ESTRELLA RIVER FARMS

CANNABIS CULTIVATION FACILITY

5165 ESTRELLA ROAD, PASO ROBLES, CA 93446

DRC2019-00189, APN: 015-021-022, 015-021-023



AERIAL SITE
SCALE: 1" = 120'



SITE PLAN
SCALE: 1" = 120'

PROJECT INFORMATION

SCOPE OF WORK:	OUTDOOR CULTIVATION PHASES: PHASE 1: AREA #1 & 2 @ 47,916 SF PHASE 2: AREA #3-5 82,764 SF
PARCEL ADDRESS:	5165 ESTRELLA ROAD, PASO ROBLES, CA 93446
APN:	PARCEL 22 @ 015-012-22, PARCEL 23 @ 015-021-23
LEGAL DESCRIPTION:	RS 37 - 87 PAR A LESS 50% MIN RT, RS 37 - 87 PAR A LESS 50% MIN RT
PLANNING AREA:	EL PALOMAR ESTRELLA SUB AREA, NORTH COUNTY PLANNING AREA
LAND USE:	AGRICULTURE
COMBINING DESIG:	FLOOD ZONE
APPLICANT USE:	OUTDOOR CANNABIS CULTIVATION
PLANNING AREA STANDARD:	22.14.060, 22.94, 22.94.040
OCCUPANCY:	B (OFFICE, ABCILLARY) AND U (AGRICULTURE)
BLDG TYPE:	TYPE V-B NON-RATED FOR OFFICE BLDG F TYPE III-B NON-RATED FOR DRYING BLDG 1
FIRE SPRINKLERS:	NONE
BLDG AREA:	SEE TABLE 1 AND 2 (THIS SHEET)
BLDG HEIGHT:	30' MAX
CODE COMPLIANCE:	2016 CBC 2016 CMC 2016 CPC 2016 CEC 2016 CAL GREEN CODE SAN LUIS OBISPO COUNTY CANNABIS ORDINANCE TITLE 19 OF SAN LUIS OBISPO COUNTY CODES
APPLICANT:	ESTRELLA RANCH PARTNERS LLC 1600 N. KRAMER BLVD, ANAHEIM, CA 92801 CONTACT: BILL HODSON 714-309-3690 BillHodson@gmail.com

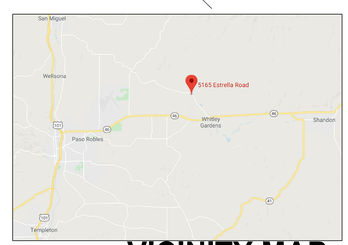
SITE KEYNOTES

NOTE: ALL CONDITIONS ARE EXISTING UNLESS NOTED AS 'NEW'

KEYNOTES APPLY TO THIS SHEET ONLY

1. ESTRELLA ROAD
2. PERIMETER FENCING
3. SECURED MAIN ENTRY GATE
4. DIRT ROAD GATE - NO ACCESS
5. 25' WIDE ASPHALT PAVED ACCESS ROADWAY
6. DIRT ROAD - NO ACCESS
7. ASPHALT PAVED DRIVE AREA
8. ASPHALT PAVED PARKING AREA
9. NEW' STRIPED PARKING - SEE A1.0 AND A2.2
10. NEW' LOADING AND UNLOADING ZONE - SEE A1.0 AND A2.2
11. OFFICE BUILDING - PART OF APPROVAL PROCESS - SEE A2.1
12. PHASE 2: AREAS #3 - 5 OUTDOOR CULTIVATION 82,764 SF
13. CHEMICAL FERTILIZER STORAGE
14. CANOPY STRUCTURE
15. PHASE 1: AREAS 1- 2 OUTDOOR CULTIVATION 47,916 SF
16. SEPTIC AND LEACH FIELD
17. WATER WELL POWER
18. OAK TREES
19. TREES - NON-OAK SPECIMEN
20. SOLAR ARRAY LOCATION
21. ON-SITE FENCING
22. POWER POLE
23. RIVER BED
24. CREEK
25. SITE FLOW DIRECTION
26. PROPERTY LINE

SHT	DRAWING INDEX	DELTA	DATE
A0.0	PROJECT DATA, SITE PLAN	2	31-Mar-20
A0.1	PARCEL MAP AND DATA	2	31-Mar-20
A1.0	SITE PLAN	2	31-Mar-20
A2.0	CULTIVATION AREA PLAN	2	31-Mar-20
A2.1	OFFICE BLDG FLOOR PLAN	2	31-Mar-20
A2.2	PARKING AREA	2	31-Mar-20
A3.0	EXTERIOR ELEVATIONS	2	31-Mar-20



