



THIS IS A NEW PROJECT REFERRAL

DATE: 4/24/2019
TO: 3rd District Legislative Assistant, Building Department, Public Works, CalFire/County Fire, Agricultural Department, County Assessor, Sheriff, RWQCB, Environmental Health, CA Fish and Wildlife, US Fish and Wildlife, City of San Luis Obispo, Airport (SLO), Williamson Act, AB52
FROM: Cassidy McSurdy (cmcsurdy@co.slo.ca.us or 805-788-2959)
PROJECT NUMBER & NAME: DRC2019-00057 SHETLER_WISEBERG
PROJECT DESCRIPTION: Proposed Conditional Use Permit for 3 one acre outdoor cannabis cultivations, ancillary cannabis nursery of 2,952 sq/ft indoor (greenhouse), three ancillary processing and storage structures totaling 7,400 sq/ft, and a non-storefront retail delivery service to be located at Christensen Way, San Luis Obispo, CA
APN(s): 044-111-005

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 Robert and Susan Wisberg Family Trust Daytime Phone 805-543-2633
 Mailing Address 1232 Tiffany Ranch Road, Arroyo Grande, CA Zip Code 93420
 Email Address: _____

☐ Applicant Name Kelsey Shetler Daytime Phone 805-801-8918
 Mailing Address 6779 Pasado Road, Goleta, CA Zip Code 93117
 Email Address: _____

☒ Agent Name Castlerock Development, A CA Corp Daytime Phone 805-546-8100
 Mailing Address 445 Green Gate Road, San Luis Obispo, CA Zip Code 93401
 Email Address: admin@castlerockdevelopment.com

PROPERTY INFORMATION

Total Size of Site: 38.00 ac Assessor Parcel Number(s): 044-111-005
 Legal Description: RHO COR DE P PTN LT 39
 Address of the project (if known): 0000 Christensen Way, San Luis Obispo, CA 93401
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: SR227 to Biddle Ranch Road; right on Orcutt Road; right on Christensen Way
 Describe current uses, existing structures, and other improvements and vegetation on the property:
Agriculture crops and misc. AG accessory uses. Riparian vegetation exists along the adjacent creek on the southern parcel border.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Cannabis Outdoor Crop - max. 3 acre canopy
2 barn structures at 2,500 sf each

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 *[Signature]* Susan Wisberg Date 3/1/19

FOR STAFF USE ONLY



CONSENT OF LANDOWNER

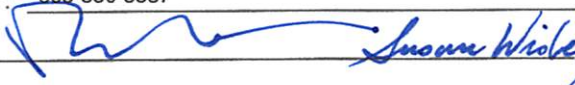
San Luis Obispo County Department of Planning and Building

File No _____


I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address):
0000 Christensen Way, identified as Assessor Parcel Number 044-111-005,
for which a construction permit, land use permit, land division, general plan or ordinance amendment, or
LAFCo application referral is being filed with the county requesting an approval for: Cannabis Activities
(specify type of project, for example: addition to a single family residence; or general plan amendment),
do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.
2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
3. If prior notice is required for an entry to survey or inspect the property. Please contact:
4. Print Name: Bob Wisberg
Daytime Telephone Number: 805-550-5537
5. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property None known.

PERSON OR ENTITY GRANTING CONSENT:

Print Name: Robert and Susan Wisberg Family Trust
Print Address: 1232 Tiffany Ranch Road, Arroyo Grande, CA
Daytime Telephone Number: 805-550-5537
Signature of landowner:  Date: 3/1/19

AUTHORIZED AGENT:

Print Name: Castlerock Development, A CA Corp
Print Address: 445 Green Gate Road, San Luis Obispo, CA 93401
Daytime Telephone Number: 805-546-8100
Signature of landowner:  Date: 3/1/19



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): None

Describe existing and future access to the proposed project site: Directly from existing County ROW

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: Agriculture - Crops South: Agriculture - Pasture
East: Agriculture - Crops West: Agriculture - Residential

For all projects, answer the following:

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

Buildings: 8,952 sq. feet _____% Landscaping: _____ sq. feet _____%
Paving: 0 sq. feet _____% Other (specify) Row Crops - max. 3 acres
Total area of all paving and structures: 8,952 ☒ sq. feet ☐ acres
Total area of grading or removal of ground cover: 0 ☐ sq. feet ☐ acres
Number of parking spaces proposed: 16 Height of tallest structure: 20'
Number of trees to be removed: 0 Type: _____
Setbacks: Front 300' Right 300' Left 300' Back 300'

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 N/A
☐ 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: CalFire

For commercial/industrial projects answer the following:

Total outdoor use area: 4.25 ☐ sq. feet ☒ acres
Total floor area of all structures including upper stories: 8,952 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: 38 acres
Moderate slopes - 10-20%: 0 acres
20-30%: 0 acres
Steep slopes over 30%: 0 acres
- Are there any springs, streams, lakes or marshes on or near the site? ☒ Yes ☐ No
If yes, please describe: East Corral de Piedra Creek - 300' from proposed project
- 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

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 Crop Irrigation
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 1570 GPD
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: Existing groundwater well
6. Has there been a sustained yield test on proposed or existing wells?
☐ Yes ☒ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? ☐ Yes ☐ No
Chemical? ☐ Yes ☐ No
Physical ☐ Yes ☐ No
Water analysis report submitted? ☐ Yes ☒ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
☒ Well Driller's Letter ☐ Water Quality Analysis(☐ OK or ☐ Problems)
☐ Will Serve Letter ☐ Pump Test _____ Hours / _____ GPM
☐ Surrounding Well Logs ☐ Hydrologic Study ☒ Other 80 GPM at 300ft

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? _____ 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: Cold Canyon Landfill
3. Where is the waste disposal storage in relation to buildings? Inside sealable storage containers.
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: San Luis Coastal
2. Location of nearest police station: Sheriff Station, 1681 Front Street, Oceano, CA
3. Location of nearest fire station: SLO County Fire Station No. 21 or 63
4. Location of nearest public transit stop: Transit stop at SLO Airport
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: Agriculture - row crops
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: Monday through Sunday Hours of Operation: 6am to 6pm cultivation
8am to 8pm dispensary
2. How many people will this project employ? 7
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: Potential odors from crop production. Odor management plan in application.
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: _____
7. Will hazardous products be used or stored on-site? ☒ Yes ☐ No
If yes, please describe in detail: Crop production will involve the select use of insecticides and herbicides. Materials to be stored in an enclosed structure. SDS sheets attached to application.
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. 3 Between 4:00 to 6:00 p.m. 0

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: None known.

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): None
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: _____
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 *: _____

*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:
Drip irrigation system to minimize water use
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): _____

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



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

PLN-2018
12/8/2017

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

Cannabis Activities Proposed

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

For Cultivation and Nurseries ONLY

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

Approved registration number: CCM2016-.

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: Kelsey Shetler

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

- ☐ Yes ☐ No

What type of State cultivation license are you seeking?

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

135,680 sf

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	520,437
Total Annual kWh:	520,437

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	Groundwater Well		
Month and Year			
1 2018	0.149 af		
2 2018	0.149 af		
3 2018	0.149 af		
4 2018	0.149 af		
5 2018	0.149 af		
6 2018	0.149 af		
7 2018	0.149 af		
8 2018	0.149 af		
9 2018	0.149 af		
10 2018	0.149 af		
11 2018	0.149 af		
12 2018	0.149 af		
Totals	1.8 afy		

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: See operations manual for list and SDS sheets.

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 & OPERATIONS PLAN

CANNABIS CULTIVATION SITE

APN 044-111-005
0000 Christensen Way
San Luis Obispo, CA 93401

LANDOWNER

Robert and Susan Wisberg Family Trust
Robert and Susan Wisberg, Trustees
1232 Tiffany Ranch Road
San Luis Obispo, CA 93401
(805) 543-2633

APPLICANT

Kelsey Shetler
6779 Pasado Road
Goleta, CA 93117
805-801-8918

March 2019

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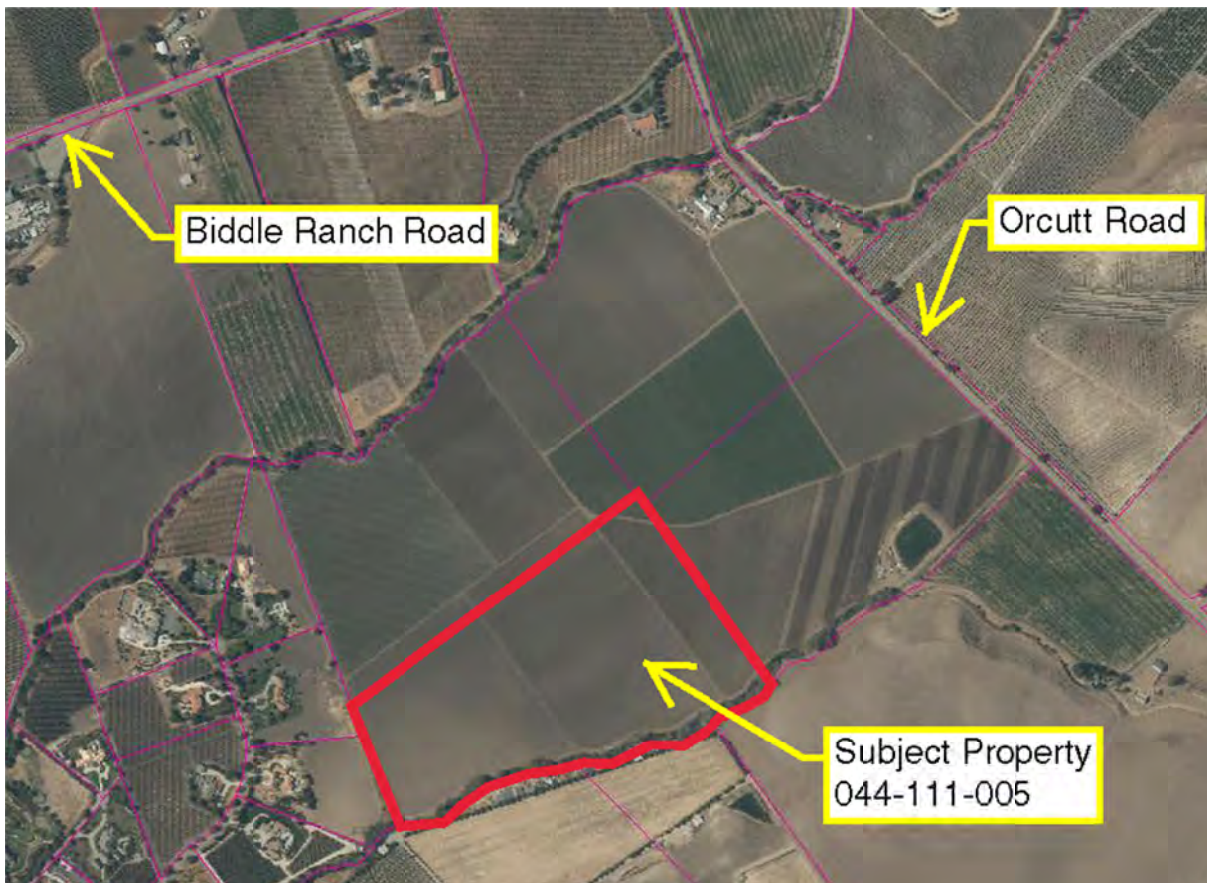
INTRODUCTION

This Project Description and Operation Plan has been prepared to assist the County of San Luis Obispo in its review and approval of a Minor Use Permit for the operation of a cannabis cultivation site located at **0000 Christensen Way** (APN 044-111-005) in the unincorporated area of the County of San Luis Obispo. An address number has yet to be assigned to this particular parcel. It can further defined as Parcel 3 of Parcel Map CO 11-0098 in Parcel Map Book 80 on Page 16 as recorded in the San Luis Obispo County Recorder's Office.

The following information has been prepared in tandem with a plan submittal to comply with the requirements of the County Cannabis Ordinance.

The proposed project includes the establishment of a 3-acre outdoor cannabis cultivation operation, cannabis nursery, and a non-storefront dispensary. Cannabis activities are to include planting, growing, harvesting, drying, curing, grading, trimming, storing, packaging, and labeling of non-manufactured cannabis products. Only cannabis products grown on site are to be stored and sold to State licensed distributors or sold through the non-storefront dispensary operation.

No sales to the general public shall occur on the property.



Vicinity Map

PROPERTY DESCRIPTION

The “Subject Property” is located at 0000 Christensen Way (APN 044-111-005) within an unincorporated area of San Luis Obispo County located southeast of the City of San Luis Obispo.

The Subject Property can be accessed via heading south on Highway 227 from San Luis Obispo towards Arroyo Grande and then taking a left on Biddle Ranch Road. Upon reaching Orcutt Road take a right and head southeast for approximately 0.43 miles to reach an aggregate road heading west. This aggregate road is Christensen Way. Take aggregate road to its end. The Subject Property is the parcel to the southwest of the end of the road.

The physical features of the Subject Property are:

- 38.00 acres.
- Terrain is composed of flat lands with no grade over 10%.
- East Corral de Piedra Creek is an ephemeral drainage that flows east to west along the southern property boundary
- The prevailing wind across the property blows in the easterly – southeasterly direction.
- The property has limited visibility from the public right-of-way along Orcutt Road that is approximately 1,500 feet from the edge of the parcel.

The Subject Property and all surrounding parcels are zoned Agriculture. The Subject Property has been historically used for irrigated row crops. There are no structures on the site besides a well and overhead power lines. The surrounding property uses include:

- North Crops and residential use
- South Pasture and livestock grazing use
- East Crops and livestock grazing use
- West Residential use in an AG cluster

The nearest residential use to the cannabis cultivation site are the residences on Twin Creeks Way. The nearest residence is approximately 635 feet away.

Please refer to Exhibit B for the Neighborhood Compatibility Statement that summarizes the surrounding uses and the findings made as to regulated adjacencies.

CANNABIS ACTIVITIES

The proposed project is to establish an outdoor cannabis cultivation operation, cannabis nursery and non-storefront dispensary on a parcel located at 0000 Christensen Way (APN 044-111-005) in the County of San Luis Obispo.

➤ **Proposed Cannabis Activities**

- Indoor propagation nursery
- Outdoor cultivation including planting, growing, and harvesting.
- Indoor drying and curing.
- Outdoor processing including grading, trimming, packaging, and labeling of non-manufactured cannabis products.
- Storage of cannabis products.
- Sale of material grown only on-site via a non-storefront dispensary operation.

➤ **Location of Cannabis Activities**

- The cultivation site centrally located on the parcel to meet setback requirements and to maximize distances from adjacent parcels.
- The indoor nursery and storage operations area is located close to the main entry to the parcel while still respecting a sizable setback to maximize distances from uses on adjacent parcels.
- Slope of the cultivation site range from 0.06% to 2.00%.
- Each activity has been located to meet the required setbacks from the respective property lines, drainage courses, and water wells.
- All cannabis related activities, including structures, storage of materials, parking area, and access routes are located outside of the existing FEMA mapped flood plain that follows the East Corral de Piedra Creek along the southern property line of the Subject Property. Delineation of the flood plain can be found on the site plan included with the submittal documents.
- Setbacks from the bank of the adjacent water course and riparian feature are greater than 250 feet.

➤ **Indoor Nursery**

- The indoor propagation Nursery operation includes one (1) fully enclosed greenhouse type structure with a total area of 2,952 square feet. The nursery structure is constructed with a series of steel truss braced frames creating a structure 36' wide x 18'-6" high x 120' long. The steel structure is supported on a HSS steel tube base section that is placed on a 4" thick layer of base and anchored

to the existing grade of the site with driven soil anchors. The steel frame is clad in a translucent plastic sheeting material at the roof and sides. The endwalls are clad with steel ribbed panels. The nursery is to use a combination of natural and artificial lighting (mixed-light) for cultivation.

- Cannabis activities in the nursery consist of producing the following:
 - A group of mother plants of various strains and lineages that produce clone stock.
 - The planting and propagation of clones.
 - The planting and propagation of seedlings.
 - The planting and propagation of plants prior to maturity.
 - The production of cannabis seed material.
- Use of the nursery is to produce cannabis clones, immature plants, seeds, or other agricultural products used specifically for the planting, propagation and cultivation of cannabis onsite.

➤ **Cultivation, Harvesting and Drying Activities**

- The outdoor cultivation site is to be planted to produce a crop that achieves a maximum of three (3) acres of canopy growth.
- Planting of crops are to be staggered to maintain a consistent rotation of planting and harvesting.
- Upon reaching maturity, plants are harvested and hung to dry on drying racks.
- The indoor drying activities are to take place in a single fully enclosed greenhouses being 2,700 square feet in total area. The greenhouse is constructed with a series of steel truss braced frames creating a structure 36' wide x 18'-6" high x 75' long. The steel structure is supported on a HSS steel tube base section that is placed on a 4" thick layer of base and anchored to the existing grade of the site with driven soil anchors. The steel frame is clad with an interlocking corrugated steel roof and wall panel system secured in place by self-tapping and self-sealing screws.
- Freshly harvested Cannabis is to be hung from a system of racks that allows the material to dry gradually under controlled conditions.
- Once dried, the Cannabis material is removed from the structure to the outdoor processing area.

➤ **Outdoor Processing Activities**

- Cannabis processing activities that are to occur within the secured boundary of the cultivation site consist of the following:
 - Curing, grading, and trimming of cannabis.

- Packaging, and labeling of non-manufactured cannabis products.
- Only cannabis grown onsite is to be processed and packaged onsite. Processing activities are proposed to be ancillary to the primary cultivation use.
- These activities will require the use of portable tables, carts, and portable “EZ-up” type tents during times of operation. The use of portable tent type structures is based on weather and the need provide to shade for workers in accordance with OSHA requirements.
- No processing activities are currently proposed to take place within any trailer, cargo container, or structure.
- Processed cannabis is to be packaged and weighed in uniquely identified crates. Each crate is to be logged and dated prior to be placing in the storage structure.

➤ **Storage of Cannabis Products**

- Processed and packaged Cannabis materials (non-manufactured products) that are packaged and prepared for distribution are to be stored in a second storage barn structure approximately 2,700 square feet in size.
- Each uniquely identified crate is logged as to its entry and as to its placement in the storage area. A series of shelving units are to be used to store the crates so as to maintain a free flow of air in the structure to ensure stored product does not mildew and result in any foul odors.
- The storage barn is to be properly secured with adequate locks and lock protection (lock shields).
- Access to the structure is to limited to select Operators and to be monitored by a silent alarm system.
- The structure is to be surveilled by day/night vision cameras, indoors and outdoors, on a 24/7 basis.
- The removal of material from the storage structure is to be recorded in the master log.

➤ **Infrastructure, Materials & Support Systems**

- Infrastructure
 - Primary PG&E power to be established onsite.
 - Implement security barriers and gated entries constructed in compliance with the Security Plan.
 - Irrigation distribution system implemented to provide

controlled flows to each use.

- Installation of drip irrigation systems.

- Materials

- Implement Material Storage and Waste Management Plans.
- Centrally locate storage containers for ease of access and use to provide protection for exterior stored materials from the prevailing winds and storms.
- Storage of premium soil products.
- Mixing of soil with appropriate amendments.
- Storage of planting and irrigation materials.

- Support Systems

- Implement Operator safety program and policies.
- Mount warning, safety, and informational signage.
- Install first aid stations.
- Install and secure chemical toilet facilities and portable wash basins.
- Identify and install shaded break area(s) for Operators.

➤ **Sales and Marketing**

- The sales and marketing of on-site cannabis harvested products are to be made to either State licensed distributors or sold via the non-storefront dispensary operation.
- The sales and marketing of trimmings from on-site plant materials are to be only sold to State licensed distributors.
- No sales to the general public shall occur on-site.
- The dispensary operation is to operate per the following:
 - Business hours of 8:00 am and 8:00 pm
 - Three (3) dedicated unmarked vehicles, owned and insured by the business operation, are to be used for deliveries during allowable business hours. Vehicles are to be stored onsite within the secure boundary of the operation. No cannabis product shall be allowed to be left in any vehicle.
 - Delivery drivers are to undergo thorough criminal and DMV background checks.

➤ **Tracking and Tracing**

- All of the above cannabis items are to be tracked and traced as required by CDFA's "Metrc" program as administered by the

Bureau of Cannabis Control for the State of California.

BUSINESS OPERATION DETAILS

The following provides the details of the day to day business operation of cannabis cultivation and processing activities. For the purpose of this document employee, contractor, and consultant is collectively referred to as “Operator”.

➤ **Operation Hours & Workforce**

- Business Days Monday through Sunday
- Business Hours 6am to 6pm (single shift)
- Operators per Business Day 4

The following provides the details of the day to day business operation of cannabis non-storefront dispensary activities.

➤ **Operation Hours & Workforce**

- Business Days Monday through Sunday
- Business Hours 8am to 8pm (single shift)
- Operators per Business Day 3

PARKING / TRAFFIC

Parking is provided for Operators and occasional invited visitors. The parking area is to be clearly identified with signage. The parking area is identified at two locations shown on the site plan submittals.

➤ Spaces

- The site provides sufficient usable area to meet the parking needs of all Operators, visitors and loading activities entirely on the site of the use.
- A total of 16 spaces are provide to meet the space requirements of the County LUO.
 - Nursery (2,952 sf) = 1 space per 500 sf = 6 spaces
 - AG Processing (2,500 sf) = 1 space per 1,000 sf = 3 spaces
 - Delivery vehicles = 4 spaces
 - Handicap spaces = 1 space per Title 22 LUO 22.18.050 (b)
 - Visitor spaces = 2 spaces

➤ Surface

- The parking area will be constructed of an aggregate base providing an all-weather surface per County of San Luis Obispo standards. The handicap parking space shall be constructed of concrete to the dimensions required by the California Building Code.
- The aggregate base parking area will have a cross slope that does not exceed 5%. The handicap parking space shall have a cross slope not exceeding 2% in any direction.

➤ Path of Travel

- A clear path of travel is to be provided between the building entrance and the parking area. The path of travel is to be constructed of concrete and shall comply with the dimensions and the allowable slope percentages required by the California Building Code. The path of travel shall be clearly marked by signage and surface markings, as specified by applicable building codes

➤ Traffic

- The cannabis cultivation and processing business operation hours are from 6:00 am to 6:00 pm placing the entry and exit of Operators from the property during off-peak traffic hours. The round trips as the result of the cannabis activities are as follows:

- Operator Trips 4 trips per day (off peak)
 - Operator Vehicles Passenger cars and trucks
 - Delivery Trips (in) 2 trips per week
 - Delivery Trips (out) 2 trips per week
 - Delivery Vehicles 12' Flatbed Truck or smaller
 - Service Vehicles 1 trip per week
 - Service Vehicle Standard trash truck
- Business operation hours for the non-storefront dispensary are from 8:00 am to 8:00 pm. Delivery vehicles are to leave the site during peak hours between 8:00 am and 9:00 am and then return during non-peak hours mid-day and at the end of the day after peak PM hours. The round trips for three delivery vehicles as the result of dispensary activities are as follows:
- Product delivery trips 6 trips per day
 - Product delivery vehicles passenger cars and trucks

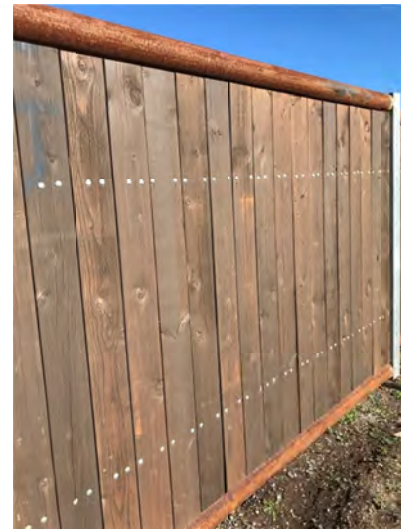
SECURITY

Recognizing there are numerous levels of security protocols available to the Cannabis Industry. The security plan below is tailored specifically to the proposed onsite cannabis activities.

The following security measures are utilized:

➤ Barriers / Gates / Locks

- Exterior exit doors and gates are to remain closed but unlocked during business operating hours, where required for worker safety. All doors and gates are to remain locked during non-business hours.
- Cannabis product storage areas are to be monitored by indoor and outdoor security surveillance system. The system shall be capable to store a minimum of 30 days of video data. The Sheriff's Office shall be provided real-time access the video data. The surveillance system shall be stored in a locked and tamperproof compartment.
- The site is to be surrounded by a 6-foot high steel framed barrier with solid wood pickets creating a durable full-height integral privacy screen that prevents the cannabis plants from being easily seen.
- Access to the site to be gained at a single point of entry that is gated and monitored by surveillance. Gate construction materials to match that of the security barrier.



Proposed Security Barrier

➤ Exterior Lighting

- Exterior lighting and security cameras are to be mounted at the perimeter of each of the structures at a height of 12' to 17'. At select locations lighting and cameras are to be pole mounted at approximate height of 12' to 13'.
- Refer to the site plan submittal for lighting locations.
- Light fixtures are to be downward casting with a cutoff shields to direct light to the intended space.
- Light fixture selections comply with California Title 24 energy requirements, as required.
- Details on the type of exterior light fixture including manufacture,

model, bulb type, wattage, lumens, controls, and mounting height is referenced in the manufacture product data sheets included in Appendix C.

- Lighting is to be controlled by motion and photocell controls.
- No exterior non-motion controlled lighting is currently proposed.

➤ **Procedures**

- Doors and gates are to be locked at all times during non-working hours and when Operators are offsite.
- The public is to be restricted from access to the site unless escorted by an Operator.
- A record of all visitors is to be maintained. Information to made available to authorities upon request.
- Surveillance devices are to be utilized to record activity at entry points to the site and to all buildings.
- All plants are to be a part of the "Metrc" track and trace program.

➤ **Operators / Visitors**

- Operators are to be vetted against reasonable standards as established by the Bureau of Cannibals Control (California)
- Operators are to be required to sign in when arriving on site and sign out upon departure.
- Operators are to be trained in the procedures outlined in this Operation Plan.
- After completion of orientation and agreement to site policies, Operators are to be issued identification cards verifying their ability to access the facility. Identification cards are to be carried at all times while on the project site and presented on demand to authorities.
- All Visitors shall be accompanied by an approved Operator.
- Visitors shall be required to sign in and out of the property.
- Access to the site by minors is strictly prohibited.

SIGNAGE

The goal of the signage plan is to provide clear guidance to Operators, invited visitors, Law Enforcement, CalFire, and Emergency services at all times, while not attracting the attention of the general public.

In an effort to achieve these goals the following signage is to be implemented:

- Upon initial entry to the property, a NO TRESPASSING sign is to be installed with language in accordance with applicable County and State laws and codes.
- Once on the property directional signage is to be installed providing clear direction to the cultivation site and the parking area.
- At the main point of entry, County required notices for land use are to be posted as required by the Cannabis Ordinance.
- Upon arrival to the site, "Parking" signs are to identify the defined parking area for all Operators and visitors.
- NO PARKING and EMERGENCY ACCESS signage is to be installed at applicable locations to ensure the site remains accessible at all times.
- Where applicable, handicap parking space(s) is to be identified with code compliant signage and markings.
- Where applicable, handicap path of travel is to be identified with code compliant signage and markings.
- NO TRESPASSING and video surveillance warning signage is to be installed at the main point of entry to the site and at each structure.
- Safety signage, in compliance with OSHA standards, is to be installed at the interior/ exterior of structures, as applicable.
- Safety signage, in compliance with OSHA standards, is to be installed on all material storage containers, as applicable.
- Exit doors shall have "EXIT" signage clearly visible.

ODOR MANAGEMENT PLAN

Recognizing there are numerous levels of odor controls available to Cannabis Industry. The "Odor Management" plan below is tailored to an outdoor Cannabis Cultivation operation specifically.

