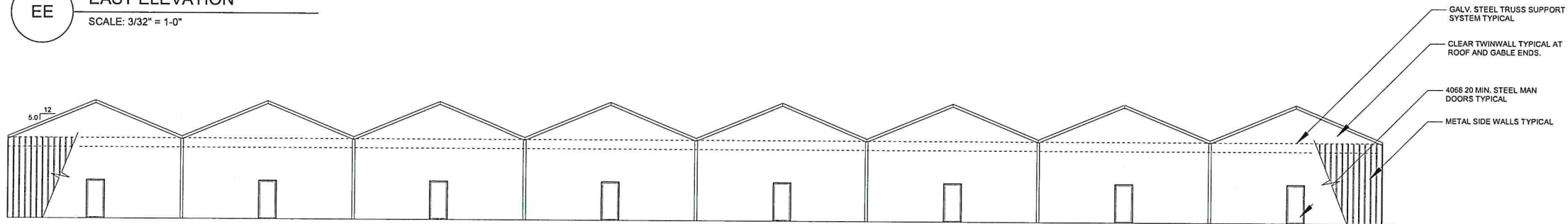
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Drawn By RDL	Scale 1/16" = 1'-0"
Reviewed By RDL	Drawing No. A-4
Date 1/5/18	
CAD File Name Mont. #1 V9.mcd	of 8



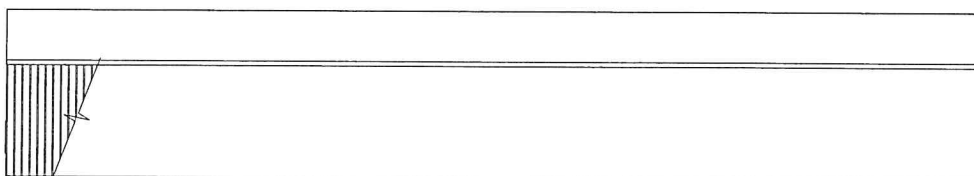
NE NORTH ELEVATION
SCALE: 3/32" = 1'-0"



EE EAST ELEVATION
SCALE: 3/32" = 1'-0"



SE SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



WE WEST ELEVATION
SCALE: 3/32" = 1'-0"



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1	
2	
3	
4	

No.	Date	Revisions / Submissions
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Project Title
DELGADO NASARENO MONTENEGRO
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Drawing Title
GREENHOUSE ELEVATIONS

Project Manager
R. LOW, ARCHITECT

Project ID
L. MONTENEGRO APN 072-301-007

Drawn By
RDL

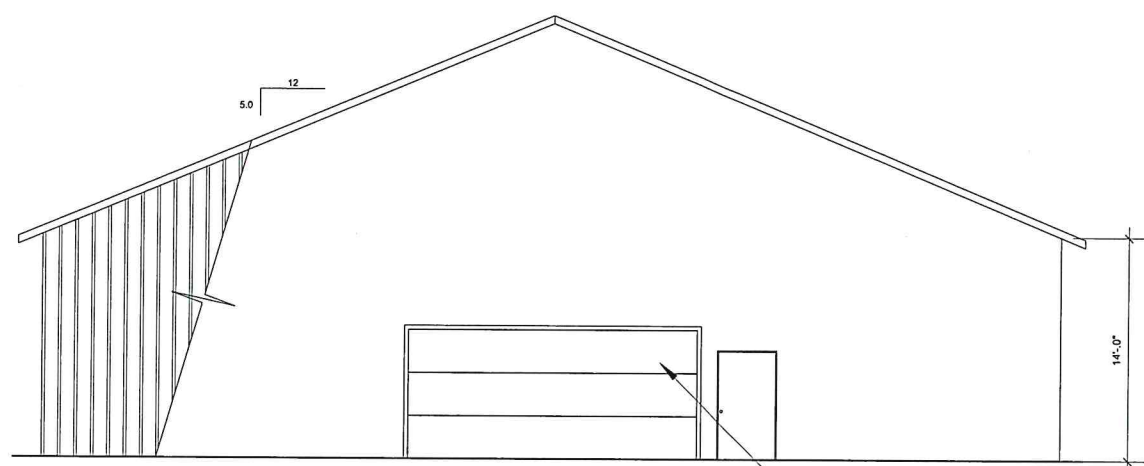
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Reviewed By
RDL

