



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

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**THIS IS A NEW PROJECT REFERRAL**

**DATE:** 2/9/2018

**TO:** 1<sup>st</sup> District Legislative Assistant, Agricultural Commissioner, Building Division, CAL FIRE / County Fire\*, Environmental Health\*, Public Works\*, Sheriff, CA Fish & Wildlife, RWQCB, U.S. Fish & Wildlife, San Miguel Advisory Council\*, AB52

**FROM:** Brandi Cummings (805-781-1006 or bcummings@co.slo.ca.us)  
Development Review Team / Current & Environmental Planning

**PROJECT NUMBER & NAME:** DRC2017-00110 CULBERTSON

**PROJECT DESCRIPTION:** Proposed Conditional Use Permit for Cannabis activity to include 3000 SF Warehouse, 6000 SF of Cannabis cultivation, manufacturing, and delivery; located at 4415 North River Road in Paso Robles.

**APN(S):** 026-141-019

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**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.

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**Date**

**Name**

**Phone**



APPLICATION TYPE - CHECK ALL THAT APPLY

- AG FH

Zip Code 9340

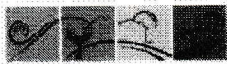
Describe current uses, existing structures, and other improvements and vegetation on the property:

Date 1-9-18

**FOR STAFF USE ONLY**

REFERRAL -- Page 2 of 25





# 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 on 100 ft Setback

Describe existing and future access to the proposed project site: \_\_\_\_\_

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: AS South: AS  
East: AS West: AS

## For all projects, answer the following:

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

Buildings: 44,000 sq. feet 20 % Landscaping: 14,000 sq. feet 10 %

Paving: \_\_\_\_\_ sq. feet \_\_\_\_\_ % Other (specify) \_\_\_\_\_

Total area of all paving and structures: 2 ☐ sq. feet ☒ acres

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

Number of parking spaces proposed: 8 Height of tallest structure: 14'

Number of trees to be removed: 4 Type: \_\_\_\_\_

Setbacks: Front 100 Right 100 Left 35 Back 100

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: CSL Fire

## For commercial/industrial projects answer the following:

Total outdoor use area: 6000 ☒ sq. feet ☐ acres

Total floor area of all structures including upper stories: \_\_\_\_\_ 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: 20 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: Salinas River
- 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: \_\_\_\_\_
- 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: \_\_\_\_\_



### Water Supply Information

- What type of water supply is proposed?  
☒ Individual well    ☐ Shared well    ☐ Community water system
- What is the proposed use of the water?  
☐ Residential    ☒ Agricultural - Explain Cannabis  
☐ Commercial/Office - Explain \_\_\_\_\_  
☐ Industrial - Explain \_\_\_\_\_
- What is the expected daily water demand associated with the project? \_\_\_\_\_
- How many service connections will be required? 1
- Do operable water facilities exist on the site?  
☒ Yes    ☐ No    If yes, please describe: \_\_\_\_\_
- Has there been a sustained yield test on proposed or existing wells?  
☒ Yes    ☐ No    If yes, please attach. \_\_\_\_\_
- Does water meet the Health Agency's quality requirements?  
Bacteriological? ☒ Yes    ☐ No  
Chemical? ☒ Yes    ☐ No  
Physical ☒ Yes    ☐ No  
Water analysis report submitted? ☒ Yes    ☐ No
- 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 Existing

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:

- Has an engineered percolation test been accomplished?  
☒ Yes    ☐ No    If yes, please attach a copy.
- What is the distance from proposed leach field to any neighboring water wells? \_\_\_\_\_ feet
- 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
- Has a piezometer test been completed?  
☐ Yes    ☒ No    If 'Yes', please attach.
- 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:

- Is this project to be connected to an existing sewer line?    ☐ Yes    ☒ No  
Distance to nearest sewer line: \_\_\_\_\_ Location of connection: \_\_\_\_\_
- What is the amount of proposed flow? \_\_\_\_\_ GPD
- 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: A
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: Piso Robles Joint Unified School District
2. Location of nearest police station: 6 m. W
3. Location of nearest fire station: 14 m. W
4. Location of nearest public transit stop: 6
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: No
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: M-F Hours of Operation: 9am-5pm
2. How many people will this project employ? 4-6
3. Will employees work in shifts? ☒ Yes ☐ No  
If yes, please identify the shift times and number of employees for each shift \_\_\_\_\_
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?  
☒ Yes ☐ No If yes, please explain: odor mitigation plan attached
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: N/A
7. Will hazardous products be used or stored on-site? ☒ Yes ☐ No  
If yes, please describe in detail: pesticides
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. 5 Between 4:00 to 6:00 p.m. 5



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: \_\_\_\_\_

### 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: according to County and State Permits
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: Multi Sectional Permit
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 \*: Special Irrigation System

\*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:  
See Attachment
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: \_\_\_\_\_



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): State 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)





# STORMWATER CONTROL PLAN

## APPLICATION AND COVERSHEET

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO  
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

### 1) APPLICANT INFORMATION

Applicant Name: Arrow Culbrethson Daytime Phone: \_\_\_\_\_  
Mailing Address: 4415 N. River Rd Paso Robles, CA Zip Code: 93446  
Email Address: progecons.inc@gmail.com

### 2) PROJECT INFORMATION

☐ **PRELIMINARY** – Subdivision or Land Use Permit ☐ **FINAL** – Construction Permit

Permit Number: \_\_\_\_\_

Property APN 026-111-019

FOR ITEMS # 3, 4, and 5 – Please Refer to Chapter 3 of the PCR Handbook

### 3) IMPERVIOUS SURFACE VALUES– Refer to the Glossary or Appendix C in the PCR Handbook

Pre-Project (sqft)

Impervious Area: \_\_\_\_\_ Total Project Area: \_\_\_\_\_

Post-Project (sqft)

Total Impervious Area: \_\_\_\_\_ Pervious Area: \_\_\_\_\_

New Imp. Surface: \_\_\_\_\_ Removed Imp. Surface: \_\_\_\_\_

Replaced Imp. Surface: \_\_\_\_\_

Total Site Disturbance \_\_\_\_\_

### 4) REVIEW FOR EXEMPTION– Refer to Figure 3-2 in the PCR Handbook

☐ **SWCP REQUIRED** – The project is located in a Stormwater Management (MS4) Area and involves at least 2,500 square feet of impervious surface area.

☐ **SWCP EXEMPT** – The project is exempt from a Stormwater Control Plan for the following reason:

☐ **Outside of MS4.** The project is not located in a Stormwater Management Area.

☐ **Less than 2,500 square feet.** The project creates or replaces less than 2,500 square feet of impervious area.

☒ **Previous land use approval.** The project has received land use approval prior to March 6, 2014. Project Number: \_\_\_\_\_



## 5) PERFORMANCE REQUIREMENTS

Check the applicable performance requirements and identify whether the project meets the requirement:

☐ **Exempt from SWCP**

<input type="checkbox"/> #1 – Site Design	Performance Requirement Met?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<input type="checkbox"/> #2 – Water Quality Treatment	Performance Requirement Met?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<input type="checkbox"/> #3 – Runoff Retention	Performance Requirement Met?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<input type="checkbox"/> #4 – Peak Management	Performance Requirement Met?	<input type="checkbox"/> YES	<input type="checkbox"/> NO

Are structural stormwater control measures proposed? ☐ YES ☐ NO

## 6) DESIGN CRITERIA – Refer to PCR Handbook, Appendix A

☐ **Exempt from SWCP**

Watershed Management Zone # \_\_\_\_\_

Applicable Rainfall Event (percentile): \_\_\_\_\_

24-hour Rainfall Isohyetal Line (in): \_\_\_\_\_

## 7) CERTIFICATION

☐ **Exempt.** This project is exempt from submitting a SWCP.

