



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

THIS IS A NEW PROJECT REFERRAL

DATE: 1/16/2019
TO: 5th District Legislative Assistant, Public Works, Environmental Health,
Agricultural Commissioner, APCD, Assessor, Building Division, Sheriff,
CalFire/County Fire, Cal Trans, RWQCB, CA Fish and Wildlife, U.S. Fish and
Wildlife, AB52
FROM: Cassidy McSurdy (cmcsurdy@co.slo.ca.us or 805-788-2959)

PROJECT NUMBER & NAME: DRC2019-00006 YANG_LEE

PROJECT DESCRIPTION: Proposed Minor Use Permit for 3 acres outdoor cannabis
cultivation in hoop-houses located at 12680 Cloverdale Trl. Santa Margarita, CA

APN(s): 072-151-019

**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 _____ Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

☐ Applicant Name Chia Lee _____ Daytime Phone 805-314-6771
Mailing Address 6169 N. Grantland Ave _____ Zip Code 93723
Email Address: NKAJZOO2014@gmail.com _____

☐ Agent Name Tony Keith/Greenroad _____ Daytime Phone 805-423-8479
Mailing Address 788 Arlington Street _____ Zip Code 93428
Email Address: cayucos1958@gmail.com _____

PROPERTY INFORMATION

Total Size of Site: 42.7 Acres _____ Assessor Parcel Number(s): 071-151-019
Legal Description: _____

Address of the project (if known): 12680 Cloverdale Trail
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Cloverdale Trail cross street is Cactus Trail
Describe current uses, existing structures, and other improvements and vegetation on the property: Vacant

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 3 acres outdoor cannabis cultivation in hoop-houses.

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 _____
Sia Yang

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): Reduction of setback and reduction of parking count

Describe existing and future access to the proposed project site: Access from Cloverdale Trail/Easement road from 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: Vacant
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: 2,500 sq. feet _____%	Cannabis 130,680 sf	Landscaping: _____ sq. feet _____%
Paving _____ sq. feet _____%	Other (specify) <u>grassland</u> 1,647,212	
Total area of all paving and structures: <u>2,500</u> <input checked="" type="checkbox"/> sq. feet <input type="checkbox"/> acres		
Total area of grading or removal of ground cover: <u>133,680</u> <input checked="" type="checkbox"/> sq. feet <input type="checkbox"/> acres		
Number of parking spaces proposed: <u>Existing</u>	Height of tallest structure: <u>18'</u>	
Number of trees to be removed: <u>None</u>	Type: _____	
Setbacks: Front <u>50'</u> Right <u>30'</u> Left <u>30'</u> Back <u>30'</u>		

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 / County Fire

For commercial/industrial projects answer the following:

Total outdoor use area _____ ☐ ☒ 3 acres outdoor cannabis

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

For residential projects, answer the following:

Number of residential units: 1 Number of bedrooms per unit: 3 Total floor area of 2,500

all structures including upper stories, but not garages and carports: _____

Total of area of the lot(s) minus building footprint and parking spaces: 1,769,592 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: 42.7 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: creek along property line
- Are there any flooding problems on the site or in the surrounding area? ☒ Yes ☐ No
If yes, please describe: low depression along south property line
- 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? New building does not require grading. ☐ 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

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
☐ Commercial/Office - Explain _____
☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? 1,933 gallons per day average
4. How many service connections will be required? Existing
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: _____
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.
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:

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: _____
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 School District
2. Location of nearest police station: 356 N. Main Street Templeton, CA
3. Location of nearest fire station: 13080 Soda Lake Road, California 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 (barley/oats)
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? 4 full time + 4 seasonal
3. Will employees work in shifts? ☒ Yes ☐ No
If yes, please identify the shift times and number of employees for each shift 3 employees
7am-3pm 1 employee 3pm-7am
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☒ Yes ☐ No If yes, please explain: odor during flowering periods
5. Will this project increase the noise level in the immediate vicinity? ☒ Yes ☐ No
If yes, please explain: Intermittent noise from tractors, equipment, and employees.
(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: Pesticides, Fertilizer, 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. 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: No restrictions

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: _____
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 site operations as state law and local ordinance allow.
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No
If yes, please describe: _____

Energy Conservation Information

- 10 Describe any special energy conservation measures or building materials that will be incorporated into your project *: Drip irrigation

*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:
Avoid cultivation near water courses and nearby streams.
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: Refer to Biological Resource Assessment included in this application

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 Minor Use Permit

(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

CDFA

1 - Medium Outdoor License (43,560 sf)

9 - Small Outdoor License (10,000 sf ea)

Total Canopy not to exceed 130,680 sf



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 type="checkbox"/> Nursery | <input type="checkbox"/> Manufacturing Facility |
| <input type="checkbox"/> Testing Facility | <input type="checkbox"/> Dispensary
non-storefront | <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: CCM2016-00175

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: Lee, Chia

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

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.

130,680 sf Outdoor

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.

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
PG&E	777.68
Total Annual kWh:	777.68

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.

Source	WELL		
Month and Year			
1	.251		
2	.251		
3	.251		
4	.404		
5	.404		
6	.404		
7	.474		
8	.474		
9	.474		
10	.433		
11	.433		
12	.433		
Totals	4.656 AFY		

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: Refer to application Pesticide Use Legal/Illegal for response

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

PROJECT DESCRIPTION

Chia Lee Cannabis Facility

12680 Cloverdale Trail

Project Description

Address: 12680 Cloverdale Trail, Santa Margarita, CA 93453

APN: 071-151-019

Size: 40.71 Acres

Supervisor District: 5

Zone: Agriculture

Planning Area Standard: Carrizo Planning Area

Combining Designations:

Renewable Energy

Not in AG Preserve

Not in Williamson Act Contract

Historic Use of Property

The property in question is being lease on a 20-year contract. The property is vacant land.

Proposed Use of Property

In August 2017, the County of San Luis Obispo enacted Emergency Ordinance 3334, the applicant applied for and was granted approval CCM2106-00175 for 198 plants, 10,000 sf. The applicant has ceased operating on the property where the CCM Registration was located due to improper zoning and is relocating the Registration to the subject site. The applicant intends to cultivate outdoor cannabis in Hoop-houses. To support the cultivation activities the applicant has proposed a future building pad for a 2,500 SF modular home and two (2) 8'x40' cargo containers for tool, fertilizer, pesticide & record storage.

Adjacent Property

The subject property is adjacent to the following properties within 1,000':

PROJECT DESCRIPTION
Chia Lee Cannabis Facility
12680 Cloverdale Trail

12680 Cloverdale Trail
1000' Radius Parcel Information

APN#	Acreage	Ownership	Use	Sensitive Receptor
083-141-001	2.26	Ricker, Francis L	Mfg Res + Land	NO
072-151-021	43.01	Najera, Manuel	Vacant Land	NO
072-151-024	41.38	CDFW	Vacant Land	NO
072-151-020	38.66	CDFW	Vacant Land	NO
072-151-018	39.97	Hagen, Andrew	Vacant Land	NO
072-151-051	20.51	Walker, Marie	Vacant Land	NO
072-151-052	21.34	Lord, David	Vacant Land	NO
083-131-001	2.64	Orozco, Alex	Vacant Land	NO
083-131-002	2.55	Miller, Albert	Vacant Land	NO
083-131-003	2.49	Johnson, Rachelle	Vacant Land	NO
083-131-004	2.40	Nordbak, Jon	Vacant Land	NO
083-131-005	2.59	Candelario, William	Vacant Land	NO
083-131-006	2.53	Cox, Susan	Vacant Land	NO
083-131-007	2.41	Seaton, Wanda	Vacant Land	NO
083-131-008	2.41	Cook, Robert	Vacant Land	NO
083-131-009	2.73	Mccalla, Mary	Vacant Land	NO
083-131-010	2.66	Varvaro, Joseph	Vacant Land	NO
083-141-001	2.26	Ricker, Francis L	Vacant Land	NO
083-141-002	2.67	Ricker, Francis L	Vacant Land	NO
083-141-003	2.35	Hurst, Wardel	Vacant Land	NO
083-141-024	2.54	Gilbert, Kenneth	Vacant Land	NO
083-141-014	2.59	Mabutas, Judy	Vacant Land	NO
083-141-012	2.46	Morris, Judith	Vacant Land	NO
083-141-013	2.51	Zalba, Azparren	Vacant Land	NO
083-141-027	2.61	Lucero, Joe	Vacant Land	NO
083-141-026	2.55	Clark, Ba	Vacant Land	NO
083-141-025	2.59	Clark, Ba	Vacant Land	NO
083-141-024	2.64	Firestone, Joel	Vacant Land	NO
083-141-011	2.71	Perry, Albert	Vacant Land	NO
083-141-012	3.42	High Plains Ranch LLC	Vacant Land	NO
083-141-023	2.55	Wzorek, Robert	Vacant Land	NO
083-141-025	2.56	Marigmen, Clara	Vacant Land	NO
083-141-027	2.93	Jones, Jon	Vacant Land	NO
083-141-022	3.44	Guevara, Lara	Vacant Land	NO
083-141-028	2.51	Reynoso, Raymundo	Vacant Land	NO
083-141-029	2.77	Zalba, Ascension	Vacant Land	NO
083-141-021	2.8	Dekelaita, Alexandra	Vacant Land	NO
083-141-014	2.56	Green, Jeffrey	Vacant Land	NO
083-141-030	2.38	Pantoja, A & D	Vacant Land	NO
083-141-020	2.45	Diaz, J & A	Vacant Land	NO
083-141-018	2.46	Sweeten, Wanda	Vacant Land	NO
083-141-019	2.45	Dirusso, Elizabeth	Vacant Land	NO
083-141-016	2.52	Dirusso, Elizabeth	Vacant Land	NO
083-141-017	2.52	Gonzalez, L & E	Vacant Land	NO
083-141-019	2.54	Pantoja, A & D	Vacant Land	NO

PROJECT DESCRIPTION

Chia Lee Cannabis Facility

12680 Cloverdale Trail

Sensitive Receptor Declaration

There are no identified sensitive receptors of public record; i.e. pre-school, elementary school, junior high school, high school, library, park, playground, recreation or youth center, licensed drug or alcohol recovery facility within 1000' from the subject property lines.