➤ Site and Structure Controls

- The cultivation site and the structures have been located a significant distance from area residences allowing potential escaping odors to dissipate prior to reaching the adjacent properties.
- The prevailing wind flows across the property in an east to southeast direction thus blowing and dissipating any potential odors into non-occupied agricultural open field areas.

➤ Soil Controls

- Soils that are recycled in a composting state are to be appropriately covered and sealed to prevent any potential odor issues.
- Composting materials are to be stored in accordance with the Material Storage Plan.

➤ Plant / Green Waste

- Recycled plant material is to be placed in sealable containers until at which time the material is ready to be reused.
- Waste material is to be stored and disposed of in accordance with the Waste Management Plan.

➤ Restroom Facilities

- Portable restroom facilities are to be maintained on a scheduled basis by a professional service company utilizing the proper standards based on usage. This will prevent potential odors that would otherwise be associated with an inadequate restroom facility.

➤ Report Tracking

- Complaints received regarding odor shall be documented, investigated, tracked, and responded to using best management practices as applicable.
- Actions taken on each report is to be documented and retained in the operation records.

WASTE MANAGEMENT

The principal goal for waste generated by this Cannabis Activity is to recycle any and all materials that can be recycled. The primary waste material generated is green waste that can be separated, broken down, processed, and reintroduced into other cannabis growing/manufacturing operations.

Waste materials, including refuse and green waste, are to be stored in containers with a securable lid and located in a dedicated storage location. Refer to the site plan submittal for identification of waste storage locations.

➤ Green Waste from Cannabis

- Cannabis waste (clippings, dead plants, roots, etc.) is to be stored and composted in dedicated containers with securable lids. Containers are to be approximately 16' long x 7' wide x 5' tall constructed of steel. The boxes are fitted with forklift skids for easy mobility.
- A different container with a securable lid is to be used for materials to be transported offsite and recycled by an approved operator and facility.
- Containers are to be stored in a secure location.
- Stored materials shall be removed from the site by a qualified service on a regular basis. At no time should the storage of materials be allowed to stock up and exceed the capacity of its storage enclosure.
- Operators are to be trained to identify the difference between onsite and offsite recyclable materials. Operators are also be trained as to the proper handling and storage of the various products used on site.
- Waste from Cannabis will be tracked and traced as required by CDFA's "Metrc" program as administered by the Bureau of Cannabis Control for the State of California.

➤ Wastewater

- No wastewater is to be generated as part of the cultivation operation.
- No sinks or washings stations that would generate wastewater are proposed.
- Restrooms are self-contained chemical portable toilets that are serviced by a qualified and licensed maintenance company on a routine schedule based on level of use.
- Portable self-contained wash stations are to be provided and serviced by a qualified and licensed maintenance company on a

routine schedule based on level of use.

➤ **General Waste and Refuse**

- General waste and debris in the form of paper, cardboard, wood, and plastics are to be collected and sorted accordingly into covered waste and recycling containers. Containers shall be of the type issued by the local licensed garbage disposal company. The garbage and recycle bins shall be 3 cubic yards in size. A minimum of one of each type of bin will be maintained onsite. Use of bins is to be monitored to ensure they are not overfilled and when necessary additional bins are requested.
- A licensed garbage disposal service is to remove the waste and refuse from the site and dispose of it at the local licensed landfill on a weekly basis.
- There is no process used in this cannabis activity that results in the creation of the hazardous waste material. However, if any refuse material created by happenstance that is determined to be hazardous, the material shall be treated and disposed of as hazardous waste.

MATERIAL STORAGE

The purpose of this plan is to provide information and guidance to all Operators with regard to handling and storage of materials. Dedicated securable cargo storage containers are to be used for the storing of manufactured and/or packaged materials. The location of these storage locations are identified on the submittal plans. As the type of materials used may vary over time, the material inventory will require updating on a routine basis.

➤ **Manufactured Products**

- First Best Management Practice - The first best management practice is to only purchase what is needed each time it is used. The risk associated with hazardous and non-hazardous materials will be significantly reduced with proactive scheduling and stock management.

➤ **Identification**

- Safety Data Sheets (SDS) shall be collected for all manufactured materials brought on site. These sheets shall be kept onsite and centrally stored for quick reference by emergency services.
- All material products shall be clearly marked and labeled. Labels shall identify the nature of the materials in accordance with applicable State codes and regulations.
- Materials that should not be stored together shall be identified and documented in the material inventory.
- Any substances contained within non-labeled containers shall be treated as hazardous substances until material contents can be verified or the contents are properly disposed of at a qualified facility.

➤ **Handling & Use**

- All materials shall be handled and used in accordance with the manufacturer directions and warnings.
- Pesticides shall be compliant with CalCannabis and the Department of Pesticide Regulation.
- Where required, an Operator Identification Number (OIN) shall be obtained prior to the application of any pesticides. Applicant to consult with the Department of Agriculture regarding potential licensing and/or permitting requirements related to pesticide use and application.
- It is the duty of all who handle the materials to do so in a manner that is safe, environmentally friendly and complies with all local, state and federal regulations. This includes materials that are not,

by statute, hazardous but which, if carelessly discarded could cause harm to the environment.

- It is important that each Operator becomes familiar with each type of chemical or material they may come in contact with during performance of their respective scope of work. Appendix A of this manual maintains a list of materials, along with their respective Safety Data Sheets (SDS), that may be used in the operation of the greenhouses and nursery. This list is to be updated as new materials are brought on site.

➤ **Indoor Storage**

- All materials are to be stored in accordance with the manufacturer directions and recommendations.
- All material storage containers are to be centrally stored in a secure well ventilated enclosed space.
- The storage enclosure is to have solid floor surface to prevent potential seepage of materials into the soil.
- An inventory list is to be maintained for all materials placed in the storage container.
- The container is to be clearly marked on the exterior of the container for easy identification by the Fire Department in the event of an emergency. Standard material identification symbols shall be used in accordance with State codes and regulations.

➤ **Outdoor Storage**

- Isolated outdoor areas created by placement of the surrounding cargo containers shall provide protected storage areas for composting and waste storage.
- Material stockpiles are to be covered with tarps when not in current use to protect from wind and storm runoff impacts.
- Storage cargo containers are to be arranged to achieve the following:
 - Protect from the prevailing winds.
 - Act as a barrier for potential storm water runoff.

➤ **Spill Management and Response**

- In the event of material spill Operators shall implement the Spill Management and Response Plan included in this document.
- Each Operator shall be trained on the implementation of the Spill Management and Response Plan.

WATER MANAGEMENT

Recognizing that water conservation is crucial now more than ever, the irrigation system design serving the outdoor crops is to be outfitted with the latest technology in irrigation controls and drip systems.

➤ Water Source and Supply

- Water for operation shall come from an existing 400 feet deep irrigation groundwater well that is more than that is over 850 feet from the outdoor grow location and 1,400 feet from the nursery structure.
- The project site and the existing groundwater well is not located in an area with an impacted groundwater basin.
- Blow tests concluded that the groundwater well capacity to be 80 GPM, producing a potential water supply up to 115,200 gallons per day.
- Main water shut off valve shall be provided and clearly marked.

➤ Irrigation System

- The main water feed shall be brought on site to feed a series of manifolds that distributes water across the row crops feeding the drip irrigation system.
- Irrigation valves shall be placed at intervals to adequately zone the system.
- A series of irrigation controllers shall be used to control the amount of water that each zone receives.
- Rows of plants shall be fed by a branch of the drip system. Each plant shall have a drip head appropriately sized for its water demand based on the plant size and type.
- Soil moisture sensors shall be implemented in each zone to prevent overwatering.

➤ Usage

- Nursery
 - Anticipated water demand in the 2,592 square foot structure is based on the quantity of plants and previous experience is approximately 225 gallons per day or 0.26 acre-feet per year.
- Outdoor Crops
 - Anticipated water usage based on the quantity of plants and previous experience is approximately 450 gallons per day per acre or 0.51 acre-feet per year per acre. Total demand

over three acres will equate to approximately 1,350 gallons per day or 1.53 acre-feet per year. This equates to a demand of only 5.2% of the wells potential yield.

- Supply Summary

- The groundwater well has a yield of 80 GPM or 115,200 gallons per day. The total estimated water usage from proposed cannabis uses is 1,570 GPD or 1.4% of the total well yield.
- Balance of well yield remains available for agricultural crops.
- From year to year, water usage may vary depending on the temperature extremes experienced within each season.

➤ **Inspection**

- The mainline feed from the wellhead shall be inspected routinely for signs of leakage or seepage.
- Irrigation control valves shall be inspected daily for leaks or seepage.
- Rows shall be checked for overwatering daily to determine if any required changes are needed in the programmed controllers.
- The programming of the irrigation controllers shall be checked routinely to ensure proper operation.

DRAINAGE

In addition to complying with applicable State and County storm water programs, the primary drainage goals of the project are to maintain long standing historical drainage patterns, promote infiltration, and maximize the passage of flows across vegetated surfaces.

The topology of the property is relatively flat with slopes ranging from 0.6% to 2.0% comprised of rolling hills and low lying flat lands with elevations ranging from 282 feet to 310 feet above sea level. The historical drainage pattern of the overall property flows to the west-northwest, away from the creek line that borders the southern property line.

The following goals have been set for the design and operation of the project to further improve drainage performance of the project site:

- Implementation of erosion and sediment barrier products to conform to the existing terrain (soils and slope) without the need for grading, maintaining historical drainage patterns and minimizing the potential for erosion.
- Minimize the use of impervious surfaces.
- Direct runoff to vegetated surfaces/buffers to slow surface flow and to promote infiltration.
- Avoid point releases and disperse runoff to promote sheet flows.
- Perform pre-season maintenance activities no later than October 1st.
- Protect material storage areas from run-on and run-off impacts.
- Monitor surface drainage as the result of rain events. Implement applicable erosion control Best Management Practices based on site assessments.

NOISE ANALYSIS

Recognizing that noise is a potential factor to be considered by the County with respect to the operation of the cannabis activities, in particular with equipment used in the operation of the greenhouses and the nursery, the attached analysis was conducted.

➤ Requirements

San Luis Obispo County Land Use Ordinance (LUO) Section 22.10.120 – Noise Standards states that exterior noise level standards shall apply when a land use affected by noise is one of the following noise-sensitive uses:

- Residential
- Health Care Services
- Hotel and Motels
- Bed and Breakfast
- Schools
- Churches
- Libraries and Museums
- Public Assembly and Entertainment
- Offices
- Outdoor Sports and Recreation

“No person shall create any noise or allow the creation of any noise at any location within the unincorporated areas of the county on property owned, leased, occupied or otherwise controlled by the person which causes the exterior noise level when measured at any of the preceding noise-sensitive land uses situated in either the incorporated or unincorporated areas to exceed the noise level standards in the following table. When the receiving noise-sensitive land use is outdoor sports and recreation, the following noise level standards shall be increased by 10 dB.”

Maximum Allowed Exterior Noise Level Standards

<u>Sound Levels</u>	<u>Daytime</u> <u>(7am to 10pm)</u>	<u>Nighttime</u> <u>(10pm to 7am)</u>
Hourly Equivalent Sound Level (dB)	50	45
Maximum level (dB)	70	65

➤ Analysis

Potential sources of semi-continuous sound from the Nursery include the following pieces of equipment. Information from the equipment manufacturer is attached for reference in Appendix D. For quick reference a normal conversation between two individuals is approximately 60 dB.

<u>Equipment</u>	<u>Sound Rating</u>
48" Exhaust Fans	67 dB at 5 feet
36" Ventilation Fans	59 dB at 5 feet
Generators	70 dB at 23 feet
AC/Heating Units	80 dB at 10 feet

Using the Inverse Square Law we can estimate the resulting decibel levels for the offsite residential land uses to the northwest and the onsite residential structures to the southeast and southwest. The Inverse Square Law does not account for reflections of sound either as the result of structures, topography, or vegetation. The Inverse Square Law is the logical first estimate of the sound level one may hear at a distant point in a reasonably open area.

Residential Land Uses to the West (Twin Creeks Way):

<u>Equipment</u>	<u>Distance from Source</u>	<u>Calculated Sound Level</u>
48" Exhaust Fans	1510 feet	18 dB
36" Ventilation Fans	1510 feet	10 dB
Generators	1510 feet	34 dB
AC/Heating Units	1510 feet	36 dB

Residential Land Uses to the Southwest (457 Green Gate Road):

<u>Equipment</u>	<u>Distance from Source</u>	<u>Calculated Sound Level</u>
48" Exhaust Fans	1630 feet	17 dB
36" Ventilation Fans	1630 feet	9 dB
Generators	1630 feet	33 dB
AC/Heating Units	1630 feet	36 dB

➤ **Conclusions**

- Assuming the worst case where a sound is generated by equipment for a full 24 hours, the estimated sound levels at each of the sound sensitive surrounding uses will remain below the sound level thresholds set by the County LUO.
- Exhaust fans are digitally controlled based on temperature and/or humidity settings. The operational hours of the fans will vary based on the seasonal weather conditions.
- Ventilation fans will be controlled by temperature sensors. The operational hours of the fans will vary based on the seasonal weather conditions.
- Generators are for electrical backup purposes only and are manually switched on. Overall use is expected to be minimal.
- If topography and vegetation barriers should be taken in account as part of a more in depth study, the resulting sound levels will be even lower.

FIRE SAFETY

In accordance with County and CalFire requirements a fire safety application shall be prepared for submittal. Requirements set forth by CalFire shall be implemented into the project design and integrated into the Operations Plan, as needed.

The property is located approximately 5 minutes from the closest CalFire / San Luis Obispo County Fire Station. The property is not located in State Responsibility Area for wildland fires, and is not located in a Fire Hazard Severity Zone.

The following fire / emergency safety measures are currently shown for implementation:

➤ Access

- The location of the property entry point shall be clearly marked for day and night time visibility.
- High intensity reflective signage shall be installed providing direction to the project site.
- “No Parking” signage shall be posted at locations along the access route and the entry points that shall remain clear at all times.
- Gates shall have a 22’ clear width per CalFire access standards.
- Gates to be locked shall be equipped with a Knox lock.
- Site plans identify an emergency access route providing for quick access with ample travel width and turning space.
- Access routes shall be all-weather base with slopes less than 12%.

➤ Material Storage

- A detailed inventory of all materials onsite is to be maintained and kept in a central location for quick reference.
- Safety Data Sheets (SDS) for each manufactured material stored onsite is to be kept in a central location for quick reference.
- Material storage of hazardous or volatile products shall be identified by OSHA compliant warning signage in clear view on the exterior of the storage container.
- Fire extinguishers, of the proper type and size, are to be installed where required per the approved Fire Plan.

SPILL MANAGEMENT AND RESPONSE PLAN

Site Address

0000 Christensen Way
San Luis Obispo, CA 93401

➤ Emergency Contacts

- **Fire/Police/Ambulance**9-1-1
- SLO County Sheriff Dept.805-781-4550
- SLO County Cal Fire.805-543-4244
- California Office of Emergency Services (Cal OES)916-845-8510
- SLO County Office of Emergency Services805-781-5011
- Poison Control800-222-1222

➤ Other Contacts

- Central Coast Regional Water Quality Control Board..805-549-3147
- CA Department of Fish & Wildlife559-243-4005
- SLO County Air Pollution Control District805-781-5912

➤ Implementation

- This Emergency Response and Pollution Control Plan shall be kept on-premises at all times. The plan shall be clearly marked and accessible to all persons within the facility. The Plan identifies the actions that shall be taken in the event of a spill of products that are or may contain hazardous substances.
- Emergency contact phone numbers shall be posted in the facility for easy access in the event of an emergency.

➤ Education

- Be aware that different materials pollute in different amounts. Make sure that each Operator knows what a “significant spill” is for each material they use, and what is the appropriate response for “significant” and “insignificant” spills.
- Educate Operators on potential dangers to humans and the environment from spills and leaks.
- Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).
- Establish a continuing education program to indoctrinate new

Operators.

- Identified Lead Operators shall oversee and enforce proper spill prevention and control measures.

➤ **General Measures**

- Store hazardous materials and wastes in covered containers and protect from vandalism.
- Emergency response materials shall be kept on the premises and readily available to allow rapid containment and cleanup of any spilled material.
- In the event that a spill occurs, work activities within the affected area shall immediately cease until cleanup of the spilled materials is completed.
- Spills should be covered and protected from stormwater during rainfall events to the extent that it doesn't compromise cleanup activities.
- Do not bury or wash spills with water.
- Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable best management practices.
- Place proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the premises in an open, conspicuous, and accessible location.
- Keep waste storage areas clean, well-organized, and equipped with ample cleanup supplies as appropriate for the materials being stored.
- Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.
- Debris and waste shall be picked up daily and properly handled and placed in latching covered refuse bins.

➤ **Cleanup**

- Clean up leaks and spills immediately.
- Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be sent to either a certified laundry (rags) or disposed of as hazardous waste.
- Never hose down or bury dry material spills. Clean up the material

and dispose of properly.

➤ **Minor Spills**

- Minor spills may involve small quantities of gasoline, fertilizer, pesticide, etc. which may be controlled by the first responder at the discovery of the spill.
- Use absorbent materials on small spills rather than hosing down or burying the spill.
- Absorbent materials should be promptly removed and disposed of properly.
- Follow the practice below for a minor spill:
 - Contain the spread of the spill.
 - Recover spilled materials.
 - Clean the contaminated area and properly dispose of contaminated materials.

➤ **Semi-Significant Spills**

- Semi-significant spills still can be controlled by the first responder along with the aid of other personnel. This response may require the cessation of all other activities.
- Spills should be cleaned up immediately:
 - Contain spread of the spill.
 - Notify the Lead Operator immediately.
 - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.
 - If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
 - If the spill occurs outside during rain, cover spill with tarps or other material to prevent contaminating runoff.

➤ **Significant/Hazardous Spills**

- For significant or hazardous spills that cannot be controlled by personnel in the immediate vicinity, the following steps should be taken:
 - Notify the local emergency response by dialing 911. In addition to 911, the Operator will notify the proper County officials. Contact information for the respective agencies can

be found posted within the facility.

- For spills of federally reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
- Notification should first be made by telephone and followed up with a written report.
- The services of a spills contractor or a Haz-Mat team should be obtained immediately. Operators should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
- Other agencies which may need to be consulted include, but are not limited to, the Fire Department, the Public Works Department, the Police Department, Department of Toxic Substances, California Division of Oil and Gas, Cal/OSHA, etc.

➤ **Reporting**

- Report significant spills to local agencies, such as the Fire Department; they can assist in the cleanup.
- Federal regulations require that any significant oil spill into a water body or onto an adjoining shoreline be reported to the National Response Center (NRC) at 800-424-8802 (24 hours).

Use the following measures related to specific activities:

➤ **Equipment Maintenance**

- If equipment maintenance must occur onsite, secondary containment measures are to be used to isolate any potential spills to the immediate vicinity of the maintenance work.
- Regularly inspect equipment for leaks and repair immediately
- Check incoming equipment for leaking oil and fluids. Do not allow leaking equipment onsite.
- Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
- Use absorbent materials on small spills. Do not hose down or bury the spill. Remove the absorbent materials promptly and dispose of properly.
- Promptly transfer used fluids and materials to the proper waste or recycling drums. Don't leave full drip pans or other open containers lying around

➤ **Equipment Fueling**

- If fueling must occur onsite use designate areas, secondary containment measures are to be used to isolate any potential spills.
- Discourage “topping off” of fuel tanks.
- Always use secondary containment, such as a drain pan, when fueling to catch spills/leaks.

➤ **Inspection and Maintenance**

- Inspect equipment used onsite on regular basis. Look for any potential signs of fluid leakage. Inspect nutrient carrying irrigation lines for any potential leaks.
- Keep ample supplies of spill control and cleanup materials onsite, near storage, unloading, and maintenance areas.
- Update this spill prevention and control plan and stock cleanup materials as changes occur in the types of chemicals onsite.

OPERATOR SAFETY POLICIES AND TRAINING

➤ Safety Policy Statement

The policy of this Company is to provide an environment free of uncontrolled hazards in support of its goal of supporting safe and healthy operations. We want and expect every employee, contractor, and consultant, collectively referred to as Operator, to perform in a safe manner in response to the circumstances that may arise during the course of their enterprise.

➤ Introduction

These safety policies have been developed to control the risks associated with Company operations and to assist all Operators in avoiding injuries and illness.

Please note that violations of Company safety policies or unsafe practices could result in severe and painful injury, as well as termination of the Operator's agreement to work within the facility. Compliance with Company safety policies is a condition of operating agreements.

Careful inspections and monitoring are necessary if Operators are to reduce the hazards that contribute to accidents and injuries. Operators must study and know the Safety Policies, and exercise careful attention to prevent injuries.

Questions and requests for additional information relative to the safety policies should be directed to the Company. Operators are always encouraged to submit suggestions to the Company for practices that may help to reduce the potential for accidents and illness.

Every rule and regulation herein shall apply to any operating condition or facility area, whether indoors or outdoors, where a potential hazard may exist.

Accident prevention is every Operator's responsibility!

➤ Safety Responsibilities

○ Company

- Every Operator is responsible for their personal safety while on the grounds of the facility. This begins with the Company and extends throughout the organization. The Company is responsible for providing a safe work site and adequate supervision of its operations.
- This includes, as applicable, the provision of tools and equipment, proper safety equipment/clothing, training, and

on-site direction. In addition, the Company is responsible for implementing the following:

- Initiate and evaluate safety program
- Periodic inspections.
- Ensure that prompt preventative and corrective action is taken on unsafe conditions/actions.
- Ensure that all accidents are investigated and reported.
- Investigate all accidents and incidents involving Operator and/or Company property.
- Review reports of accidents and ensure appropriate corrective actions are taken.
- Promote safety awareness and encourage a proper safety attitude by example.
- Train Operators in the safest way to proceed, and point out where hazards exist.
- Inspect for the proper use of safety equipment and protective devices by Operators.
- Conduct safety inspections of the facility in order to improve housekeeping, eliminate unsafe conditions, and encourage safe habits.
- Take prompt corrective action whenever unsafe conditions and unsafe actions are observed.
- Review work change practices and newly purchased equipment for potential risks being introduced into the operations.
- Inform Operators regarding disciplinary policy for violations of safety policies, and take appropriate action when warranted.
- Post emergency contact information in a highly visible, central location(s).
- Post applicable safety signage.
- Install and maintain OSHA compliant first aid stations at work areas in the quantities specified by OSHA standards.

○ Operator

- Follow Company safety practices, policies, and procedures.
- Report unsafe conditions and practices to the Company.
- Keep work areas clean and orderly at all times.
- Properly use all safety equipment required to complete the applicable task.
- Only operate equipment for which the Operator has been authorized and trained to safely use.
- Learn to lift and handle material properly
 - Lift with the legs and not the back.

- Grasp each load firmly and keep the back straight as possible while lifting.
- Request help when lifting heavy or large items.
- All horseplay is prohibited.
- Report all accidents/incidents immediately to the Company.
- If injured seek medical treatment immediately.

➤ **Accident Procedures**

- All accidents/incidents, no matter how slight, shall be reported immediately to the Company. Prompt reporting will ensure proper treatment (if required) and a rapid correction of unsafe conditions or behavior causing or contributing to the accident.
- Immediately call for emergency services, if required for the injury sustained. When in doubt, call for emergency services.
- The Operator(s) involved with or witnessing the accident shall complete the required accident report forms as soon as possible and submit them to the Company.
- First aid and CPR shall be performed only by trained personnel.
- All Operators shall follow established blood-borne pathogens procedures.

➤ **Emergency Action Plans**

- Emergencies (medical, fire, violence in the workplace, etc.) require immediate action by all Operators. The following emergency action plans have been developed to familiarize the Operator with what actions to take.
 - All Operators shall be familiar with the following:
 - The location of all building exits and the exit routes from the site.
 - The location of fire extinguishers
 - The location of emergency power disconnects.
 - Be aware of individuals who have first aid or CPR training
 - Be aware of individuals that will need special assistance during an evacuation.
 - Account for fellow Operators to ensure the building is clear.
- Fire Evacuation
 - In the event of a fire, turn off all equipment and walk to the nearest exit out of the building.
 - Assemble a safe distance away from the building.
 - Assist persons with special needs to evacuate the building.

- Account for fellow Operators to ensure the building is clear.
- Operators will remain outside until Emergency Service Personnel has eliminated the safety threat and the Company permits access.
- Violence In The Workplace
 - The Company has a zero tolerance for violent acts or violent threats in the workplace. It is the policy of the Company that physical violence or the threat of violence, even in a joking manner, will result in the immediate termination of the Operator's agreement.
 - Operators are to report all violence or threats of violence to the Company immediately. Report the actual behavior or threats that were made. Give the facts of where and when the incident happened, who witnessed it, and what was said.
 - Any Operator who observes anyone with a weapon on the premises shall report the observation immediately to the Company.

➤ **Ergonomics**

- Depending on the physical demands of the various scopes of work to be completed by Operators, changes in the physical layout or actual procedures may be required to minimize the risk of cumulative trauma type injury. These changes can only come about as a result of effective communication of any conditions that can be resolved through an evaluation of the operating area/practices. If such modifications are made, as appropriate, the Operator is to support these changes.

➤ **Recordkeeping**

- Documentation is a critical component of any effective safety effort. As such, the following records will be developed and maintained in Company files:
 - Operator training records
 - Certifications
 - Accident/Incident Reports
 - Hazard identification and correction actions
 - Signed acknowledgments
 - DOT required records
 - Equipment inspection/certifications
 - OSHA 300A

➤ **Drug And Alcohol Policy**

- The Company has a vital interest in maintaining a safe and efficient workplace for its Operators, visitors, and the public at large. The

use of alcohol, illegal drugs, and/or performance-impairing drugs can cause avoidable injuries to Operators, damage to property, and productivity losses. The drinking of alcoholic beverages, using illegal substances, or the taking of performance-impairing substances during operating hours is prohibited. Any Operator reporting to work while under the influence of alcohol, illegal drugs, or performance impairing substances shall be subject to agreement termination. The Company has a zero tolerance operations policy.

- If an Operator is taking prescription medication under a doctor's direction, which may impair their ability to perform in a safe and effective manner, the Operator shall inform the Company of this circumstance and delay any further work until it is safe to do so.
- Operators are subject to drug and alcohol testing for pre-employment, post-accident, random, or reasonable suspicion.

➤ **General Policies For All Operations**

- Operators should be familiar with and practice safe procedures. All questions shall be directed to the Company as soon as possible.
- Illness and/or extreme fatigue may affect an Operator's ability to perform safely. Operators must take responsibility for monitoring their personal physical condition, taking appropriate actions to ensure they receive adequate rest, and that medications do not impact their performance.
- Horseplay of any kind is strictly forbidden. Operators who willfully engage in horseplay are subject to the Company's disciplinary procedures up to, and including, agreement termination.
- Maintaining clean and orderly work areas and equipment is a requirement for both accident and fire prevention. Operators shall keep their work area clear of unnecessary materials, tools, and/or equipment.
- Smoking is prohibited outside of designated "Smoking Areas". Smoking areas must be 25 feet away from all building entry points and air intakes.
- When smoking, ash containers shall be used. Burning/smoldering matches or cigarettes are to never be tossed into trash containers.
- Firefighting equipment is to be properly located and marked. Keep a three-foot radius area around fire extinguishers and electrical panels clear of materials and stored equipment. In an emergency situation, this equipment needs to be readily accessible. All Operators should know the location and how to use the equipment.

- First aid kits are provided in designated areas for Operator protection. They are to be used only for minor injuries, or until adequate medical attention can be obtained.
- Report all accidents, all hazardous conditions, and all hazardous actions and/or practices to the Company.
- Designated building entry and exit points shall remain unlocked and free of obstructions.
- Chairs, wastebaskets, cords, etc., shall not be left in walkways or where they will create a tripping hazard.
- Shears, plant material, etc., shall not be thrown or left on floors, landings, or stairs. All cannabis waste shall be stored in dedicated sealable containers.
- Only approved, grounded electrical extension cords shall be used. All extension cords, when not in use, shall be unplugged, coiled, and properly stored.
- Lifting, and other material handling, shall be performed using proper lifting techniques and include the assistance of other personnel when necessary. When using lifting equipment (hoists, cranes, dollies, etc.), the equipment will be checked for proper condition and operation prior to actual loading.
- Report all defective equipment such as chairs, worn electrical cords, or inoperative machines/equipment to the Company.