☐ **Full Compliance.** This project fully complies with all applicable Performance Requirements.

☐ **Alternative Compliance.** This project is unable to fully comply with all applicable Performance Requirements. As such, the applicant is requesting to use methods of alternative compliance.

Reason for non-compliance: \_\_\_\_\_

Method for alternative compliance: \_\_\_\_\_

This SWCP was prepared by a Registered Civil Engineer: ☐ YES ☒ NO

Engineer Name \_\_\_\_\_ License No. \_\_\_\_\_

I have completed this form accurately and declare that all statements here are true.

Preparer signature \_\_\_\_\_ Date Jan. 9, 2018

Preparer's name (if other than the Engineer listed above) Matthew Goodman



# STORMWATER SITE DESIGN ANALYSIS

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

## SITE DESCRIPTION

Is the project site within the Central Business District?

☐ YES ☒ NO

Was the project site previously developed?

☒ YES ☐ NO

Is the project site surrounded on all sides by development?

☐ YES ☒ NO

## SITE DESIGN

For each of the following, please describe how this project has complied to the *maximum extent practicable* with the following site design and runoff reduction strategies (attach additional pages if needed):

1. Limit disturbance of creeks and natural drainage features.

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2. Minimize compaction of highly permeable soils.

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3. Limit clearing and grading of native vegetation at the site to the minimum area needed to build the project, allow access, and provide fire protection.

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4. Minimize impervious surfaces by concentrating improvements on the least-sensitive portions of the site, while leaving the remaining land in a natural, undisturbed state.

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## **OPERATING PLAN**

### ***Day-To-Day Operations***

PROGREENS will build upon proven practices within the medical cannabis industry. PROGREENS will utilize state of the art design features, efficient equipment, standardized and sanitary procedures. All employees will be trained in medical cannabis, and PROGREENS will employ industry software to track its product from seed to sale.

PROGREENS has conducted extensive research to come up with the most safe and efficient use of its space for implementing a medical marijuana cultivation operation. An effective workflow system is critical to maximizing product amount and quality. Plants will be grown in soil, which is more forgiving than other systems, and particular strains and generations can be raised together. Our designer will create a safe and open design using large aisles throughout the facilities. The design will also mitigate any potential exposure to pest intrusion.

A secure auxiliary trimming room will be set up near the cultivation, and as such the product will not have to leave the immediate facility until it is fully prepared. An industry-grade safe will be kept inside the trimming room to ensure security.

- Greenhouses combine the latest technology in HVAC, light deprivation, environmental controls irrigation, insect exclusion, benching systems, hybrid techniques, and systematic growing conditions
- Greenhouses have an abundance of natural lighting
- A good blackout system is an integral component to the flowering process
- An integrated greenhouse system includes heating and cooling design features
- CO2 can be introduced to maximize the quality of medical marijuana production
- Ventilation is essential to all greenhouse crops, and filtration can eliminate exhaust odors
- Greenhouse medical marijuana can be grown in potted soil
- A nutrient management system will maximize the production yield while ensuring high quality
- An environment monitoring computer system can regulate nutrients, blackout, air circulation, CO2, and

irrigation needs; it is designed to maintain the exact environment needed for as many different growing environs for propagation, cloning, flowering, and even varieties – the technology is even currently being integrated with smartphone control systems

### ***Growing Techniques***

As mentioned above, PROGREENS intends to utilize potted soil for its cultivation operations. Additionally, PROGREENS plans to use natural sunlight, which will reduce the power-load. PROGREENS will grow Indica, Sativa, Hybrid and CBD strains. We will use black out screens to limit that light exposure to the plants as to induce the flowering process.



### ***Product Yield Techniques***

The harvesting process for medical marijuana is quite involved, and PROGREENS plans to provide the support, training, tools, and safety to help its cultivation operation run smoothly. The secure trimming room will be the location of all trimming activity. Initially, PROGREENS staff, in accordance with all applicable health and safety standards, will do all trimming. PROGREENS utilizes a trimming machine, which would be located in the trimming room. Harvested and manicured medical marijuana product will be packaged appropriately and stored in a secure safe until it is ready to be laboratory tested.

### ***Patient Delivery Retail Non-Storefront***

Persons other than management, employees and contractors will use a security entrance to premiss. No Patients will be allowed in at any any time. Delivery protocol:

- Personnel will not allow patient access to facility
- Patients will be required to show a current patient Doctor's recommendation and valid California ID or drivers license
- Patient will be verified by personnel and prepare the order for delivery
- New medical patients will be required to fill out a HIPPA COMPLIANT MEMBERSHIP agreement that is kept in a database along with valid CA state ID and Doctor's recommendation.
- Recreational use patrons will be required to fill out a membership agreement and be 21 with a valid drivers license or identification card.

After a patient is verified they will be delivered products. Our driver will take approx. 4 deliveries before returning to the retail non-storefront.

A separate door for exiting the dispensary will be clearly labeled and be locked on the OUTSIDE only, to allow drivers to freely exit the dispensary area but not be able to return.

With the exception to employee areas, all other aspects of the facility will be off limits and locked with security doors and clearly labeled restricted area. No patient will be allowed access to any areas of the facility.

Drivers will carry all cash in a secure lock box and have no access to keys or any other method used to retrieve contents thereof. Furthermore all drivers will give all recreational patrons a standard receipt indicating that the excise tax is included in the sale.

All Fleet cars will be equipped with GPS tracking systems and all passwords to any and all applications will be shared with SLO County sheriffs dept.



### ***Manufacturing and distribution***

As the market demands less cannabis flower and more easier utilized and more discreet need for manufactured products as well as automated tamper resistant packaging will be common place in the ever evolving cannabis market place. As a standard rule of thumb non-flower manufacturing accounts for 75% of all deliveries. PROGREENS plans to have all health and safety issues met or exceeded for creating high end manufactured products.

PROGREENS distribution market consists of our High Quality multi award winning flower. All sales are invoiced and handled by qualified drivers that at all time in route have manifests of weight, destination, a collective/transportation agreement, and all other documentation associated with distribution transportation

### **Proposed Location And Conceptual Site Plan**

PROGREENS owns the subject property for purposes of carrying out a medical marijuana cultivation, manufacturing, distribution and delivery operations . The relevant documentation is attached.

The subject property is not located within one thousand feet (1,000 ft) from any sensitive use property as defined by SLO County, i.e. school, college, university, church, park, daycare facility, or drug/alcohol treatment facility. The subject property has received zoning clearance from SLO County. The proposed site is at APN: 026-141-019 . The subject property is currently registered and being cultivated

The proposed site is at APN: 026-141-019 . It is zoned AG in the un-incorporated area of SLO County, and meets the land use category for cultivation, Nurseries , non-volatile manufacturing and delivery non-storefront. The property is currently a registered for cannabis cultivation.

PROGREENS plans to expand from 6000 ftsq to 22,000 ftsq a conceptual design including proper parking and other concerns will be met.

### ***Site Design***

PROGREENS has conducted extensive research to come up with the most safe and efficient use of its space for implementing a vertical integration platform as well as multi-sectional use.. An effective workflow system is critical for maximizing efficiency. Our designers have created a safe and open design and will also mitigate any potential for theft or intrusion.