Cannabis Ordinance Compliance

The applicant has been issued the following Cannabis Cultivation Registrations under San Luis Obispo County Urgency Ordinance #3334:

- CCM2016-00175

The applicant is relocating CCM2016-00175 and is submitting this Minor Use Permit for a proposed cannabis operation under the San Luis Obispo County Code - Ordinance 22.40.040. As permitted by ordinance section 22.40.040.A.2.b, parcels zoned AG that are greater than 25 acres are allowed a maximum of 3 acres of cannabis cultivation per site. As permitted by ordinance section 22.40.040.A.2.a, the maximum outdoor cultivation allowed by the ordinance is being requested. The applicant seeks to obtain approval for 3 acres.

As permitted under San Luis Obispo County Code Ordinance 22.40.040.B.1, the applicant is included within the identified 141 registrants approved as collective/cooperative. As such, the applicants approved registration must be relocated from its' current non-conforming locations within the California Valley URL and vacate the cannabis use on that site. The applicant is undertaking such action to meet requirements and complies with the required findings of 22.40.040.B.3

- a. The applicant has submitted a Minor Use Permit to relocate non-conforming cannabis cultivation registration CCM2016-00175 to the receiver site.
- b. The applicant is leasing the site from the property owner of the receiver site (copy of lease enclosed).
- c. The applicant agrees to vacate all cannabis operations on the non-conforming property.
- d. The applicant will obtain all State licenses and County permits and pay applicable taxes.

State Cannabis Licenses to be Obtained

The following State licenses to operate the property (premises) 12680 Cloverdale Trail as a cannabis operation shall be obtained:

From CDFA:

One (1) Medium Outdoor Cultivation License 43,560 SF*

Nine (9) Small Outdoor Cultivation License 10,000 SF*

*Combined canopy of all state licenses shall not exceed 130,680 SF

PROJECT DESCRIPTION

Chia Lee Cannabis Facility

12680 Cloverdale Trail

San Luis Obispo County and State Agency Permits to be Obtained

The applicant shall obtain a Minor Use Permit as required per Chapter 22.40.040.B.

Building permits for any structure, building, or site improvements shall be obtained from the County of San Luis Obispo Planning and Building Department. A future site for a modular home is identified (see site plan sheet A-2).

The applicant shall obtain necessary permits from Central Coast Regional Water Quality Control Board (CCRWQCB). The applicant shall register with Central Coast Regional Water Quality Control Board under the Cannabis General Order.

The applicant will meet and confer with State of California Fish & Wildlife, if required, the applicant shall apply and obtain necessary permits.

Cannabis Operation Design Standards

The applicant is proposing a Cannabis Cultivation Facility, the cultivation will occur outdoors and will use hoop-house(s). Drip fertigation will ensure precise delivery of water and organic nutrients to the root zone. Two 8'x40' cargo containers shall be located on site for the sole purpose of storing tools, fertilizer, and pesticides. Cannabis harvested shall be removed and processed off-site. The cannabis cultivation has been designed to meet both state and local requirements.

Minimum Site Area - The subject property is not located within one thousand feet (1,000) from any sensitive receptor. The minimum site area for outdoor cultivation on AG zoned land is 10 acres. The subject property is approximately 42.71 acres, exceeding the minimum acreage required by the ordinance.

Setbacks - Outdoor cannabis setback modification is being requested per Section 22.40.050.D.3.e. Due to the following factors:

1. Site is located in remote location adjacent to large vacant land parcels.
2. Avoidance of critical species habitat

The subject property has sufficient area on property to accommodate up to 130,680 SF of outdoor cannabis cultivation.

Air quality – the subject property by an all-weather easement road recorded with the County of San Luis Obispo. Access is existing and is anticipated to continue indefinitely. On-site roads are all-weather and shall be maintained for dust control.

Water – the subject property is not located in a groundwater basin that is in overdraft. A well report to determine output and recovery time is underway and shall be submitted when complete as documentation of adequate water source to serve the intended use. Application of irrigation water shall be via drip irrigation and with automatic controller and shut-off valve, as appropriate to the growth of the plants. A Water Management Plan is included in this MUP application.

PROJECT DESCRIPTION

Chia Lee Cannabis Facility

12680 Cloverdale Trail

The Central Coast Regional Water Quality Control Board has adopted a Cannabis General Order for cannabis cultivators. The applicant will comply as necessary, the following minimum environmental measures will apply:

- Only divert surface waters in compliance with state laws and regulations.
- Protect surface waters from erosion impacts due to site development, maintenance, and cultivation.
- Install and maintain stream crossings only in compliance with Department of Fish and Wildlife laws and regulations.
- Protect surface waters, wetlands, and riparian areas by maintaining natural inflows and keeping nutrients, pesticides, and herbicides from entering them.
- Implement irrigation and nutrient management practices to prevent discharges of nutrients to surface waters and groundwater.
- Use pesticides, herbicides, and other chemicals only in compliance with all local, state, and federal laws and in a manner protective of human health and the environment.
- Keep petroleum products and other chemicals contained.
- Properly manage cultivation-related waste, refuse, and human waste.

Screening/Fencing – the outdoor cultivation located on-site shall be fully enclosed with fence 6 feet in height with lockable gate(s) as per Section 22.40.050.D.6. Said fence shall not violate any other ordinance, code section, or provision of law.

Nuisance odors – all cannabis cultivation shall be sited and/or operated in a manner that prevents nuisance odors from being detected offsite.

Pesticides – use of pesticide and fertilizer on cannabis shall be compliant with governing agencies standards for use, storage, labeling, and application. The applicant shall avoid contamination, leakage, and inadvertent damage to rodents, pests, or wildlife. Reference attached documents in the MUP application from California Environmental Protection Agency – Department of Pesticide Regulation

Monitoring program – the applicant anticipates participation in the County-run monitoring program upon the County having the program established with operational guidelines and procedures in place.

OPERATIONS PLAN

Chia Lee Cannabis Facility

12680 Cloverdale Trail

Overview of Operation

Mr. Chia Lee is a medical cannabis collective business that was founded as a non-profit 501c3 in California in 2016 Mr. Lee has operated within the provisions of the Compassionate Care Act of 1996.

Mr. Lee is now reforming its organization into an S-corporation under new laws and ordinances being adopted under Proposition 64

Medical Cannabis

Because the applicant's cannabis and products are "intended to be sold for use pursuant to the Compassionate Use Act of 1996 (Proposition 215), found at Section 11362.5 of the Health and Safety Code, by a medical cannabis patient in California who possesses a physician's recommendation", the Applicants cannabis and products constitute "medical cannabis products" and the Applicant will seek appropriate licensing for the purpose of California "State" Law. License application will be obtained through California Department Food and Agriculture (CDFA). The following State licenses will be obtained:

- Medium Outdoor 43,560 SF
- Small Outdoor 10,000 SF (total of 9 licenses)

Cultivation Operations

The Applicant is leasing 40.71 acres in eastern San Luis Obispo County where the business operation will be permitted via a Minor Use Permit through San Luis Obispo County. The subject property is properly zoned for the intended use.

Outdoor cultivation will be encircled by a 6-foot-tall fence. Locking gates will allow personnel and equipment to enter/exit the enclosed cannabis growing area and to maintain a secure perimeter at all times. Each premise shall be demarked and identified in compliance with State law. The total size of cultivation on this site shall not exceed 3-acres of cannabis canopy.

Applicant is exploring electrical power options as follows:

- Extend PG&E power approximately ½ mile to site
- Off-grid solar

Drip fertigation system shall deliver water and nutrients to each plant within the 3-acre area. Electrical connections with weatherproof GFI protected plugs will be permitted outside of hoop-houses for supplemental power tools/equipment as may be necessary.

Cannabis will be cultivated using only permitted pesticides, fertilizers, and rodenticides authorized for use on consumable plant products. Strict compliance with the County Ag Commissioners Office and the Regional Water Quality Control Board will be followed.

Odor Management

The project is designed to avoid critical species habitat and may require a reduction of setback pending further field habitat survey. The project is otherwise fully compliant with setback requirements as

OPERATIONS PLAN

Chia Lee Cannabis Facility

12680 Cloverdale Trail

specified in Section 22.40.050.D.8-Nuisance Odors. As such, the project meets requirements for mitigating nuisance odors arising from the project. Should verified complaints be received by the applicant or through the County Monitoring Program, the applicant would address immediately.

Storage and Hazzard Response Plan

The applicant will locate on site 2-8'x40' cargo containers for the purpose of storage for tools, equipment, fertilizer, pesticides, and records only. Storage and use of pesticides and fertilizers shall comply with San Luis Obispo Department of Agriculture requirements. The applicant shall obtain an Operator Identification Number and shall receive, store, apply and dispose of such fertilizers, pesticides and other materials in full compliance with applicable regulations. A list of allowed pesticides and fertilizers have been included in this application.

Portable Sanitary Facilities and Employee Rest Areas

The applicant shall provide the following per OSHA and California Farm Labor Law

- Portable toilet and hand washing stations
- Shade/rest areas/fresh water
- Employee noticing area

Parking Plan

Sufficient on-site parking will be provided to accommodate up to 4 employees and 8 seasonal employees.

Modification of parking standards is requested under this Minor Use Permit and is consistent with Chapter 22.18. The project will require limited staff (4 daily and up to 8 seasonally), because of the limited staffing required for the operations of the site, parking standards as per Nursery Specialties are inappropriate for the proposed use. The project meets the required findings of fact that and have been provided for staff use in this request for modification of parking standards of Chapter 22.18, Nursery Specialties:

- The project consists of 3 acres outdoor cannabis hoop-house cultivation requiring limited staff and limited seasonal staff which do not require the number of parking spaces indicated in this chapter.
- Existing parking areas appropriate to the staffing identified exist.
- No traffic safety issue would result from granting this request for reduction of parking. There is adequate parking provided to serve the limited staffing of the project. The location of the project is located a significant distance from the public right of way.