VICINITY MAP

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CANNABIS CULTIVATION FACILITY
5165 ESTRELLA ROAD, PASO ROBLES, CA 93446

OVERALL SITE PLAN AND DATA

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REGISTERED ARCHITECT EDWARD B. SYNGUEN
APRIL 30, 20__
Exp. Date
C21113
STATE OF CALIFORNIA

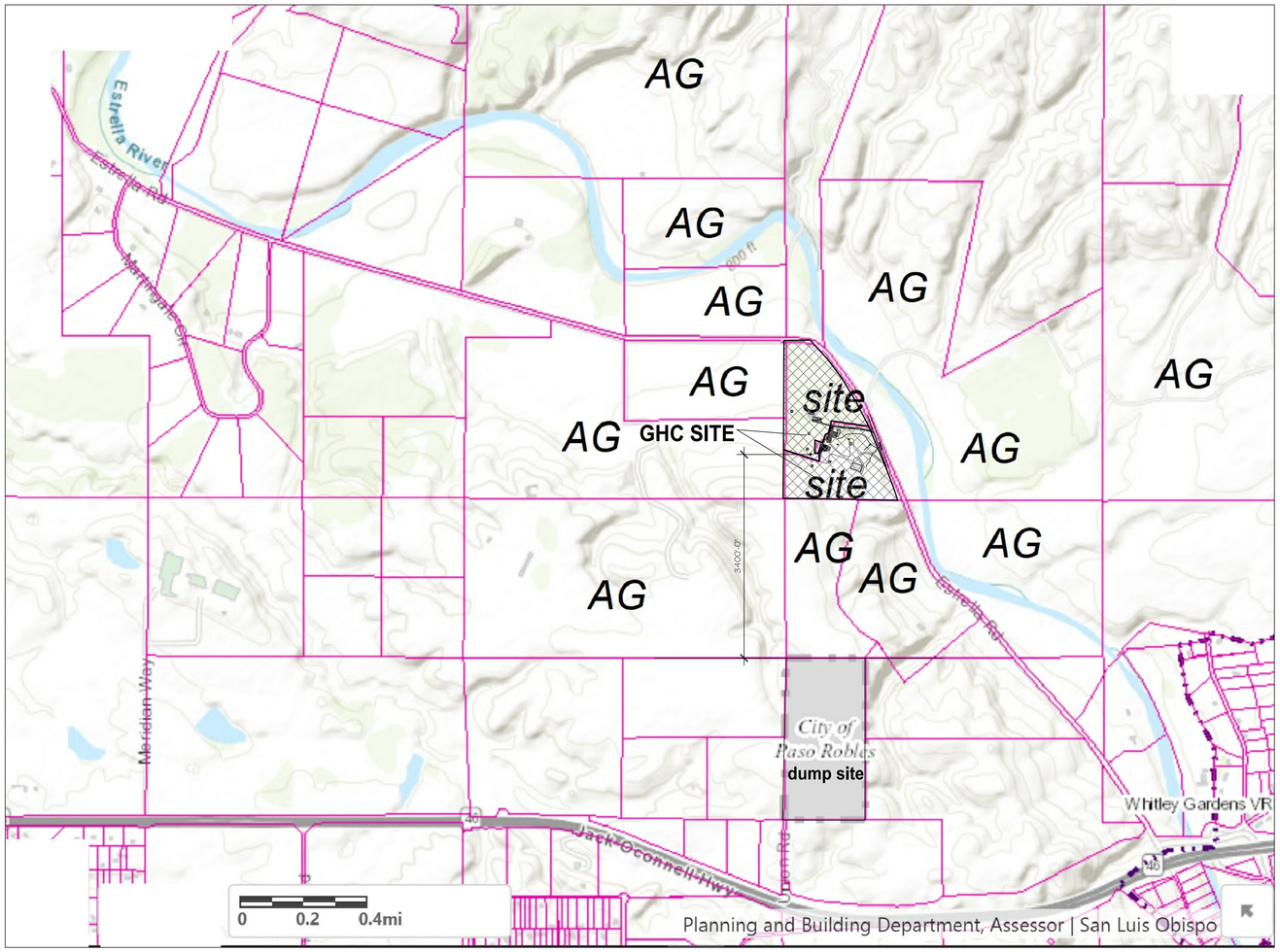
REVISIONS		
No.	Description	Date
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0	SUBMITTAL	04-DEC-19
1	COMMENTS	09-JAN-20
2	COMMENTS	31-MAR-20