## Parcel Summary Report For Parcel # 026-141-019

2/8/2018  
4:18:19PM

### 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>
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OWN	CULBERTSON AARON PO BOX 4869 PASO ROBLES CA 93447-4869
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#### Address Information

<u>Status</u>	<u>Address</u>
P	04415 RIVER RD NCSAL

#### Lot Information:

<u>Tract / Twtnshp</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>
026141	019	0001	North Cty. Plan	North County P	AG	FH		U		

#### Parcel Information

<u>Status</u>	<u>Description</u>
Active	EXLN PART PTN LT 1 T26S R12E PTN SEC 16

#### Notes

#### Tax Districts

PASO ROBLES JT(27,40) (SB1537)

SAN LUIS OBISPO JT(27,40)

PASO ROBLES PUBLIC

NO. 01

AREA NO. 21

PASO ROBLES UNION (SB1537 BLO)

#### Case Information

<u>Case Number:</u>	<u>Case Status:</u>
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## Parcel Summary Report For Parcel # 026-141-019

2/8/2018  
4:18:20PM

### San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

CCM2016-00037      MON      Primary Parcel

**Description:**

APPROVED ON 12/02/2016. DRC2017-00110

COD2011-00661      CLD      Primary Parcel

**Description:**

EMAIL COMPLAINT ON MORE THAN A DOZEN PROPERTIES IN NORTH COUNTY. VEHICLES AND OUTDOOR STORAGE.

COD2013-00332      CLD      Primary Parcel

**Description:**

"UNFOUNDED" COMPLAINT: GRADING AND/OR CONSTRUCTION IN THE RIVERBED/FLOOD PLAIN

DRC2017-00110      REC      Primary Parcel

**Description:**

CANNABIS ACTIVITIES - CULTIVATION (INDOOR-GREENHOUSE, OUTDOOR), MANUFACTURING, DELIVERY CCM2016-00037

PMT2013-01257      CMP      Primary Parcel

**Description:**

AG-EXEMPT BARN - 3,000 SQ FT BARN FOR FARM IMPLEMENTATION.

PMT2014-01583      FNL      Primary Parcel

**Description:**

ELECTRICAL, BATHROOM AND SEPTIC SYSTEM FOR AG EXEMPT BARN (PMT2013-01257)

PMT2016-07595      RVW      Primary Parcel

**Description:**

GREENHOUSE (720 SF) WITH ELECTRICAL- NO PLUMBING

PMT2016-07596      REA      Primary Parcel

**Description:**

GREENHOUSE (360 SF) W/ ELECTRICAL NO PLUMBING

PRE2017-00039      REC      Primary Parcel

**Description:**

NO SHOW





# Interactive Data Viewer



## Legend

SLO County Parcels

### Roads

CalTrans

Maintained by SLO CO

Private Maintenance

Federal or State Maintenance

-752.33      0      376.17      752.33 Feet      1: 4,514

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© County of San Luis Obispo Planning and Building Department



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

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



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 © County of San Luis Obispo Planning and Building Department

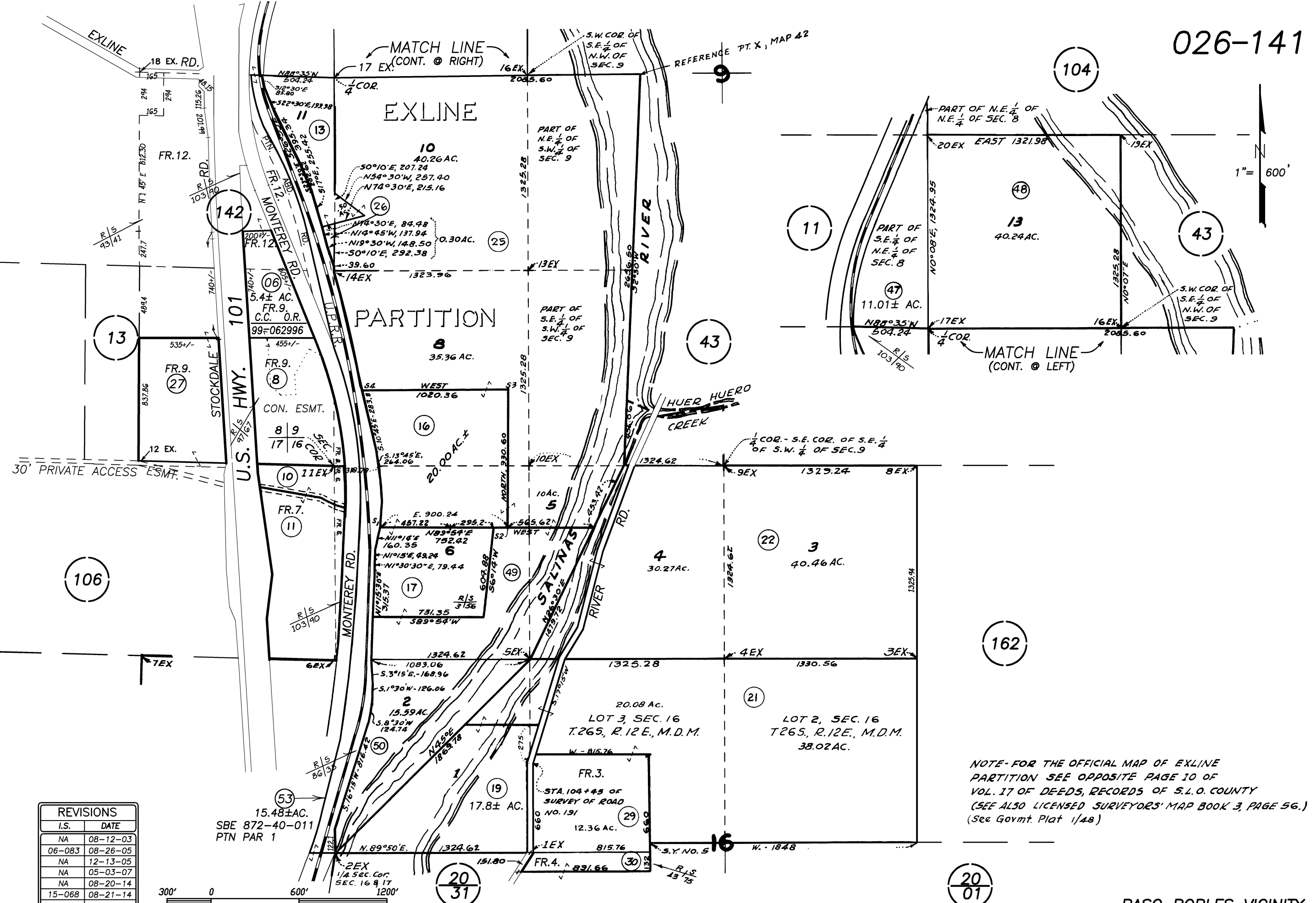
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 caused by errors or omissions in the data and makes no warranty of any kind,  
 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only





1" = 600'