➤ **Machinery/Equipment**

- Operators shall be thoroughly familiar with the safe operation of any machinery they are to use.
- Eye protection must be worn when operating or working near machinery such as saws, drills, etc.
- Floors around machines must be kept clean to prevent slipping hazards and kept free from debris.
- Make visual checks for unsafe conditions before starting any machinery or equipment.
- Do not start equipment/machines without a visual check to ensure the area is clear. All guards must be in place when the equipment/machinery is not in use.
- Do not leave any equipment/machines running while unattended. Always operate machinery in a safe manner.
- Loose clothing, long hair, and/or jewelry shall not be worn by personnel who work around or near moving machinery or equipment.

- Any defective equipment must be reported to management immediately.
- The main power supply disconnect must be locked and in an off position while any repair work is being performed.

➤ **Hand Tools**

- Hand tools are to be used only for the purpose for which they are designed. They will be inspected regularly and replaced as required.
- Tools with broken, loose, or splintered handles shall not be used.
- Do not leave tools on overhead areas where they pose a potential risk of injury or interfere with other's progress.
- Do not carry an edged or pointed tool in pockets or belts unless the point or edge is protected.
- Tools should be located and stored in a toolbox. Avoid scattering tools around the work area.

➤ **Portable Power Tools**

- Never use portable power tools without checking for both proper safeguard operation, and electrical continuity. Questionable items should not be used and reported to the Company. Defective tools shall be marked with a non-operation tag.
- Any electrical equipment or cord without a ground prong intact shall not be used.
- Ground fault circuit interrupters (GFCI's) shall be used in all wet locations.
- Electrical cords should be protected from damage by oil or wear and not left in aisles where they may be run over by trucks or other equipment or cause a tripping hazard. Never run an electrical cord through a doorway.
- Shut off any sparking motors or overheating equipment. Report the condition to the Company at once.

➤ **Ladders**

- Do not use chairs, boxes, or other objects in lieu of approved ladders.
- Ladders must be regularly inspected before use. All defective ladders (weakened, broken or missing steps, broken side rails, etc.), must be tagged, removed from service and reported to the Company immediately.
- All portable ladders shall have non-skid bases.

- Extension ladders - The ladder should be one foot out for every four feet up. The ladder should also extend at least three feet above the roofline and be tied off at the top.
- When using a step-ladder longer than ten feet high, another Operator must hold the ladder.
- Use both hands when ascending and descending ladders, and always face the ladder. Only one Operator is to climb a ladder at any one time.
- Do not climb higher than the second step from the top of a step-ladder. Do not climb straight ladders higher than the third step from the top.
- Do not use metal ladders near energized electrical circuits.

➤ **Materials Handling And Storage**

- Operators shall evaluate the object(s) to be lifted prior to attempting the lift, get help or divide the load, and utilize proper body mechanics when lifting.
- Lifting aids such as portable cranes, hand trucks, skids, hoists, or power lift trucks should be used to move heavy objects whenever possible.
- When lifting objects, Operators shall lift by keeping the back as straight as possible, bending the knees, and lifting with the leg muscles.
- Work gloves should be worn when handling heavy or rough objects.
- Suitable foot protection is required when there is a potential risk of foot injury.
- When moving materials on hand trucks or dollies, push rather than pull whenever possible.
- Check all ropes, cables, and chains prior to use as lifting aids to ensure they are in good working condition.
- Do not stand under loads which are suspended by ropes, chains, or cables. Stand clear when ropes, cables, and chains are under tension.
- Stack materials/containers securely using cross-tier or pyramid methods. Damaged containers should be isolated for evaluation prior to storage or use. Floors and all walkways must be kept clear at all times.
- Adequate lighting shall be provided for all work areas.
- Flammable liquids shall be stored in accordance with accepted guidelines for each liquid.

➤ **Motor Vehicle Operation**

- In recognition of the high risks associated with motor vehicle operation, the Company has implemented the following requirements:
 - All Operators who drive Company vehicles and/or equipment must have a valid California driver's license, of the class that is required for the equipment being operated.
 - Operators are required to obey all traffic regulations. Costs for violations of traffic laws are the responsibility of the Operator.
 - Seat belts will be worn at all times when the vehicle is in motion according to law.
 - Concentrate on driving. A good driver dismisses all worries or anger when entering a vehicle.
 - Cell phones shall not be used while the vehicle is in motion. When a call is to be made or received, pull off of the roadway at a safe location and complete the call. This restriction also applies to texting!
 - Operators must report all vehicle accidents as required by City and State Accident Reporting Procedures. If involved in an accident, notify management immediately.
 - Obtain all necessary information and facts about the accident, including names of witnesses, if any.
 - Always limit vehicle speed so there is space and time for an emergency stop. At high speed, drivers have less time to think and act in an emergency and a far greater distance is required to stop.
 - Reduce speed in dense traffic. Adjust speed for adverse visibility and weather conditions.
 - Use appropriate signals well in advance of any action.
 - Use extra caution and slow vehicle when approaching children at play or passing through school zones.
 - Keep alert at railroad crossings. Make sure you have a clear view of the tracks.
 - Operators will not use, nor instruct others to use an unsafe vehicle or equipment.
 - Operators will not wear headsets, earbuds, or earphones while operating Company vehicles.
 - Articles, tools, equipment, etc., placed in cars, vans, or truck cabs shall be stored in such a manner as not to interfere with the proper operation of the vehicle. Any equipment or materials being transported in the bed of a truck must be secure or tied down.

➤ **Trespassers**

- All visitors to the site shall be registered in a log by requiring the visitor to sign in and out when entering and exiting the facility site.
- Access to the site by minors is prohibited.
- Non-registered visitors, excluding law enforcement or County, credentialed representatives, shall be immediately asked to leave the property and return to the County public road (Green Gate Road). An Operator shall escort the individual(s) from the property to ensure compliance.
- In the event of the trespassers refuse to leave, law enforcement shall be called for immediate assistance.
- In no case shall an Operator confront an armed trespasser. All Operators shall immediately vacate the premises to a safe location. Once a safe location is reached law enforcement is to be contacted for immediate assistance.
- The Company shall be informed of any and all trespassers and the actions taken. Operators shall be prepared to provide a written report of the incident if requested by law enforcement or by the Company.

➤ **Training**

- The Company will provide an orientation training for each new Operator. The orientation is to provide an overview of the facility, the safety policies, and the resources available to help with questions.
- Routine Operator safety meetings are to be scheduled by the Company to discuss potential safety concerns, review facility status, and provide training for select work activities.
- Safety meeting attendance by an Operator is to be documented on a signed attendance record. Attendance is not optional.
- In the event that an Operator misses a Safety Meeting, he or she shall be responsible to the contact the Company to review issues discussed and makeup any training that was missed.

APPENDIX B

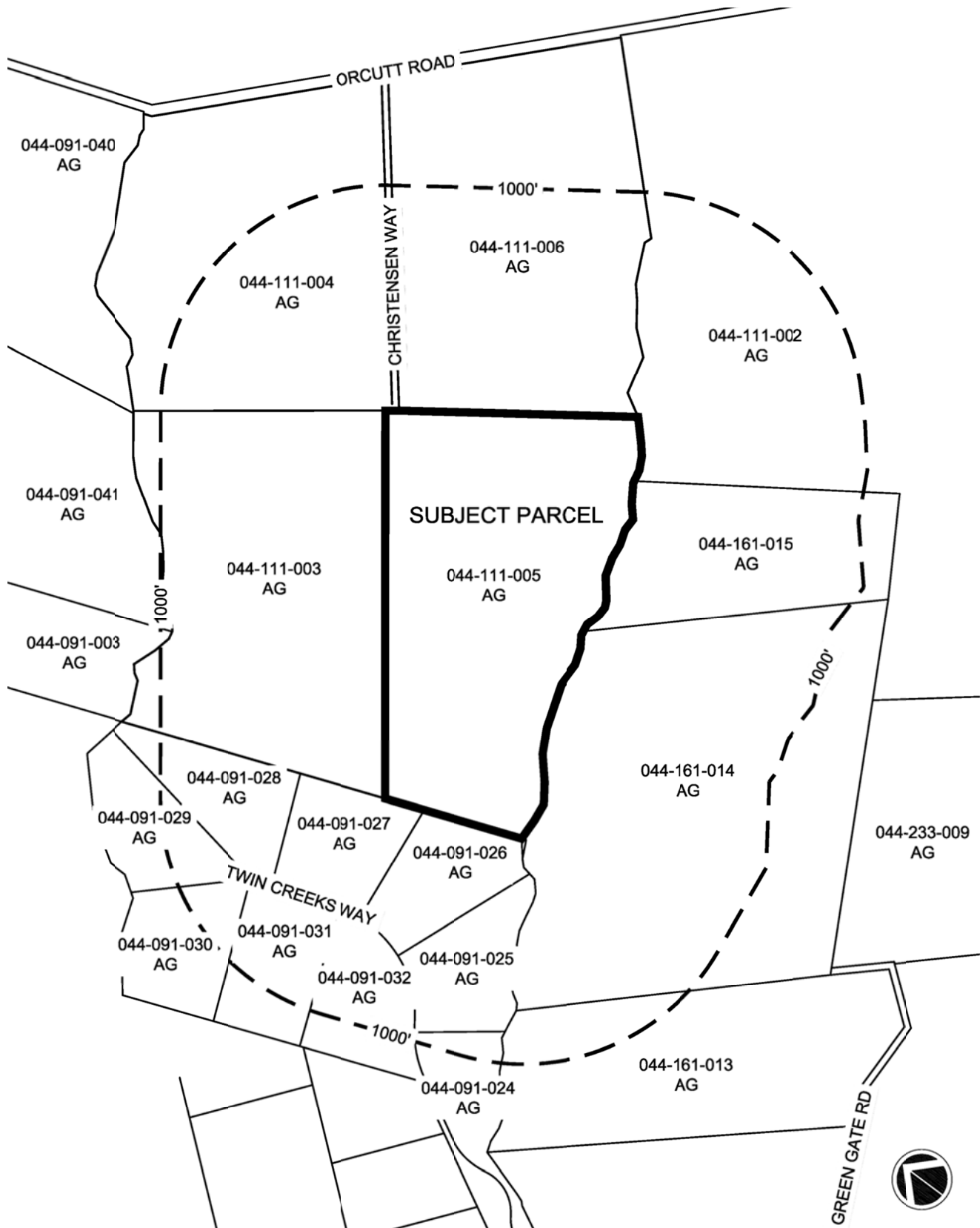
Neighborhood Compatibility

NEIGHBORHOOD COMPATIBILITY STATEMENT

Recognizing that County of San Luis Obispo and the State of California have a particular concern for the compatibility of cannabis-related activities with existing surrounding land uses the following assessment of the proposed Nursery site has resulted in the following facts:

- The proposed cannabis cultivation and non-storefront dispensary operation is to be located at 0000 Christensen Way (APN 044-111-005) in the County of San Luis Obispo.
- The subject parcel is 38.00 acres in size and located within the Agricultural land use category.
- The property is surrounded by land within the Agriculture zone (see map). Adjacent properties have been observed to have the following uses:
 - North Crops and residential use
 - South Pasture and livestock grazing use
 - East Crops and livestock grazing use
 - West Residential use in an AG cluster
- The proposed site is **NOT** within 1,000 linear feet of any the following uses:
 - Pre-School
 - Elementary School
 - Junior High School
 - High School
 - Library
 - Public Park
 - Playground
 - Recreation Center
 - Youth Center
 - Licensed Drug or Alcohol Recovery Facility
 - Licensed sober living facility.
- The proposed site is **MORE** than 100 linear feet from any adjacent residence.
- The cultivation site has been located so as to be more than 1,800 feet from the public way.
- Very little recognition of the site is expected.

Based on the above criteria the site is considered to be "Neighborhood Compatible".



APPENDIX D

Security Lighting



Project: **Greenhouses & Nursery**

Location: **457 Green Gate Road**

Cat.No:

Type: **DFC7**

Qty: **6 per greenhouse / 4 at nursery**

Notes: **Motion and photocell controlled**

The Philips Gardco Designer Floodlight LED is an architectural LED flood luminaire with a choice of numerous precision LED optical systems. Each is designed to provide a specific distribution, minimizing stray light. Designer Floodlight LED luminaires outperform comparable HID units, while providing the energy saving benefits of LED technology. The luminaires feature integral LED thermal fins to provide the thermal control so vital to LED system performance and life.

Ordering guide

example: DFL7-C-A33-32L-900-NW-G2-UNV-DGY-SP2-BD

Luminaire	Mounting	Distribution	Number of LEDs	Drive Current	LED Color - Generation	Voltage	Finish	Options
DFC7	J	RM	16L	1200	NW-G2	277	MGY	PCB
DFL7 Designer Floodlight LED 7" with Standard Flat Door DFC7 Designer Floodlight LED 7" with Standard Cutoff Hood	C	SP Spot (12" round)	16L 16 LEDs	700 700mA 1200 1200mA	CW-G2 Cool White 5700K, 70 CRI Generation 2	UNV 120-277V (50/60Hz)	Textured	DD 0-10V Dimming Driver (controls by others)
	J	RSP Rectangular Spot	32L 32 LEDs	700 700mA 900 900mA	NW-G2 Neutral White 4000K, 70 CRI Generation 2	HVU 347-480V (50/60Hz)	BK Black	PCB Photocontrol Button ²
	W	RM Rectangular Medium Flood			WW-G2 Warm White 3000K, 70 CRI Generation 2	120 120V	WH White	BD Barn Doors ¹
	W	RN Rectangular Narrow Flood				208 208V	BZ Bronze	PSO Offset Polycarbonate Flat Shield ⁴
	W	RA33 Asymmetric 33" Flood				240 240V	DGY Dark Gray	ESB Extended Splice Box
	W					277 277V	MGY Medium Gray	WG Wire Guard ³
	W					347 347V	Customer specified	Fusing ²
	W					480 480V	RAL Specify optional color or RAL (ex: OC-LGP or OC-RAL7024)	F1 Single (120, 277, 347VAC)
	W						CC Custom color (Must supply color chip for required factory quote)	F2 Double (208, 240, 480VAC)
	W							F3 Canadian Double Pull (208, 240, 480VAC)
	W							Surge Protection
	ST							SP2 20KV 10KA 120-277VAC
	SM							SP2HV 20KV 10KA 347-480VAC

- Available in DFL7 only. Not available in DFC7. Barn Doors (BD) are painted to match the luminaire. Not Available with PSO or WG options.
- Must specify specific input voltage.
- Not Available with BD or PSO options. Field Installable.
- Additional flat Polycarbonate shield. Not available with BD or WG options.

DFL7/DFC7 Designer Flood LED

7" Floodlights

Additional Mounting Accessories (order separately)

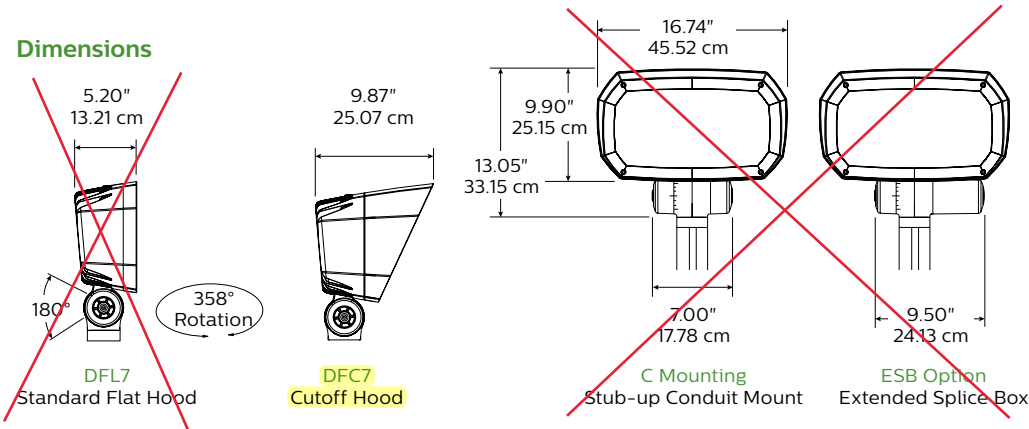
- PTA** Pole top 2-3/8" (6.03cm) tenon adapter
TAB Twin arm bracket for use with ST or PTA
PT2 Pole top 2-3/8" (6.03cm) tenon adapter
for twin back to back luminaire mounting.

LED Wattage and Lumen Values

Neutral White Ordering Codes	Total LEDs	LED Current (mA)	Color Temp. (K)	Average System Wattage ¹	SP		RSP		RM		RN		A33	
					Lumen Output ^{2,3}	Efficacy (LPW)	Lumen Output ^{2,3}	Efficacy (LPW)	Lumen Output ^{2,3}	Efficacy (LPW)	Lumen Output ^{2,3}	Efficacy (LPW)	Lumen Output ^{2,3}	Efficacy (LPW)
DFL7-16L-700-NW-G2	16	700	4000	38	4208	111	3894	102	3825	101	3868	102	3901	103
DFL7-16L-1200-NW-G2	16	1200	4000	63	6420	103	5940	95	5835	93	5901	94	5951	95
DFL7-32L-700-NW-G2	32	700	4000	71	8412	118	7783	109	7646	107	7732	109	7798	110
DFL7-32L-900-NW-G2	32	900	4000	94	10301	109	9531	101	9363	99	9468	101	9549	101

- Wattage and lumen output may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature.
Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.
- Lumen values based on photometric tests performed in compliance with IESNA LM-79.
- Contact outdoorlighting.applications@philips.com for additional photometric tests or information.

Dimensions

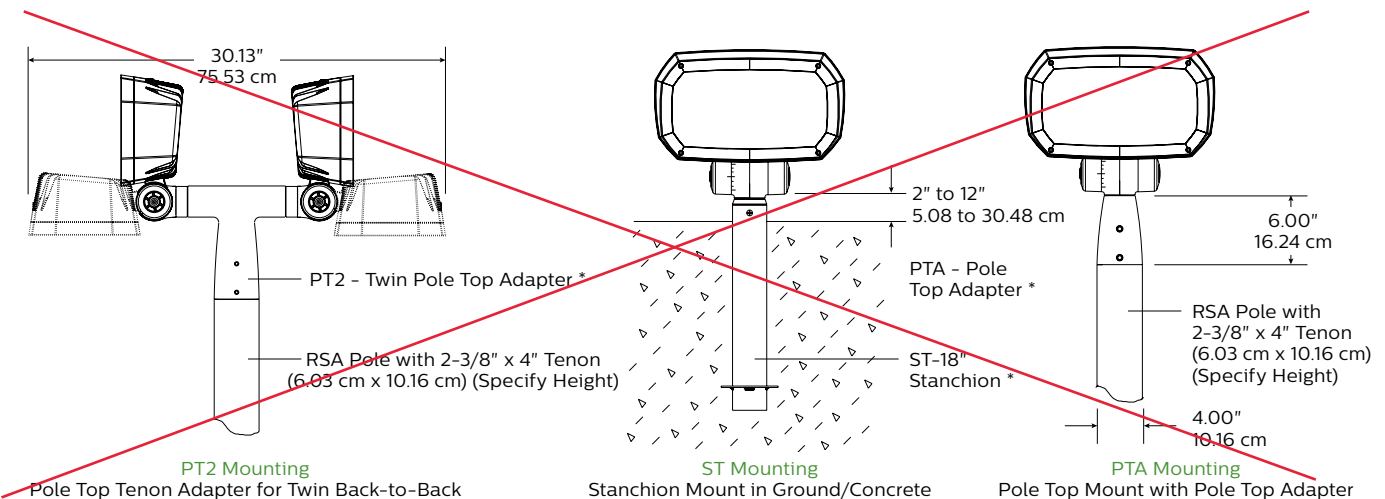
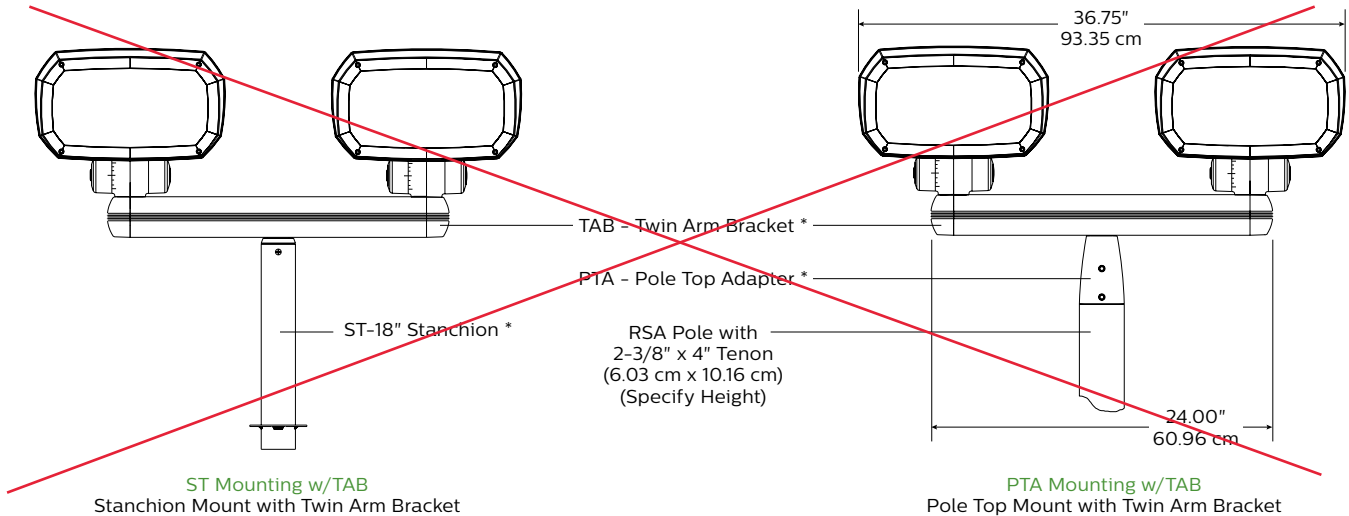
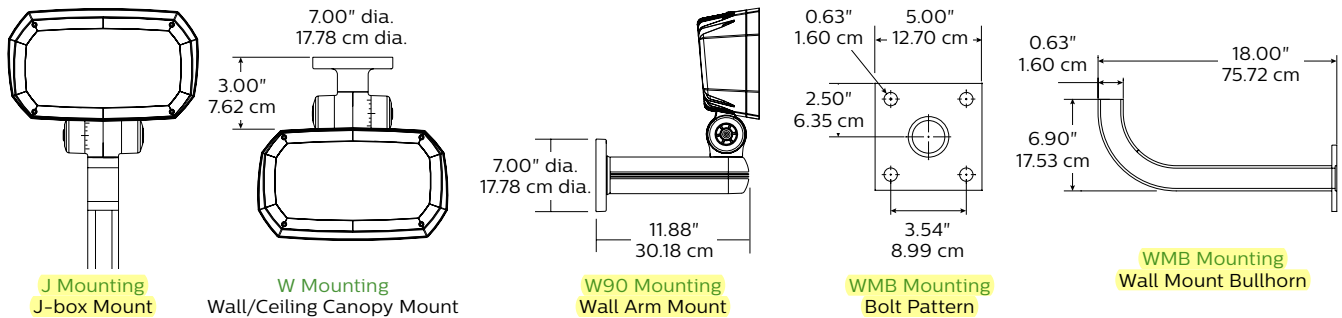


Designer Flood LED 7" Pole Loading Data	EPA	
	DFL7	DFC7
Single Luminaire on PTA Adapter	1.5 ft ² 0.14m ²	1.8 ft ² 0.17m ²
Twin Luminaires on PTA Adapter	2.1 ft ² 0.20m ²	2.7 ft ² 0.25m ²
Twin Luminaires on TAB Adapter	3.2 ft ² 0.30m ²	3.9 ft ² 0.37m ²
Approximate Single Luminaire Weight	19 lbs 8.62 kg	20.5 lbs 9.30 kg

DFL7/DFC7 Designer Flood LED

7" Floodlights

Dimensions





DFC7 luminaire

Designer Flood LED

The Philips Gardco Designer Flood LED combines impressive floodlighting performance and control with the efficiency and energy savings of the LED source. Based on the popular Designer Floodlight Series, this new line of architectural luminaires is specifically designed for advanced LED arrays.

LEDs are significantly more sensitive and operate differently than HID systems. Simply placing LEDs into existing luminaires is almost certain to reduce LED life and adversely affect performance. The housing of the Designer Flood LED provides advanced thermal management to dissipate heat, thereby maximizing the inherent sustainability of the LED source.

While the housing shape is redesigned to better suit the source, the best elements of the Designer Floodlight Series are retained, including the die cast aluminum construction, rugged mounting knuckle, integral splice box, and tamper-resistant fasteners, all protected by a textured polyester powdercoat finish, silicone seals and moisture-proof gasketing.

LED performance

offering significant
energy savings
versus HID

The primary assessment of a sophisticated floodlight is performance.

The needs are simple: provide practical distribution patterns that feature clean, unstriated illumination, allow for wide luminaire spacings and minimize brightness at normal viewing angles. The Philips Gardco Designer Flood LED accomplishes this with numerous precision optical systems, each providing distinct visual cutoff to the LED source at normal viewing angles. The DFC7 features a cutoff hood to further control unwanted brightness.

Spot 'SP'

Applications:

Wall Grazing, Columns,
Statues and Monuments,
Bridges



20' Setback, 0° Tilt
50% Main Beam: 15°H x 15°V
10% Field Beam: 24°H x 24°V

Rectangular Spot 'RSP'

Applications:

Flags, Signage, Statues

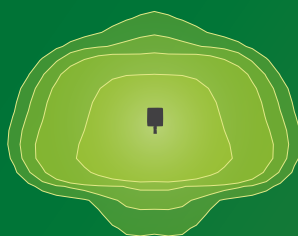


20' Setback, 0° Tilt
50% Main Beam: 22°H x 13°V
10% Field Beam: 40°H x 30°V

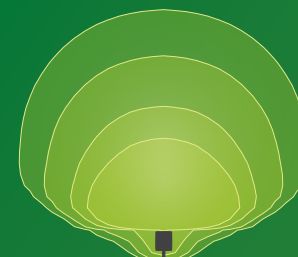
Asymmetric 33° Flood 'A33' (6H x 5V)

Applications:

Area Lighting, Facade (10-20'),
Courtyard, Vertical Signage



20' Setback, 0° Tilt
50% Main Beam: 81°H x 38°V
10% Field Beam: 119°H x 77°V

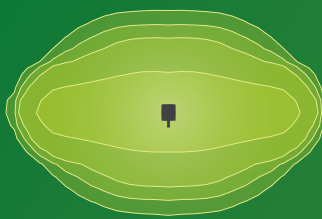


10' Setback, 60° Tilt
50% Main Beam: 81°H x 38°V
10% Field Beam: 119°H x 77°V

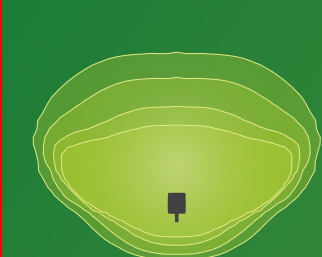
Rectangular Medium 'RM' (6H x 5V)

Applications:

General Area, Ground-Mounted
Signage, Atriums, Facade
(One-Story)



20' Setback, 0° Tilt
50% Main Beam: 81°H x 39°V
10% Field Beam: 119°H x 77°V

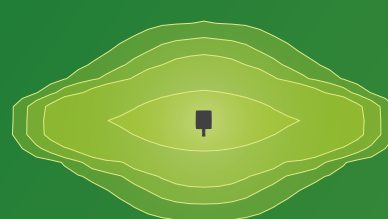


5' Setback, 25° Tilt
50% Main Beam: 81°H x 39°V
10% Field Beam: 119°H x 77°V

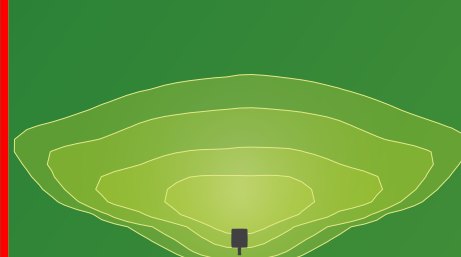
Rectangular Narrow 'RN' (7H x 5V)

Applications:

Facade (30-50'), Signage,
Wall Grazing, Ceilings



20' Setback, 0° Tilt
50% Main Beam: 138°H x 41°V
10% Field Beam: 148°H x 75°V



15' Setback, 45° Tilt
50% Main Beam: 138°H x 41°V
10% Field Beam: 148°H x 75°V

DFL7/DFC7 Designer Flood LED

7" Floodlights

Specifications

Housing and Heat Sink

Single piece low copper die cast Aluminum alloy for a high resistance to corrosion. Housing also acts as heat sink, designed to ensure high efficacy and superior cooling by natural convection. Air flow pattern always close to LEDs and driver optimizing their efficiency and life. Product does not use any cooling device with moving parts (only passive cooling).