Equipment parking for tractors, fork lifts, and other farm equipment shall be maintained to mitigate any oils, hydraulic fluids, coolants, or other solvents unintentional contamination of soil to meet San Luis County Environmental Health Department standards.

Harvest and Processing

Cannabis harvested from the subject property shall be collected by a licensed Processor and removed to an off-site location for further processing.

OPERATIONS PLAN

Chia Lee Cannabis Facility

12680 Cloverdale Trail

Cannabis Waste Material

Cannabis waste material consisting of organic material discarded from the harvesting of the plant (i.e. twigs, stems, trim waste, stalks, roots, and soil containing roots, shall be ground/chipped into compostable sized material and stockpiled in a locking dumpster. The waste material shall be removed from the site by a licensed waste hauler and deposited at an approved landfill.

Security Plan - Site

The physical address where cannabis will be cultivated, is 12680 Cloverdale Trail.

Hours of Operation: 24 hours a day, 7 days a week*

*Note: Most activity shall occur between 7am and 10pm daily. However, due to the necessity of farming activities the Applicant cannot limit times or days of operation of cannabis farming activity.

The security plan for this cannabis cultivation site is designed to reduce potential for security breaches and activate an immediate response in the event of a breach. Further, it is intentionally designed to control access to the cannabis site by restricting access to authorized personnel with proper identification.

This security plan is intended to describe the general methods and procedures to be implemented to meet the minimum security required for this facility. Upon implementation the applicant shall contract with a licensed and bonded security company to provide the hardware, personnel, and monitoring of equipment and procedures necessary to meet State and local requirements for security. Upon executing the security contract, the selected security company shall provide an updated plan to San Luis Obispo County for review and approval; specifically addressing the procedures, hardware, monitoring, and personnel required to provide the described security measures below.

Perimeter Security – Comprised of three (3) layers, perimeter security shall alert security personnel of any approach by persons or vehicles onto the property.

- Layer 1 - Motion detector or other adequate device shall activate an audible alert, notifying the location and approach of persons or vehicles. The zone of alert is from the exterior property lines extending 25' into the property.
- Layer 2 – Video surveillance shall record all approaching vehicles entering the property. Entry request by two-way-intercom will be located at the primary entries to the property (2 total). Engaging the intercom will connect to person requesting entry to security personnel. Proper identification/authorization would be presented to security personnel for vetting and log entry recording of information.
- Layer 3 – Security personnel would activate automatic gate entry to open and allow authorized personnel, such as employees with proper identification to enter upon the property. Authorized vendors, distributors, delivery services, agency personnel, fire, police, or other individuals may require escort from security personnel to authorized locations within the facility.

OPERATIONS PLAN

Chia Lee Cannabis Facility

12680 Cloverdale Trail

Security Lighting & Video Surveillance – Cannabis Cultivation Areas

Outdoor Cannabis Cultivation Security – Will be achieved by encircling the Hoop-house cultivation site with a 6' fence and locking gates. Additionally, motion control lights will be mounted along the perimeter with wireless digital video cameras transmitting signal to the secure DVR storage area located on-site. Camera placement shall be such that concealed areas are viewable and line of sight along fence lines field of view are clearly visible and attempted breach of security is recorded. Security lights attached to 12' poles at locations around the site and around the cultivation area shall be photo-cell on, timer off, and shall be motion sensor activated for after hours.

Crime Prevention Through Environmental Design (CPTED) embraces the theory that crimes are less likely to occur when they cannot be hidden from view. Lighting is one key component to a well-executed security plan. By reducing potential dark or shrouded areas, and detecting unauthorized movement. The shielded light fixtures will illuminate the ground plane and will not direct light into the sky.

Security Personnel

Personnel will be present on the property 24/7 patrolling the entire grounds. Security personnel will be trained to observe and report potential breach activity or actual criminal activity to law enforcement for response.

Digital Video Recording

The Applicant has incorporated a Digital Video Recording (DVR) secure cabinet (in storage container) and remote cameras for the specific needs of this facility. The DVR equipment is intended for use by security personnel in their daily patrol. Additionally, this equipment shall be capable of secure storage of up to 90 days of DVR files from all cameras located onsite. DVR's are available on demand by authorized personnel.

Signage

Signage inside and outside the facility shall indicate the facility is under surveillance 24/7. Signage must also indicate that consumption of cannabis on the premises on in the immediate vicinity of the premise is prohibited. Further, any business name, sign copy, or sign graphics shall not depict cannabis plants, or leaf images.

One sign approximately 4'x4" noting the following will be posted at the site entry:

Business Name
Business Address
"Anyone entering this site must register upon entry"

Access Control for Staff and Non-Staff Business Associates

Points of entry, both ingress and egress shall be clearly marked and monitored by cameras covering a full field of view. Security personnel shall enhance the electronic security system to observe, report, and facilitate ingress and egress of staff, approved vendors, law enforcement, and County staff.

OPERATIONS PLAN

Chia Lee Cannabis Facility

12680 Cloverdale Trail

Private vehicle parking at the cannabis cultivation facility shall be in the existing designated parking areas. All employees shall be required to wear their personal identification cards always when onsite. All employees shall use primary entrance to the facility as they enter and exit the facility.

Access to restricted areas of at the cannabis cultivation facility by non-staff business personnel shall only be permitted when accompanied by approved staff members.

Non-Public Access

Persons other than management, employees, vendors and contractors may on occasion have legitimate reasons to visit this facility, these include:

- Law Enforcement
- Fire Department
- Political Officials and Government Employees
- Medical, Health, and Social Service Professionals
- The Media (only under special and limited circumstances)

The Applicant shall ensure that other than employees, no one other than law enforcement/fire department may enter the restricted areas of the facility unless their visit has been pre-approved by management and they are wearing a Temporary Identification Tag, and they are accompanied by a staff member who has been specifically authorized to accompany said individual into restricted-access areas.

Electronic Security System

The Applicant shall install a multi-function electronic security system capable of:

- Digital video surveillance
- Digital video recording
- Third-party monitoring

Fire Safety Plan

The property is a remote farm located on Cloverdale Trail ¾ miles South of Highway 58 in eastern San Luis Obispo County. The fire response time is 10-15 minutes from the nearest Fire Station, and is located in a High Fire Hazard area. Address standpipes would be marked with reflectorized tape to increase visibility at night.

Two existing drive approaches to the property exist. One is direct access from Cloverdale Trail and one is via an easement road to Highway 58. Both are 20' wide all-weather surfaces extending to the property edge. These two drive approaches are adequate for the proposed use. The property average slope is less than 10% throughout, therefore only all-weather roads shall be constructed. No paved roads onsite are planned.

An approved Nox Box shall be installed at a location approved by Cal Fire.

OPERATIONS PLAN

Chia Lee Cannabis Facility

12680 Cloverdale Trail

Policies and Procedures for Facility Security

The Applicant understands the need for training employees in the policies and procedures of proper emergency response. Additionally, cooperation with local law enforcement agencies to cover various contingencies such as evacuation, shelter-in-place, and lockdown procedures in the event of an area-wide emergency are essential.

Regular employees will be trained in the following guidelines for dealing with security threats. All employees shall review and be able to execute these guidelines through regular training should they need to respond to an emergency or security threat.

- Assess emergency or security threat
- Response to various types of emergencies or threats
-
- Security alarm appropriate response
- Notification of authorities in appropriate situations

Policies and procedures shall be updated regularly and reviewed with local law enforcement for input.

Neighborhood and Community Interaction

The Applicant recognizes that open lines of communication between neighbors, community, and law enforcement is beneficial to avoiding conflicts. The applicant will periodically reach out to neighbors to make sure that any potential problems can be discussed and if necessary or appropriate can resolved.

Community Benefit

The Applicant is a longtime community member and is committed to continue their practice of contributing resources and donations to local schools, non-profits, and other community organizations. The Applicant recognizes ongoing community needs and is committed to assisting when possible.

Neighborhood Compatibility

The Applicant has selected the site to conduct cannabis-related operations because it is remote and does not interfere with any existing non-agricultural uses within immediate proximity to the site chosen. All cannabis-related operations have been located on the property in full compliance with San Luis Obispo County Land Use Ordinance 22.40.040, and future construction of any new structures shall comply with San Luis Obispo County Title 19 and the California Building Code.

The nature of existing nearby development is: solar farm, vacant land parcels, and limited rural agriculture. Proposed cultivation Hoophouses are typical agricultural structures and are consistent with agricultural infrastructure that would be expected to be seen and encountered in the neighborhood and agricultural zoning which is prevalent in the area.

OPERATIONS PLAN

Chia Lee Cannabis Facility

12680 Cloverdale Trail

Preventing Theft and Diversion

Theft or diversion of cannabis is a paramount concern to the Applicant. Procedures and cross-check methods shall be implemented to detect if theft or diversion is occurring. The attached drawings depict a detailed location of security cameras. Following is a list of security measures to be taken:

- Immediate termination of personnel involved in theft or diversion and filing of a report with law enforcement.
- Inventory monitoring daily with a Track-n-Trace software approved by the State of California.
- Unauthorized persons shall not be allowed in the facility without an escort.
- All cannabis harvested products shall be stored in locked buildings.
- Management employees shall be trained in DVR operations, review, storage and transmission.
- Records of shipping and deliveries in/out of the facility shall be logged into the Track-n-Trace system and shall be available for review upon request.

Preventing Onsite Consumption

Use of cannabis products while at work by employees is strictly forbidden. Employees will be properly informed and aware that use of cannabis products while working is in violation of the law and of the employee work contract.

Incident Log Review

An incident log shall be kept at the premises for a seven (7) year duration. The log shall document incidents that activated any alarm. Incident logs shall be made available to law enforcement on request. Law enforcement shall be notified within twenty-four (24) hours of an incident. The DVR system to be used shall be capable of storing up to 90 days of back-up digital video. Management shall be trained in replay and saving of segments of digital video for law enforcement records.