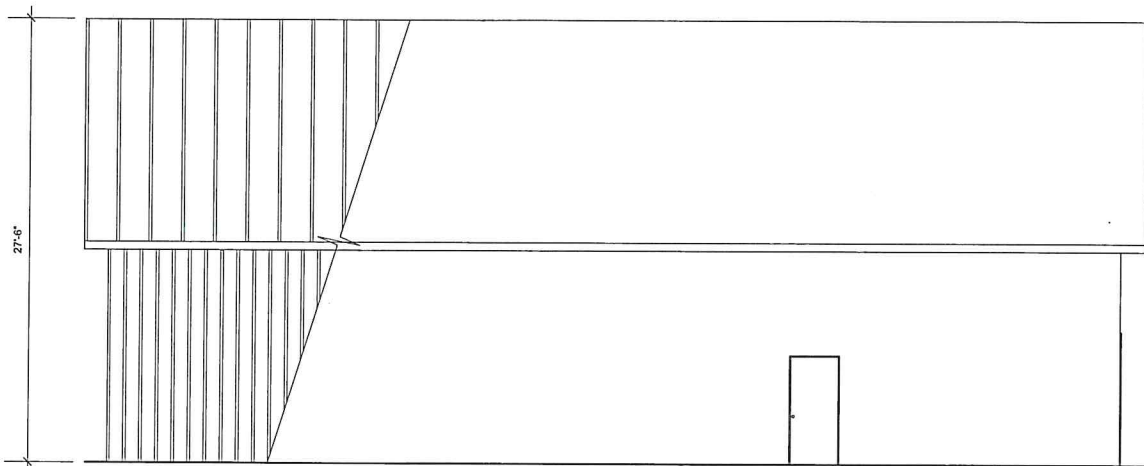
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1/5/18

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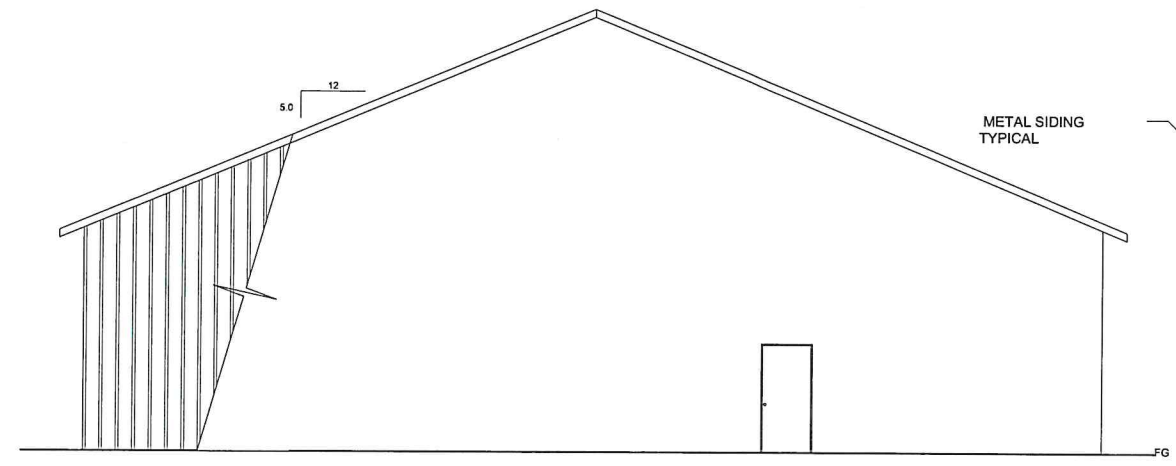
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of 8