Door/Lens Assembly

A heat and impact resistant 1/8" (.3175cm) tempered glass lens and one piece silicone gasket are mechanically secured to door frame providing an IP66 seal. DFL7 luminaires feature a flat door and lens assembly. DFC7 luminaires include an integral cutoff hood door and lens assembly providing additional shielding from source glare.

Knuckle

Low copper die cast Aluminum alloy for a high resistance to corrosion. Knuckle features an integral cULus recognized splice compartment. A single captive 3/16" (.48cm) stainless steel allen-head bolt and stainless steel nut securely lock the knuckle aiming teeth in 5° increments. An opposite cover plate is removable for access to splices. The knuckle assembly is fully gasketed providing a cULus Wet Location seal.

Splice Compartment Capacity	Standard Units	Luminaires w/Extended Splice Box (ESB) option
#12 AWG Conductors	5	9
#10 AWG Conductors	3	7

AWG Conductors include ground.

Other Integrated Features

Surge Protection: Each luminaire is provided as standard with surge protector (Philips designed SP1) tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/5kA waveforms for Line Ground, Line Neutral and Neutral Ground. Enhanced surge protection (SP2 and SP2HV) is available as an option.

Predicted Lumen Depreciation Data

Ambient Temperature °C	System Current	Calculated L70hrs ^{1,2}	L70 per TM21 ^{2,3}	Lumen Maintenance @ 60,000hrs
25 °C	900 mA	>100,000	>60,000	96%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
2. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output.
3. Calculated per IESNA TM 21-11. Published L70 hours limited to 6 times actual LED test hours.

LED Module

16 or 32 high power LEDs. Metal core printed circuit board. LEDs tested by ISO 17025-2005 accredited lab in accordance with IESNA LM-80 guidelines extrapolations in accordance with IESNA TM-21. IP20 sealed light engines designed and tested to rating IK10 in accordance with European standard EN 62262 (equivalent of international standard IEC 62262 2002). RoHS compliant. Color temperatures as per ANSI/NEMA bin Warm White, 3000 Kelvin nominal (3045 +/- 175K), Neutral White, 4000 Kelvin nominal (3985 +/- 250K), or Cool White, 5700 Kelvin Nominal (5667 +/- 355K), CRI 70 Min.

Optical System

Choice of Spot (SP), Rectangular Spot (RSP), Asymmetric 33° Flood (A33), Rectangular Medium Flood (RM) and Rectangular Narrow Flood (RN) distributions. Composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. Performance shall be tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance.

Driver

High efficiency multi-volt driver (50 or 60 Hz), maintains constant current flow to LEDs to accommodate LED variations. High power factor (0.9 standard). Voltage: 120-277, 347, 480. Ambient temperature range: -40°C (-40°F) to 40°C (104°F). Standard built in driver surge protection of 6kV (min). RoHS compliant. Open / short circuit protection. Output is protected from short circuits, voltage overload and current overload. When DD option is selected a 0-10V dimming driver is included.

Hardware

All exposed screws shall be stainless and/or corrosion resistant and captive. All seals and sealing devices are made and/or lined with EPDM and/or silicone and/or rubber.

Wiring

#16 AWG wires from the primary circuit, located inside the knuckle splice compartment for field wiring. Due to the inrush current that occurs with electronic drivers, recommend using a time delay or slow blow fuse to avoid unnecessary and unwanted fuse blowing that can occur with fast acting fuses.

Finish

Five standard textured colors. RAL and custom color matching available. Color in accordance with the AAMA 2604 standard. Application of polyester powder coat paint (2.5 mils/62.5 microns) with ± 1 mils/24 microns of tolerance. The thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard.

IP66 Rating

Robust IP66 seal around the entire perimeter of the optical and electrical compartment.

LED Products Manufacturing Standard

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with EC61340-5-1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

Luminaire Useful Life

Luminaire Useful Life accounts for LED lumen maintenance. Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in situ thermal testing in accordance with UL1598 and UL8750, LED LM-80/TM-21, expected to reach 100,000 + hours with >L70 lumen maintenance @ 25°C.

Certifications and Compliance

cULus Listed for Canada and USA. Designer Floodlight LED luminaires with neutral white color temperature are DesignLights Consortium qualified. Entire luminaire is rated for operation in ambient temperature of -40°C (-40°F) up to +40°C (+104°F).

Limited Warranty

5-year limited warranty. See philips.com/warranties for details and restrictions. Visit our eCatalog or contact your local sales representative for more information.

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Philips Lighting North America Corporation
200 Franklin Square Drive, Somerset, NJ 08873
Tel. 855-486-2216

Philips Lighting Canada Ltd.
281 Hillmount Rd, Markham, ON, Canada L6C 2S3
Tel. 800-668-9008

APPENDIX E

Equipment Specifications

XB - BELT DRIVE WALL FANS

Designed for commercial and medium duty industrial applications
Factories, Warehouses, Gymnasiums, Underground parking garages, etc.

These fans are typically used for low pressure applications with little or no duct work.

The XB series is designed and constructed for efficient and economical operation at low speeds and low noise levels.

These fans are used for exhaust applications. For supply applications, please see next page.



BACK VIEW

SPECIFICATIONS

	MODEL #		WEIGHT (LBS.)	RPM	H.P.	dBA @ 5 ft.	CFM @ STATIC PRESSURE					
	SINGLE PHASE	THREE PHASE					0"	1/8"	1/4"	3/8"	1/2"	5/8"
24"	XB24T10033	XB24T30033*	115	670	1/3	61	4643	4038	2488	-	-	-
	XB24T10050	XB24T30050*	115	805	1/2	65	5578	5112	4405	2934	-	-
	XB24T10075	XB24T30075*	115	925	3/4	70	6410	6030	5526	4731	3354	-
	XB24T10100	XB24T30100*	133	1040	1.0	73	7207	6883	6457	5930	5143	3793
30"	XB30T10033	XB30T30033*	128	470	1/3	59	6658	4717	1948	-	-	-
	XB30T10050	XB30T30050*	129	565	1/2	63	8004	6689	4298	2119	-	-
	XB30T10075	XB30T30075*	129	640	3/4	66	9067	8014	6073	4220	2203	-
	XB30T10100	XB30T30100*	148	715	1.0	69	10129	9223	7790	5688	4248	2452
	XB30T10150	XB30T30150*	129	830	1.5	73	11758	11032	10045	8530	6647	5543
36"	XB36T10050	XB36T30050*	161	410	1/2	59	9854	7547	3560	-	-	-
	XB36T10075	XB36T30075*	160	460	3/4	63	11056	9197	5120	2876	-	-
	XB36T10100	XB36T30100*	180	515	1.0	67	12378	10847	7976	4784	2740	-
	XB36T10150	XB36T30150*	160	605	1.5	71	14541	13394	11542	8258	5859	4122
	XB36T10200	XB36T30200*	203	675	2.0	73	16223	15195	13750	11831	8029	6506
42"	XB42T10075	XB42T30075*	211	330	3/4	58	11755	8579	3357	-	-	-
	XB42T10100	XB42T30100*	230	390	1.0	63	13892	11596	5764	3462	-	-
	XB42T10150	XB42T30150*	207	465	1.5	68	16564	14700	12037	6386	4670	-
	XB42T10200	XB42T30200*	248	510	2.0	71	18167	16479	14514	9114	6418	4770
	XB42T10300	XB42T30300*	264	590	3.0	75	21016	19579	18030	15887	10630	7882
48"	XB48T10100	XB48T30100*	257	330	1.0	63	18658	14895	7243	3301	-	-
	XB48T10150	XB48T30150*	236	380	1.5	67	21485	18589	12083	7263	3754	-
	XB48T10200	XB48T30200*	281	425	2.0	70	24030	21457	17737	10447	7459	4205
	XB48T10300	XB48T30300*	290	485	3.0	74	27422	25190	22472	18073	11634	9008
	XB48T10500	XB48T30500*	312	585	5.0	80	33076	31236	29331	26834	23759	17330
54"	XB54T10150	XB54T30150*	316	310	1.5	65	24281	20657	10405	5754	2747	-
	XB54T10200	XB54T30200*	359	345	2.0	68	26593	23275	15740	8821	5199	2455
	XB54T10300	XB54T30300*	370	400	3.0	72	30832	28008	24336	14731	10317	6921
	XB54T10500	XB54T30500*	380	475	5.0	76	36613	34384	31798	28018	19368	13736
	XB54T10750	XB54T30750*	492	545	7.5	81	42009	40171	37818	35727	31930	24931
60"	XB60T10150	XB60T30150*	363	275	1.5	64	28093	23231	12618	6346	3157	-
	XB60T10200	XB60T30200*	405	300	2.0	66	30647	26162	17561	9965	5469	2822
	XB60T10300	XB60T30300*	416	345	3.0	70	35244	31470	27438	16612	11289	7142
	XB60T10500	XB60T30500*	430	420	5.0	76	42906	40193	36504	33232	23610	17734
	XB60T10750	XB60T30750*	539	485	7.5	81	49546	47400	44167	41266	38377	30896

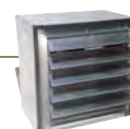
For three phase motors, substitute "M" with "M" for 230/460 volt (If 208V required please specify) or "P" for 575 volt
Fan blades tested in accordance with AMCA standard 210, figure 12
dBA ratings shown are measured at 0" static pressure and should be used as a guideline only
For VFD, please specify.

OPTIONS

For a complete listing of all available options, see page D10.



For fan complete with cabinet/guard and shutter, substitute "T" with CBS



For fan complete with front sleeve and shutter, substitute "T" with SLS



For fan with rear sleeve and back guard, substitute "T" with SLB

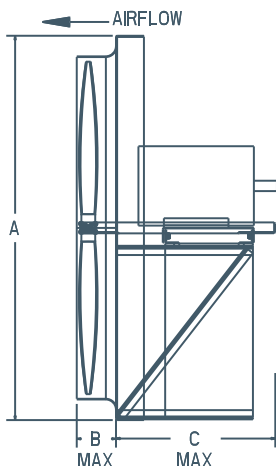
FEATURES

- Heavy gauge steel fan panel with deep spun and flared venturi for maximum efficiency.
- Heavy gauge welded steel motor and bearing supports.
- Heavy duty cast iron pillow block bearings.
- TEFC motors are standard.

Note Non-stock, made-to-order products are non-returnable and cannot be cancelled.

DIMENSIONS

MODEL	BLADE DIAMETER	A X A SQUARE	B	C (BELT DRIVE MOTOR FRAME)	
				56 - 184	213 - 286
XB24	24"	29.625"	4.0"	18"	--
XB30	30"	35.625"	4.5"	18"	--
XB36	36"	41.625"	5.0"	18"	28"
XB42	42"	47.625"	5.0"	18"	28"
XB48	48"	53.625"	5.0"	18"	28"
XB54	54"	59.657"	5.5"	18"	28"
XB60	60"	67.657"	6.0"	18"	28"



CONSTRUCTION NOTES

- CONSTRUCTION ACTIVITIES COMPLETED WITHOUT APPROVED PLANS MAY BE REJECTED AND WILL BE AT THE CONTRACTOR'S AND/OR OWNER'S RISK AND EXPENSE.
- CONSTRUCTION WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF STATE BUILDING CODES, LOCAL ORDINANCES, AND THE LOCAL BUILDING AUTHORITY.
- AN EFFORT HAS BEEN MADE TO DEFINE THE LOCATION OF UNDERGROUND FACILITIES WITHIN THE JOB SITE. HOWEVER, ALL EXISTING UTILITY AND OTHER UNDERGROUND STRUCTURES MAY NOT BE SHOWN ON THIS PLAN AND THEIR LOCATION WHERE SHOWN IS APPROXIMATE. THE CONSTRUCTION CONTRACTOR IS SOLELY RESPONSIBLE FOR LOCATING, OR HAVING LOCATED, ALL UNDERGROUND UTILITIES AND OTHER FACILITIES AND FOR PROTECTING THEM DURING CONSTRUCTION. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 811 TWO (2) TO TEN (10) DAYS PRIOR TO THE START OF EXCAVATION AND SHALL VERIFY THE LOCATION OF ANY KNOWN UTILITIES AND WHETHER OR NOT A REPRESENTATIVE OF EACH COMPANY WILL BE PRESENT DURING EXCAVATION.
- THE CONTRACTOR IS, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, SOLELY RESPONSIBLE FOR THE CONDITION OF THE JOB SITE DURING THE COURSE OF CONSTRUCTION FOR THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE PLAN CHECK OF THESE PLANS BY THE LOCAL BUILDING AUTHORITY IS FOR THE LIMITED PURPOSE OF REVIEW FOR CONFORMANCE WITH CITY/COUNTY PROCEDURES AND OTHER APPLICABLE CITY/COUNTY POLICIES AND ORDINANCES. THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT RELIEVE THE PROFESSIONAL OF RECORD, WHERE PLANS HAVE BEEN STAMPED AND SIGNED, OF RESPONSIBILITY FOR THE DESIGN OF THESE IMPROVEMENTS.
- GRADING SHALL CONFORM TO THE APPLICABLE CITY/COUNTY GRADING ORDINANCE AND THE RECOMMENDATIONS AND THE REQUIREMENTS OF THE GEOTECHNICAL INVESTIGATION REPORT(S) IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS, WHERE APPLICABLE. THIS REPORT(S) SHALL BE INCORPORATED INTO THIS PLAN AND MADE A PART HEREOF AS IF SPELLED OUT IN ITS ENTIRETY HEREON.
- A GEOTECHNICAL ENGINEER IS TO SUPERVISE GRADING ACTIVITIES AND CERTIFY THAT THEY HAVE BEEN COMPLETED IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS, APPLICABLE STATE BUILDING CODES, AND THE RECOMMENDATIONS OF THE PRELIMINARY GEOTECHNICAL REPORT.
- AREAS TO BE GRADED ARE TO BE CLEARED OF ALL VEGETATION, INCLUDING ROOTS AND OTHER MATERIAL UNSUITABLE FOR STRUCTURAL FILL, AND SCARIFIED TO A MINIMUM DEPTH OF TWELVE (12) INCHES.
- IN AREAS TO RECEIVE FILL, THE EXISTING SOILS ARE TO BE SCARIFIED AND COMPACTED TO A MINIMUM OF NINETY (90) PERCENT OF MAXIMUM DENSITY. THE FILL MATERIAL, OBTAINED FROM OTHER AREAS ON THE SITE MAY BE PLACED IN THIN LAYERS AND COMPACTED TO A MINIMUM OF NINETY (90) PERCENT OF MAXIMUM DENSITY, WHERE FILLS ARE PLACED ON SLOPES, A KEY SHALL BE CUT AT THE TOE OF THE SLOPE AT LEAST TEN (10) FEET WIDE AND INTO FIRM NATURAL SOILS. AS THE FILL MATERIAL IS PLACED UP THE SLOPE, BENCHES ARE TO BE CUT AT REGULAR INTERVALS IN TO FIRM NATURAL SOILS.
- PRIOR TO PLACEMENT OF FILL MATERIAL, THE PREPARED AREA IS TO BE INSPECTED AND APPROVED BY THE SUPERVISING GEOTECHNICAL ENGINEER REPRESENTATIVE AND, WHERE REQUIRED, BY AN INSPECTOR OF THE LOCAL BUILDING AUTHORITY.
- CUT AND FILL SLOPES ARE NOT TO EXCEED A GRADE OF TWO (2) HORIZONTAL TO ONE (1) VERTICAL UNLESS CERTIFIED STABLE BY THE GEOTECHNICAL ENGINEER, AND APPROVED BY THE CITY/COUNTY ENGINEER.
- FILL MATERIAL, APPROVED BY THE SUPERVISING GEOTECHNICAL ENGINEER, IS TO BE PLACED IN LIFTS NOT EXCEEDING SIX (6) INCHES IN COMPACTED THICKNESS, MOISTENED OR DRIED AS NECESSARY TO NEAR OPTIMUM MOISTURE CONTENT, AND COMPACTED BY AN APPROVED METHOD.
- FILL MATERIAL TO BE COMPACTED TO A MINIMUM OF NINETY (90) PERCENT OF MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. D-1557-78 (MODIFIED TO 3 LAYERS) AND SO CERTIFIED BY TESTS AND REPORTS BY THE SUPERVISING GEOTECHNICAL ENGINEER. SOILS TESTS ARE TO BE CONDUCTED AT NOT LESS THAN ONE TEST FOR EACH EIGHTEEN (18) INCHES OF FILL AND FOR EACH FIVE HUNDRED (500) CUBIC YARDS OF FILL.
- THE SUBGRADE OF AREAS TO BE PAVED IS TO BE SCARIFIED TO A DEPTH OF TWELVE (12) INCHES BELOW EXISTING GRADE AND COMPACTED AFTER INSTALLATION OF UNDERGROUND UTILITIES, AND BEFORE PLACEMENT OF AGGREGATE BASE IN ORDER TO ACHIEVE UNIFORM COMPACTION.
- THE UPPER ONE (1) FOOT OF UNDERLYING SOILS OF AREAS TO BE PAVED SHALL BE COMPACTED TO A MINIMUM OF NINETY (90) PERCENT, OR AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.
- THE UPPER SIX (6) INCHES OF SUBGRADE MATERIAL BENEATH PAVED AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95) PERCENT, OR AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.
- SOILS TESTS ARE TO BE COMPLETED BY THE SUPERVISING GEOTECHNICAL ENGINEER IN ACCORDANCE APPLICABLE STATE BUILDING CODE REQUIREMENTS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- SURFACE DRAINAGE SHALL NOT BE LESS THAN TWO (2) PERCENT EXCEPT FOR PAVED SURFACES. POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM ALL STRUCTURES AND SLOPES.
- UNSUITABLE SOIL MATERIALS, RUBBISH AND DEBRIS RESULTING FROM GRADING OPERATIONS IS TO BE REMOVED FROM THE JOB SITE AND DISPOSED OF PROPERLY.
- SLOPE CONSTRUCTION REQUIREMENTS, INCLUDING TERRACING, ARE TO BE SPECIFIED BY THE SUPERVISING GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION OF GRADED SLOPES.

APCD NOTES

- MATERIAL EXCAVATED OR GRADED SHALL BE SUFFICIENTLY WATERED TO PREVENT EXCESSIVE AMOUNTS OF DUST. WATERING IS TO OCCUR DAILY WITH COMPLETE COVERAGE.
- USE WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. INCREASE WATERING FREQUENCY WHEN WIND SPEEDS EXCEED 15 MPH.
- MATERIAL TRANSPORTED OFF-SITE SHALL BE EITHER SUFFICIENTLY WATERED OR SECURELY COVERED TO PREVENT EXCESSIVE AMOUNTS OF DUST.
- THE AREA DISTURBED BY CLEARING, GRADING, EARTH MOVING, OR EXCAVATION OPERATIONS IS TO BE MINIMIZED SO AS TO PREVENT EXCESSIVE AMOUNTS OF DUST.
- PAVING FOR ROADWAYS, DRIVEWAYS, SIDEWALKS, ETC. ARE TO BE COMPLETED AS SOON AS POSSIBLE. IN ADDITION, STRUCTURAL FOUNDATIONS ARE TO BE COMPLETED AS SOON AS POSSIBLE FOLLOWING BUILDING PAD CONSTRUCTION.
- VEHICLE SPEED FOR ALL CONSTRUCTION ACTIVITIES IS NOT TO EXCEED 25 MPH ON ANY UNPAVED SURFACE.
- LONG TERM DUST CONTROL MEASURES ARE TO BE IMPLEMENTED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF SOIL DISTURBING ACTIVITIES.
- NO ON-SITE BURNING OF VEGETATION REMOVED DURING CONSTRUCTION IS PERMITTED WITHOUT A BURN PERMIT.
- UNPAVED AREAS WITH VEHICLE TRAFFIC ARE TO BE WATERED DAILY, USING NON-POTABLE WATER (WHERE AVAILABLE). STREETS ADJACENT TO THE PROJECT SITE ARE TO BE SWEPT TO REMOVE SILT WHICH MAY HAVE ACCUMULATED FROM CONSTRUCTION ACTIVITIES SO AS TO PREVENT EXCESSIVE AMOUNTS OF DUST FROM LEAVING THE SITE.

EROSION CONTROL NOTES

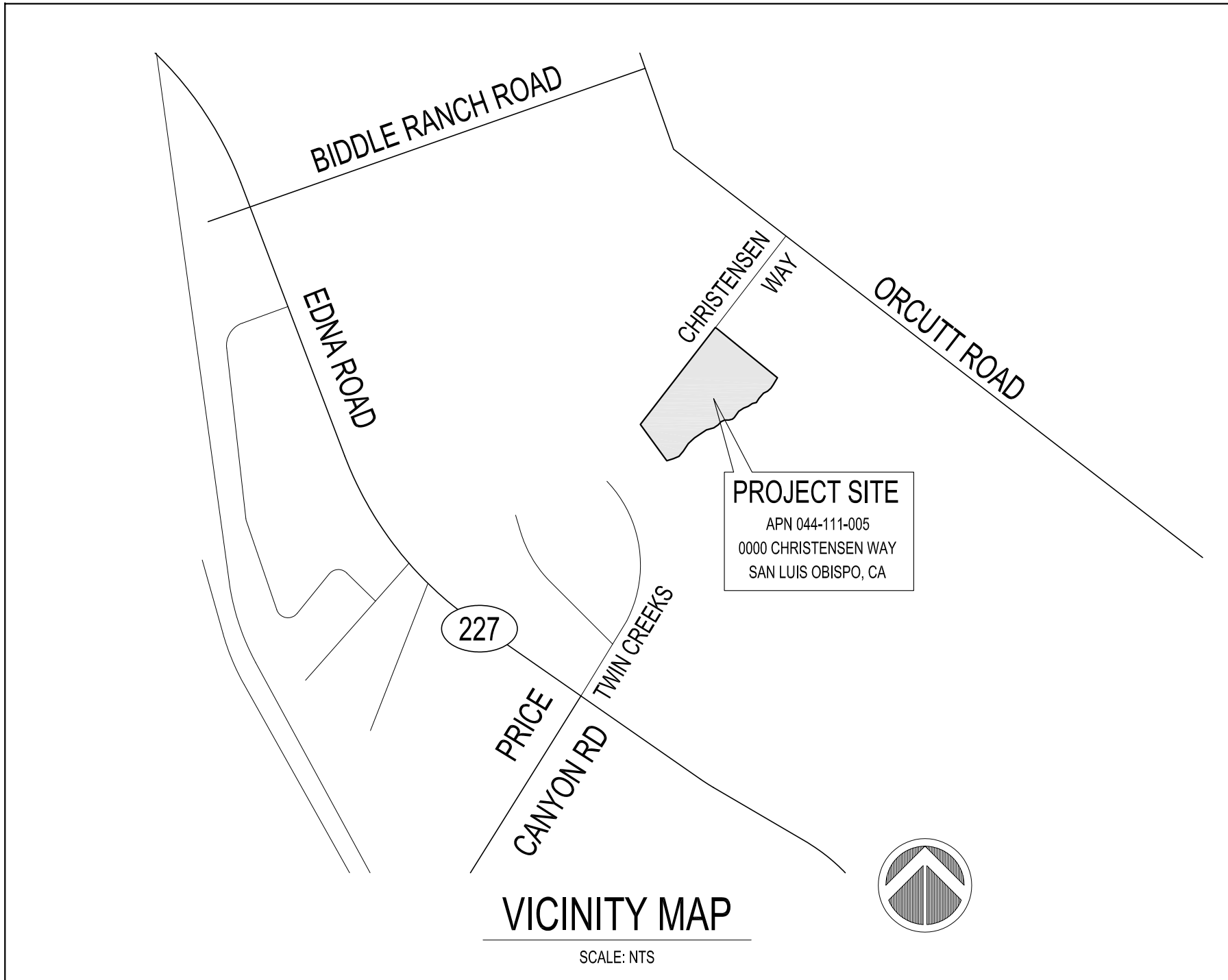
- ALL CONTRACTORS AND THEIR PERSONNEL ARE TO BE FAMILIAR WITH EROSION CONTROL REQUIREMENTS AND RESPONSIBILITIES.
- CHANGES IN CONSTRUCTION OR IN CONDITIONS WHICH ARE NOT COVERED BY THIS PLAN SHOULD BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR.
- PREVENTION AND CLEAN UP MEASURES SHOULD BE CONDUCTED IN ACCORDANCE WITH LOCAL BUILDING AUTHORITY ORDINANCES, AS WELL AS STATE AND FEDERAL REGULATIONS.
- WASTE MATERIALS SHALL BE DISPOSED INTO CONTAINERS WITH SECURABLE LIDS. ALL WASTE MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER.
- DISCHARGES OR STORM WATER ARE TO COMPLY WITH THE LAWFUL REQUIREMENTS OF THE LOCAL BUILDING AUTHORITY AND OTHER LOCAL AND STATE AGENCIES REGARDING THE DISCHARGES OF STORM WATER TO STORM DRAIN SYSTEMS.
- THIS PLAN DOES NOT COVER THE REMOVAL OF HAZARDOUS OR TOXIC WASTE. IN THE EVENT OF A DISCHARGE OR RELEASE OF A REPORTABLE QUANTITY OF TOXIC WASTE, WORK IN THE IMMEDIATE AREA IS TO BE STOPPED UNTIL THE SPILL CAN BE ASSESSED AND A MITIGATION REPORT PREPARED BY A QUALIFIED ENVIRONMENTAL CONSULTANT, AND IF NECESSARY, REVIEWED BY THE LOCAL BUILDING AUTHORITY AND ANY OTHER AGENCY HAVING JURISDICTION.
- MATERIAL STOCK PILES AND EXCAVATED SOILS ARE BE PROTECTED BY PERIMETER SILT FENCING TO MINIMIZE RUN-OFF SILTATION.
- MATERIAL STOCK PILES ARE TO BE COVERED TO PROTECT AGAINST WIND EROSION AND STORM WATER RUNOFF.
- ON-SITE DISPOSAL CONTAINERS ARE TO BE CENTRALLY LOCATED AND AWAY FROM DRAINAGE INLETS. DISPOSAL OF HAZARDOUS TOXIC ELEMENTS SHALL NOT BE ALLOWED ON SITE. IN THESE PLANS THEY REPRESENT A GENERAL CONCEPT OF WHAT MAY BE REQUIRED. EROSION CONTROL DEVICES MAY NEED TO BE RELOCATED, DELETED OR SUPPLEMENTED DEPENDING ON ACTUAL SOIL CONDITIONS ENCOUNTERED AND THE RECOMMENDATIONS RECEIVED FROM THE GEOTECHNICAL OR CIVIL ENGINEER OF RECORD.