Loitering and Suspicious Activity

Given the remote location of the property, if loitering outside the property is observed management shall immediately warn individuals suspected of loitering to leave the area immediately. All vendors or contractors shall be required to make appointments in advance and be cleared for entry by management. If individuals continue to loiter in the area law enforcement will be notified.

Cash Operation

No cash transactions shall be conducted at this site.

Business Hours

As an agricultural business the applicant must be able to operate 24/7 to respond to weather and other natural events in the production of the crop. We anticipate that the majority of the time we can conduct our operations between 7am and 10pm, however, we cannot restrict activity to these times, should we need to take immediate action to address severe weather or natural events impacting the cannabis crop.

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Cannabis Storage

All harvested cannabis shall be removed from the site by a licensed cannabis processor in a secure vehicle. Records may be requested by law enforcement for review.

Wholesale Business

The Applicant shall conduct only cultivation of cannabis and limited processing at this site. The applicant will transport unprocessed cannabis from this site to the applicants off-site processing facility.

Records

The Applicant is operating a business enterprise that requires both confidential records for business matters that are protected by privacy laws. However, cannabis operations require certain records to be viewable by law enforcement and other local agencies. Such records shall be available for confidential review upon 24 hours following a reasonable request by the agency having authority. The following records shall be available for review:

- DVR stored for 90 days
- Track-n-Trace data
- Shipping/Receiving manifest
- Incident reports
- Live Scan data

Data protection is essential to long term business activity. We will take aggressive measures to protect our data and to maintain access to our data for business purposes. We will utilize a suite of protective measures such as encryption, unique passwords, and offsite back-up.

Employee Safety and Training Program - Illness Injury and Prevention Program

In the California Code of Regulations for OSHA, Title 8, Section 3203:

(a) Effective July 1, 1991, every employer shall establish, implement and maintain an effective Injury and Illness Prevention Program (Program). The Program shall be in writing and, shall, at a minimum:

- (1) Identify the person or persons with authority and responsibility for implementing the Program.
- (2) Include a system for ensuring that employees comply with safe and healthy work practices. Substantial compliance with this provision includes recognition of employees who follow safe and healthful work practices, training and retraining programs, disciplinary actions, or any other such means that ensures employee compliance with safe and healthful work practices.
- (3) Include a system for communicating with employees in a form readily understandable by all affected employees on matters relating to occupational safety and health, including provisions designed to encourage employees to inform the employer of hazards at the worksite without fear of reprisal. Substantial compliance with this provision includes meetings, training programs, posting, written

OPERATIONS PLAN

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Employee Security Procedures & Personnel Records

Ensuring employee safety and security is essential to on-going operations of the cannabis-related business activity to be conducted at the subject property. The Applicant expects to employ up to eight (8) persons. Background checks compliant with California State law (i.e. Live Scan) will be required for employment. Release of information forms are provided to employees for signature. Conviction of a felony in the past seven (7) years shall preclude employment at this facility.

Personnel records shall contain at a minimum the following:

- Copy of employment application.
- Documentation of training received with date, time, location and employee signature.
- Record of any disciplinary action taken.

Personnel records shall be maintained for at least six (6) months following separation of the employee from the company.

Coordination with Local Law Enforcement & Community Representatives

The Applicant recognizes the reality that due to the remote location response time from law enforcement is unlikely to be swift unless a patrol vehicle happens to be in the area on other business. As such, the Applicant has placed procedures into operation that would maintain lines of open communication with law enforcement to both inform and stay informed of conditions that may require involvement by law enforcement. The positive outcome of such communication is to keep law enforcement and the community well informed about legal cannabis operations occurring at this location and to receive information that can improve both facility and community safety. The following procedures are to be implemented:

- Provide designated law enforcement with phone contact of management
- Regularly meet with assigned law enforcement to keep communication open
- Regularly meet with community representatives (i.e. local advisory committee member)

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communications, a system of anonymous notification by employees about hazards, labor/management safety and health committees, or any other means that ensures communication with employees.

The Illness and Injury Prevention Program (IIPP) is a customized Company Safety Manual and includes the necessary information and forms for employee acknowledgements, accident investigations, hazard communications and safety meeting records are included. We also provide the required CPR/AED and First Aid Training for the Job-site Supervisor.

The IIPP also includes a very thorough Heat Illness Training Component with all training materials and comprehension evaluations for all employees, known to be of vital importance to OSHA at this time in AG.

The IIPP also includes EPA Permissible Pesticides and Herbicides Manual and Safety Data Sheet (SDS)

Due to the agricultural nature of the business on-going training for agricultural safety to meet applicable OSHA standards and remain compliant with California agricultural labor statutes and regulations.

The facility shall have an emergency operation plan that shall be reviewed by all staff and personnel. Annual training shall cover the following:

- Emergency responders contact information
- Evacuation routes
- Local Public Safety and 911 phone numbers
- Utility contact emergency phone numbers
- Emergency reporting and evacuation routes
- Medical emergency first aide response best practices
- How to respond to fire emergencies
- How to respond to extended power outages
- How to respond to chemical spills
- How to handle telephone bomb threats
- How to manage critical operations in any situation
- What to do during severe weather or natural disasters

The Applicant shall at the request of the local fire authority provide a detailed Hazardous Materials Inventory Plan with MSDS/SDS sheets for currently used chemicals. The plan shall also include:

- Amounts and type of chemicals being used
- All product MSDS/SDS sheets
- Storage locations and amounts
- Any special hazardous materials, and
- Any stored extinguishing materials (wheeled carts, etc.)



Parcel Information

APN: 072-151-019

Assessee: VUE XAY X

Care Of:

Address: 850 OAK LN RIO LINDA
CA 95673

Description: T30S R19E PTN SEC 4

Site Address:

12680 CLOVERDALE TL

Tax Rate Area Code: 054060

Estimated Acres: 40.71

Community Code: CAR

Supervisor District: Supdist 5

Avg Percent Slope: 3



Selected Parcel

Land Use Information

Land Uses

Combining Designations

AG	
----	--



Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
DRC2019-00006	Land Use	1/4/2019 1:12:01 PM
PRE2017-00033	Pre-Application	12/29/2017 10:34:04 AM
COD2016-00526	Code Enforcement	3/1/2017 3:51:33 PM
CCM2016-00039	CCM - Condition Compliance Monitoring	10/28/2016 3:24:52 PM
E970460	Code Enforcement	6/18/1998 12:00:00 AM