Drawn	MMI
Project #	19-6014
Plot Date	31-JMAR-20

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A0.0

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BUFFER MAP

PARCEL 22 - AREA SUMMARY

	ACRES	SF AREA
PARCEL 22	41.84	1,822,550
BLDG E	3,072	
XBLDG 10 (ESTATE HOUSE)	5,000	
OPEN CORRAL	1,018,940	
SMALL CORRAL	113,970	
YARD	176,237	
CORRAL BY OFFICE	366,968	
ROAD EASEMENT	105,898	
2 LEACH FIELDS	6,000	
DRIVEWAY ASPHALT	26,465	
PARCEL 22 AREA (SQ.FT.)	**1,822,550**	

PARCEL 23 - AREA SUMMARY

	ACRES	SF AREA
PARCEL 23	42.08	1,833,005
OUTDOOR CULTIVATION #1	**32,670**	
OUTDOOR CULTIVATION #2	**15,246**	
OUTDOOR CULTIVATION #3	**10,890**	
OUTDOOR CULTIVATION #4	**17,424**	
OUTDOOR CULTIVATION #5	**54,450**	
NON-CULTIVATION	15,415	
EXISTING OFFICE	2,170	
EXISTING BLDG 1 (HORSE LAB)	2,645	
XBLDG 2 (STAND ALONE SHED)	400	
XBLDG 3 (DETACHED RESIDENCE)	735	
XBLDG 4 (DETACH SMALL HOUSE)	175	
XBLDG 5 (LARGE 4BDRM RESIDENCE)	2,500	
XBLDG 6 (SHED)	300	
XBLDG 7 (PUMP HOUSE)	3,500	
XBLDG 8 ()	2,000	
XBLDG 9 (ARENA)	12,500	
PAVEMENT DRIVE	15,313	
STRIPED PARKING	4,699	
LOADING AREA	609	
ADDITIONAL PAVED DRIVE	1,123	
TRASH AREA	1,000	
DIRT ROAD AREA	97,807	
OPEN PARCEL SOUTH	320,033	
ROAD EASTMENT 1 - SOUTH	35,358	
ROAD EASTMENT 1 - NORTH	25,792	
OPEN PARCEL NORTH	229,573	
CORRAL SOUTH AREA	912,678	
2 LEACH FIELDS	6,000	
PARCEL 23 AREA (SQ.FT.)	**1,823,005**	

TOTAL PROJECT AREA PARCEL 22 & 23 **3,645,555 SQ.FT.**
83.92 ACRES

TABLE 1
PROPOSED CANNABIS ACTIVITIES & RELATED IMPROVEMENTS

CANNABIS ACTIVITY	TOTAL (Square Feet)
Outdoor Cultivation	130,680
Indoor Nursery for ancillary use only	0
Chemical/Pesticide storage area *** STALL 12D & 15D	288
Dispensary	0
Manufacturing	0
NOT USED	612
Office	927
Restroom @ EXST'G OFFICE	51
Storage Area (To include passive Non-hazardous materials storage)(Specify Bldg's A,B,C,D breezeway)	5,415
Other (Specify Exst'g bldg restroom, hallway, kitchen clst)	458
Other	0
TOTAL (****)	138,431

Notes:
* Outdoor culitvation may not exceed 3 acres gross

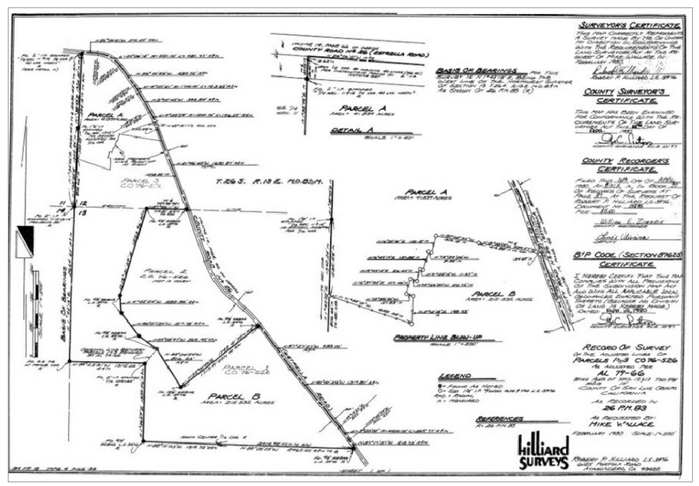
*** On a separate floor plan please clearly indicate what will be stored. The County may requrie that a Hazardous Information Material Sheet (HIMS) by completed by the applicant as a contion of approval
**** This row should equal the floor area.