REVISIONS	
I.S.	DATE
NA	08-12-03
06-083	08-26-05
NA	12-13-05
NA	05-03-07
NA	08-20-14
15-068	08-21-14

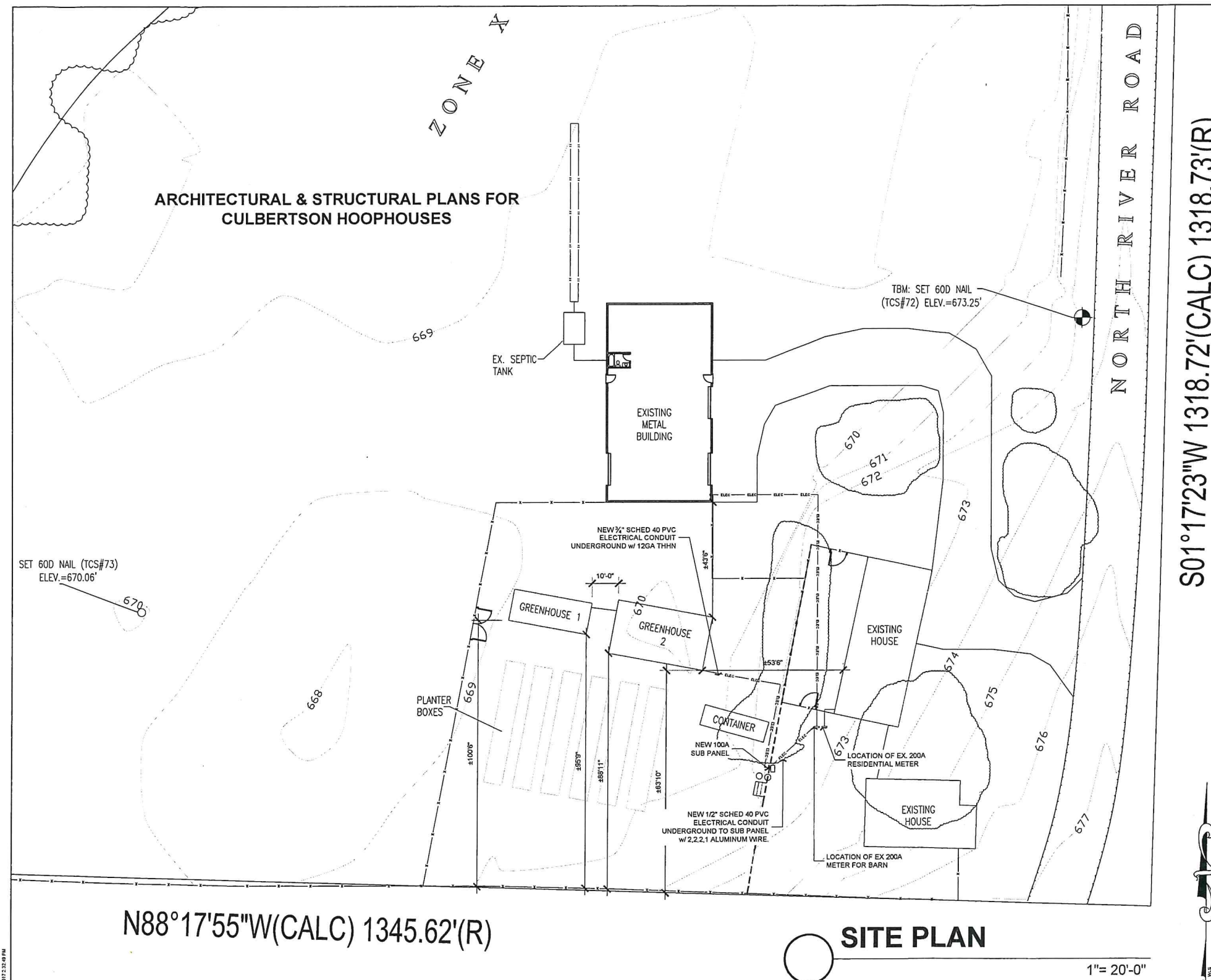
300' 0 600' 1200'

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

PTN. LT. 1, HATCH SUBDIVISION, R.M. Bk. 2, Pg. 35.  
IN T.26S., R.12E., M.D.M.

PASO ROBLES VICINITY  
ASSESSOR'S MAP OF COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 026 PAGE 141





S01°17'23\"/>

# SITE PLAN

1\"/>

## GENERAL CONSTRUCTION NOTES

- ALL WORK SHALL CONFORM WITH THE:  
2016 CBC (2012 IBC AND CALIFORNIA AMENDMENTS)  
2016 CEC (2011 NEC AND CALIFORNIA AMENDMENTS)  
2016 CMC (2012 IAPMO UMC AND CALIFORNIA AMENDMENTS)  
2016 CPC (2012 IAPMO UPC AND CALIFORNIA AMENDMENTS)  
2016 CEC AND T-24.  
2016 CALIFORNIA GREEN BUILDING CODE  
2016 CFC (2012 IFC AND CALIFORNIA AMENDMENTS)
- THESE NOTES SHALL APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED OR SHOWN. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND THEY SHALL APPLY GENERALLY THROUGHOUT SIMILAR CONDITIONS. ALL OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BY THE GENERAL CONTRACTOR BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
- ALL WORK AND CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODES AND OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE CONSTRUCTION SITE. BUILDING CODE REQUIREMENTS IN ALL CASES TAKE PRECEDENCE OVER THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR AND/OR MATERIALS TO BRING TO THE ATTENTION OF THE ARCHITECT/ENGINEER ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.
- DO NOT SCALE THE DRAWINGS. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE METHOD OF CONSTRUCTION. CONTRACTOR SHALL SUPERVISE AND DIRECT WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT/ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT/ENGINEER DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, AND THEREFORE THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
- CONTRACTOR HEREBY GUARANTEES TO THE OWNER AND THE ARCHITECT/ENGINEER THAT ALL MATERIALS, FIXTURES, AND EQUIPMENT FURNISHED TO THE PROJECT ARE NEW UNLESS OTHERWISE SPECIFIED. CONTRACTOR ALSO WARRANTS THAT ALL WORK WILL BE OF GOOD QUALITY AND FREE FROM ANY FAULTS AND DEFECTS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION, UNLESS A GREATER WARRANTY OR GUARANTEE IS REQUIRED BY THE PROJECT SPECIFICATIONS.
- ANYONE SUPPLYING LABOR AND/OR MATERIALS TO THE PROJECT SHALL CAREFULLY EXAMINE ALL SUBSURFACES TO RECEIVE WORK ANY CONDITIONS DETRIMENTAL TO WORK SHALL BE REPORTED IN WRITING TO THE CONTRACTOR PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK SHALL IMPLY ACCEPTANCE OF ALL SUBSURFACES.
- REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR DEPRESSED SLABS CURB, FINISHES, TEXTURES, CLIPS, GROUNDS, ETC., NOT SHOWN ON STRUCTURAL DRAWINGS.
- ANY MATERIALS STORED AT THE SITE SHALL BE COMPLETELY SUPPORTED FREE OF THE GROUND, COVERED AND OTHERWISE PROTECTED TO AVOID DAMAGE FROM THE ELEMENTS.
- MORE DETAILED INFORMATION SHALL TAKE PRECEDENCE OVER LESSER DETAILED INFORMATION. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.
- GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.
- THE CONTRACTOR AND ALL SUB-CONTRACTORS WILL BE HELD ACCOUNTABLE TO THE ABOVE GENERAL NOTES FOR THE CONSTRUCTION OF THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE OR DISBURSE ANY EXCESS MATERIAL FROM PROJECT SITE.
- THIS SET OF PLANS TO BE ON JOB SITE AT ALL TIMES DURING CONSTRUCTION. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPROVED PLANS. NO CHANGES OR REVISIONS TO THE APPROVED PLANS OR SPECIFICATIONS SHALL BE PERMITTED UNLESS SUBMITTED TO AND APPROVED BY THE BUILDING OFFICIAL. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS OR OMISSIONS FROM THE APPROVED PLANS AND SPECIFICATIONS. [CBC 108]
- ALL CONTRACTORS AND SUB-CONTRACTORS MUST HAVE ON FILE WITH THE BUILDING DEPARTMENT, A LIST OF ALL SUCH CONTRACTORS AND SUB-CONTRACTORS WITH APPROPRIATE CURRENT BUSINESS LICENSE NUMBERS.
- UNLESS NOTED OTHERWISE, ALL VESTIBULES, CLOSETS, COLUMNS, PROJECTIONS, RECESSES, OR OTHER ADJACENT AREAS WITHIN SCHEDULED AREA SHALL HAVE FINISHES AS SCHEDULED FOR THE RESPECTIVE SPACES IN WHICH THEY OCCUR.
- CONTRACTOR SHALL VERIFY ALL SETBACKS, EASEMENTS, CONTOURS, AND BUILDING PAD PRIOR TO CONSTRUCTION.
- TRUSS CALCULATIONS FOR APPROVED PROJECTS ARE REQUIRED TO BE ON THE JOB SITE AT TIME OF FRAMING INSPECTION WITH THE APPROPRIATE REQUIRED SIGNATURES AND STATEMENT AS FOLLOWS: TRUSS CALCULATIONS SHALL INCLUDE THE WET-STAMP AND SIGNATURE OF THE TRUSS DESIGN ENGINEER. IN ADDITION, THEY SHALL INCLUDE ON THE COVER SHEET A WET-SIGNED STATEMENT FROM THE PROJECT'S DESIGN ENGINEER THAT TRUSS CALCULATIONS AND LAYOUTS ARE IN SUBSTANTIAL CONFORMANCE WITH THE STRUCTURAL DESIGN AND INTENT OF THE STRUCTURE. FAILURE TO PROVIDE THEM AS STATED WILL RESULT IN A CORRECTION AND A FAILURE TO PASS FRAMING INSPECTION. [BSP]
- VERIFY LOCATION OF ALL UTILITY TIE-INS AT STREET AND POINT OF CONNECTIONS AT BUILDING PRIOR TO CONSTRUCTION.
- A COPY OF SOILS REPORT SHALL BE ON SITE DURING FOUNDATION INSPECTION.
- ALL PROPERTY CORNERS SHOULD BE ESTABLISHED AT THE TIME OF FOUNDATION INSPECTION WITH THE MARK OF A LICENSED SURVEYOR.