Clerk Recorder Documents

2003-R-068060

2003-R-055537

2002-R-048106

1997-R-062101

1996-R-054088

1996-R-027759

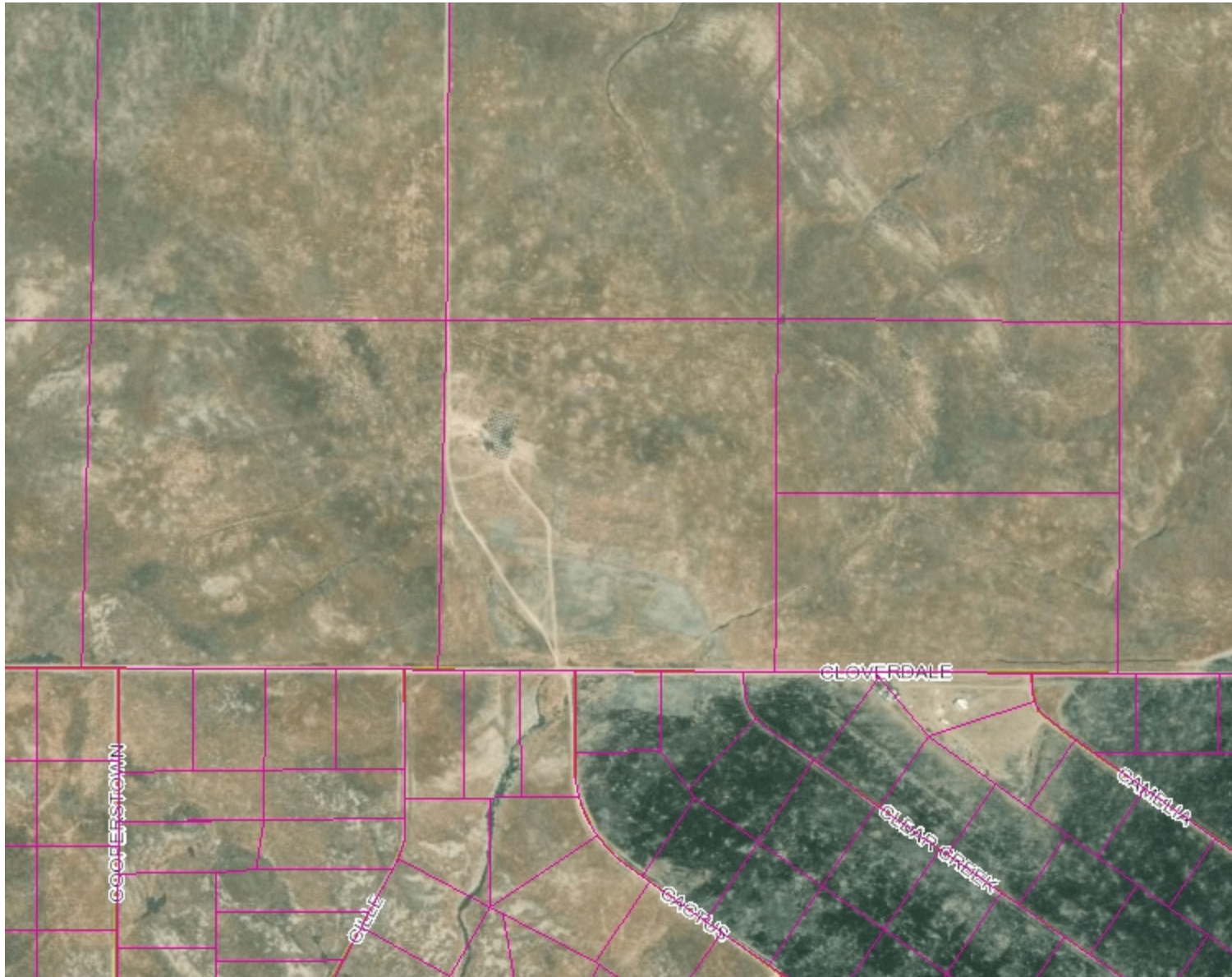
1996-R-009071

1988-R-068799

1982-R-C33498



Interactive Data Viewer



Legend

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

-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

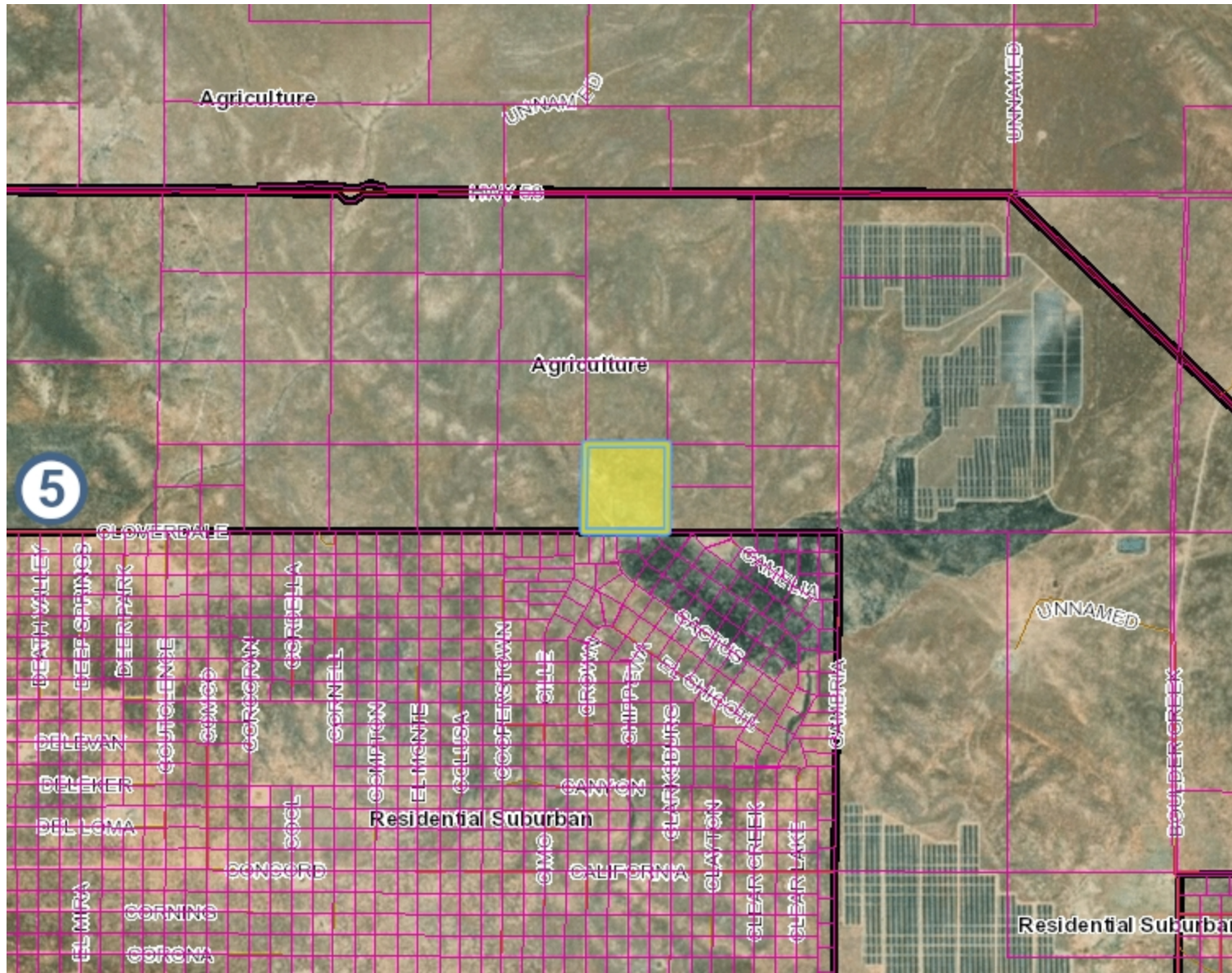


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Map for Reference Purposes Only



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

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



WGS_1984_Web_Mercator_Auxiliary_Sphere
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Map for Reference Purposes Only



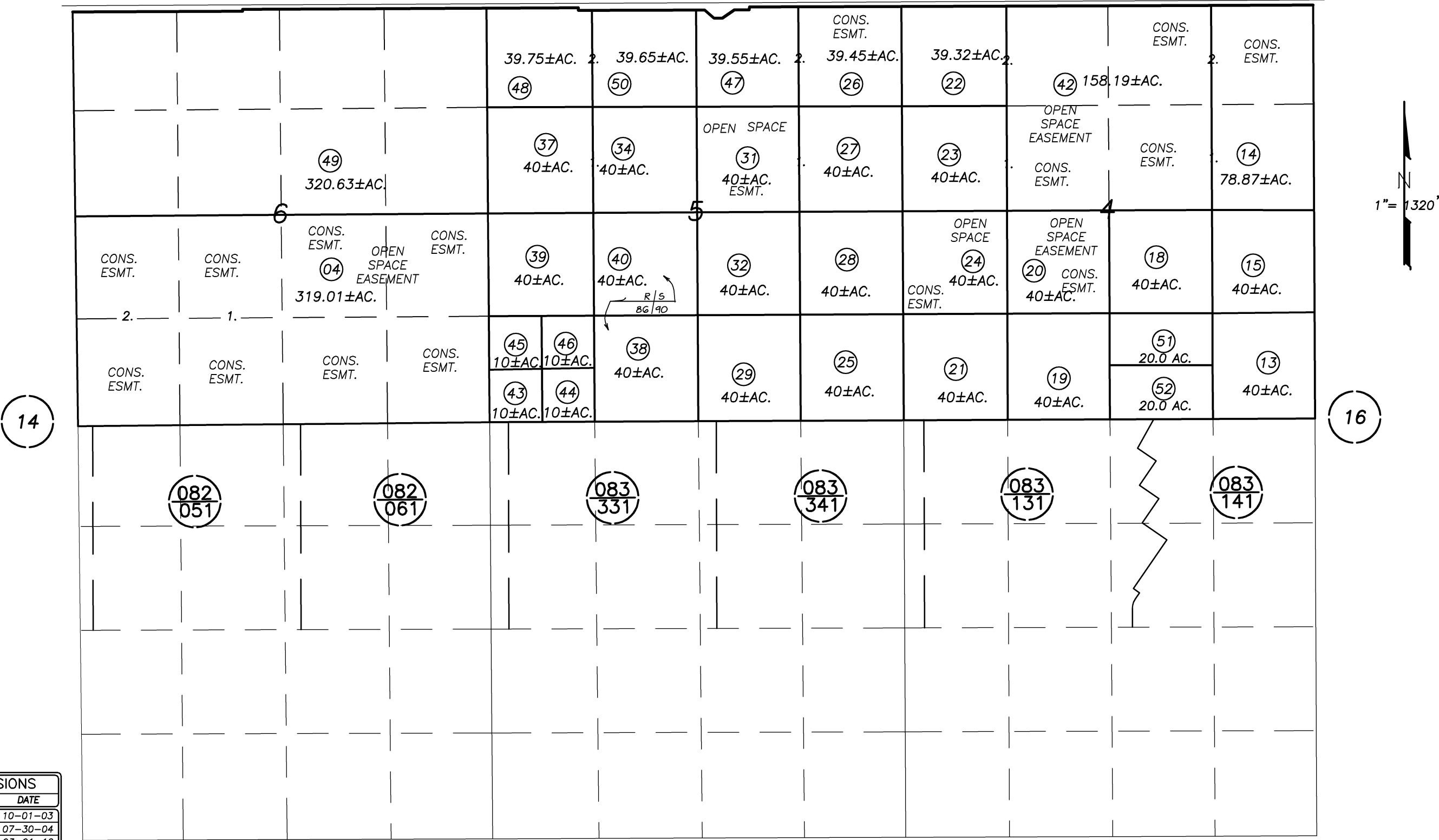
Referral -- Page 31 of 35



11

072-151

HWY. 58



REVISIONS	
I.S.	DATE
NA	10-01-03
05-097	07-30-04
NA	03-01-12
NA	05-04-12
NA	08-15-12
NA	11-29-12
NA	12-04-12
NA	06-18-15

660' 0 1320' 2640'