TABLE 2
PROJECT STATISTICS (GROUND AREA)

CANNABIS ACTIVITY	TOTAL (Square Feet)
NOT USED	
Building Area (specify EXISTING OFFICE AREA)	2,170
Aisles, walkways, benches, etc (within cultivation areas)	5,415
Parking Area	4,699
Loading Area	609
Trash/Recycling Area	1,000
Septic System / Leach Field	12,000
Well area & Water Supply Tanks (2 WELL PUMPS)	0
Drainage Basin	0
Unassociated structures and developed areas (Residence, Garage, Patos, etc)	32,827
Undeveloped Area (PARCEL 22)	1,501,557
Undeveloped Area (PARCEL 23)	1,582,168
Other (Specify use ASPHALT ACCESS PAVEMENT, YARD, SETBACK)	504,789
Other (Specify use)	
TOTAL (1)	3,647,234

Note: (1) This column should equal the parcel size

TABLE MATRIX



PLOT MAP

FACILITY CODE ANALYSIS BASED ON 2016 CBC AND CPC

OCC Ch 3	AREAS	SIZE	OCC Ch 10 Table 1004.1.2	OCC LOAD	RESTRM		PARKING SLO ORD 22.18	PARK'N COUNT
	FLOOR AREA	SQ FT	SQFT	COUNT	WC	LAV	SQFT	COUNT
B	BLDG F- OFFICE, SECURITY	1,423	*100	4			200	4
B	MISC, HALLWAY, CLOSET, UTLIITY	747	0	0				0
U	OUTDOOR CULTIVATION	130,680	**MOD	3			**MOD	3
	SCOPE PERMIT TOTAL	132,850 SF		7	1	1		7
							PARKING STALL REQUIRED	8
							PARKING STALL PROVIDED	12

* modification - user 4 total for operation

** Operational actual count

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PARCEL MAP AND DATA

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REGISTERED ARCHITECT EDWARD B. SAPUNOR APRIL 30, 2021 C21155 STATE OF CALIFORNIA

REVISIONS		
No.	Description	Date
A	PRELIM	24-NOV-19
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Drawn	MMI
Project #	19-6014
Plot Date	31-JMAR-20

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ENLARGED BUILDING SITE KEYNOTES

NOTE: ALL CONDITIONS ARE EXISTING UNLESS NOTED AS 'NEW'

KEYNOTES APPLY TO THIS SHEET ONLY

1. PHASE 1 - OUTDOOR CULTIVATION
2. PHASE 2 - OUTDOOR CULTIVATION
3. NATIVE TREE - OAK SPECIMEN
4. SEPTIC AND LEACH FIELD
5. DIRT ROAD
6. ASPHALT PAVED DRIVE AREA
7. ASPHALT PAVED PARKING AREA
8. NEW' STRIPED PARKING - SEE A1.0 AND A2.2
9. NEW' LOADING AND UNLOADING ZONE - SEE A1.0 AND A2.2
10. OFFICE BUILDING - PART OF APPROVAL PROCESS - SEE A2.2
11. EXISTING BLDG TO REMAIN - NOT USED IN CURRENT APPLICATION
12. DUMPSTER
13. EXISTING 5' TALL INTERIOR FENCE
14. EXISTING 5' TALL PERIMETER SITE FENCE
15. FERTILZER STORAGE
16.
17.

PHASE 1 – OUTDOOR CULTIVATION

PHASE 2 – OUTDOOR CULTIVATION

BLDG 1

BLDG B

BLDG D

BLDG F

BLDG E

BLDG C

BLDG A

NOT USED

NOT USED

70'-6"

10'-6"

93'-3"

66'-8"

108'-6"

24'-3"

20'-0"

48'-0"

64'-0"

2'-0"

169'-11"

2'-0"

63'-6"

BUILDING SITE PLAN

SCALE: 1/16" = 1'-0"