## SHEET INDEX

- A-1.1 SITE PLAN
- A-2.1 HOOP HOUSE ELEVATIONS
- MP-1.1 MECHANICAL PLAN
- S-1.1 FOUNDATION PLAN
- S-2.1 FRAMING PLAN

## PROJECT INFORMATION SEARCH

Assessment Number:	026-141-019
Owner Name:	Culbertson Aaron
Street Address:	4415 River Rd
Community Code:	Ncpa, Salinas River Sub Area
Tax Rate Area:	104-001
Parcel Size:	17.8 Acres
Link to Map:	026141019
Assessed Value:	285,813
Land Value:	222,440
Improvements:	63,373
Personal Property:	0
Fixtures Value:	0
Total Exemption:	7,000
Net:	278,813
Structure Type:	Land
Original Size:	0
Addition Size:	0
Total Area:	0
Year Built:	0
Bedrooms:	0
Bathrooms:	0
Levels:	0
Parking:	None

## PROJECT INFORMATION

OWNER	AARON CULBERTSON
PROJECT ADDRESS	4415 N. RIVER ROAD
	PASO ROBLES, CA 93442
APN	026-141-019
PHONE	

## PROJECT STATISTICS

LOT SIZE	17.8 Acres
OCCUPANCY	R-1
CONSTRUCTION TYPE	VB
GREENHOUSE #1 HEIGHT	8'-6"
GREENHOUSE #2 HEIGHT	10'-0"
PROPOSED GREENHOUSE 1	360 SQ. FT.
PROPOSED GREENHOUSE 2	738 SQ. FT.

## PROJECT DESCRIPTION

ARCHITECTURAL AND STRUCTURAL PLANS FOR GREENHOUSE STRUCTURES AS PER PLANS ATTACHED

## VICINITY MAP



## CORRESPONDENCE

PROFESSIONAL ENGINEER  
JK ENGINEERING  
JOHN A. KUDLA  
610 10TH ST, STE A  
PASO ROBLES, CA 93446  
LIC.#: C5652 805.423.3077

DRAFTSMAN/DESIGNER  
JB DRAFTING & DESIGN  
JOHN BUTLER  
610 10TH ST, STE A  
PASO ROBLES, CA 93446  
(805) 237-0650



DRAFTING & DESIGN  
CAD DESIGN - AS BUILTS  
RESIDENTIAL PLANS  
610 10TH ST, SUITE "D"  
PASO ROBLES, CA  
93446  
BUS. # (805) 237-0650  
FAX # (805) 237-0480

PLAN PREPARED FOR:  
**AARON CULBERTSON**  
4415 N. RIVER ROAD  
PASO ROBLES, CA 93446

REVISION LOG		
REV.	DESCRIPTION	DATE

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PROJECT NO. —  
FILE NAME A-1.1 SITE PLAN.DWG  
DRAWN BY JMS II C.D.  
DATE 10/27/2017 2:47 PM  
SHEET TITLE:

## SITE PLAN

SHEET NUMBER:  
**A-1.1**



PLAN PREPARED FOR:

AARON CULBERTSON  
4415 N. RIVER ROAD  
PASO ROBLES, CA 93446

REVISION LOG		
REV.	DESCRIPTION	DATE

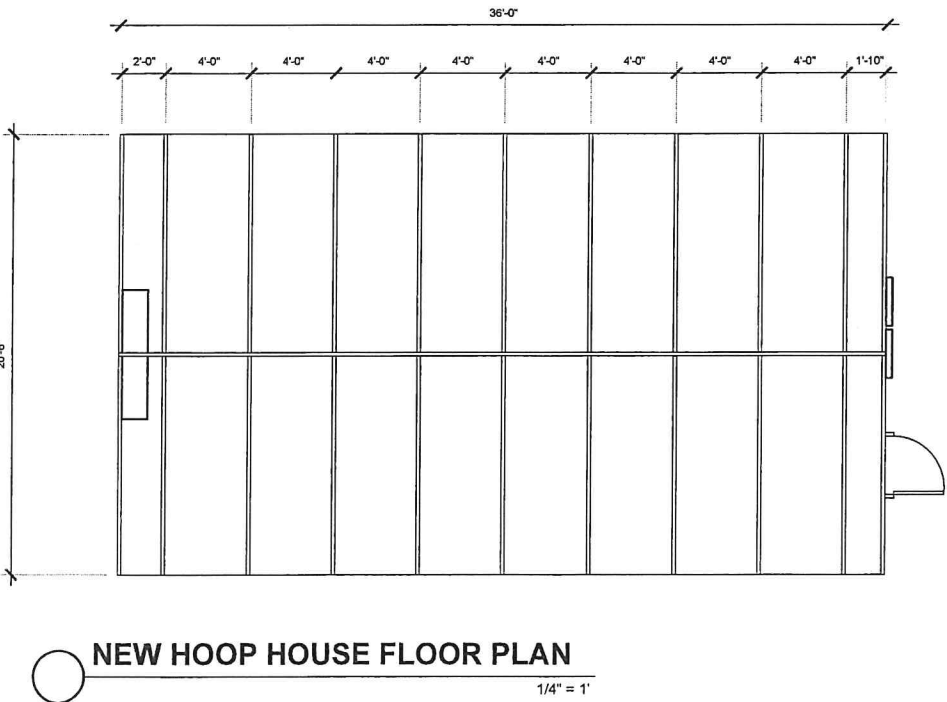
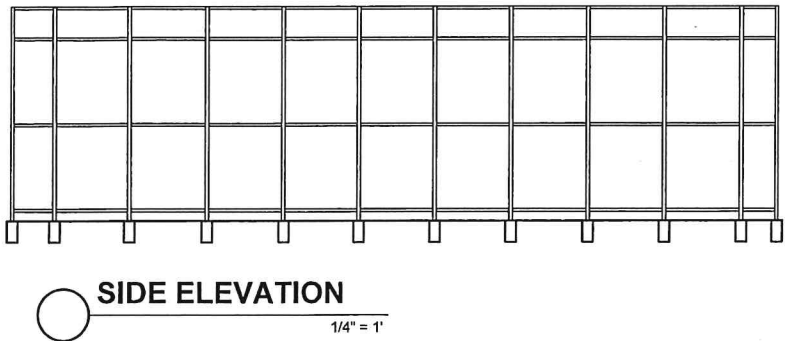
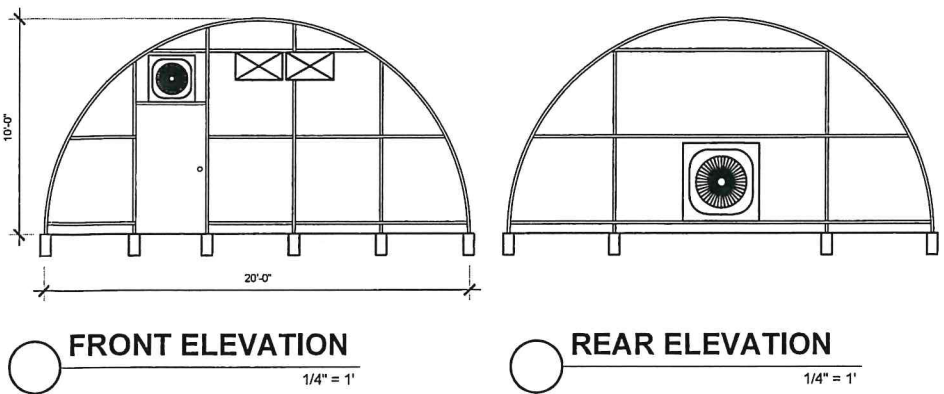
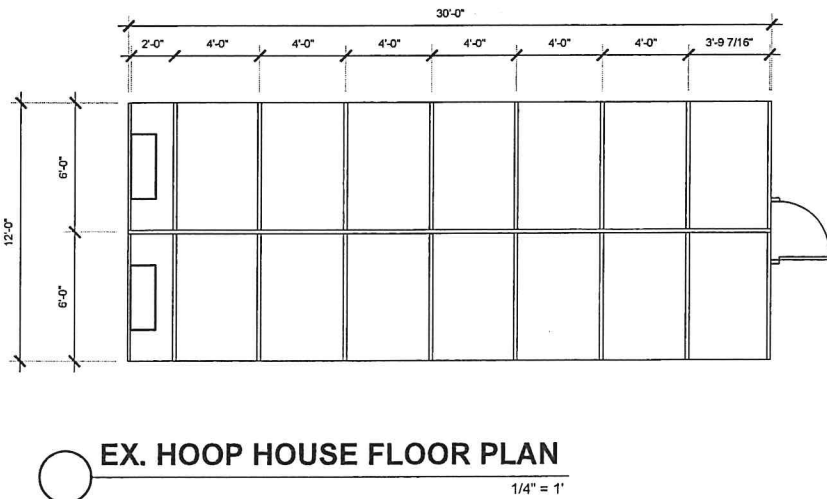
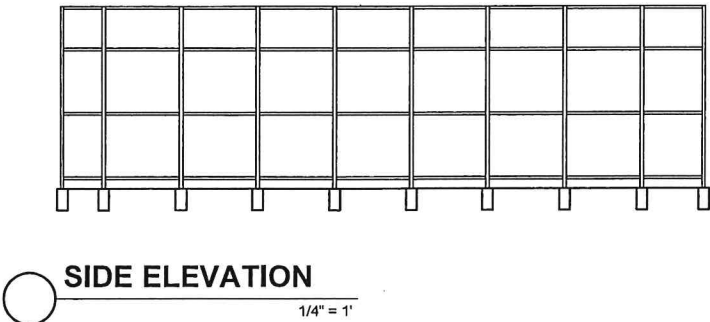
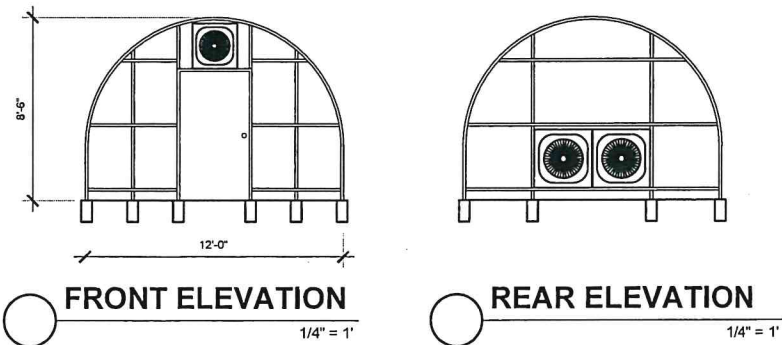
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PROJECT NO. —  
FILE NAME A-2.1 HOOP HOUSE ELEVATIONS.DWG  
DRAWN BY JMB II C.D.  
DATE 10/27/2017 2:47 PM

SHEET TITLE:  
HOOP HOUSE  
FLOOR PLAN &  
ELEVATIONS

SHEET NUMBER:

A-2.1

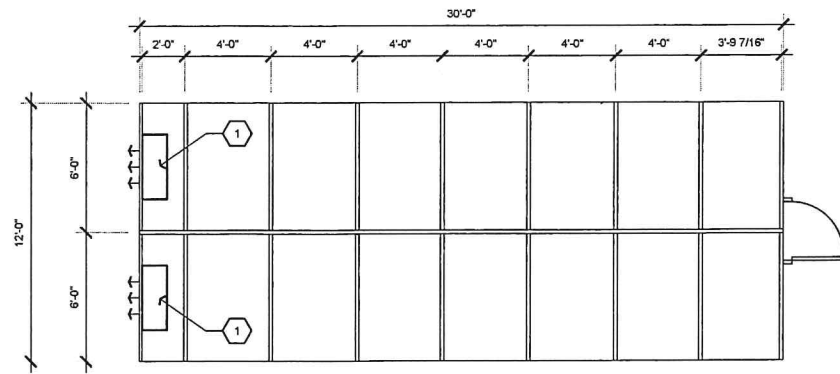




## REFERRAL -- Page 22 of 25

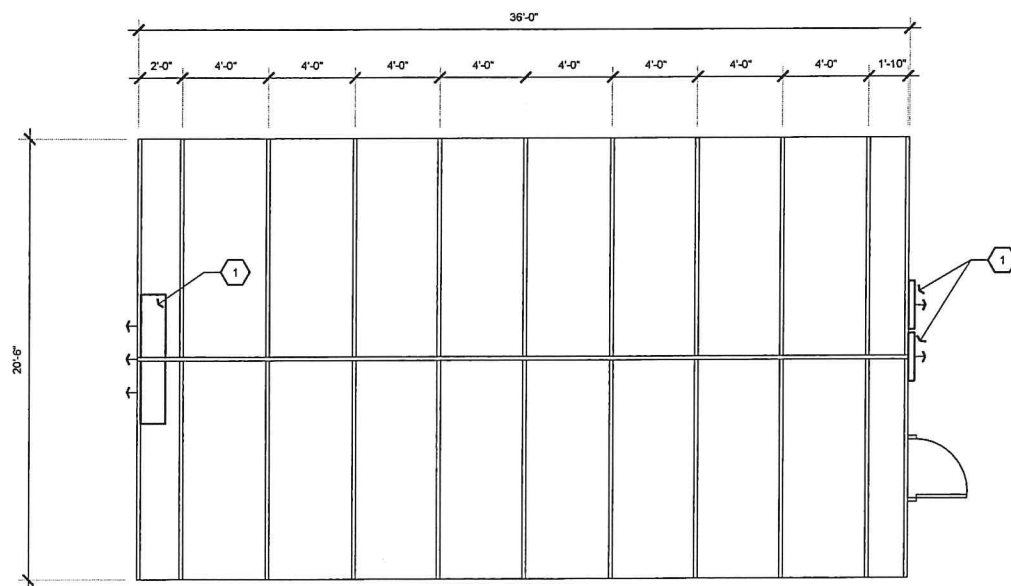






**EX. HOOP HOUSE MECHANICAL PLAN**

1/4" = 1'



**NEW HOOP HOUSE MECHANICAL PLAN**

1/4" = 1'

# MECHANICAL CALLOUTS

1. EXHAUST HOOD/FAN (SEE SEPARATE SUBMITTAL)
2. SEE SHEET S-1.1 FOR STRUCTURAL DETAILS ON HANGING HOOD.

## MECHANICAL VENTILATION REQUIRED

OCCUPANCY PER CMC TABLE 402.1

RESTAURANT DINING AREA = 927 SQ.FT. X .07 = 64.89 PERSONS  
KITCHEN AREA = 402 SQ.FT. X .02 = 16.04 PERSONS  
STORAGE AREA = 174 SQ.FT. X .002 = .348 PERSONS

TOTAL VENTILATION OCCUPANCY = 65.3 PERSONS  
TOTAL VENTILATION AREA = 1503 SQ.FT.

VENTILATION REQUIRED PER CMC EQUATION 403.2.1 AND TABLE 402.1

TOTAL OUTDOOR AIRFLOW (CFM) =  
AIR RATE(CFM/PERSON) X # OF OCCUPANTS PLUS AIR RATE (CFM/SQ.FT.) X AREA  
7.5 X 65.3 + .18 X 1503  
489.75 + 270.54 = 760.29

THEREFORE THERE MUST BE A SUPPLY AIR VOLUME OF 760.29 CFM FOR THIS BUILDING.

MECHANICAL INSTALLER TO VERIFY ADEQUACY OF CURRENT SYSTEM



DRAFTING & DESIGN

CAD DESIGN - AS BUILTS  
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93446  
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PLAN PREPARED FOR:

AARON CULBERTSON  
4415 N. RIVER ROAD  
PASO ROBLES, CA 93446

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PROJECT NO. —

FILE NAME MP-1.1 MECHANICAL PLAN.DWG

DRAWN BY JMB II C.D.

DATE 10/27/2017 2:47 PM

SHEET TITLE:

**MECHANICAL  
PLAN**

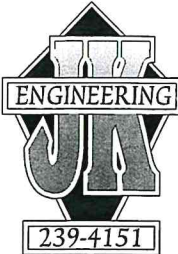
SHEET NUMBER:

**MP-1.1**

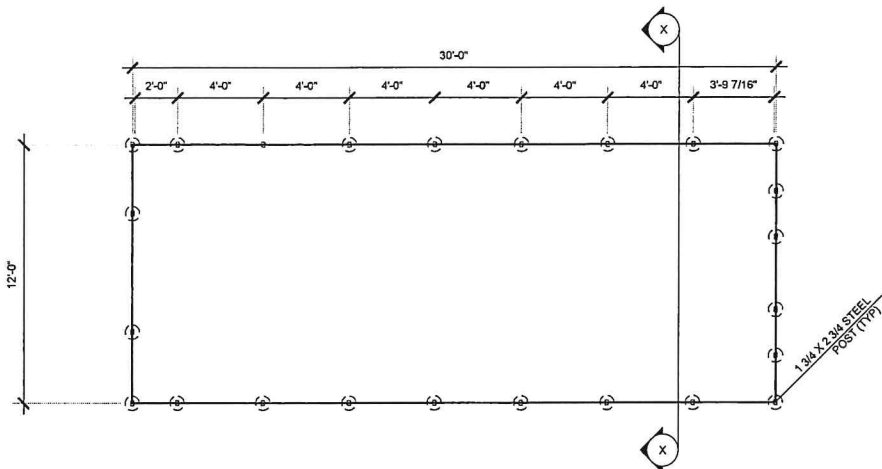


FOUNDATION NOTES

1. SEE DETAIL 1, SHEET 17 OF CONLEY'S INSTRUCTION MANUAL FOR INSTALLATION OF ARCH TO CONCRETE FOOTING 8" Ø x 24" DEEP.

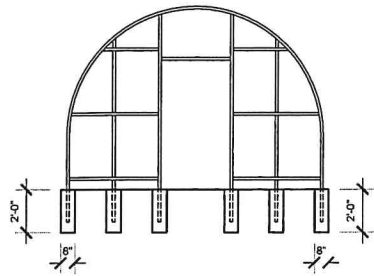


John A. Kudla  
Civil Engineering &  
Structural Design  
R.C.E. #50652  
610 10th ST. UNIT 'A' PASO  
ROBLES, CA.



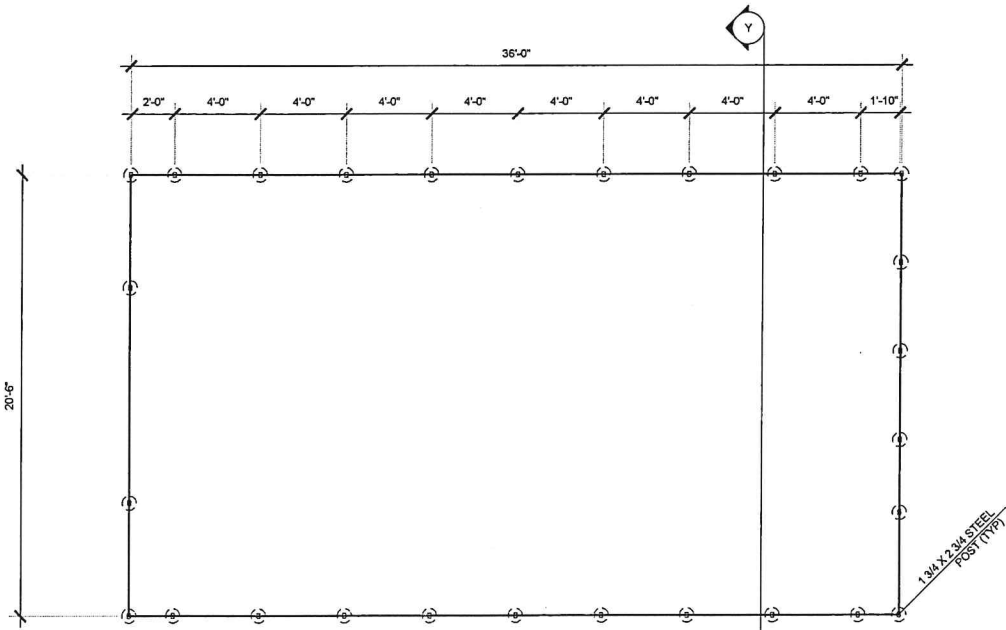
EX. HOOP HOUSE FOUNDATION PLAN

1/4" = 1'