LZ 10-01-03 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

21

T. 30 ; R. 19 ; SECTION 4, .5, 6, M.D.B.&M.

CHIA LEE
CANNABIS FACILITY
CLOVERDALE TRAIL
SANTA MARGRITA, CA 93453
APN 072-151-019

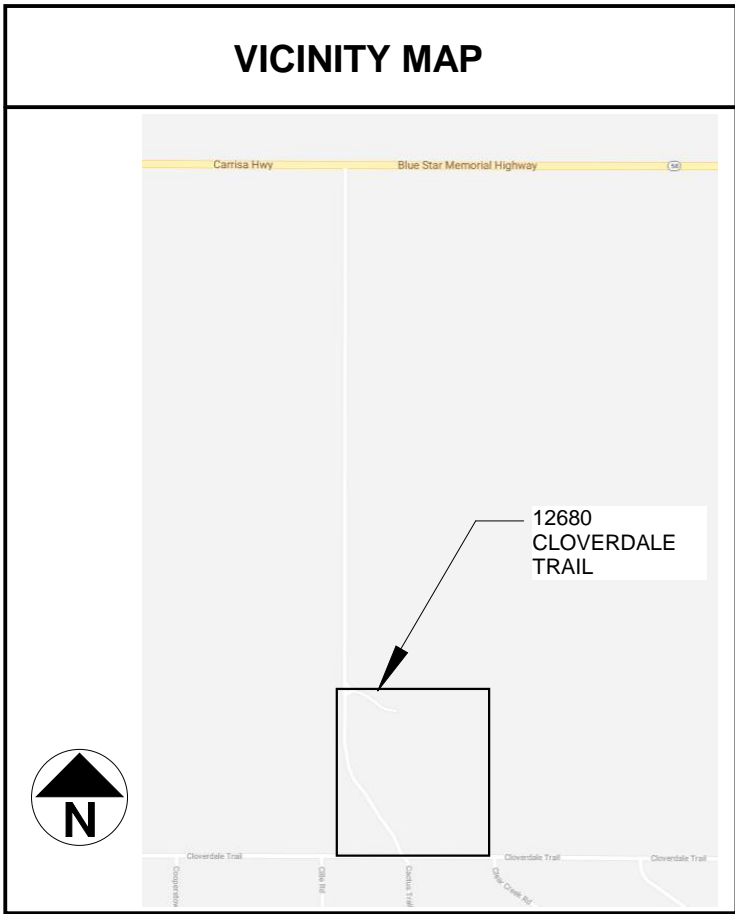
SCOPE OF WORK	PROPERTY INFORMATION
DEVELOPMENT OF A 3 ACRE MAXIMUM CANOPY CANNABIS CULTIVATION FACILITY AND FUTURE ESTIMATED 2500 SF MODULAR RESIDENCE, BY PERMIT # XXXXX, AS PER SAN LUIS OBISPO COUNTY PLANNING AND BUILDING DEPARTMENT APPROVED PLANS & CONDITIONS OF APPROVAL.	LEGAL: T3OS R19E PTN SEC 4. APN: 072-151-019 12680 CLOVERDALE TRAIL SANTA MARGARITA, CA 93453 ZONE: AGRICULTURAL TOTAL PROPERTY: 40 AC

SHEET INDEX
A-1 COVER AND GENERAL INFORMATION, VICINITY MAP, LEGAL A-2 EXISTING SITE PLAN A-3 PROPOSED SITE PLAN A-4 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 19 SAN LUIS OBISPO COUNTY BUILDING ORDINANCE TITLE 22 SAN LUIS OBISPO COUNTY LAND USE ORDINANCE

DETACHED SUPPORTING DOCUMENTS
MINOR USE PERMIT APPLICATION AND SUPPLEMENTAL INFORMATION



1,000 FOOT RADIUS PARCEL DESCRIPTIONS				
APN#	Acreage	Ownership	Use	Sensitive Receptor
083-141-001	3.25	Ricker, Francis L	Mfg Res + Land	NO
072-151-021	43.01	Najera, Manuel	Vacant Land	NO
072-151-024	41.38	CDFW	Vacant Land	NO
072-151-020	38.66	CDFW	Vacant Land	NO
072-151-018	39.97	Hagen, Andrew	Vacant Land	NO
072-151-051	20.51	Walker, Marie	Vacant Land	NO
072-151-052	21.34	Lord, David	Vacant Land	NO
083-131-001	2.64	Orozco, Alex	Vacant Land	NO
083-131-002	2.55	Miller, Albert	Vacant Land	NO
083-131-003	2.49	Johnson, Rachelle	Vacant Land	NO
083-131-004	2.40	Nordbak, Jon	Vacant Land	NO
083-131-005	2.59	Candelario, William	Vacant Land	NO
083-131-006	2.53	Cox, Susan	Vacant Land	NO
083-131-007	2.41	Seaton, Wanda	Vacant Land	NO
083-131-008	2.41	Cook, Robert	Vacant Land	NO
083-131-009	2.73	Mccalla, Mary	Vacant Land	NO
083-131-010	2.66	Varvaro, Joseph	Vacant Land	NO
083-141-001	2.76	Ricker, Francis L	Vacant Land	NO
083-141-002	2.67	Ricker, Francis L	Vacant Land	NO
083-141-003	2.35	Hurst, Wardel	Vacant Land	NO
083-141-024	2.54	Gilbert, Kenneth	Vacant Land	NO
083-141-014	2.59	Maibutas, Judy	Vacant Land	NO
083-141-012	2.46	Morris, Judith	Vacant Land	NO
083-141-013	2.51	Zalba, Azarren	Vacant Land	NO
083-141-027	2.61	Lucero, Joe	Vacant Land	NO
083-141-026	2.55	Clark, Ba	Vacant Land	NO
083-141-025	2.59	Clark, Ba	Vacant Land	NO
083-141-024	2.64	Firestone, Joel	Vacant Land	NO
083-141-011	2.71	Perry, Albert	Vacant Land	NO
083-141-012	3.42	High Plains Ranch LLC	Vacant Land	NO
083-141-023	2.55	Worek, Robert	Vacant Land	NO
083-141-025	2.56	Marigmen, Clara	Vacant Land	NO
083-141-027	2.93	Jones, Jon	Vacant Land	NO
083-141-022	3.44	Guevara, Lara	Vacant Land	NO
083-141-028	2.51	Mejroso, Raymundo	Vacant Land	NO
083-141-029	2.77	Zalba, Ascension	Vacant Land	NO
083-141-021	2.8	Dekeleita, Alexandra	Vacant Land	NO
083-141-014	2.56	Green, Jeffrey	Vacant Land	NO
083-141-030	2.38	Pantoja, A & D	Vacant Land	NO
083-141-030	2.41	Diaz, J & A	Vacant Land	NO
083-141-018	2.46	Sweeten, Wanda	Vacant Land	NO
083-141-019	2.45	Dirusso, Elizabeth	Vacant Land	NO
083-141-016	2.52	Gonzalez, L & E	Vacant Land	NO
083-141-017	2.52	Gonzalez, L & E	Vacant Land	NO
083-141-019	2.54	Pantoja, A & D	Vacant Land	NO

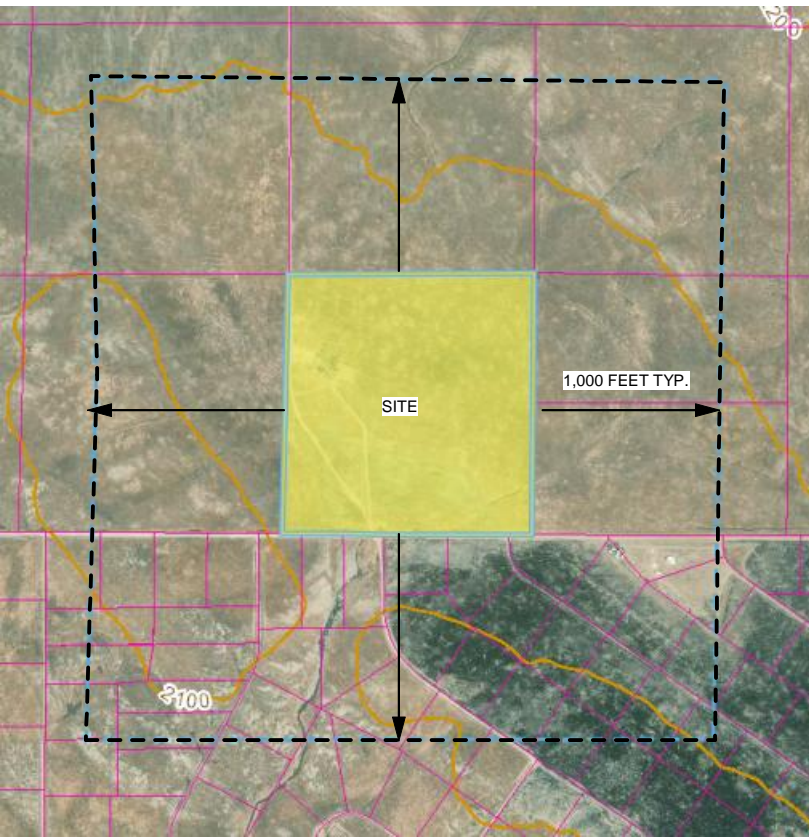
DO NOT SCALE DRAWINGS DIMENSIONS SUPERSEDE !

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 CONTRACTOR'S 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 OF THE REPORTS; AND 4. IDENTIFICATION AND QUALIFICATIONS OF THE PERSON(S) EXERCISING SUCH CONTROL AND THEIR POSITION(S) IN THE ORGANIZATION.

CODE ANALYSIS		
CODE ANALYSIS	2016 CODE SEC.	FUTURE RESIDENCE
FLOOR AREA	N/A	EST. 2,500 SF
OCCUPANT LOAD FACTOR	TABLE 1004.1.2	200 SF GROSS
OCCUPANCY TYPE/CLASSIFICATION	SEC. 302	R-3 & U
CONSTRUCTION CLASSIFICATION	SEC. 601	V-B
EXTWALL PROTECTION (PROXIMITY TO PROP LINE)	TABLE 602	N/A
EXT. WALL PROTECTION (BEARING & NON BEARING)	TABLE 602	1HR < 5' NR ELSEWHERE
ALLOWABLE AREA OF OPENINGS 0' < 5'	TABLE 705.8	NOT PERMITTED < 3'
ALLOWABLE AREA OF OPENINGS 5' < 5'	TABLE 705.8	TABLE 15% ALLOWED
REQUIRED SEPARATION OF OCCUPANCIES	TABLE 508.4	1 HR BETWEEN R-3 & U
AREA SEPARATIONS	SEC. 508.3.3 & TABLE 508.4	N/A
DWELLING UNIT SEPARATIONS	SEC. 420	N/A
SHAFT ENCLOSURES FIRE RATE	SEC. 713.4	1 HR.
CORRIDORS FIRE RESIST. RATE	TABLE 1020.1	N/A
EXIT STAIR & RAMPS	SEC. 1023	N/A
EXIT PASSAGEWAYS	SEC. 1024	N/A
TYPE OF CONSTRUCTION SEPARATIONS	TABLE 602	N/A
ALLOWABLE FLOOR AREA	SEC. 506, TABLE 506.2	UNLIMITED
ALLOWABLE AREA INCREASES	SEC. 504.2, 506.2&3 & TABLE 503	N/A
BUILDING HEIGHT	SEC. 504 & TABLE 504.3	40 FEET
NUMBER OF STORIES	SEC. 504 & TABLE 504.4	3
CEILING / ROOF ASSEMBLY (W/O PARAPETS)	SEC.705.11, SEC. 705.11.4.1 NOT PARALLEL	N/A
FIRE SPRINKLERS	SEC. 904	YES
FIRE CLASSIFICATION FOR ROOFING REQUIRED	SEC. 1505 & TABLE 1505.1	YES