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ENLARGED BUILDING SITE PLAN

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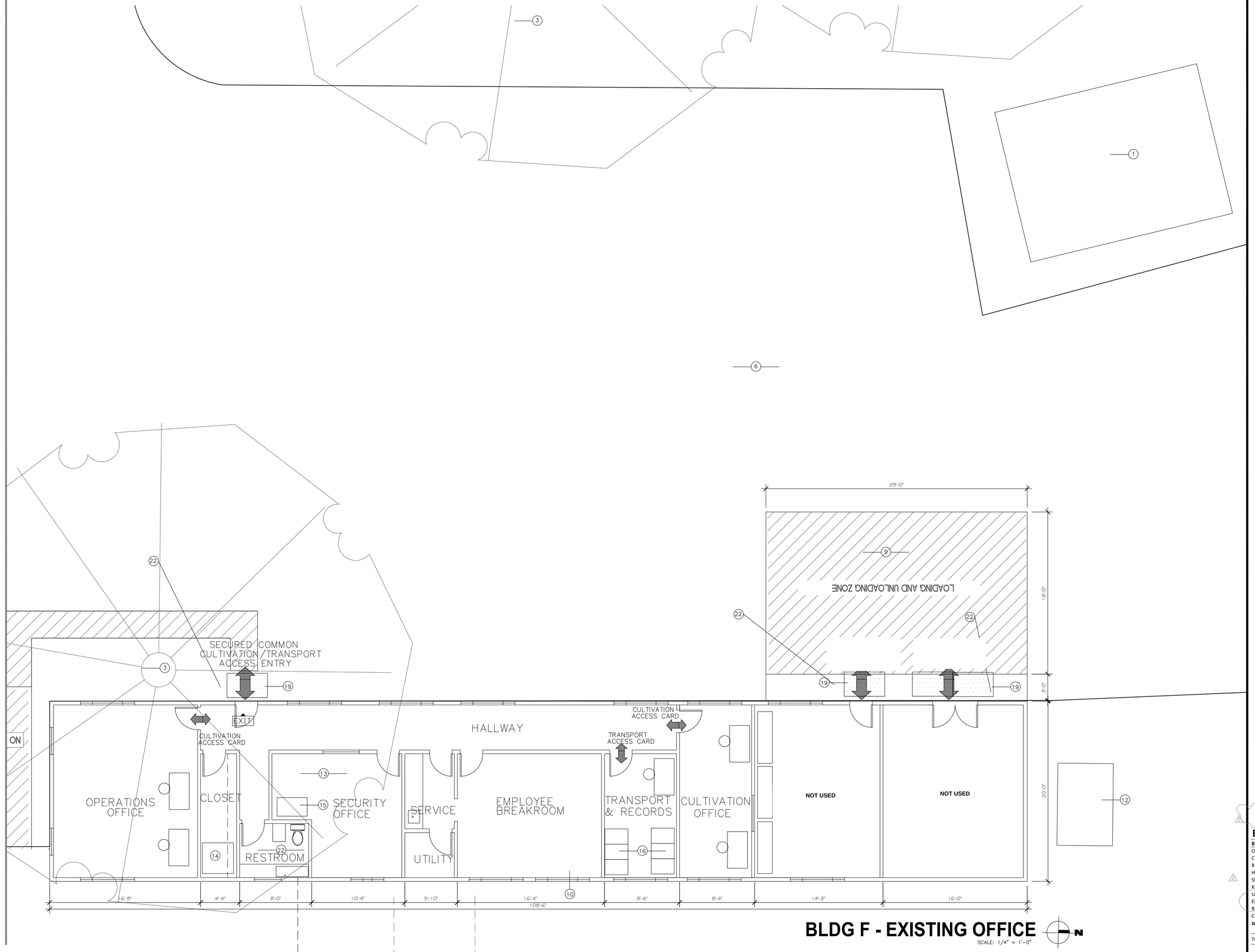
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BUILD'G F/LOADING AREA KEYNOTES

NOTE: ALL CONDITIONS ARE EXISTING UNLESS NOTED AS 'NEW'

KEYNOTES APPLY TO THIS SHEET ONLY

1. STRUCTURE - NOT IN SCOPE OR PERMIT
2. HORSE CORRAL - NOT PART OF SCOPE
3. NATIVE TREE
4. SEPTIC AND LEACH FIELD
5. DIRT ROAD
6. ASPHALT PAVED DRIVE AREA
7. ASPHALT PAVED PARKING AREA
8. NEW' STRIPED PARKING - SEE A1.0 AND A2.2
9. NEW' LOADING AND UNLOADING ZONE - BLUE STRIPING
10. OFFICE BUILDING - PART OF APPROVAL PROCESS
11. NOT USED
12. DUMPSTER - "BOB-CANNABIS WASTE"
13. SECURITY ROOM
14. SAFE
15. SECURED VIDEO RECORDING SYSTEM
16. FILES CABINETS