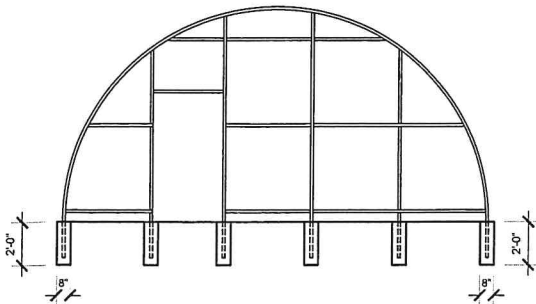
SECTION PLAN

1/4" = 1'



NEW HOOP HOUSE FOUNDATION PLAN

1/4" = 1'



SECTION PLAN

1/4" = 1'

PLAN PREPARED FOR:

AARON CULBERTSON  
4415 N. RIVER ROAD  
PASO ROBLES, CA 93446

REVISION LOG

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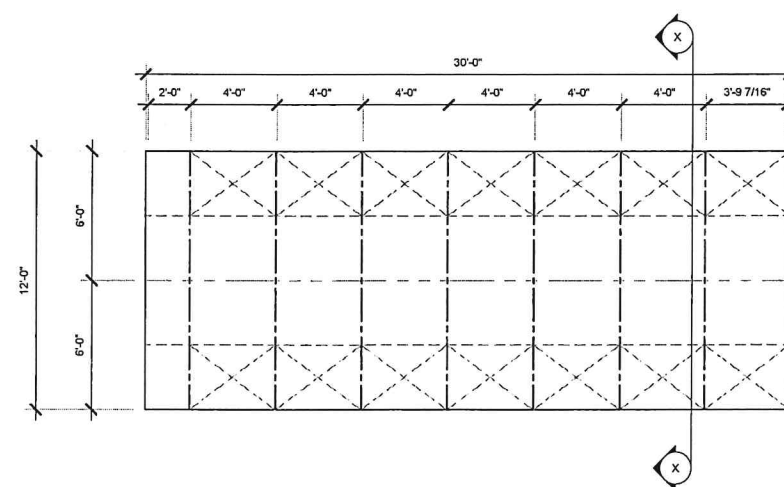
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PROJECT NO. —  
FILE NAME S-1.1 FOUNDATION PLAN.DWG  
DRAWN BY JMS II C.D.  
DATE 10/27/2017 2:47 PM  
SHEET TITLE:  
FOUNDATION  
PLAN

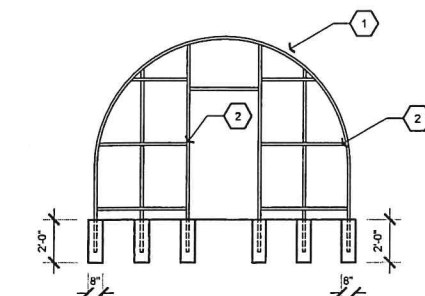
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S-1.1

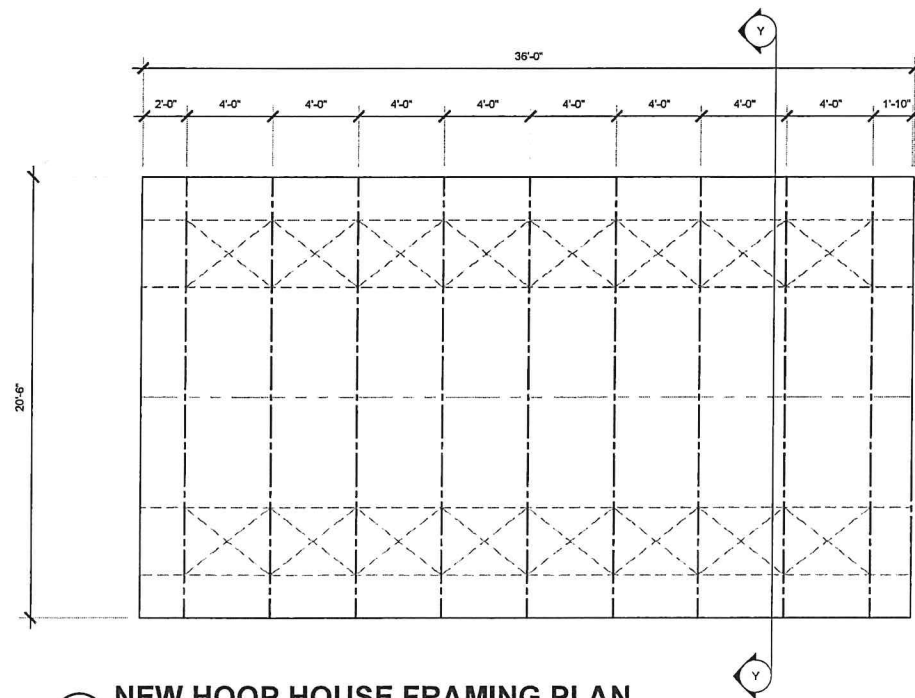




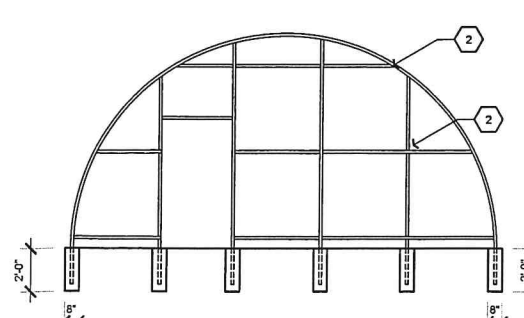
EX. HOOP HOUSE FRAMING PLAN  
1/4" = 1'



SECTION PLAN  
1/4" = 1'



NEW HOOP HOUSE FRAMING PLAN  
1/4" = 1'



SECTION PLAN  
1/4" = 1'

- FRAMING NOTES**
- SEE DETAIL 1, SHEET 8 OF CONLEY'S INSTRUCTION MANUAL FOR ARCH CONNECTION.
  - SEE FIGURE 16 AND DETAIL 1, SHEET 16 OF CONLEY'S INSTRUCTION MANUAL FOR END WALL CONNECTIONS.

**JJA ENGINEERING**  
239-4151  
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ROBLES, CA.

PLAN PREPARED FOR:  
**AARON CULBERTSON**  
4415 N. RIVER ROAD  
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FILE NAME S-2.1 FRAMING PLAN.DWG  
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SHEET TITLE:  
**FRAMING PLAN**

SHEET NUMBER:  
**S-2.1**