PROJECT COVERAGES									
PROJECT CRITERIA AND ANALYSIS									
	PROJECT		CALIFORNIA		COASTAL COMMISSION		TDC'S		OBJECT TOTALS
	EXISTING AREA / SF	% SLOPE	ADDED AREA/SF	TOTAL AREA/SF	ALLOW AREA/SF	ADDED %	ADDED SF	ALLOW SF	
PROPERTY	40 AC		0.00	40 AC	0			0	
CULTIVATION AREA	0.00		130,680.00	130,680.00					40 AC
FUTURE RESIDENCE	0.00		2500.00	2,500.00					130,680.00
(E) BUILDINGS S.F. ESTIMATED									
									2500.00

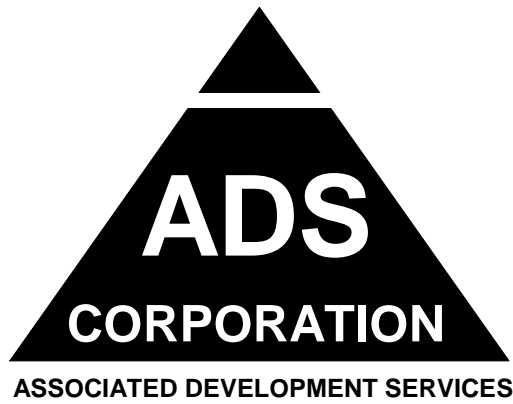
ASSESSORS PARCEL MAP 1,000 FOOT RADIUS



SYMBOL FLEDGED			
# Sht.	INTERIOR ELEVATION:	ELEVATION NUMBER SHEET NUMBER	AND DIRECTION OF VIEW
# Sht.	DETAIL REFERENCE	DETAIL NUMBER SHEET NUMBER	
# Sht.	BUILDING SECTION	ELEVATION NUMBER SHEET NUMBER	AND DIRECTION OF VIEW
#	DOOR NUMBER		
#	WINDOW NUMBER		
#	NORTH ARROW MARKER		
D Drawing Title Scale:	DRAWING TITLE IDENTIFIER		
Benchmark Title Benchmark Elevation	HEIGHT / ELEVATION MARKER		
#	SHEET REFERENCE NOTE		
1	REVISION MARKER		
12	ROOF SLOPE INDICATOR		

INDEX OF OWNER AND PROFESSIONAL CONSULTANTS

OWNER CHIA LEE 6169 N. GRANTLAND AVE. FRESNO, CA 93723 PHONE: 805-314-6771	ARCHITECT: ASSOCIATED DEVELOPMENT SERVICES CORPORATION. RICHARD D. LOW, JR., ARCHITECT C 24907 788 ARLINGTON STREET CAMBRIA, CA 93428 PHONE 805-927-8138 FAX 805-927-5017	PLANNING CONSULTANT: GREENROAD TONY KEITH, LANDSCAPE ARCHITECT #3676. 788 ARLINGTON STREET CAMBRIA, CA 93428 PHONE 805-423-8479	SURVEY AND TOPOGRAPHIC MAPPING DAKOS LAND SURVEYS MARC DOUGLA DAKOS LAND SURVEYOR #8769 7600 MORRO ROAD ATASCADERO, CA 93422 PHONE 805-466-2645 FAX 805-466-0812
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ARCHITECTS PLANNERS GENERAL CONTRACTORS

DRAWING NOTES:

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Architect of Record



RICHARD D. LOW, JR., ARCHITECT C-24907

Owner

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1	2	3	4
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No.	Date	Revisions / Submissions
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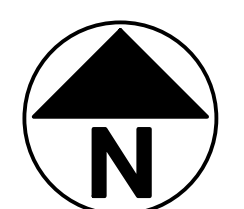
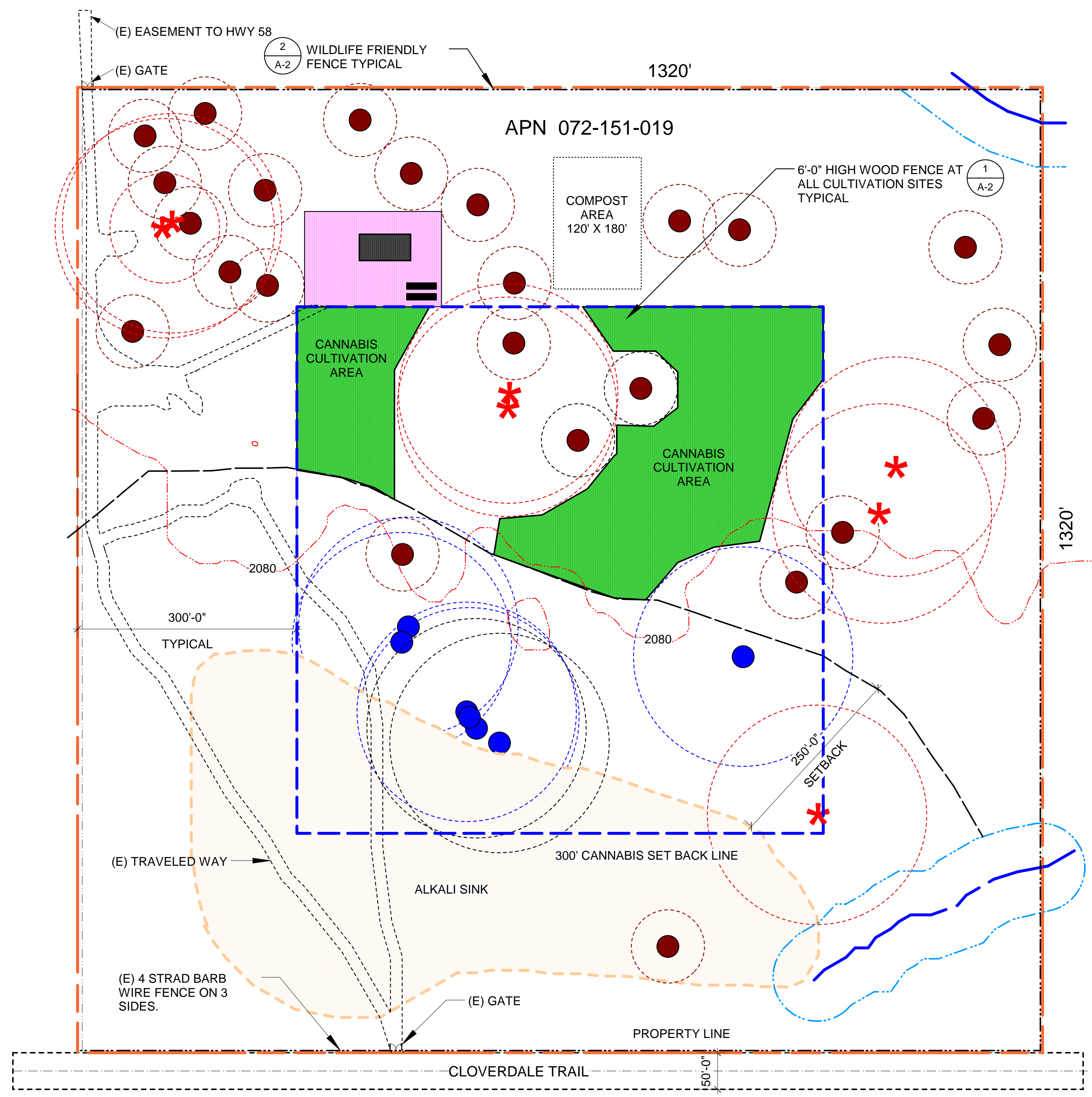
Design Firm
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Project Title
CHIA LEE
126890 CLOVERDALE TRAIL
SANTA MARGARITA, CA 93453

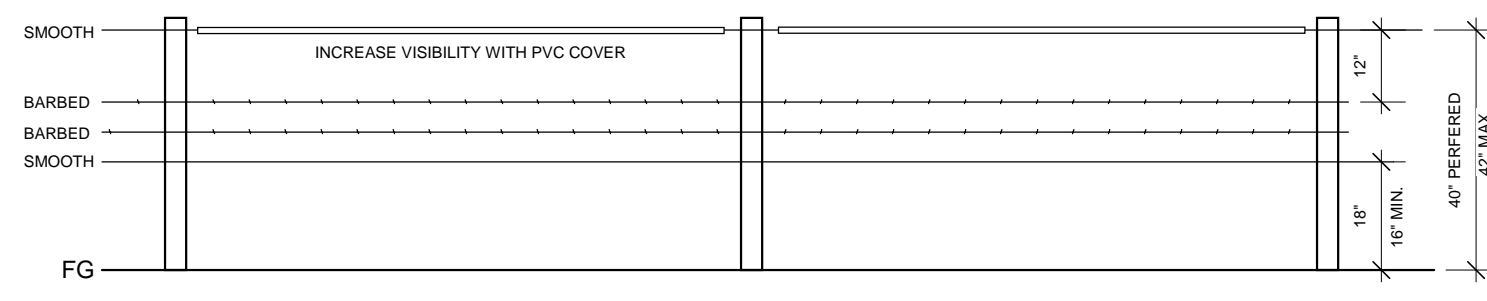
Drawing Title
COVER AND GENERAL INFORMATION

Project Manager R. LOW, ARCHITECT	Project ID CHIA LEE APN 072-151-019
Drawn By RDL	Scale NONE
Reviewed By RDL	Drawing No. A-1
Date 12/15/18	of 3
CAD File Name Lee,C_1 V9.mcd	