EARTHWORK ESTIMATE

EXCAVATION (CUT)	0 CU YDS
EMBANKMENT (FILL)	0 CU YDS

NOTE: THESE VALUES WERE DETERMINED BY COMPARING THE EXISTING SURFACES WITH THE PROPOSED SURFACES. NO LOSSES DUE TO CLEARING, GRUBBING, SUBSIDENCE OR SHRINKAGE HAVE BEEN INCLUDED. THE CONTRACTOR SHOULD ADJUST THESE QUANTITIES ACCORDINGLY.

PROJECT PLANS FOR
CANNABIS
CULTIVATION SITE
COUNTY OF SAN LUIS OBISPO
CALIFORNIA



CODE COMPLIANCE

BUILDING	2016 CALIFORNIA BUILDING CODE (CBC) 2016 CALIFORNIA RESIDENTIAL CODE (CRC) 2016 CALIFORNIA GREEN CODE (CGC)
MECHANICAL	2016 CALIFORNIA MECHANICAL CODE (CMC)
ELECTRICAL	2016 CALIFORNIA ELECTRICAL CODE (CEC)
PLUMBING	2016 CALIFORNIA PLUMBING CODE (CPC)
ENERGY	2016 CALIFORNIA ENERGY CODE
FIRE	2016 CALIFORNIA FIRE CODE (CFC)

RESPONSIBLE PARTIES

LANDOWNER	ROBERT AND SUSAN WISBERG FAMILY TRUST ROBERT AND SUSAN WISBERG, TRUSTEES 1232 TIFFANY RANCH ROAD ARROYO GRANDE, CA 93420 805-543-2633
CONTRACTOR	CASTLEROCK DEVELOPMENT, A CALIF. CORP. CA CONT. 730788 A B C10 445 GREEN GATE ROAD SAN LUIS OBISPO, CA 93401 805-546-8100
APPLICANT	KELSEY SHETLER 6779 PRADO ROAD GOLETA, CA, CA 93117

PROJECT DESCRIPTION

THE PROPOSED ACTIVITIES FOR THIS PROJECT INCLUDE:

- CANNABIS OUTDOOR CULTIVATION - 3 ACRES
- ANCILLARY CANNABIS NURSERY - 2,952 SF
- ANCILLARY CANNABIS PROCESSING - 2,500 SF
- ANCILLARY CANNABIS STORAGE AND DRYING - 2,700 SF
- ANCILLARY STORAGE OF CANNABIS PACKAGED PRODUCT - 2,200 SF
- CANNABIS NON-STOREFRONT DISPENSARY - 500 SF (LIMITED TO MATERIAL GROWN ON SITE - NOT OPEN TO THE PUBLIC)

THE SCOPE OF WORK FOR PROJECT IMPROVEMENTS INCLUDE:

- INDOOR CULTIVATION - NURSERY
 - CONSTRUCTION OF ONE (1) NURSERY STRUCTURE FOR A TOTAL SQUARE FOOTAGE OF 2,952 SF.
 - NURSERY IS TO BE 36" WIDE X 120' LONG X 18'-6" HIGH.
 - NURSERY IS TO BE CONSTRUCTED OF THE FOLLOWING:
 - STEEL STRUCTURE BEARING ON A EXISTING SOILS WITH AN ALL-WEATHER BASE AND ANCHORED TO THE SITE WITH DRIVEN SOIL ANCHORS AT 4' INTERVALS.
 - STEEL TRUSSES BEARING ON STEEL POSTS WITH STEEL ROD/CABLE CROSS BRACING.
 - PLASTIC SHEETING COVERING EXTERIOR WALLS AND ROOF.
 - USE OF THE NURSERY IS ANCILLARY TO THE OUTDOOR GROW BY PRODUCING CANNABIS CLONES, IMMATURE PLANTS, SEEDS, OR OTHER AGRICULTURAL PRODUCTS USED SPECIFICALLY FOR THE PLANTING, PROPAGATION AND CULTIVATION OF CANNABIS.
- INDOOR CULTIVATION - STORAGE BARN
 - CONSTRUCTION OF TWO (2) STORAGE BARN STRUCTURES FOR A TOTAL SQUARE FOOTAGE OF 5,400 SF.
 - EACH STORAGE BARN IS 36" WIDE X 75' LONG X 20'-0" HIGH.
 - STORAGE BARNs ARE TO BE COMPOSED OF THE FOLLOWING:
 - WOOD AND STEEL FRAMED STRUCTURE
 - TRUSSED ROOF SYSTEM
 - STEEL CORRUGATED PRE-PAINTED EXTERIOR WALL AND ROOF COVERINGS
 - USE OF ONE (1) OF THE BARN STRUCTURES IS FOR THE STORAGE AND DRYING OF RAW CANNABIS HARVESTED PLANTS.
 - USE OF ONE (1) OF THE BARN STRUCTURES IS FOR THE STORAGE OF PROCESSED AND PACKAGED CANNABIS MATERIAL. PROCESSING IS LIMITED TO PRODUCT GROWN ON SITE AND SHALL NOT INCLUDE ANY FORM OF EDIBLES.
- CARGO STORAGE CONTAINERS
 - PLACEMENT OF FIVE (5) PRE-MANUFACTURED CARGO CONTAINERS THAT ARE 8' WIDE X 20' LONG X 8'-6" HIGH FOR A TOTAL AREA OF 600 SF.
 - CONTAINERS ARE TO BE SET ON PERVIOUS AGGREGATE COMPACTED BASE SURFACE.
 - CONTAINERS ARE TO BE USED FOR THE STORAGE OF:
 - PACKING AND LABELING MATERIALS
 - IRRIGATION SUPPLIES
 - PESTICIDES / INSECTICIDES / SUPPLEMENTS
 - EQUIPMENT, FUEL, AND MAINTENANCE MATERIALS
 - CONTAINERS ARE TO BE LABELED WITH APPLICABLE SAFETY SIGNAGE FOR THE TYPE OF MATERIALS BEING STORED.
 - NO CONTAINER IS TO BE USED AS A WORK SPACE OR AS A HABITABLE ENVIRONMENT.
 - NO UTILITIES ARE TO BE INSTALLED IN THE CONTAINERS.
 - CARGO CONTAINERS ARE TO BE KEPT LOCKED AND SECURE WHEN NOT BEING ACCESSED.
 - CONTAINERS ARE TO BE PLACED SO AS TO CREATE SECURE ENCLOSURES FOR THE OUTDOOR STORAGE OF WASTE AND COMPOSTING MATERIALS.
- SITE INFRASTRUCTURE AND UTILITIES
 - INSTALLATION OF NEW PG&E SERVICE AND ENGINEERED DISTRIBUTION SYSTEM.
 - CONSTRUCTION OF A 6' TALL SECURITY BARRIER WITH SCREENING.
 - EXPANSION OF EXISTING IRRIGATION SYSTEM TO SUPPORT:
 - IRRIGATION SYSTEM FOR OUTDOOR GROW OPERATION.
 - IRRIGATION SYSTEM WITH STORAGE TANK FOR NURSERY OPERATION.

NO GRADING ACTIVITIES ARE CURRENTLY PROPOSED. GROUND DISTURBANCE LIMITED TOO:

- TRENCHING FOR THE PLACEMENT OF ELECTRICAL SERVICE AND IRRIGATION LINES.
- IMPROVEMENT OF ACCESS ROUTES WITH A PERVIOUS ALL-WEATHER SURFACE MATERIAL.

PROJECT STATISTICS

ZONING	AGRICULTURE (AG)
PARCEL AREA	38.00 ACRES
APN	044-111-005 (NO ADDRESS ASSIGNED)
LEGAL	PARCEL 3 AS SHOWN ON PARCEL MAP CO 11-0098, AS SUBDIVIDED BY MBS LAND SURVEYS, DATED MARCH 2015, RECORDED NOVEMBER 17, 2017 IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA IN PARCEL MAP BOOK 80, PAGE 16 OF MAPS.
PLANNING AREA	SOUTH COUNTY PLANNING AREA
FIRE ZONING	LRA - NON-VHFHSZ
COMBING DESIGNATIONS	AIRPORT REVIEW AREA FLOOD HAZARD REVIEW AREA
OCCUPANCY	U (NURSERY) U (STORAGE BARN) U (STORAGE CONTAINERS)
CONSTRUCTION TYPE	V-B
BUILDING HEIGHT	18'-6" (NURSERY) 19'-6" (STORAGE BARN) 8'-6" (STORAGE CONTAINERS)
BUILDING AREA	2,952 SQ FT (NURSERY) 5,400 SQ FT (STORAGE BARN - 2 UNITS) 600 SQ FT (STORAGE CONTAINERS)
TOTAL BUILDING AREA	8,952 SQ FT

SHEET INDEX

T1.0	TITLE SHEET
C1.0	SITE PLAN
C1.1	LAND USE PLAN
C1.2	PARKING AND CIRCULATION
C1.3	LIGHTING, FENCING, AND SECURITY
C1.4	UTILITY SITE PLAN
A1.0	NURSERY - FLOOR PLAN, ELEVATIONS & SECTIONS
A1.1	STORAGE BARN - FLOOR PLAN, ELEVATIONS & SECTIONS
A1.2	STORAGE CONTAINER - FLOOR PLAN, ELEVATIONS & SECTIONS
A2.0	DETAILS & GENERAL NOTES

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DEVELOPMENT
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445 Green Gate Road
San Luis Obispo, CA 93401
805-546-8100 • FAX 549-5419
CA Contractor's License 730788
www.castlerockdevelopment.com

PROJECT:

CANNABIS
CULTIVATION
SITE
(044-111-005)

COUNTY OF
SAN LUIS OBISPO,
CALIFORNIA

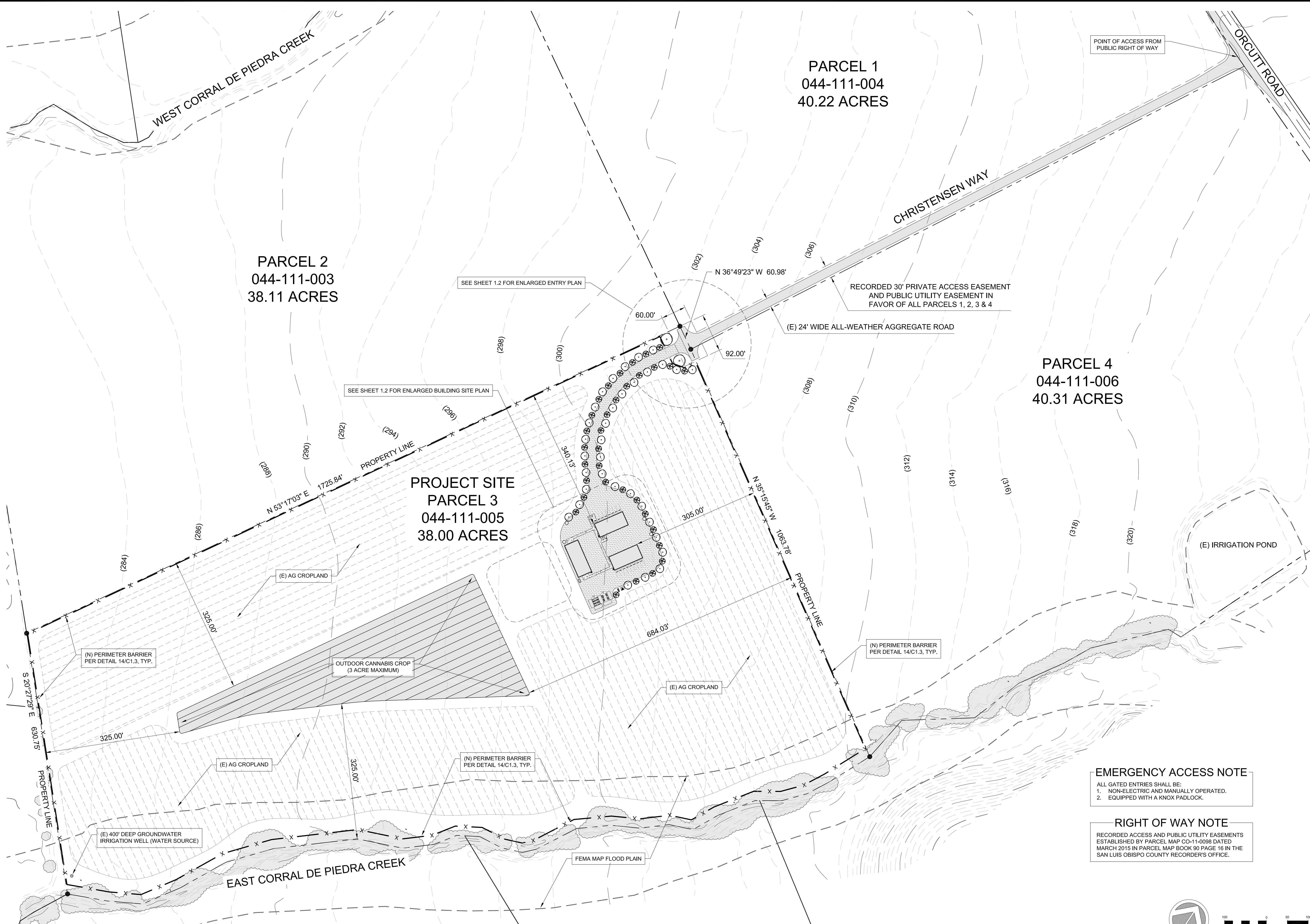
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JOB #		DRAWN BY:	CRD

SHEET T1.0

CHRISTENSEN WAY DWG



SITE PLAN

SCALE: 1" = 100'

POINT OF ACCESS FROM
PUBLIC RIGHT OF WAY

PARCEL 1
044-111-004
40.22 ACRES

PARCEL 2
044-111-003
38.11 ACRES

PROJECT SITE
PARCEL 3
044-111-005
38.00 ACRES

PARCEL 4
044-111-006
40.31 ACRES

SEE SHEET 1.2 FOR ENLARGED ENTRY PLAN

SEE SHEET 1.2 FOR ENLARGED BUILDING SITE PLAN

RECORDED 30' PRIVATE ACCESS EASEMENT
AND PUBLIC UTILITY EASEMENT IN
FAVOR OF ALL PARCELS 1, 2, 3 & 4

(E) 24' WIDE ALL-WEATHER AGGREGATE ROAD

(E) IRRIGATION POND

OUTDOOR CANNABIS CROP
(3 ACRE MAXIMUM)

(N) PERIMETER BARRIER
PER DETAIL 14/C1.3, TYP.

(N) PERIMETER BARRIER
PER DETAIL 14/C1.3, TYP.

(E) 400' DEEP GROUNDWATER
IRRIGATION WELL (WATER SOURCE)

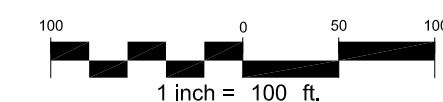
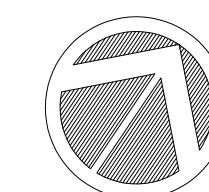
FEMA MAP FLOOD PLAIN

EMERGENCY ACCESS NOTE

ALL GATED ENTRIES SHALL BE:
1. NON-ELECTRIC AND MANUALLY OPERATED.
2. EQUIPPED WITH A KNOX PADLOCK.

RIGHT OF WAY NOTE

RECORDED ACCESS AND PUBLIC UTILITY EASEMENTS
ESTABLISHED BY PARCEL MAP CO-11-0098 DATED
MARCH 2015 IN PARCEL MAP BOOK 90 PAGE 16 IN THE
SAN LUIS OBISPO COUNTY RECORDER'S OFFICE.



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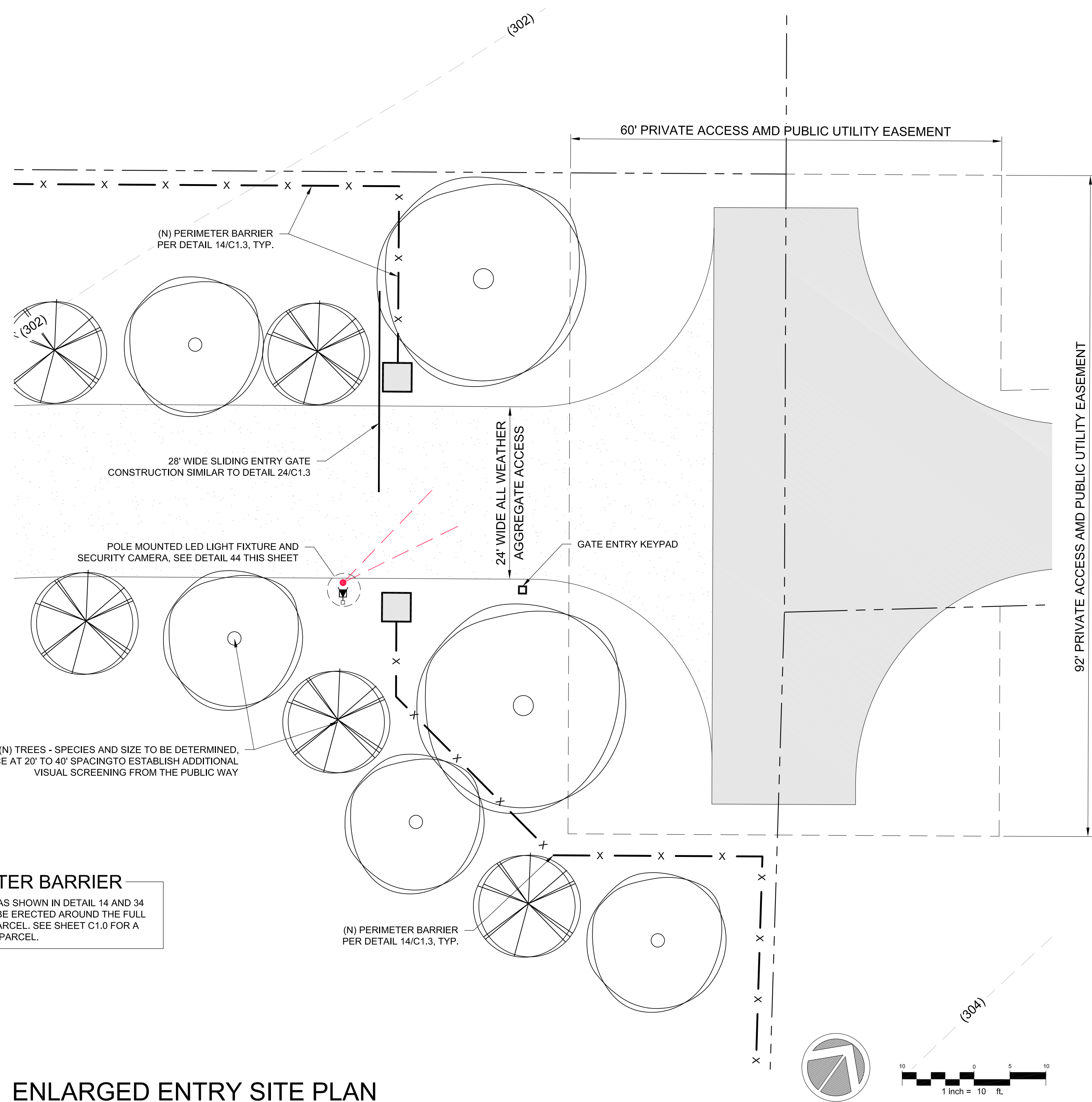
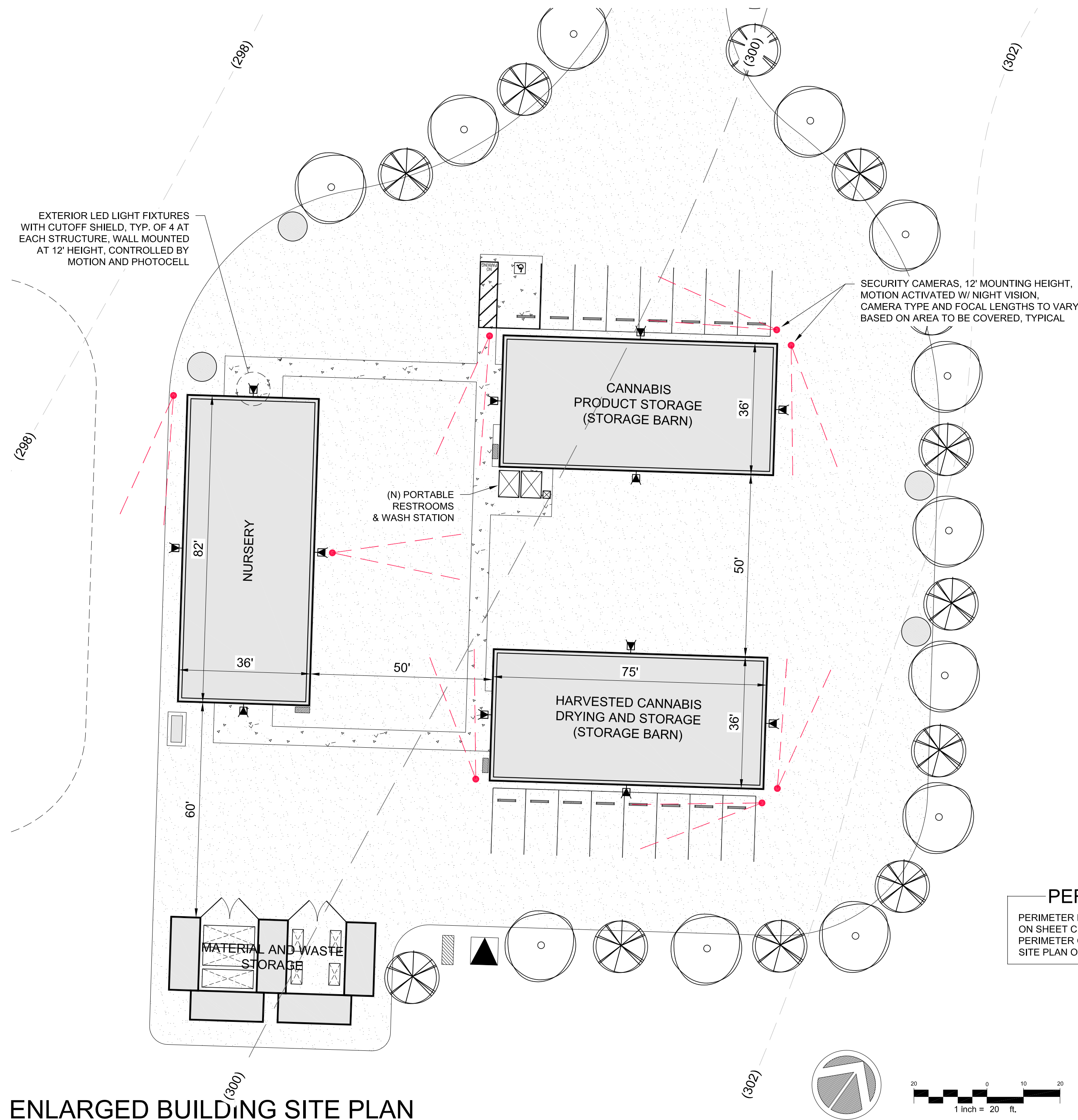
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A California Corporation
445 Green Gate Road
San Luis Obispo, CA 93401
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PROJECT:
**CANNABIS
CULTIVATION
SITE
(044-111-005)**

COUNTY OF
SAN LUIS OBISPO,
CALIFORNIA

SHEET TITLE:
Site Plan

SCALE: 1" = 100'-0"	DATE: 3/27/19
JOB #	DRAWN BY: CRD
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SIGNAGE:

1. NO TRESPASSING SIGNAGE IS TO BE MOUNTED AT 200' ON CENTER ALONG THE PERIMETER LENGTH OF THE SECURITY BARRIER, INCLUDING AT GATED ENTRIES.
2. SECURITY SURVEILLANCE SIGNS ARE TO BE MOUNTED AT EACH POINT OF ENTRY.
3. REQUIRED COUNTY INFORMATIONAL SIGNAGE IS TO BE POSTED ON THE PRIMARY ENTRY GATE.
4. NO PARKING SIGNS ARE TO BE POSTED AT EACH GATED ENTRY.

LIGHTING:

1. ALL EXTERIOR LIGHTING IS TO BE DOWNWARD CASTING AND CONTROLLED BY MOTION AND PHOTOCELLS.
2. SECURITY LED LIGHTING IS TO BE LOCATED ALONG THE PERIMETER OF EACH OF THE STRUCTURES.
3. POLE MOUNTED LIGHTING IS TO BE INSTALLED AT A HEIGHT OF 12'.
4. STRUCTURE MOUNTED LIGHTING IS TO BE INSTALLED AT A HEIGHT OF 12' TO 17'.

ACCESS:

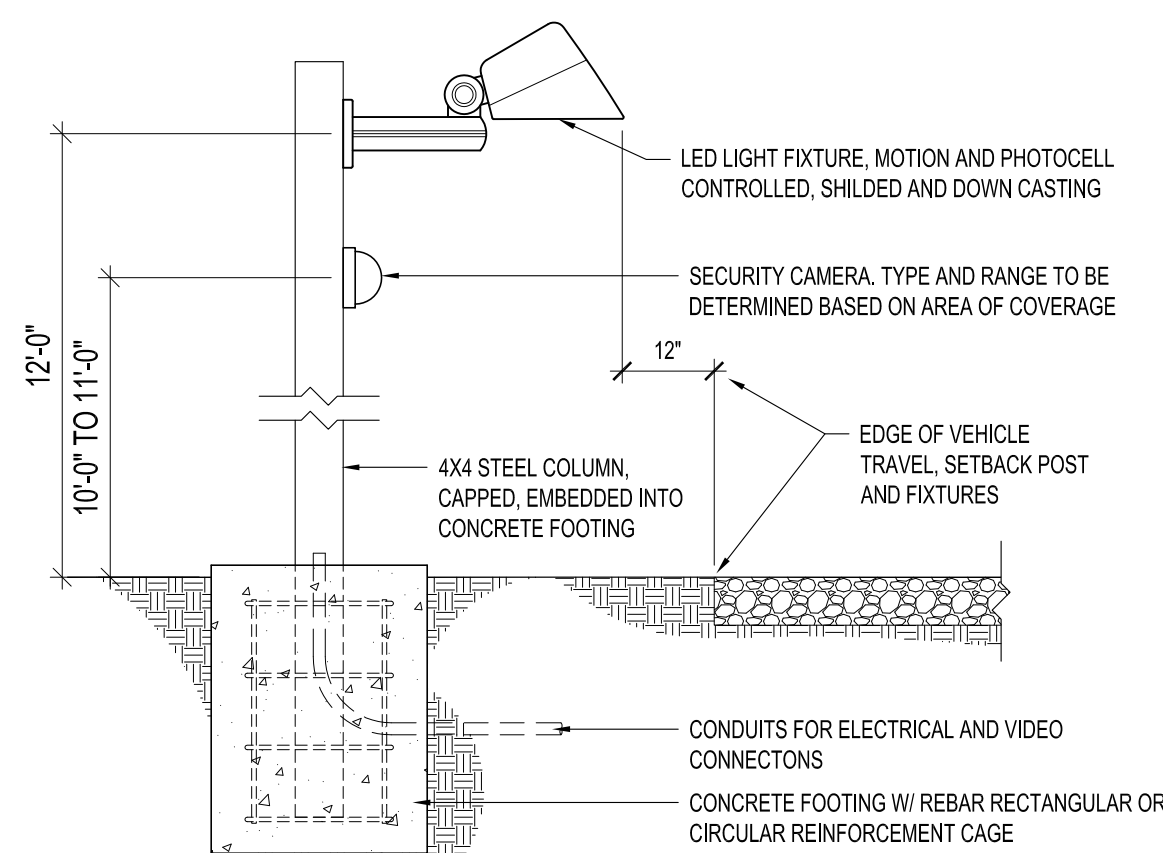
1. ALL STRUCTURES AND STORAGE CONTAINERS ARE TO HAVE LOCKABLE DOORS AND ARE TO REMAINED LOCK DURING NON-BUSINESS HOURS.
2. EXIT DOORS FROM EACH STRUCTURE ARE TO REMAIN UNLOCKED DURING BUSINESS OPERATING HOURS.
3. STRUCTURES ARE TO BE MONITORED BY A SILENT ALARM SYSTEM TO DETECT UNAUTHORIZED ENTRY.
4. ACCESS TO THE SITE IS TO BE GAINED AT A SINGLE POINT OF ENTRY THAT IS GATED AND MONITORED BY SURVEILLANCE.
5. EACH VEHICLE ACCESS POINT ALONG THE ACCESS ROUTE TO PROJECT SITE ARE TO BE SECURED BY KNOX LOCKS TO ENSURE ACCESS BY EMERGENCY VEHICLES.
6. WORKERS ARE TO ENTER AND EXIT THE SITE BY USE OF KEY CODES OR CODED KEY CARDS.
7. NO PUBLIC ACCESS IS PERMITTED.
8. RECORDS OF ALL ENTRIES ARE TO BE MAINTAINED.
9. VISITORS MAY ONLY ACCESS THE PROPERTY WHEN ACCOMPANIED BY AN APPROVED OPERATOR.
10. ACCESS TO THE SITE BY MINORS IS STRICTLY PROHIBITED.
11. AN EXIT PLAN FOR THE SITE IS TO BE DEVELOPED AND POSTED IN EACH STRUCTURE.