19. WALK-OFF DOME ADA PADS
20. ACCESSIBLE NO PARKING SIGN
21. 36" WIDE PATH OF TRAVEL
22. SECURITY LIGHT ABOVE DOOR. PROVIDE 1-FC ILLUMINATION AT BASE OF DOOR

CANNABIS AREAS WITHIN BUILDING F INCLUDE THE TRIMMING/PACKAGING ROOM AND THE DRY ROOM

BLDG F - EXISTING OFFICE AREA SUMMARY

BLDG F - EXISTING OFFICE BUILDING	AREA (SF)
OPERATIONS OFFICE	335
CLOSET	58
RESTROOM	51
HALL	315
SECURITY OFFICE	187
KITCHEN	54
UTILITY	31
EMPLOYEE BREAKRM	238
RECORDS	122
CULTIVATION OFFICE	167
NOT USED	612
TOTAL	**2,170**

BLDG F - EXISTING OFFICE

SCALE: 1/4" = 1'-0"

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BUILDING F FLOOR PLAN AND LOADING ZONE

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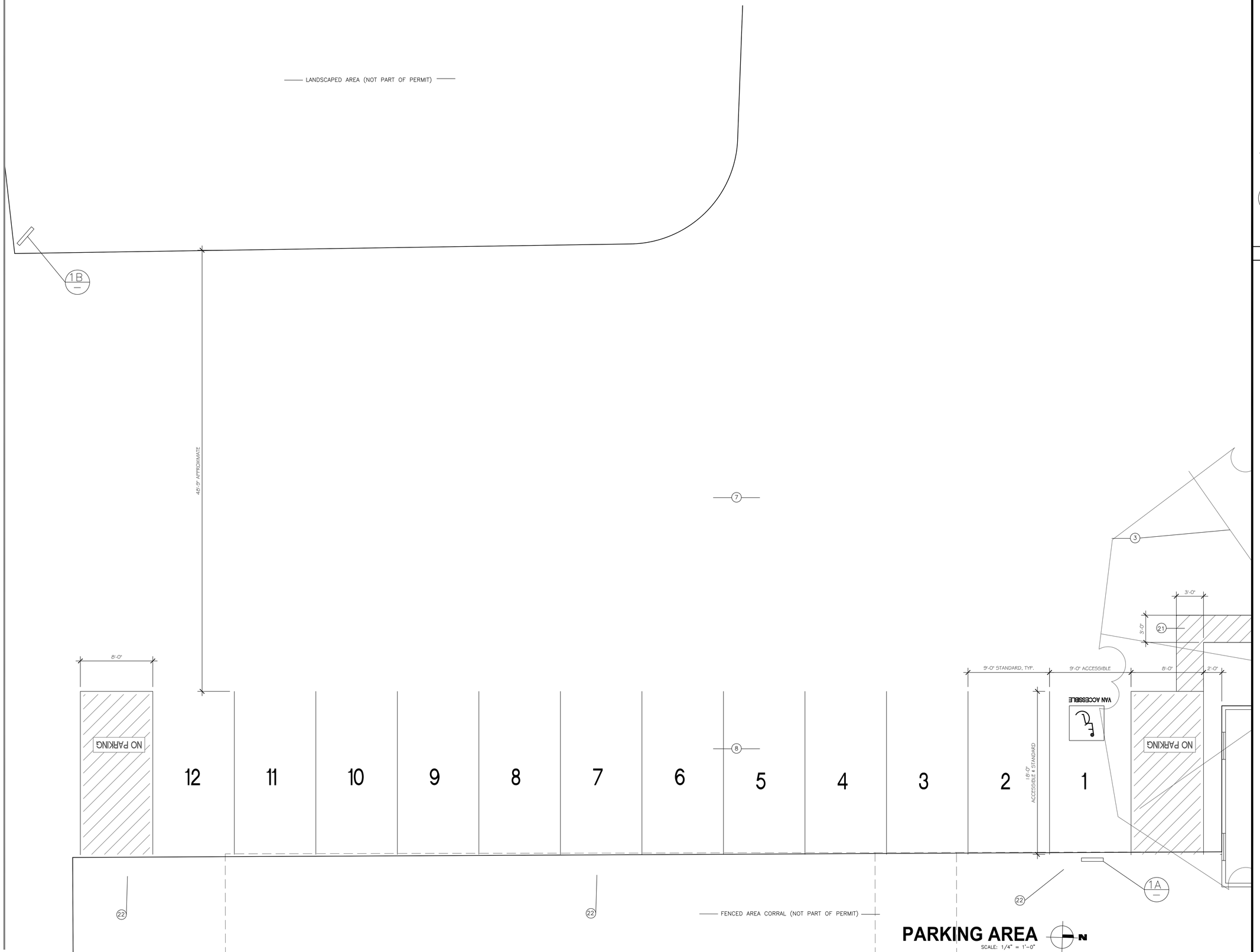
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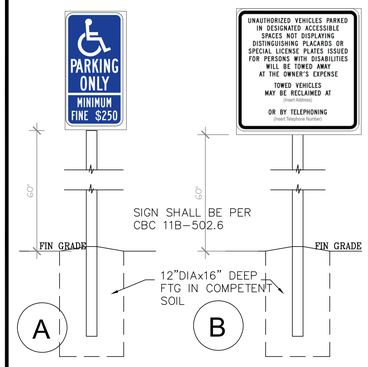
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PARKING AREA