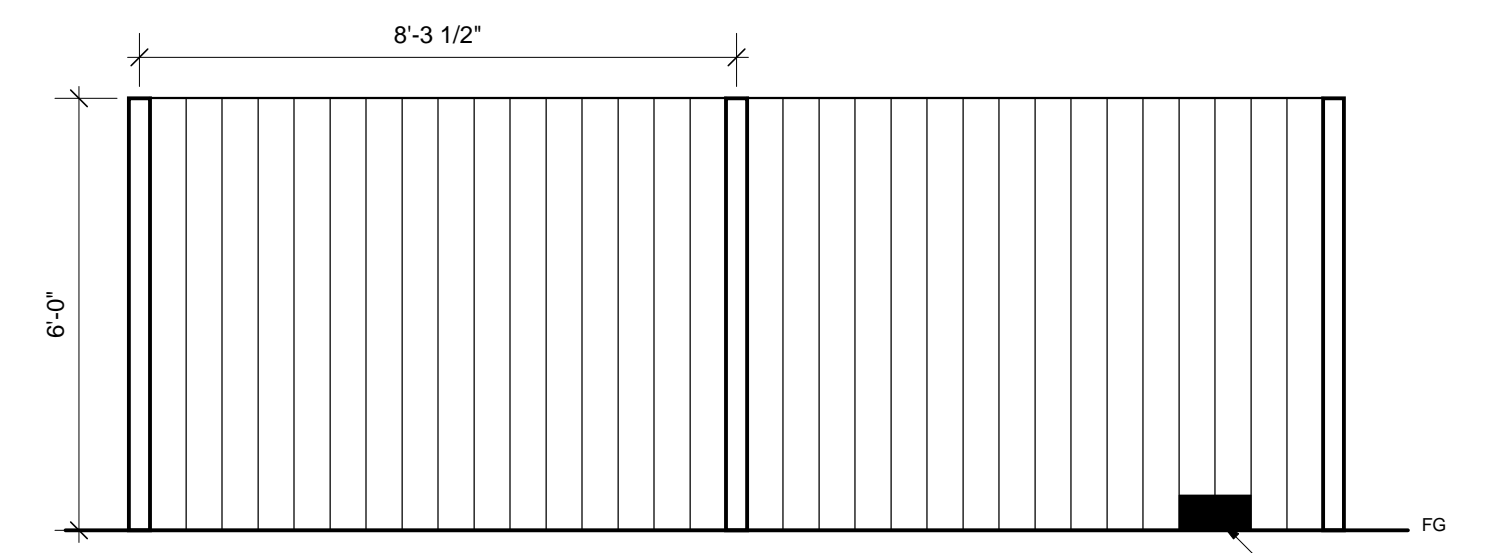


SP SITE PLAN
Scale: 1" = 100 ft

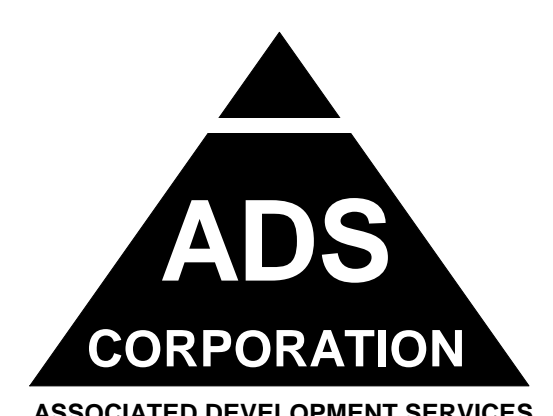
- KANGAROO RAT BURROWS
- AMERICAN BADGER BURROWS
- SAN JOAQUIN KIT FOX DENS
- SWALE
- ALKALI SINK APPROXIMATE
- KANGAROO RAT BURROW 50' SET BACK LINE
- AMERICAN BADGER BURROW 100' SET BACK LINE
- SAN JUAQUIN KIT FOX DEN 100' SET BACK LINE
- PROPERTY LINE 300' CANNABIS SET BACK LINE
- PROPERTY LINE
- 60' SWALE SET BACK LINE
- CANNABIS CULTIVATION AREA (3 ACRE MAXIMUM CANOPY)
- FUTURE .56 ACRE MODULAR HOME SITE
- FUTURE EST. 2,500 SF MODULAR HOME
- 8' X 40' CARGO CONTAINER
- TOPOGRAPHIC ELEVATION 2080.0'



2 40" HIGH WILDLIFE FRIENDLY FENCE TYPICAL
Scale: 3/8" = 1'-0"



1 6" HIGH WOOD FENCE TYPICAL
Scale: 3/8" = 1'-0"
NOTE: FENCES TO BE 6" HIGH CEDAR OR REDWOOD PANELS WITH 4 X 4 RWD POSTS AT 8'-3 1/2" O.C. TYPICAL



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RICHARD D. LOW, JR., ARCHITECT C-24907

Owner
CHIA LEE
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805-314-6771

1	2	3	4
No.	Date	Revisions / Submissions	



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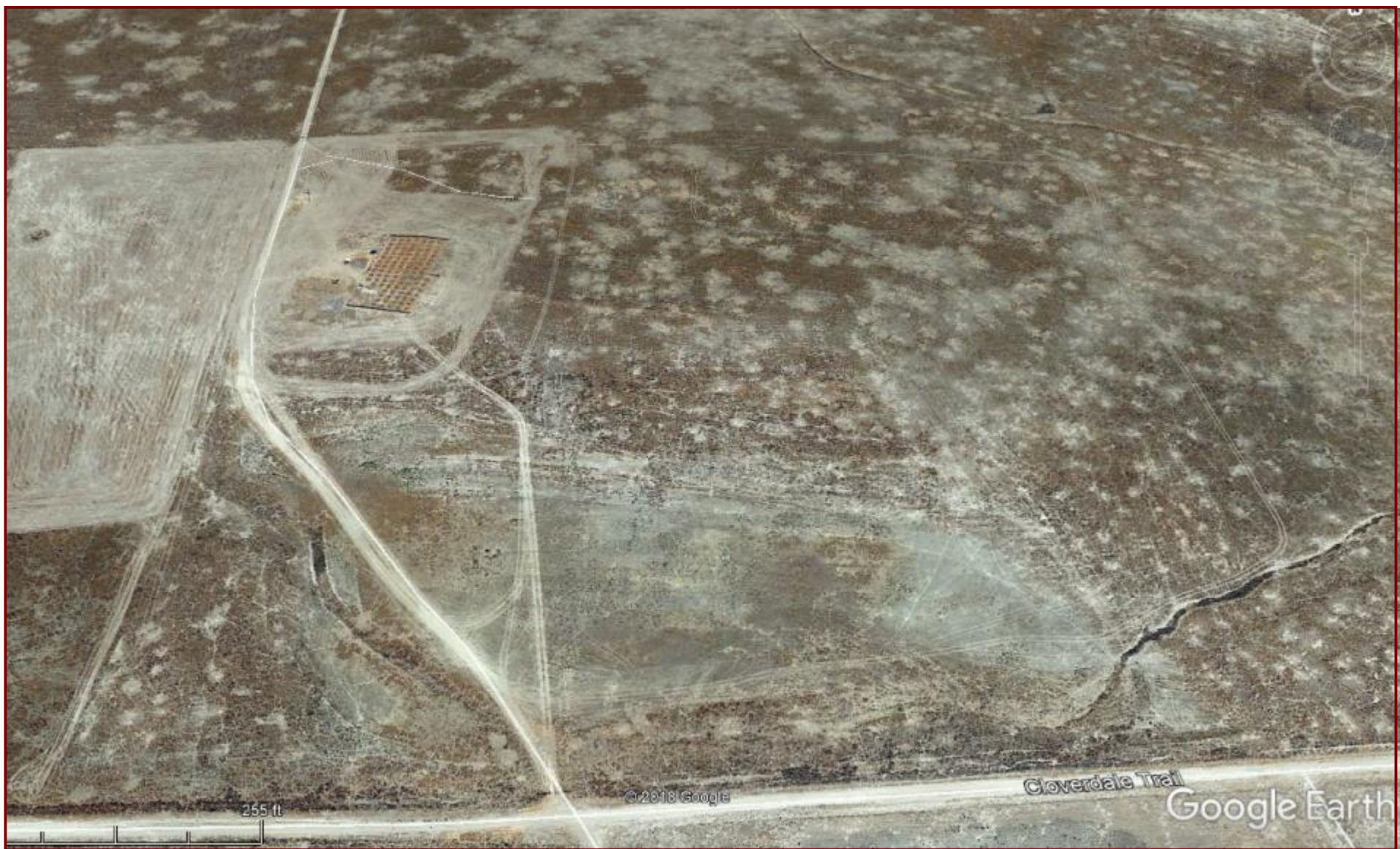
Project Title
CHIA LEE
12680 CLOVERDALE TRAIL
SANTA MARGARITA, CA 93453

Drawing Title
SITE PLAN

Project Manager R. LOW, ARCHITECT	Project ID CHIA LEE APN 072-151-019
Drawn By RDL	Scale 1" = 100'-0"
Reviewed By RDL	Drawing No. A-2
Date 12/15/18	of 3
CAD File Name Lee,C.#1 V9.mcd	



A AERIAL VIEW LOOKING EAST



B AERIAL VIEW LOOKING NORTH



E AERIAL VIEW OF PARCEL



C AERIAL VIEW LOOKING SOUTH



D AERIAL VIEW LOOKING TO THE WEST

ADS

CORPORATION

ASSOCIATED DEVELOPMENT SERVICES

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Architect of Record

LICENSED ARCHITECT
RICHARD D. LOW, JR.
C-24907
PLANNING
NOT STATE OF CALIFORNIA

RICHARD D. LOW, JR., ARCHITECT C-24907

Owner

CHIA LEE
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1
2
3
4

No.

Date

Revisions / Submissions

GREENROAD

DESIGN • BUILD • DEVELOP • THRIVE

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Project Title

CHIA LEE
12680 CLOVERDALE TRAIL
SANTA MARGARITA, CA 93453

Drawing Title

PROJECT PROPERTY PHOTOGRAPHS

Project Manager

R. LOW, ARCHITECT

Project ID

CHIA LEE APN 072-151-019

Drawn By

RDL

Scale

NONE

Reviewed By

RDL

Drawing No.

A-3

Date

12/15/18

CAD File Name

Lee,C.#1 V9.mcd

of

3

Referral -- Page 35 of 35