SURVEILLANCE CAMERAS:

1. ACCESS TO AND FROM THE SITE IS TO BE MONITORED BY SURVEILLANCE CAMERAS.
2. CAMERAS ARE TO BE MOTION ACTIVATED WITH NIGHT VISION.
3. CAMERAS ARE TO BE CAPABLE OF BEING REMOTELY MONITORED.
4. FOOTAGE OF CAMERAS IS TO BE CENTRALLY STORED.
5. CAMERA TYPE AND FOCAL LENGTHS ARE TO VARY BASED ON AREAS TO BE COVERED.
6. INTERIOR CAMERAS ARE TO BE MOUNTED FACING EACH STRUCTURE ENTRY.

SURVEILLANCE VIDEO DATA SYSTEM

1. SURVEILLANCE SYSTEM SHALL BE CAPABLE OF STORING 30 DAYS OF VIDEO DATA.
2. SHERIFF'S OFFICE SHALL BE PROVIDED REAL-TIME ACCESS TO THE VIDEO DATA.
3. SURVEILLANCE VIDEO DATA SHALL BE STORED IN A LOCKED, TAMPERPROOF COMPARTMENT.



N.T.S.

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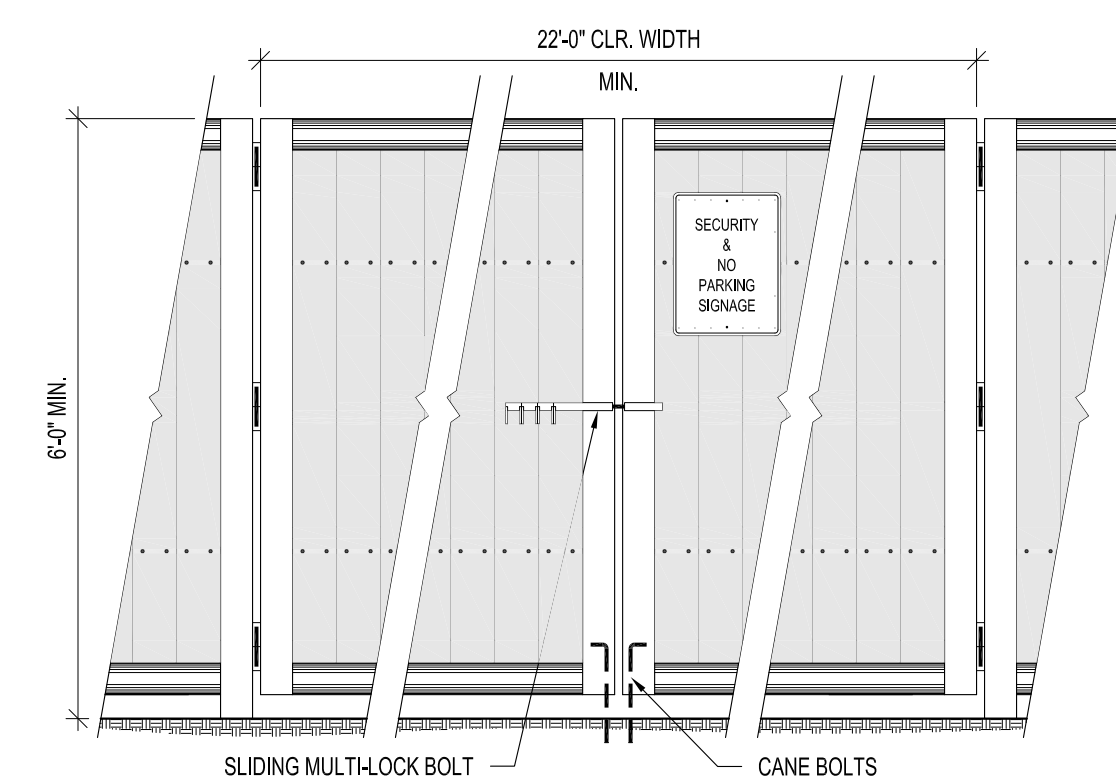
FENCING:

1. PROJECT SITE IS TO BE SURROUNDED BY A 6-FOOT HIGH STEEL MODULAR FRAMED BARRIER WITH SOLID WOOD PICKETS CREATING A DURABLE FULL-HEIGHT INTEGRAL PRIVACY SCREEN THAT PREVENTS THE CANNABIS PLANTS FROM BEING EASILY SEEN.
2. PERIMETER BARRIER AND GATED ENTRIES ARE TO BE CONSTRUCTED PER DETAILS 14, 24 & 34 ON THIS SHEET.
3. GATED ENTRIES ARE TO BE EQUIPPED WITH KNOX LOCKS FOR EMERGENCY ACCESS.



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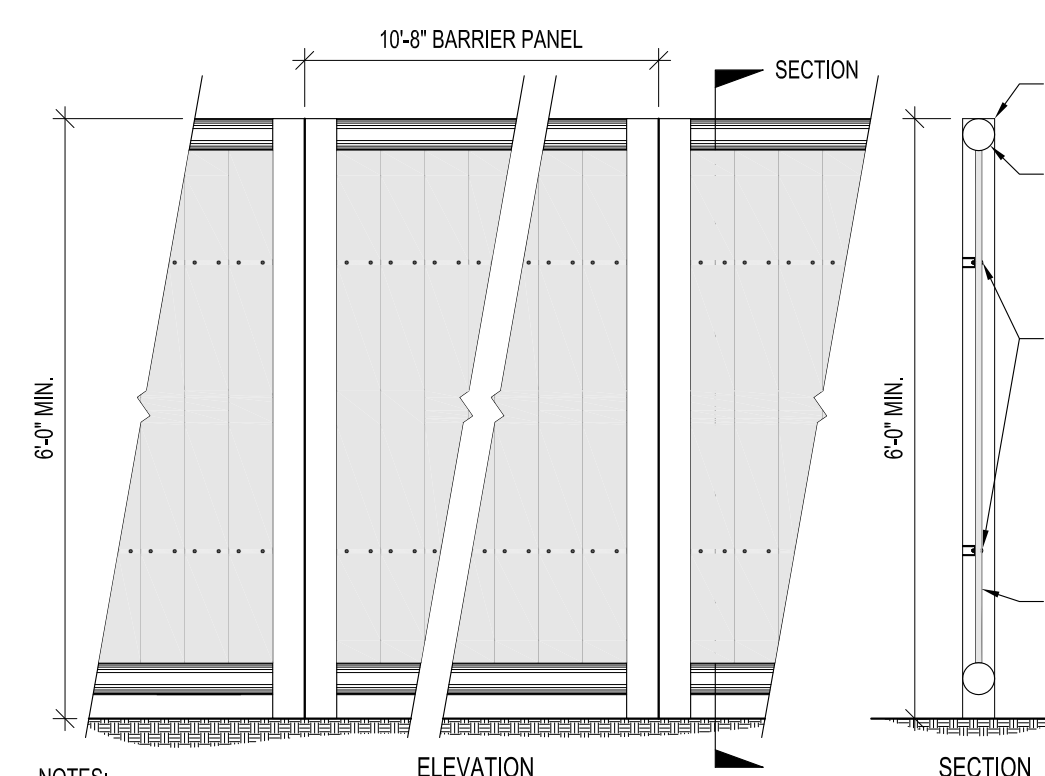
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 San Luis Obispo, CA 93401
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PROJECT:

CANNABIS CULTIVATION SITE
 (044-111-005)

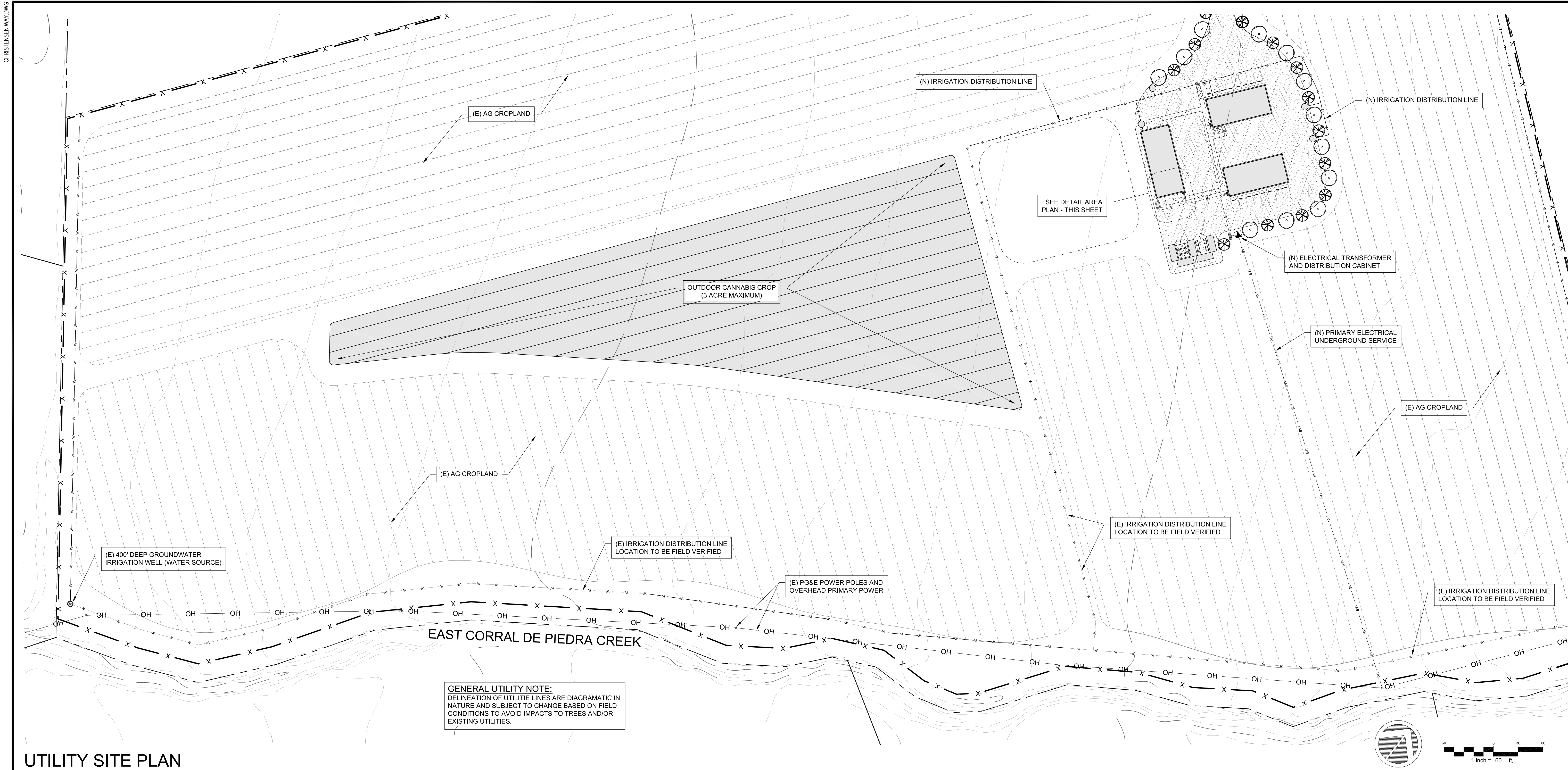
COUNTY OF
 SAN LUIS OBISPO,
 CALIFORNIA

SHEET TITLE:

Lighting, Fencing & Security Plan

SCALE:	VARIABLES	DATE:	3/27/19
JOB #:		DRAWN BY:	CRD
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PAGE	5	OF	10

REFERRAL -- Page 71 of 76



UTILITY SITE PLAN

WATER SOURCE AND SUPPLY:

1. WATER FOR OPERATION SHALL COME FROM AN EXISTING DOMESTIC GROUNDWATER WELL ON SITE THAT IS MORE THAN 850 FEET FROM THE OUTDOOR CROP AND 1,400 FEET FROM THE NURSERY STRUCTURE.
2. THE PROJECT SITE AND THE EXISTING GROUNDWATER WELL IS NOT LOCATED IN AN AREA WITH AN IMPACTED GROUNDWATER BASIN.
3. THE DOMESTIC GROUNDWATER WELL IS A 400 DEEP IRRIGATION GROUNDWATER WELL.
4. THE GROUNDWATER WELL CAPACITY IS 80 GPM, PRODUCING A WATER SUPPLY UP TO 115,200 GALLONS PER DAY.
5. WELL WAS ESTABLISHED AS A GROUNDWATER WELL. WATER HAS NOT BEEN TESTED TO DETERMINE IF THE WATER MEETS CALIFORNIA DRINKING WATER STANDARDS.
6. MAIN WATER SHUT OFF VALVE SHALL BE PROVIDED AND CLEARLY MARKED.

WATER DEMAND:

1. OUTDOOR CROPS
 - 1.1. ANTICIPATED WATER DEMAND BASED ON THE QUANTITY OF PLANTS AND PREVIOUS EXPERIENCE IS APPROXIMATELY 450 GALLONS PER DAY PER ACRE OR 0.51 ACRE-FOOT PER YEAR PER ACRE. TOTAL DEMAND OVER THREE ACRES WILL EQUATE TO APPROXIMATELY 1,350 GALLONS PER DAY OR 1.53 AFY.
2. NURSERY
 - 2.1. A 2,952 SQUARE FOOT PLANT NURSERY IS A SEPARATE STRUCTURE AND USE THAT IS SUBJECT TO SEPARATE COUNTY APPROVALS. IT IS BEING INCLUDED IN THIS WATER DISCUSSION ONLY TO ACCOUNT FOR ITS POTENTIAL WATER DEMANDS.
 - 2.2. ANTICIPATED WATER DEMAND BASED ON THE QUANTITY OF PLANTS AND PREVIOUS EXPERIENCE IS APPROXIMATELY 225 GALLONS PER DAY OR 0.26 AFY.
3. SUPPLY SUMMARY
 - 3.1. THE GROUNDWATER WELL TO BE SHARED BETWEEN THE EXISTING RESIDENCE AND THE CANNABIS ACTIVITIES HAS A YIELD OF 80 GPM OR 115,200 GALLONS PER DAY. THE TOTAL ESTIMATED DAILY WATER USAGE FROM PROPOSED USES (EXCEPT AG CROPS) IS 1,570 GPD OR 1.4% OF THE TOTAL WELL YIELD.
 - 3.2. BALANCE OF WELL YIELD REMAINS AVAILABLE FOR AGRICULTURAL CROPS.

IRRIGATION SYSTEM FOR THE NURSERY:

1. WATER FROM THE GROUNDWATER WELL IS TO BE PIPED FROM THE WELLHEAD TO A 2,500 GALLON STORAGE TANK. NURSERY STRUCTURE IS TO HAVE A DEDICATED TANK FOR IRRIGATION. THE STORAGE TANK IS TO BE EQUIPPED WITH A FLOAT SWITCH TO PROTECT FROM OVERFILLING AND OVERDRAFTING.
2. MOTOR CONTROLS AT THE WELL ARE TO REGULATE PUMPING HOURS TO NON-PEAK ELECTRICAL DEMAND HOURS WITH AN OVERRIDE SWITCH THAT IS TRIGGERED BY A SECONDARY FLOAT SWITCH LOCATED IN THE TANKS TO ENSURE THAT TANKS DO NOT EMPTY.
3. THE MAIN WATER FEED FROM THE TANK IS TO BE BROUGHT INTO THE STRUCTURE TO FEED A SERIES OF MANIFOLDS THAT DISTRIBUTE WATER THROUGHOUT THE NURSERY

STRUCTURE FEEDING THE DRIP IRRIGATION SYSTEM.

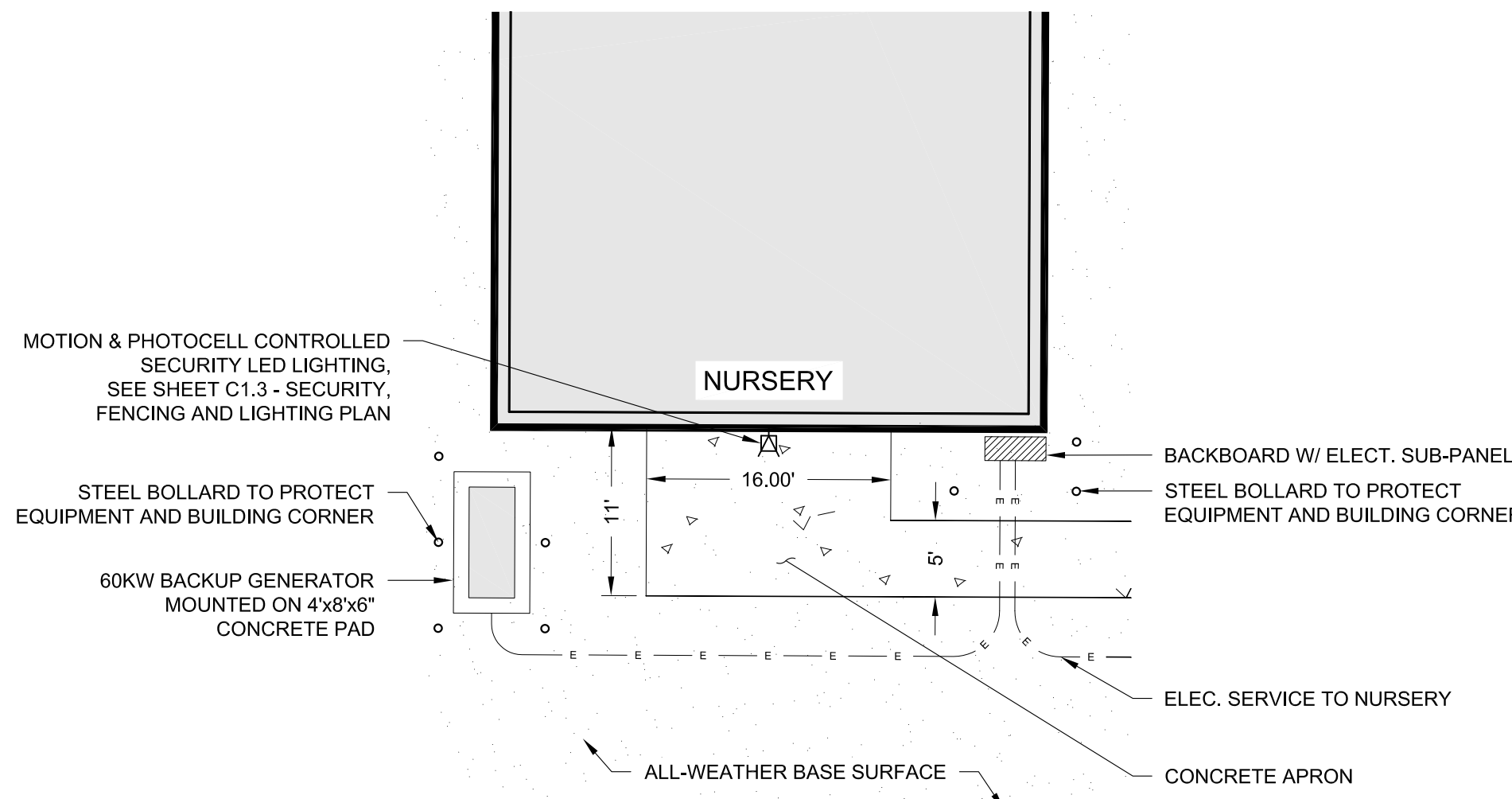
1. IRRIGATION VALVES SHALL BE PLACED AT INTERVALS TO ADEQUATELY ZONE THE FACILITY.
2. A SERIES OF IRRIGATION CONTROLLERS SHALL BE USED TO CONTROL THE AMOUNT OF WATER THAT EACH ZONE RECEIVES.
3. ROWS OF PLANTS SHALL BE FED BY A WATER-EFFICIENT DRIP IRRIGATION SYSTEM. EACH PLANT SHALL HAVE A DRIP HEAD APPROPRIATELY SIZED FOR ITS WATER DEMAND BASED ON THE PLANT SIZE AND TYPE.
4. SOIL MOISTURE SENSORS SHALL BE IMPLEMENTED IN EACH ZONE TO PREVENT OVER-WATERING OF PLANT STOCK.

INSPECTION

1. THE MAINLINE FEED FROM THE WELLHEAD TO THE TANK(S) AND THE NURSERY STRUCTURE SHALL BE INSPECTED ROUTINELY FOR SIGNS OF LEAKAGE OR SEEPAGE.
2. IRRIGATION CONTROL VALVES SHALL BE INSPECTED ROUTINELY FOR LEAKS OR SEEPAGE.
3. PLANT STOCK SHALL BE CHECKED FOR OVERWATERING DAILY TO DETERMINE IF ANY REQUIRED CHANGES ARE NEEDED IN THE PROGRAMMED CONTROLLERS.
4. THE PROGRAMMING OF THE IRRIGATION CONTROLLERS SHALL BE CHECKED ROUTINELY TO ENSURE PROPER OPERATION.

ELECTRICAL:

1. A NEW PG&E PRIMARY ELECTRICAL SERVICE IS TO BE ESTABLISHED ON SITE TO SERVE THE PROJECT.
2. NEW PRIMARY SERVICE TO EXTEND FROM AN EXISTING OVERHEAD POWER POLE LOCATED ON THE PARCEL ALONG THE SOUTHERN PROPERTY LINE.
3. INSTALLED ELECTRICAL SYSTEMS AND LIGHTING ARE TO COMPLY WITH CALIFORNIA TITLE 24 REQUIREMENTS WHERE APPLICABLE.
4. PROPOSED BACKUP DIESEL POWERED GENERATOR IS TO BE MANUALLY CONTROLLED AND USED FOR BACKUP POWER ONLY.



Detailed Area Plan

1" = 10'-0"

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CANNABIS CULTIVATION SITE
(044-111-005)

COUNTY OF SAN LUIS OBISPO,
CALIFORNIA

SHEET TITLE:
Utility Site Plan

SCALE: 1"=60'-0"
DATE: 3/27/19
JOB #: CRD
DRAWN BY: C1.4

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APPROVALS



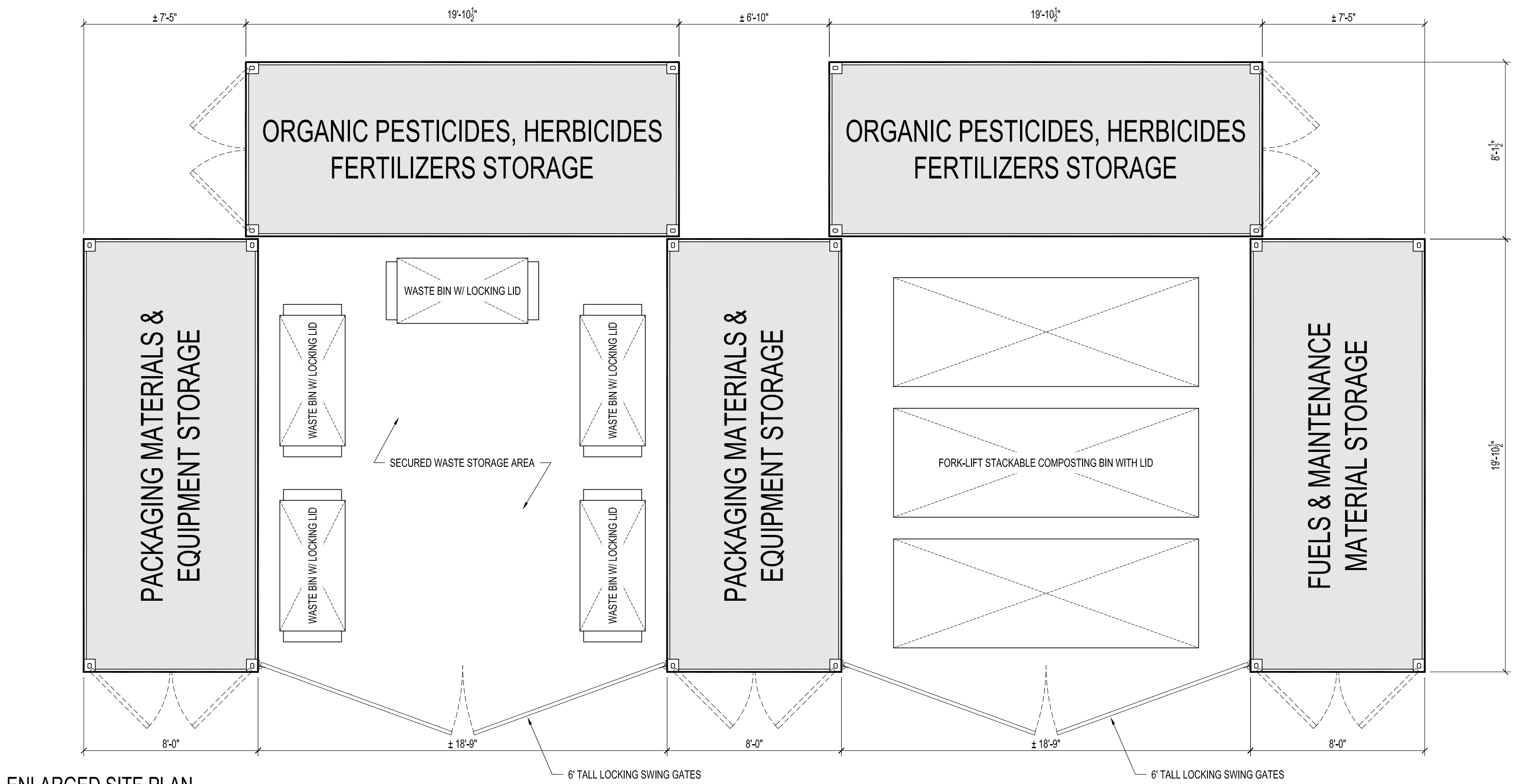
EXTERIOR LIGHTING:
FOUR (4) EXTERIOR LED LIGHT FIXTURES ARE TO BE
INSTALLED ALONG THE PERIMETER OF EACH STRUCTURE
FOR SAFETY AND SECURITY. LED FIXTURES ARE TO HAVE
THE FOLLOWING PROPERTIES:

- DOWNWARD CASTING WITH CUTOFF SHIELD
- MOUNTED AT HEIGHTS AS NOTED PER PLAN
- CONTROLLED BY MOTION AND PHOTOCCELL
- TITLE 24 COMPLIANT

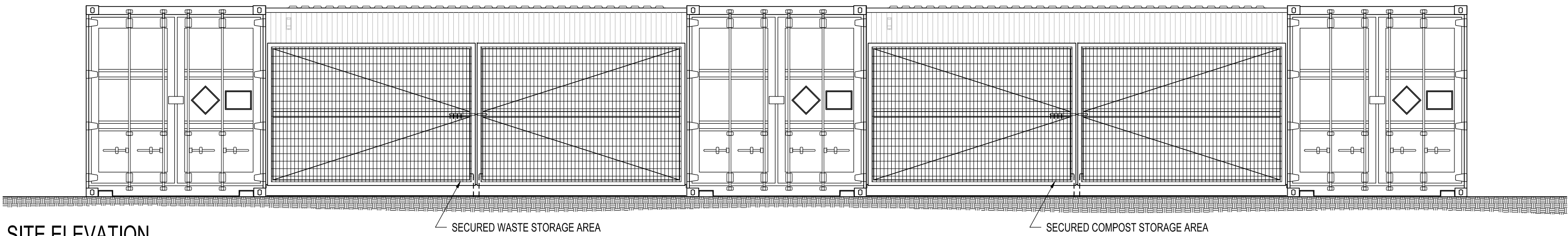
SECURITY:
THE FOLLOWING PHYSICAL SECURITY MEASURES ARE TO BE
IMPLEMENTED AT EACH STRUCTURE.