SCALE: 1/4" = 1'-0"



1 PARKING ACCESSIBLE SIGNS

PARKING KEYNOTES

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11. NOT USED
12. DUMPSTER
13. SECURITY ROOM
14. SAFE
15. SECURED VIDEO RECORDING SYSTEM
16. FILES CABINETS
17. RO TANKS
18. WORK TABLE
19. WALK-OFF DOME ADA PADS
20. ACCESSIBLE NO PARKING SIGN
21. 36" WIDE PATH OF TRAVEL ACCESS
22. SECURITY LIGHT AT PARKING. PROVIDE AVERAGE 1-FC ILLUMINATION AT PARKING STALL
23.

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PARKING AREA

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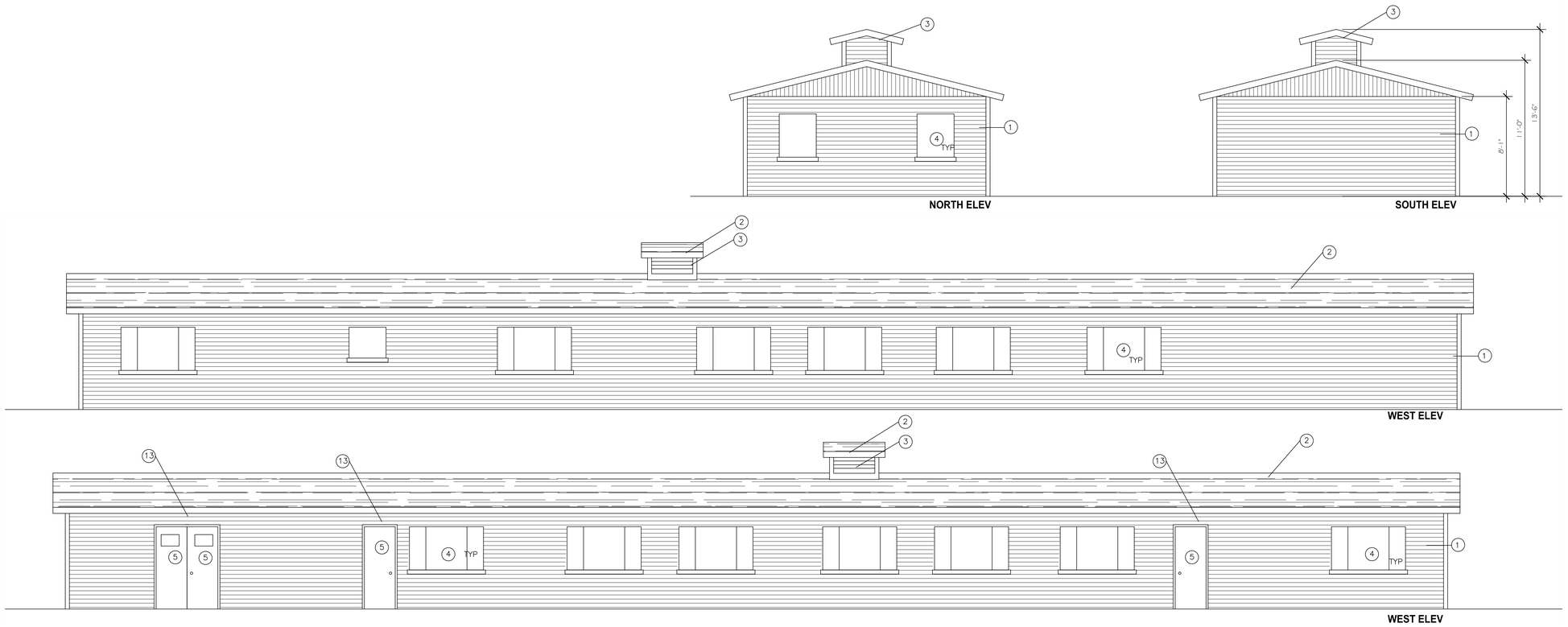
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EXTERIOR ELEVATION KEYNOTES