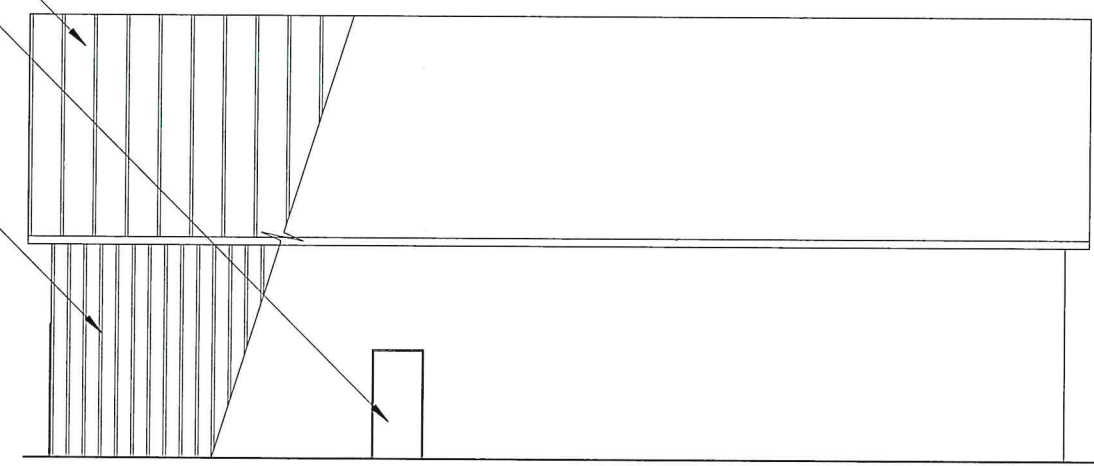
WE WEST ELEVATION
SCALE: 3/16" = 1'-0"



NE NORTH ELEVATION
SCALE: 3/16" = 1'-0"



EE EAST ELEVATION
SCALE: 3/16" = 1'-0"



SE SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

18' METAL ROLL UP
DOOR TYPICAL

METAL ROOFING
TYPICAL

4068 20 MIN. STEEL
MAN DOORS TYPICAL

METAL SIDING
TYPICAL

ADS

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Architect of Record

PLANNED ARCHITECT

PLAN REVIEW SET

NOT FOR CONSTRUCTION

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1		
2		
3		
4		
No.	Date	Revisions / Submissions

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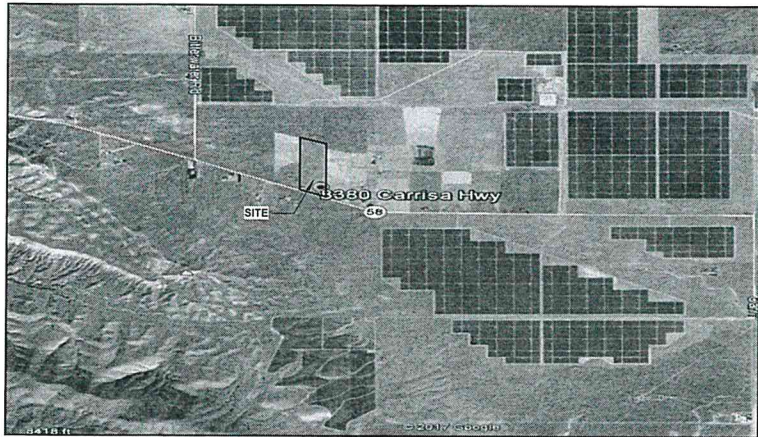
Project Title

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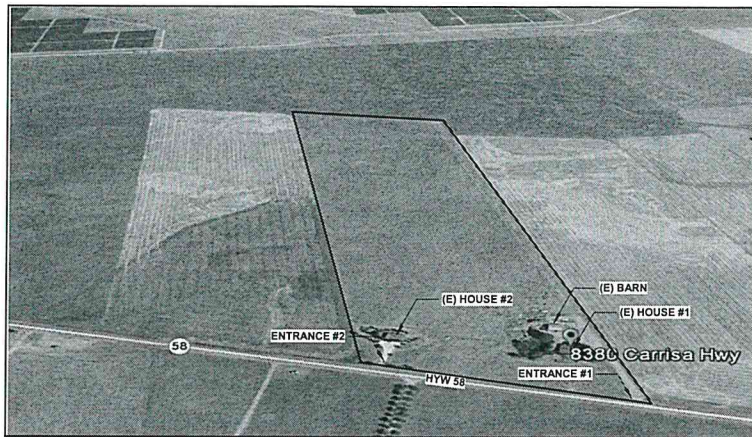
Drawing Title