- MOTION ACTIVATED SURVEILLANCE CAMERAS ARE TO
BE INSTALLED AT INTERIOR AND EXTERIOR LOCATIONS.
- ACCESS DOORS ARE TO BE LOCKED DURING
NON-BUSINESS HOURS.
- INSTALLATION OF A MONITORED SILENT ALARM SYSTEM.

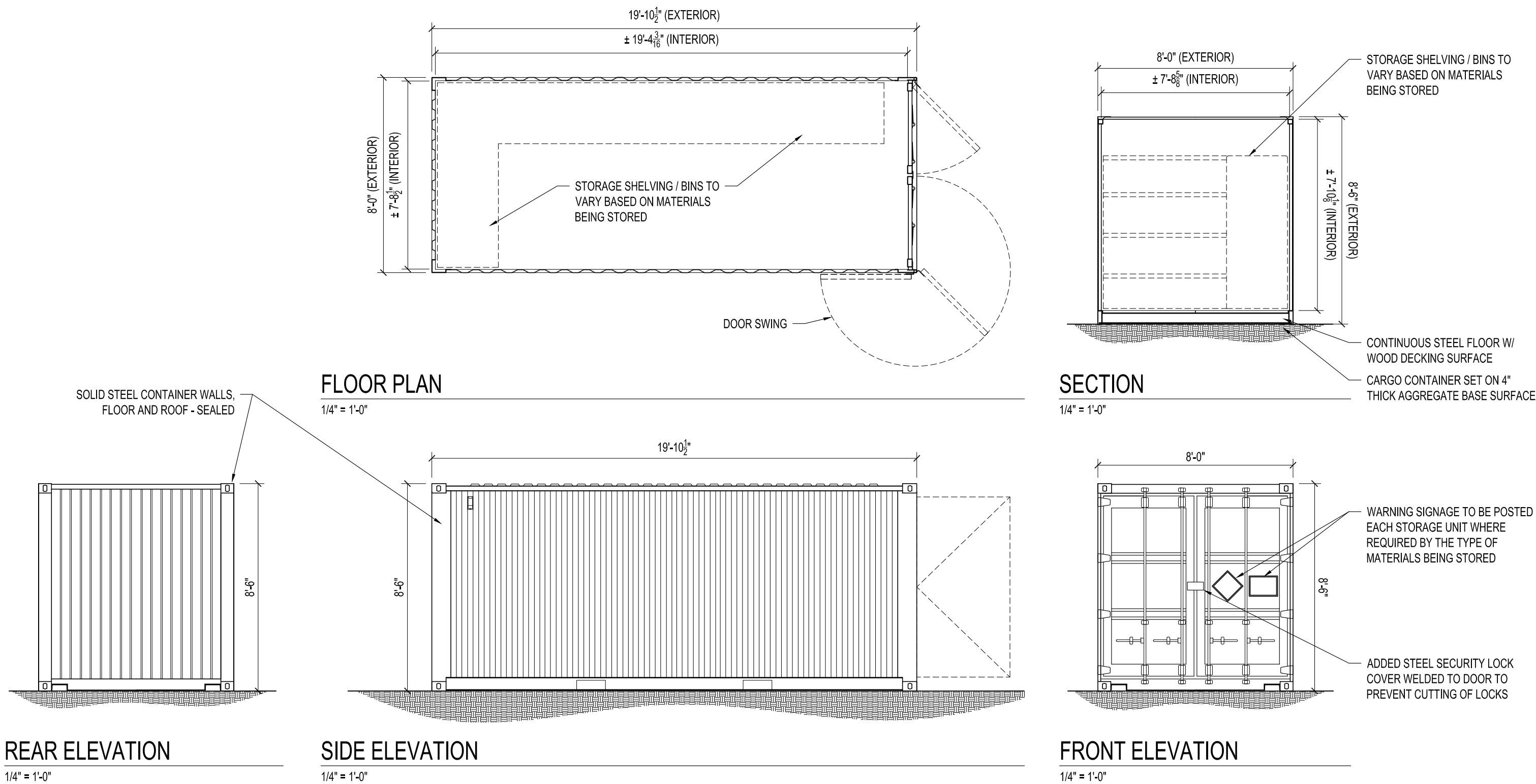
SCALE: VARIES	DATE: 3/27/19
JOB # 004-18	DRAWN BY: CRD
SHEET A1.1	
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ENLARGED SITE PLAN
1/4" = 1'-0"



SITE ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

SIDE ELEVATION
1/4" = 1'-0"

FRONT ELEVATION
1/4" = 1'-0"

STORAGE CARGO CONTAINERS

STORAGE CONTAINER NOTES

1. CARGO CONTAINERS ARE TO BE PAINTED A DARK BROWN COLOR TO MATCH EXISTING STRUCTURES ON THE PROPERTY.
2. CARGO CONTAINERS ARE PROPOSED TO BE USED FOR THE STORAGE OF MATERIALS ONLY .
3. CARGO CONTAINERS ARE NOT PROPOSED TO BE USED FOR HUMAN HABITATION.
4. NO UTILITIES ARE PROPOSED TO BE INSTALLED IN THE CARGO CONTAINERS.
5. BATTERY OPERATED "TAP-LIGHTS" SHALL BE USED IN THE CONTAINERS TO PROVIDE SUPPLEMENTAL LIGHTING WHEN NEEDED BY WORKERS ACCESSING STORED MATERIALS.
6. CONTAINERS ARE TO BE SECURED WITH VANDAL RESISTANT TYPE LOCKS. THE LOCKING MECHANISM IS TO BE ENCASED IN A STEEL SHIELD BOX THAT IS WELDED TO THE CONTAINER. THE SHIELD PREVENTS EASY ACCESS TO THE LOCK BY BOLT CUTTERS OR GRINDERS.
7. WHERE REQUIRED, CONTAINERS ARE TO BE LABELED WITH APPLICABLE INFORMATION AND WARNING SIGNAGE BASED ON THE TYPE OF MATERIAL BEING STORED.
8. CARGO CONTAINERS STORING CANNABIS BASED PRODUCTS ARE TO BE MONITORED BY VIDEO SURVEILLANCE AND SILENT ALARM.
9. REFER TO OPERATIONS MANUAL FOR ADDITIONAL MEASURES AND RECORD KEEPING.

REVISIONS:	REV	DATE	INITIAL	DESCRIPTION
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APPROVALS:

CASTLEROCK
DEVELOPMENT
A California Corporation
445 Green Gate Road
San Luis Obispo, CA 93401
805-546-8100 FAX 549-5419
CA Contractor's License 730788
www.castlerockdevelopment.com

PROJECT:
CANNABIS CULTIVATION SITE
(044-111-005)

COUNTY OF
SAN LUIS OBISPO,
CALIFORNIA

SHEET TITLE:
Floor Plan, Elevations & Sections

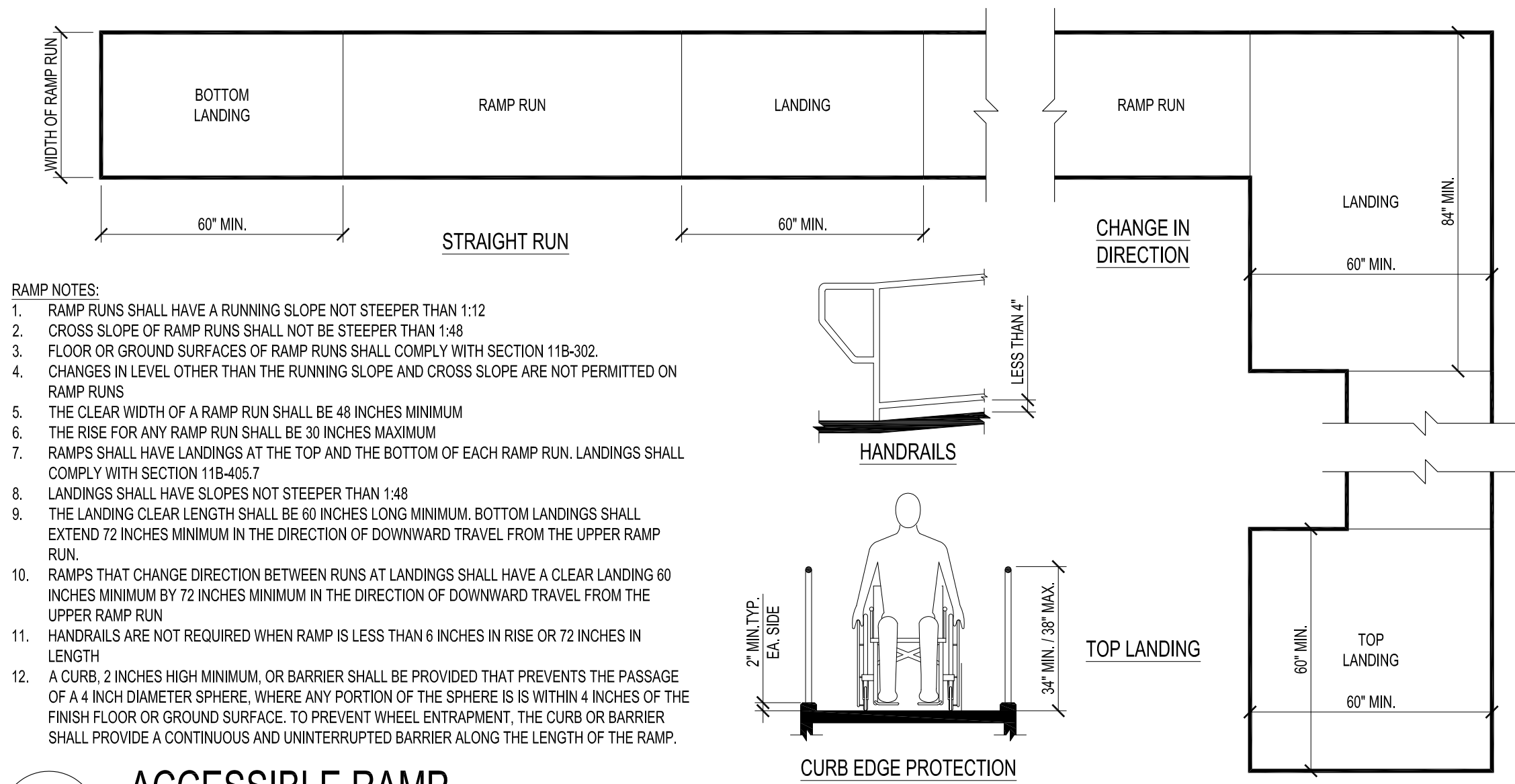
Storage Containers

SCALE: 1/4" = 1'-0"
JOB #
SHEET

DATE: 3/27/19
DRAWN BY: CRD

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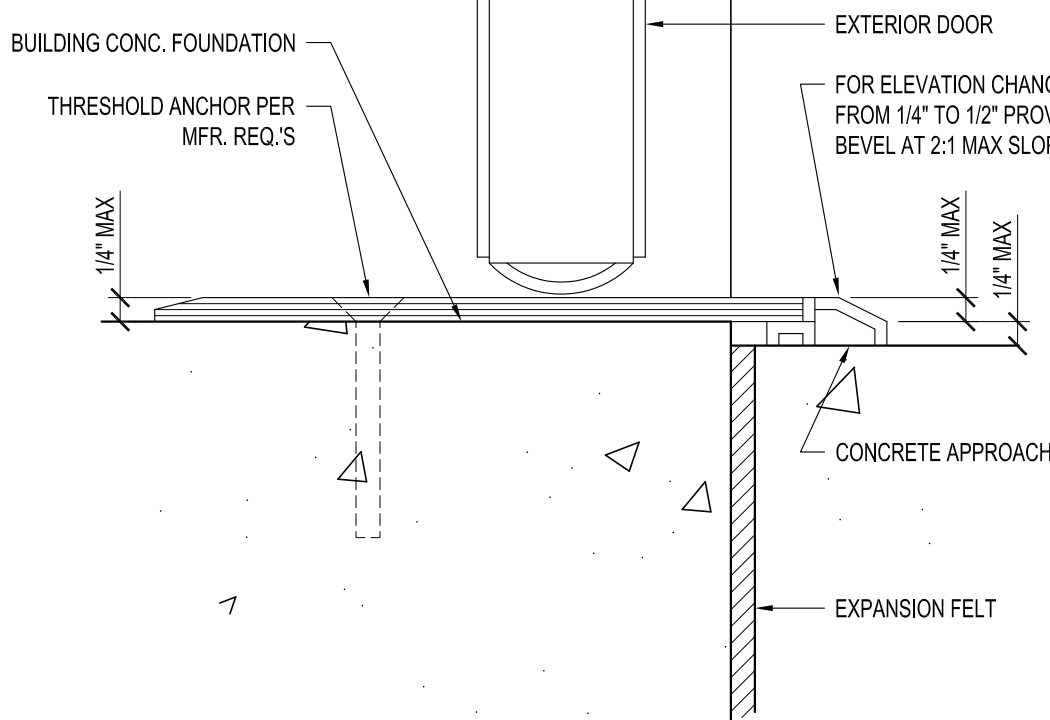


54 ACQUISITIVE RAMIFICATION

SCALE: 1/2" = 1'-0"

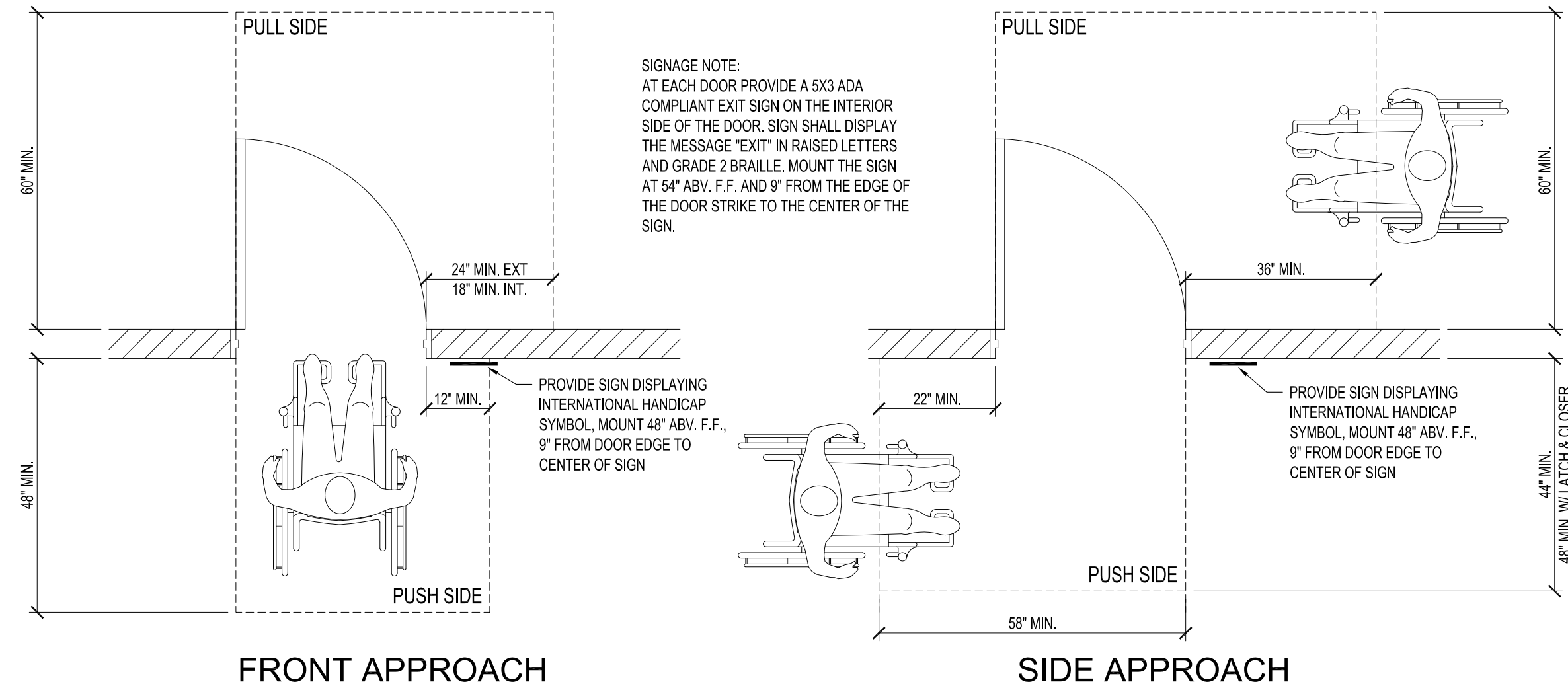
24 ACCESSIBLE THRESHOLD

SCALE: 5" = 1'-0"



ACCESSIBLE DOOR

SCALE: 1/2" = 1'-0"



SIDE APPROACH

SIGNAGE NOTE:
AT EACH DOOR PROVIDE A 5X3 ADA COMPLIANT EXIT SIGN ON THE INTERIOR SIDE OF THE DOOR. SIGN SHALL DISPLAY THE MESSAGE "EXIT" IN RAISED LETTERS AND GRADE 2 BRAILLE. MOUNT THE SIGN AT 54" ABV. F.F. AND 9" FROM THE EDGE OF THE DOOR STRIKE TO THE CENTER OF THE SIGN.

- PROVIDE SIGN DISPLAYING INTERNATIONAL HANDICAP SYMBOL, MOUNT 48" ABV. F.F., 9" FROM DOOR EDGE TO CENTER OF SIGN

[illegible]

APPROVALS

GENERAL

1. ALL PHASES OF WORK SHALL CONFORM TO THE STANDARDS OF THESE NOTES, DRAWINGS AND APPLICABLE BUILDING CODES AS ISSUED BY FEDERAL, STATE, AND LOCAL JURISDICTIONS.
2. MATERIALS AND WORKSMANSHIP SHALL CONFORM TO THE FOLLOWING STANDARDS:
 - 2.1. INSTALLATION OF THE CALIFORNIA BUILDING CODE (C.B.C.)
 - 2.2. 2016 CALIFORNIA RESIDENTIAL CODE (C.R.C.)
 - 2.3. 2016 CALIFORNIA GREEN CODE (C.G.C.)
 - 2.4. 2016 CALIFORNIA MECHANICAL CODE (C.M.C.)
 - 2.5. 2016 CALIFORNIA PLUMBING CODE (C.P.C.)
 - 2.6. 2016 CALIFORNIA FIRE CODE (C.F.C.)
 - 2.7. 2016 CALIFORNIA ELECTRICAL CODE (C.E.C.)
 - 2.8. 2016 CALIFORNIA ENERGY CODE
- 2.9. CITY/COUNTY MUNICIPAL CODE AND SUCH OTHER REGULATING AGENCIES EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK.
3. THE SUBCONTRACTOR SHALL EXAMINE THE CONTRACT DOCUMENTS (DRAWINGS AND SPECIFICATIONS) AND SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES THE SUBCONTRACTOR MAY FIND BEFORE PROCEEDING WITH THE WORK.
4. IN THE EVENT CONDITIONS SHOWN ON DRAWINGS ARE BASED ON BEST PRESENT KNOWLEDGE AVAILABLE BUT WITHOUT GUARANTEE OF ACCURACY, THE SUBCONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES BEFORE ACTUAL SITE CONDITIONS AND INFORMATION SHOWN ON DRAWINGS OR IN THE SPECIFICATIONS BEFORE PROCEEDING WITH WORK.
5. THE SUBCONTRACTOR SHALL IMMEDIATELY NOTIFY THE CONTRACTOR IN WRITING OF ANY CONDITION, WHICH IN HIS OR HER OPINION MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS OF THE STRUCTURE.
6. WORK SHALL CONFORM TO THE BEST PRACTICE PREVAILING IN THE VARIOUS TRADES COMPRISING WORK. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF OTHER TRADES.
7. THESE NOTES, DETAILS, DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE SUBCONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
8. DETAILS SHOWN WITH THESE DRAWINGS ARE TYPICAL. SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS. IN THE EVENT CERTAIN ASPECTS OF THE WORK ARE NOT FULLY DETAILED ON THE DRAWINGS OR SPECIFIED IN THESE NOTES, THE CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR SPECIFIED AND SHALL BE REVIEWED BY THE CONTRACTOR.
9. THE SUBCONTRACTOR SHALL BE RESPONSIBLE TO ADHERE TO THE SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE DRAWINGS AND NOTES.
10. THE SUBCONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND SHORING FOR STRUCTURAL MEMBERS AS REQUIRED FOR STRUCTURAL STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION.
11. THE SUBCONTRACTOR SHALL TAKE THE NECESSARY STEPS TO ENSURE PROPER ALIGNMENT OF THE STRUCTURE DURING AND AFTER THE INSTALLATION OF STRUCTURAL AND FINISH MATERIALS. THIS SHALL INCLUDE THE PROPER SEQUENCE AND ORDER OF THE INSTALLATION OF THE STRUCTURE. THE FINAL POSITION OF THE COMPLETED WORK, CONSTRUCTION MATERIALS PLACED ON FRAMED ROOF OR FLOOR SLABS SHALL BE SPREAD OUT AND THE RESULTING LOADS SHALL NOT EXCEED THE DESIGN LIVE LOAD FOR EACH LEVEL.
12. OBSERVATION VISITS TO THE PROJECT SITE BY FIELD REPRESENTATIVES OF CONTRACTOR AND / OR ENGINEER (SUPPORT SERVICES) SHALL NOT INCLUDE INSPECTIONS OF SAFETY OR PROTECTIVE MEASURES. NOR CONSTRUCTION PROCEDURES, TECHNIQUES OR METHODS (THESE ARE THE SOLE RESPONSIBILITY OF EACH SUBCONTRACTOR). THE FIELD REPRESENTATIVES OF CONTRACTOR OR ENGINEER DURING ANY PHASE OF CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES (AS REQUIRED) BY ANY REGULATING GOVERNMENTAL AGENCY) PROVIDED BY OTHERS. THESE SUPPORT SERVICES, WHETHER OF MATERIAL OR WORK, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DOCUMENTS, BUT DO NOT GUARANTEE SUBCONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION. THESE NOTES, DETAILS, DRAWINGS AND SPECIFICATIONS (CONTRACT DOCUMENTS) DO NOT CONSTITUTE A NECESSARY PROVISION FOR CONSTRUCTION. THESE DOCUMENTS AND THE PHASES OF CONSTRUCTION HEREBY CONTEMPLATED ARE TO BE GOVERNED BY APPLICABLE PROVISIONS OF THE CURRENT CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT.
14. WHERE CONFLICT OCCURS BETWEEN THE REQUIREMENTS OF FEDERAL, STATE AND LOCAL LAWS, CODES, ORDINANCES, RULES AND REGULATIONS, THE MOST STRINGENT WILL GOVERN.
15. THE SUBCONTRACTOR SHALL COORDINATE ARCHITECTURAL DRAWINGS WITH STRUCTURAL DRAWINGS, AND ANY DISCREPANCY SHALL BE REFERRED TO THE CONTRACTOR IN WRITING FOR CLARIFICATION BEFORE START OF CONSTRUCTION.
16. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
17. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
18. DRAWINGS (NOTES, SCHEDULES, DETAILS AND PLANS) SHALL HAVE PRECEDENCE OVER STRUCTURAL CALCULATION.
19. IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES OR SPECIFICATIONS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR.
20. A COPY OF THE PROJECT GEOTECHNICAL INVESTIGATION REPORT SHALL BE KEPT ON THE JOB SITE.
21. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ADHERENCE TO THE REQUIREMENTS OF STANDARDS IN PERFORMING THEIR RESPECTIVE SCOPE OF WORK.
22. ALL WORK SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS TO THE LATEST AMENDMENTS.
23. MODIFICATIONS OF THESE NOTES, DETAILS, PLANS AND SPECIFICATIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE CONTRACTOR OR ENGINEER.
23. ONLY "APPROVED" STRUCTURAL WORKING DRAWINGS (AND OTHER "APPROVED" CONSTRUCTION DOCUMENTS) ARE PERMITTED TO BE USED FOR CONSTRUCTION ON THIS PROJECT. ALL OTHER DRAWINGS ARE OBSOLETE AND ARE NOT PERMITTED ON THE JOB SITE. NOR SHALL THEY BE USED FOR ANY CONSTRUCTION PURPOSES. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS REQUIRED FOR THE CORRECTION OF ERRORS OR OMISSIONS FROM THE APPROVED PLANS AND SPECIFICATIONS. (CBC DIV II SECTION 107)
27. CONSTRUCTION WASTE SHALL BE DISPOSED IN CONFORMANCE WITH THE CITY CONSTRUCTION AND DEMOLITION GUIDELINES AND THE CONTRACTOR WASTE AND RECYCLING PROGRAM.
28. SUBCONTRACTORS, AND SUPPLIERS CONTRACTED / EMPLOYED BY SAID SUBCONTRACTORS, SHALL COMPLY WITH THE CURRENT SURFACE WATER POLLUTION PREVENTION PLAN (SWPPP) ESTABLISHED FOR THE PROJECT.
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- 71

SITE WORK, EXCAVATION AND GRADING

1. ESTABLISH FINISH GRADES TO ELEVATIONS ON PLANS OR AS DETERMINED ON JOB SITE WITH CONTRACTOR'S APPROVAL.
2. EXCAVATIONS TO BE FREE OF WATER AND DEBRIS PRIOR TO ANY POURING OF CONCRETE WORK.
3. USE ONLY CLEAN SILTS IN BACKFILLS AND GRADING AROUND NEW CONSTRUCTION.
4. SOIL PREPARATION, SITE GRADING, AND/OR FOOTING EXCAVATIONS ARE TO BE OBSERVED BY THE SOILS ENGINEER OR RECORD DURING GRADING OPERATIONS. THE SOILS ENGINEER SHALL CERTIFY THE WORK AS ACCORDING TO THE SPECIFICATIONS AND RECOMMENDATIONS OF THE SOILS ENGINEER. THE ENGINEER SHALL PROVIDE REVERSED RECOMMENDATIONS, IF NECESSARY, PRIOR TO INSTALLATION OF THE BUILDING FOUNDATION.
5. PRIOR TO CALLING FOR FOUNDATION INSPECTION, THE ENGINEER OF RECORD MUST CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE FOUNDATION DESIGN, FOUNDATION CONSTRUCTION, DRIVEWAY SURFACE, DRAINAGE AND LOCATION OF THE STRUCTURE CONFORMS TO THE APPROVED PLANS.