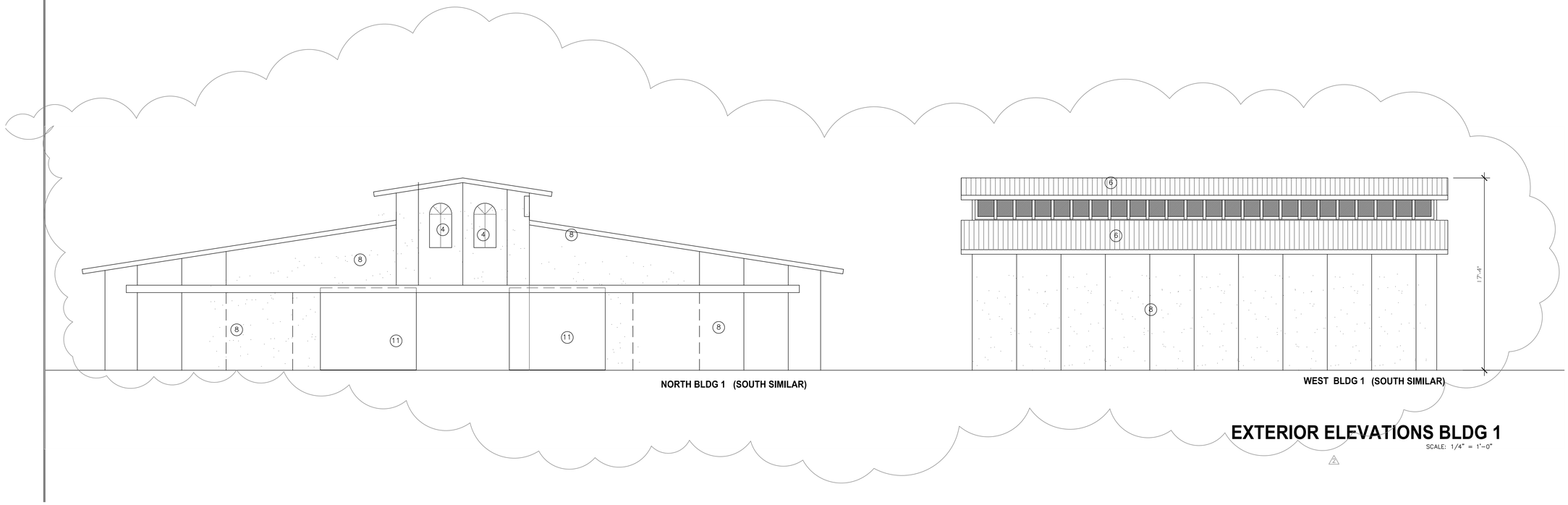
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KEYNOTES APPLY TO THIS SHEET ONLY

1. WOOD SHIPLAP SIDING
2. ASPHALT ROOF
3. ROOF VENT DORMER
4. METAL FRAMED WINDOWS
5. WOOD EXTERIOR DOORS
6. METAL ROOF PANELS
7. NOT USED
8. WIRE SCREEN MESH
9. METAL EXTERIOR PANELS
10. WINDOWS
11. SLIDING GATE DOORS
12. 2" STEEL FRAME STRUCTURE TO REMAIN
13. SECURITY LIGHT ABOVE DOOR. PROVIDE 1-FC ILLUMINATION AT BASE OF DOOR
14.
15.

EXTERIOR ELEVATIONS BLDG F

SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATIONS BLDG 1

SCALE: 1/4" = 1'-0"

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EXISTING BUILDING ELEVATIONS

stamp

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SHEET
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