PROCESSING BUILDING ELEVATIONS

Project Manager	R. LOW, ARCHITECT	Project ID	L. MONTENEGRO APN 072-301-007
Drawn By	RDL	Scale	1/4" = 1'-0"
Reviewed By	RDL	Drawing No.	A-7
Date	1/5/18		of 8
CAD File Name	Mont. #1 V9.mcd		



A SITE AERIAL VIEW



AO SITE AERIAL OBLIQUE VIEW



H-1 EXISTING HOUSE NUMBER 1



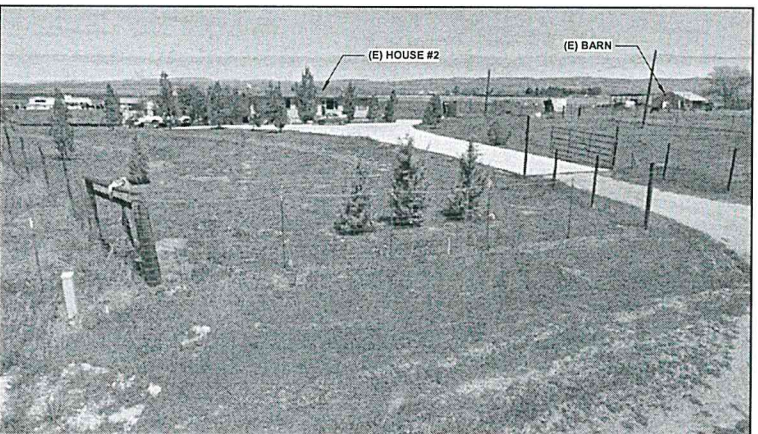
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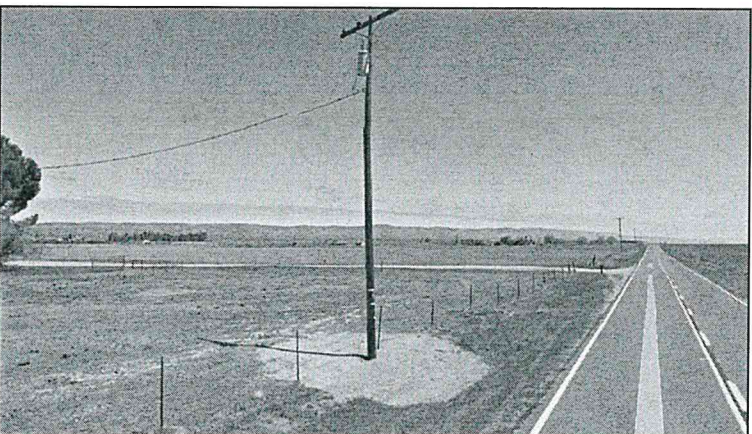
B EXISTING BARN



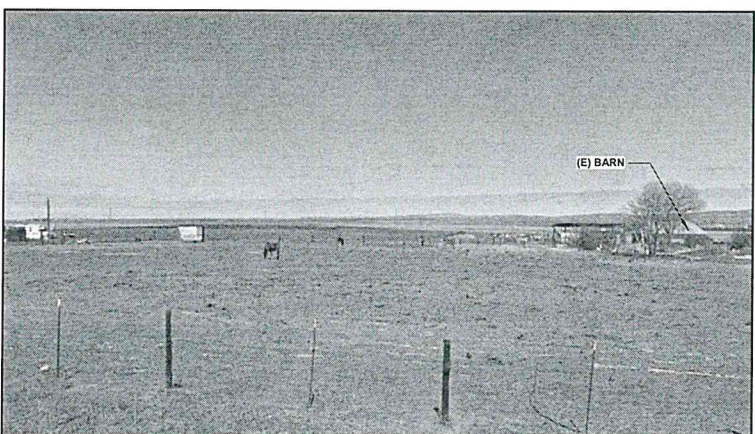
P-1 PROPERTY ENTRANCE NUMBER 1



P-2 PROPERTY ENTRANCE NUMBER 2



AE VIEW EAST APPROACHING PROPERTY ENTRANCE # 1



58 VIEW FROM HWY 58 LOOKING NORTH



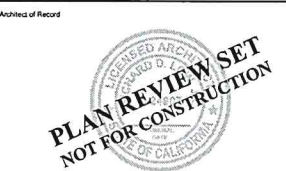
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