FOUNDATION

- 1.1. C.B.C. CHAPTER 18 SOILS
2. PROJECT SPECIFIC GEOTECHNICAL STUDIES SHALL BE COMPLETED AND SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL, AT TIME OF PERMIT APPLICATION. DESIGN PROFESSIONAL OF RECORD SHALL SUBMIT WRITTEN VERIFICATION THAT THE FOUNDATION DESIGN ENCLOSED HEREIN COMPLIES WITH PROJECT SPECIFIC SOILS REPORT RECOMMENDATIONS.
3. THE SUBCONTRACTOR SHALL BE RESPONSIBLE TO VERIFY WITH THE CONTRACTOR'S SUPERINTENDENT OF ANY APPLICABLE SOILS REPORT UPDATES OR ADDENDUMS PRIOR TO CONSTRUCTION. THE SUBCONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THESE REPORTS AND NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND THOSE SHOWN IN THE REPORTS.
4. ALLOWABLE SOIL BEARING VALUES AND FOUNDATION DESIGN ARE BASED ON SOIL CONDITIONS SHOWN BY TEST BORINGS. ACTUAL SOIL CONDITIONS THAT DEVIATE APPRECIABLY FROM THAT SHOWN IN THE TEST BORINGS SHALL BE REPORTED TO THE CONTRACTOR AND SOILS ENGINEER IMMEDIATELY.
5. SITE WORK AND GRADING SHALL BE COMPLETED IN ACCORDANCE WITH THE SOILS INVESTIGATION REPORT. REFER TO REPORT FOR COMPACTION, FILL, BACKFILLING, AND SITE PREPARATION REQUIREMENTS AND PROCEDURES.
6. SOILS ENGINEER SHALL APPROVE BACKFILL MATERIALS PRIOR TO PLACEMENT AND OBSERVE BACKFILL OPERATIONS.
7. EXCAVATIONS FOR FOUNDATIONS SHALL CONFORM TO THE LINES AND DIMENSIONS SHOWN ON THE DRAWINGS. REMOVE ALL LOOSE MATERIAL AND DEBRIS FROM EXCAVATIONS AS REQUIRED TO MAINTAIN DRY WORKING CONDITIONS. THE SOILS ENGINEER SHALL APPROVE SITE WORK AND FOUNDATION EXCAVATIONS PRIOR TO INSTALLING REINFORCING STEEL OR PLACING CONCRETE.
8. FOUNDATIONS TO BE EXCAVATED TO THE REQUIRED DEPTHS INTO COMPACTED FILL OR NATIVE SOILS AS SPECIFIED BY THE STRUCTURAL PLANS, DETAILS AND PROJECT SOILS REPORT.
9. FOOTINGS SHALL BE POURED IN NEAT EXCAVATIONS, WITHOUT SIDE FORMS WHENEVER POSSIBLE. THE BOTTOM OF FOOTINGS SHALL BE HORIZONTAL, WHERE ADJOINING FOOTINGS BARE AT DIFFERENT ELEVATIONS THE BOTTOMS OF THE FOOTINGS SHALL BE STEPPED AS DETAILED ON THE DRAWINGS.
10. FOOTINGS SHALL BE POURED AGAINST FIRM, UNDISTURBED NATURAL SOIL OR ENGINEERED FILL (BUT NOT BOTH) TO THE COMPACTED FILL OR NATIVE SOIL AS REQUIRED BY THE SOILS ENGINEER.
11. FOUNDATIONS SHALL NOT BE POURED UNTIL REQUIRED REINFORCING STEEL, SLEEVES, INSERTS, CONDUITS, PIPES, ETC. AND FORMWORK IS PROPERLY PLACED AND INSPECTED BY THE LOCAL BUILDING OFFICIAL / INSPECTOR.
12. THE SIDES AND BOTTOMS OF EXCAVATIONS WHICH ARE TO HAVE CONCRETE CONTACT SHALL BE MOISTENED PRIOR TO PLACEMENT OF CONCRETE.
13. HOLD-DOWNS SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION. STABBING OF ANCHORS IS NOT PERMITTED.
14. FOUNDATION SLAB-ON-GRADE SHALL COMPLY WITH THE APPLICABLE GEOTECHNICAL REPORT DESIGN RECOMMENDATIONS.

CONCRETE

1. CONCRETE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI BUILDING CODE (ACI 318) AND THE LATEST EDITION OF THE ACI MANUAL OF CONCRETE PRACTICE.
2. SUBMIT CONCRETE MIX DESIGNS TO THE CONTRACTOR FOR REVIEW BY THE ENGINEER. MIX DESIGNS SHALL BE PREPARED UNDER THE SUPERVISION OF A CIVIL ENGINEER REGISTERED IN THE STATE OF CALIFORNIA AND BEAR HIS/HER SIGNATURE.
3. CONCRETE MIX SHALL MEET THE FOLLOWING REQUIREMENTS:
 - 3.1. CONCRETE STRENGTH: 2500 PSI AT 28 DAYS
 - 3.2. MINIMUM CEMENT CONTENT: 5.3 SACKS PER YARD
 - 3.3. MAXIMUM WATER-CEMENT RATIO: 0.57 (6.5 GAL. PER SACK)
 - 3.4. MAXIMUM AGGREGATE SIZE: 3/4" - PROVIDE THE MAXIMUM RATIO OF COARSE AGGREGATE TO FINE AGGREGATE CONSISTENT WITH PLACING REQUIREMENTS, MINIMUM 60% COARSE AGGREGATE.
 - 3.5. MAXIMUM SLUMP: 4-1/2" PER ASTM C143
4. CONCRETE MATERIALS
 - 4.1. CEMENT: PORTLAND CEMENT TYPE II, ASTM C150
 - 4.2. COARSE AGGREGATE: ASTM C33
 - 4.3. FINE AGGREGATE: ASTM C33, REACTIVITY RATIO SoR_c SHALL NOT EXCEED ONE (1) PER ASTM C289
 - 4.4. WATER: POTABLE
 - 4.5. READY MIX CONCRETE: ASTM C94
 - 4.6. WATER REDUCING ADMIXTURE: DAROCAM 55 AT THE RATE OF 8 OZ. PER SACK OR POLYHEX AT THE RATE OF 10 OZ. PER SACK.
 - 4.7. AIR ENTRAINING ADMIXTURE: MBVR OR DAREX OF STRENGTH REQUIRED TO PROVIDE BETWEEN 3-1/2% AND 5% OF ENTRAINED AIR.
5. REINFORCING MATERIALS
 - 5.1. #3 BARS AND SMALLER: ASTM A615 GRADE 60 OR GRADE 60
 - 5.2. #4 BARS AND LARGER: ASTM A615 GRADE 60
 - 5.3. REINFORCING FOR WELDED SPISITS: ASTM A706. BARS TO BE WELDED SHALL BE MARKED WITH A "W" TO DESIGNATE WELDABILITY.
6. MISCELLANEOUS MATERIALS:
 - 6.1. SAND BASE UNDER SLAB ON GRADE: CLEAN SAND WITH LESS THAN 3% PASSING THE #200 SIEVE AND NO DELETERIOUS MATERIALS.
 - 6.2. CAPILLARY BREAK BASE UNDER SLAB ON GRADE: CLEAN, COARSE SAND AND/ OR GRAVEL WITH 100% PASSING THE # 1 SIEVE AND 20% PASSING THE #16 SIEVE, AND 0-3% PASSING THE #200 SIEVE, AND NO DELETERIOUS MATERIAL.
 - 6.3. VAPOR BARRIER: 6 MIL VISQUEEN OR APPROVED EQUAL.
 - 6.4. NON-SHRINK GROUT AND/OR DRYPACK: MINIWAX POR-ROK OR APPROVED EQUAL. MIX THE MINIMUM AMOUNT OF WATER REQUIRED TO OBTAIN THE CONSISTENCY NECESSITATED BY PLACING CONDITIONS.
 - 6.5. CURING COMPOUND: WATER BASED LIQUID MEMBRANES CONFORMING TO ASTM C309 WHEN TESTED IN ACCORDANCE WITH ASTM C156. EUOCO AQUA-CURE OR APPROVED EQUAL.
 - 6.6. EXPANSION JOINT MATERIAL: CONFORM TO ASTM J-1751.
7. WELDING OF REINFORCING STEEL: REINFORCING STEEL SHALL NOT BE WELDED UNLESS SPECIFICALLY DETAILED ON THE DRAWINGS. WELDING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE RECOMMENDED PRACTICE FOR WELDING REINFORCING STEEL, METAL SPISITS, AND CONNECTIONS IN REINFORCED CONCRETE CONSTRUCTION" BY THE AWS (AWS D1.4). USE LOW HYDROGEN E80xx OR E90xx ELECTRODES FOR WELDING OF REINFORCING STEEL.

9. REINFORCING BAR BENDS SHALL BE MADE COLD.
10. REINFORCING STEEL SHALL BE CLEAN OF RUST, GREASE OR OTHER MATERIAL LIKELY TO IMPAIR BOND.
10. LAP SPLICES: 60 BAR DIAMETERS OR 2'-0", WHICHEVER IS GREATER. SPLICES TO BE STAGGERED.
11. COVER TO REINFORCING BARS:
 - 11.1. WHEN CONCRETE IS PLACED AGAINST GRADE: 3"
 - 11.2. WHEN CONCRETE IS PLACED AGAINST FORMS BUT AFTER REMOVAL, WILL BE IN CONTACT WITH GROUND OR WEATHER:
 - 11.2.1. #5 BARS AND SMALLER: 1-1/2"
 - 11.2.2. #6 BARS AND LARGER: 2"
 - 11.3. SLAB ON GRADE AND ALL OTHER LOCATIONS: 1-1/2"
12. CONCRETE CURING: KEEP CONCRETE CONTINUOUSLY WET FOR 7 DAYS OR APPLY CURING COMPOUND IN STRICT ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.
13. FORM REMOVAL: REMOVE FORMS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
 - 13.1. SIDE FORMS OF FOOTINGS: MINIMUM TWO (2) DAYS
 - 13.2. EDGE FORMS OF SLAB ON GRADE STRIPS: MINIMUM ONE (1) DAY
14. VIBRATION: VIBRATE CONCRETE (INCLUDING SLABS ON GRADE) AS IT IS PLACED, WITH A MECHANICAL VIBRATOR OPERATED BY EXPERIENCED PERSONNEL. THE VIBRATOR SHALL BE USED TO CONSOLIDATE THE CONCRETE, NOT TRANSPORT IT. REINFORCING AND FORMS SHALL NOT BE VIBRATED.
15. OUTSIDE DIAMETER CONDUIT OR PIPE EMBEDDED IN SLAB SHALL NOT EXCEED 30% OF SLAB THICKNESS OR 1'-2", WHICHEVER IS SMALLER, UNLESS SPECIFICALLY DETAILED OTHERWISE. CONDUITS OR PIPES LARGER THAN 1'-2" OR 30% OF SLAB THICKNESS (0.03) SHALL BE PLACED UNDER THE SLAB. CONDUITS CAN BE GROUPED IN PAIRS, MINIMUM CLEAR DISTANCE BETWEEN SINGLE CONDUITS OR PAIRS SHALL BE 6".
16. SPECIAL INSPECTION (AS REQUIRED OR SPECIFIED) SHALL CONFORM TO C.B.C. CHAPTER 17. SPECIAL INSPECTION SERVICES SHALL BE PROVIDED BY AN I.C.B.O. CERTIFIED DEPUTY INSPECTOR OR BUILDING DEPARTMENT APPROVED ENGINEER.
17. LOCATION, CONDITION, JOINTS, OTHER THAN SPECIFIED, SHALL BE APPROVED BY CONTRACTOR PRIOR TO POURING. CONSTRUCTION JOINTS SHALL BE THOROUGHLY AIR AND WATER CLEANED AND HEAVILY ROUGHENED SO AS TO EXPOSE COARSE AGGREGATES.
18. REINFORCING STEEL, ANCHOR BOLTS, DOWELS, INSERTS AND OTHER HARDWARE TO BE SET IN CONCRETE SHALL BE WELL SECURED IN POSITION (LAYOUT AND PLACEMENT SHALL BE VERIFIED BY ROUGH FRAMING CONTRACTOR) PRIOR TO POURING OF CONCRETE.
19. CONTRACTOR AND INSPECTOR SHALL BE NOTIFIED FOR REINFORCING INSPECTION PRIOR TO POURING ANY CONCRETE.
20. SUBCONTRACTOR SHALL OBTAIN APPROVAL FROM CONTRACTOR PRIOR TO PLACING SLEEVES, PIPES, DUCTS, CHASES, BORING AND OPENINGS UNLESS SPECIFICALLY DETAILED OR NOTED. UTILITY AND/OR OTHER TRADES, PIPES, CHASES, AND SIMILAR OPENINGS THROUGH FOUNDATIONS SHALL BE SEALED AGAINST WATER MIGRATION.
21. OPENINGS IN SLAB ON GRADE FOR BATHTUB PIPING AND TRAPS, PLANTERS OR OTHER SIMILAR USES SHALL BE SEALED WITH CONCRETE AT WALLS AND BOTTOM, 2" MINIMUM THICKNESS. PLASTIC TUB BOXES MAY BE USED IF PROPERLY SEALED AROUND EDGES AND PIPE PENETRATIONS.
22. CONCRETE SHALL NOT FREE FALL MORE THAN SIX FEET. USE TREMP, PUMP OR OTHER APPROVED METHODS.
23. CONCRETE SHALL NOT BE PLACED AT A FLOOR LEVEL MORE THAN 18" IN TEN FEET.
24. MAXIMUM FLOOR LEVEL CHANGE AT THE FRONT ENTRY DOOR SHALL BE NOT MORE THAN 1-1/2 INCHES FROM TOP OF THRESHOLD TO EXTERIOR LANDING. (C.R.C. R311.3.1)
25. MAXIMUM FLOOR LEVEL CHANGE AT OTHER EXTERIOR DOORS SHALL BE NOT MORE THAN 7-3/4" INCHES FROM TOP OF THRESHOLD TO EXTERIOR LANDING. (C.R.C. R311.3.2)
26. CONCRETE SHALL NOT BE PLACED ON STAIRS, STUOPS, PORCHES, ETC. SHALL HAVE A MINIMUM OF 2" SAND UNDERLAYMENT, UNLESS NOTED OTHERWISE.
27. CONCRETE DRIVEWAYS SHALL HAVE A MINIMUM OF 4" SAND UNDERLAYMENT, UNLESS NOTED OTHERWISE.

ROOFING, FLASHING AND SEALANTS

1. ROOF COVERINGS SHALL CONFORM TO THE STANDARDS OF C.B.C. CHAPTER 15 AND C.R.C. CHAPTER 9.
2. METAL FLASHING, COUNTER FLASHING AND COPING SHALL BE OF NOT LESS THAN NO.26 U.S. GAUGE OR EQUIVALENT RESISTANT METAL MEET THE REQUIREMENTS OF C.B.C. SECTION 1503.2.1 AND C.R.C. 9003.2.
3. METHODS OF FLASHING AND COUNTER FLASHING OF CHIMNEYS, PARAPETS, BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, ROOF TO WALL, ETC. CONNECTIONS SHALL BE IN COMPLIANCE WITH C.B.C. 1503.6 AND C.R.C. 9003.2.
4. APPROVED FLASHING SHALL BE USED FOR EXTERIOR OPENINGS AND PARAPET WALLS IN COMPLIANCE WITH C.B.C. 1503.2 AND C.R.C. 9003.2.
5. ANNULAR SPACES AROUND UTILITIES IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS.
6. ADHESIVE, SEALANTS AND CAULKS USED ON THE PROJECT SHALL COMPLY WITH THE VOC LIMITS DEFINED IN TABLE 4.804.1 AND TABLE 4.504.2 OF THE C.G.G.
7. USE OF TOXIC COLOURS INCLUDING CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE IS PROHIBITED, EXCEPT FOR AEROSOL PRODUCTS AS SPECIFIED IN SECTION 4.504.2.1.2 OF THE C.G.C.

DOORS, WINDOWS AND GLAZING

1. MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED. EXTERIOR DOORS SHALL BE CERTIFIED AS MEETING AN AIR LEAKAGE RATE OF 0.3 CFM/FT2 OF DOOR AREA. ALUMINUM SASHES SHALL BE LABELED AND CERTIFIED AS CONFORMING TO ANSI 134.1.
2. POLYURETHANE SEALING JOINTS SHALL BE USED TO SEAL DOOR THRESHOLDS, WINDOWS, AND BUILDING ENVELOPE OPENINGS AS REQUIRED BY THE STANDARDS SHALL BE SUBJECT TO FIELD INSPECTION.
3. DOOR INSTALLER SHALL SET BASE OF EXTERIOR DOOR THRESHOLDS IN TWO CONTINUOUS 38" WIDE BEADS OF POLYURETHANE SEALANT FOR THE WIDTH OF THE THRESHOLD. CAULKING TO BE RETURNED TO EDGE OF SLAB AT EACH END OF THRESHOLD.
4. DOOR INSTALLER SHALL CAULK BASE OF EXTERIOR DOOR JAMBS TO THE DOOR THRESHOLD WITH A POLYURETHANE SEALANT TO CREATE A POSITIVE SEAL.
5. ALL CUT EDGES OF EXTERIOR DOOR JAMBS SHALL BE SEALED WITH PRIMER PRIOR TO FABRICATION AND INSTALLATION.

PAINTS AND ARCHITECTURAL COATINGS

1. ARCHITECTURAL PAINTS AND COATINGS USED ON THE PROJECT SHALL COMPLY WITH THE LIMITS IDENTIFIED IN TABLE 4.504.2 OF THE C.G.C. FOR COATINGS NOT LISTED REFER TO SECTION 4.504.2.2 OF THE C.G.C.
- HEATING & SHEET METAL**
1. CALIFORNIA LICENSED MECHANICAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR SATISFYING REQUIREMENTS AS SET FORTH IN THE CALIFORNIA MECHANICAL CODE (C.M.C.).
 2. LOCATION OF FLOOR OR CEILING REGISTERS SHALL BE VERIFIED BY OWNER AND SUBCONTRACTOR.
 3. FURNACE AND RELATED EQUIPMENT SHALL MEET TITLE 24 REQUIREMENTS AND IS SUBJECT TO CONTRACTOR'S APPROVAL.
 4. PROVIDE COMBUSTION AIR FROM THE EXTERIOR FOR GAS BURNING APPLIANCES. FOR GAS BURNING APPLIANCE COMPARTMENTS, PROVIDE A MINIMUM OF 50 SQ. IN. OF COMBUSTION AIR WITHIN 12" OF FLOOR AND OF CEILING (100 SQ. INCHES TOTAL MIN.).
 5. PROVIDE FURNACE ACCESS AND CLEARANCES AS REQUIRED BY C.M.C. AND C.B.C..
 6. PROVIDE AND INSTALL VENTS AND CAPS REQUIRED. DUCTS SHALL BE CONSTRUCTED AND INSTALLED AS PER C.M.C. AND C.B.C. SECTION 6-5 AND TITLE 24, PART 6, SECTION 1501.
 7. DURING STORAGE ON-SITE OR AT THE TIME OF INSTALLATION AIR DISTRIBUTION OPENINGS AND COMPONENTS SHALL BE COVERED BY A METHOD ACCEPTABLE TO THE CITY TO REDUCE THE AMOUNT OF DUST OR DEBRIS

8. WHICH MAY COLLECT IN THE SYSTEM PRIOR TO FINAL STARTUP OF THE AIR HANDLING EQUIPMENT.
9. ALL VERTICAL DUCTS TO BE RIGID PIPE AND FIRESTOPPED.
11. ALL HEATING AND/OR COOLING SYSTEMS MUST HAVE AN AUTOMATIC SETBACK THERMOSTAT WITH A CLOCK MECHANISM THAT SHUTS THE SYSTEM OFF DURING PERIODS OF NON-USE.
12. ALL EQUIPMENT USING FLEXIBLE EQUIPMENT SHALL BE SECURELY FASTENED TO ITS SUPPORT BASE TO PREVENT INCIDENTAL DISPLACEMENT.
13. PRIOR TO THE FINAL BUILDING INSPECTION, AN APPLIANCE CERTIFICATE PROVIDED BY THE HEATING MANUFACTURER MUST BE COMPLETED BY THE INSTALLER AND POSTED IN A CONSPICUOUS LOCATION.
14. FANS AND OTHER AIR EXHAUST SYSTEMS SHALL BE PROVIDED WITH BACKDRIFT DAMPERS OR AUTOMATIC DAMPERS TO PREVENT AIR LEAKAGE. C.M.C. CHAPTER 5 AND TITLE 24, CHAPTER 4, SECTION 150.
15. VENT EXHAUST CONNECTIONS TO APPLIANCES SHALL BE MADE BY A HVAC SUBCONTRACTOR.
16. EXHAUST FANS SHALL HAVE BACKDRIFT OR AUTOMATIC DAMPERS TO PREVENT AIR LEAKAGE.
17. HEAT PUMPS SHALL BE INSTALLED WITH CONTROLS TO PREVENT ELECTRIC RESISTANCE SUPPLEMENTARY HEATING OPERATION WHEN THE HEATING LOAD CANNOT BE MET BY THE HEAT PUMP ALONE.
18. FOR THE IGNITION OF GAS APPLIANCES, A CONTINUOUSLY BURNING PILOT IS NOT PERMITTED ON FAN TYPE CEILING AND WALL WARMERS, RESIDENTIAL GAS DRYERS, COOKING APPLIANCES, AND POOL HEATERS. WATER HEATERS ARE EXCEPT FROM THIS REQUIREMENT.
19. PROVIDE OPENINGS AND SUPPORTS AS REQUIRED PER TYPICAL DETAILS AND NOTES FOR MECHANICAL EQUIPMENT, VENTS, DUCTS, PIPING, ETC. MECHANICAL EQUIPMENT SHALL BE PROPERLY "SWAY BRACED" AGAINST LATERAL FORCES.
20. OPENINGS, POCKETS, ETC. SHALL NOT BE PLACED IN SLABS, FOUNDATIONS, BEARING WALLS, BEAMS, COLUMNS, AND STRUCTURE SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.
21. ROOF AND ATTIC VENTS SHALL BE PROTECTED BY A CORROSION RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH OPENINGS A MINIMUM OF 1/16-INCH AND SHALL NOT EXCEED 1/8-INCH.

PLUMBING

1. CALIFORNIA LICENSED PLUMBING SUBCONTRACTOR SHALL BE RESPONSIBLE FOR SPECIFYING REQUIREMENTS AS SET FORTH IN THE CALIFORNIA PLUMBING CODE (C.P.C.).
2. ALL PIPING SHALL BE SECURED TO STRUCTURE OR TO FRAMING MEMBERS WITH STRAPS AT 10'-0" O.C. TO PREVENT OVER HAMMER, PACK INSULATION OR NOISY PIPES.
3. NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND, UNDER ANY BUILDING OR STRUCTURE. EXPOSED GAS PIPING SHALL BE KEPT AT LEAST SIX INCHES ABOVE GRADE OR STRUCTURE.
4. WATER HEATER TANKLESS UNITS, WHERE SPECIFIED, SHALL BE PROPERLY SIZED, LOCATED AND INSTALLED PER THE MANUFACTURER RECOMMENDATIONS AND REQUIREMENTS. PLUMBING SUBCONTRACTOR SHALL COMPLETE ALL CONNECTIONS.
5. HOSE-BIBBS SHALL BE PROVIDED WITH NON-REMOVABLE BACKFLOW DEVICES.
6. WHERE AUTOMATIC IRRIGATION SYSTEM CONTROLLERS ARE INSTALLED, PRIOR TO FINAL INSPECTION, CONTROLLERS SHALL MEET THE FOLLOWING STANDARDS:
 - 6.1. CONTROLLERS SHALL BE WEATHER-BASED OR SOIL MOISTURE-BASED CONTROLLERS THAT ADJUST IRRIGATION IN RESPONSE TO CHANGE IN CONDITIONS.
 - 6.2. WEATHER-BASED CONTROLLERS SHALL HAVE AN INTEGRAL OR EXTERNALLY CONNECTED RAIN SENSOR.
7. SEWAGE DISPOSAL SYSTEM (SEPTIC SYSTEM) MUST BE INSPECTED AND CERTIFIED BY THE DESIGN ENGINEER PRIOR TO APPROVAL BY THE BUILDING OFFICIAL.
8. PROVIDE OPENINGS OR SUPPORTS AS REQUIRED PER TYPICAL DETAILS AND NOTES FOR PLUMBING EQUIPMENT, VENTS, DUCTS, PIPING, ETC. PLUMBING EQUIPMENT SHALL BE PROPERLY "SWAY BRACED" AGAINST LATERAL FORCES.
9. OPENINGS, POCKETS, ETC. SHALL NOT BE PLACED IN SLABS, FOUNDATIONS, BEARING WALLS, BEAMS, COLUMNS, JOISTS, ETC. UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.
10. HOT WATER PIPING SHALL BE INSULATED WITH A MINIMUM OF 1" R-5 POLYURETHANE ROCK FOAM WHERE NOT OTHERWISE SPECIFIED OR COVERED IN A MINIMUM OF 1" THICK AT 4" O.C. INSULATION. PIPE INSULATION SHALL BE USED WHERE WALL BATT INSULATION DOES NOT TIGHTLY FIT AROUND PIPING.

ELECTRICAL

1. CALIFORNIA LICENSED ELECTRICAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR SATISFYING REQUIREMENTS AS SET FORTH IN THE CALIFORNIA ELECTRICAL CODE (C.E.C.).
2. SMOKE ALARMS(S) AND CARBON MONOXIDE ALARM(S) SHALL BE PROVIDED AND INSTALLED AS REQUIRED BY C.E.C. SECTION 290.2.
3. CIRCUIT PANELS SHALL HAVE EACH CIRCUIT LEGIBLY LABELED AS TO THE APPLIANCE AND/OR ROOM FOR WHICH IT SERVES.
4. RECEPTACLES SHALL HAVE GROUND FAULT INTERRUPTER CIRCUIT PROTECTION. (C.E.C. SECTION 210.8 & 210.12)
5. RECEPTACLES SHALL BE MINIMUM 18" A.F.F. AND SWITCHES SHALL BE MINIMUM 42" A.F.F., U.N.O..
6. RECEPTACLES SUPPLYING 120 V WITH 15-20 AMPS SHALL BE LISTED AS TAMPER RESISTANT. (C.E.C. SECTION 406.11)
7. PROVIDE AN ELECTRICAL OUTLET WITH 25-4" OF MECHANICAL EQUIPMENT FOR SERVICING.
8. THE PRIMARY GROUND SHALL BE PROVIDED IN ACCORDANCE WITH THE ELECTRICAL PLANS AND THE CALIFORNIA ELECTRICAL CODE. (C.E.C. SECTION 250)
9. HOT WATER, COLD WATER AND GAS PIPING SHALL BE BONDED TO MAIN ELECTRICAL PANEL IN AN APPROVED MANNER. (C.E.C. SECTION 250.104)
10. APPLIANCE ELECTRICAL CONNECTIONS, INCLUDING PROVIDED OF "DIGITALS", SHALL BE COMPLETED BY ELECTRICAL SUBCONTRACTOR IN ACCORDANCE WITH APPLIANCE MANUFACTURE REQUIREMENTS.
11. PROVIDE OPENINGS AND SUPPORTS AS REQUIRED PER TYPICAL DETAILS AND NOTES FOR ELECTRICAL EQUIPMENT, VENTS, DUCTS, PIPING, ETC. ELECTRICAL EQUIPMENT SHALL BE PROPERLY "SWAY BRACED" AGAINST LATERAL FORCES.
12. OPENINGS, POCKETS, ETC. SHALL NOT BE PLACED IN SLABS, FOUNDATIONS, BEARING WALLS, BEAMS, COLUMNS, JOISTS, ETC. UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.
13. ELECTRICAL SUBCONTRACTOR TO COMPLETE FINAL ELECTRICAL CONNECTIONS ("DIGITALS") TO ALL INSTALLATIONS.

PROJECT

CANNABIS
CULTIVATION
SITE
(044-111-005)

COUNTY OF
SAN LUIS OBISPO,
CALIFORNIA

SHEET TITLE

Details and Notes

SCALE: VARIES	DATE: 3/27/19
JOB # 004-18	DRAWN BY: CRD
SHEET 120	