



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

THIS IS A NEW PROJECT REFERRAL

DATE: 7/16/2018
TO: 4th District Legislative Assistant, Air Pollution Control District, Airport (Oceano), Building Division, Public Works, Sherriff, Oceano CSD, CA Fish and Wildlife, City of Arroyo Grande, City of Grover Beach, Oceano/Halcyon Advisory Council
FROM: Brandi Cummings (bcummings@co.slo.ca.us or 805-781-1006)
PROJECT NUMBER & NAME: DRC2018-00107 GARDEN STATE NECTAR
PROJECT DESCRIPTION: Proposed Minor Use Permit for cannabis non-storefront retail delivery service to be located at 1151 Pike Ln. Suite #1, Oceano, CA
APN(s): 062-291-004

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

DRC2018-00107

Minor Use Permit
 062-291-004 / 1151 PIKE LN 7
 GARDEN STATE NECTAR
 CANNABIS NON STOREFRONT RETAIL DELIVERY

APPLICANT INFORMATION Check box for contact

person assigned to this project

☒ Landowner Name Volanta B. Swiatek Daytime Phone 949.432.9353
 Mailing Address P.O. Box 357, Santa Ana, CA 92702 Zip Code 92702
 Email Address:

☒ Applicant Name G/o Kaula Mike Daytime Phone 805.423.1780
 Mailing Address 1220 Benuet Way # 84 Zip Code 92705
 Email Address: Kaula@orio78@yahoo.com

☐ Agent Name _____ Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: .87 acres Assessor Parcel Number(s): 062-291-004
 Legal Description: Commercial Services
 Address of the project (if known): 1151 Pike Lane, Suite 1, Oceanside, CA
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: 13th Street, Pike Lane
 Describe current uses, existing structures, and other improvements and vegetation on the property:
vacant industrial building, asphalt parking lot

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): medical cannabis delivery

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] Date June 01, 2018

FOR STAFF USE ONLY



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: ☒ Commercial ☐ Industrial ☐ Residential ☐ Recreational ☐ Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): N/A

Describe existing and future access to the proposed project site: Pike Lane

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: Agricultural - Strawberry South: Industrial
East: Industrial West: Industrial

For all projects, answer the following:

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

Buildings: 800 sq. feet .02 % Landscaping: _____ sq. feet _____ %

Paving: _____ sq. feet _____ % Other (specify) _____

Total area of all paving and structures: .87 ☐ sq. feet ☒ acres

Total area of grading or removal of ground cover: N/A ☐ sq. feet ☐ acres

Number of parking spaces proposed: 2 Height of tallest structure: _____

Number of trees to be removed: N/A Type: _____

Setbacks: Front _____ Right _____ Left _____ Back _____

Proposed water source: ☐ On-site well ☐ Shared well ☐ Other _____

☒ Community System - List the agency or company responsible for provision: Oceano CSD

Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Proposed sewage disposal: ☐ Individual on-site system ☐ Other _____

☒ Community System - List the agency or company responsible for sewage disposal: Oceano CSD

Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: Five Cities Fire Authority

For commercial/industrial projects answer the following:

Total outdoor use area: N/A ☐ sq. feet ☐ acres

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

For residential projects, answer the following: N/A

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: 2.04 acres Y.
 Moderate slopes - 10-20%: _____ acres
 20-30%: _____ acres
 Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
 If yes, please describe: _____
- 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: 13th Street, Oceano, CA.

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 _____
☒ Commercial/Office - Explain no water in building
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: restroom, water spicket - outside
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? N/A
Bacteriological? ☐ Yes ☐ No
Chemical? ☐ Yes ☐ No
Physical ☐ Yes ☐ No
Water analysis report submitted? ☐ Yes ☐ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
☐ Well Driller's Letter ☐ Water Quality Analysis(☐ OK or ☐ Problems)
☐ Will Serve Letter ☐ Pump Test _____ Hours / _____ GPM
☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
☐ Yes ☒ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ 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: 75 feet Location of connection: restrooms
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: South County Sanitary
3. Where is the waste disposal storage in relation to buildings? dumper at end of warehouse
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: Lucia Mar School Dist.
2. Location of nearest police station: Grover Beach PD 1.4 miles
3. Location of nearest fire station: Five Cities Fire Authority - .9 miles
4. Location of nearest public transit stop: .2 miles @ 13th & Seaside St.
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: Built in 1970 - Industrial
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: _____ Hours of Operation: _____
2. How many people will this project employ? _____
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: _____
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: _____
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. _____ Between 4:00 to 6:00 p.m. _____

10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees? ☐ Yes ☐ No
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? ☐ Yes ☐ No
If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? ☐ Yes ☒ No
2. If yes, is the site currently under land conservation contract? ☐ Yes ☒ No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc. (these also need to be shown on your site plan): N/A
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 *: All lights will be upgraded to LEDs.

*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:
we do not plan on making any changes to the site
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): SLO County Business License, State of CA.
license.

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

I. Executive Summary

A. Overview

We are in the medical marijuana delivery business to retail medical marijuana as permitted by law in San Luis Obispo County and California; to our customers at reasonable prices comparable to the competitive market. Our employees are well trained and qualified to handle the wide range of customers that we are positioned to serve. We will engage in the sale of medical cannabis flower, edibles, vaping supplies, tinctures, wax, topical and other variants of medicinal cannabis.

Garden State Nectar, Inc. plans to operate 8 hours a day, Monday through Friday, and 10 hours a day Saturday and Sunday. We are in business to service the elderly, chronically ill and those with access and functional needs. Our company is going to work diligently to provide compassionate care, and excellent customer service.

Garden State Nectar, Inc. will ensure that all our customers are given first class treatment whenever they request our delivery services. We will thoroughly collaborate with our collective and patients to ensure that we get our consumers involved in the selection of medical cannabis through online forums, online reviews, and face to face communications.

Garden State Nectar, Inc. is a family business that is owned and managed by Kayla L. Mikel and Family. Mrs. Kayla L. Mikel is going to be the Chief Executive Officer of the business; she has 15 years of experience working in the medical industry and several business classes at Cuesta College.

B. Objectives

We strongly believe in the medical powers of the marijuana plant. We take pride in our ability to sell the best quality medicine with our knowledge of all types of cannabis products. We believe in educating our clients and staff on the capabilities of medical marijuana, and always make safety a top priority.

C. Mission

Garden State Nectar Inc. specializes in delivering the highest quality of medicinal cannabis products to approved marijuana patients who are unable to obtain cannabis due to being elderly, having access or functional needs, or illness.

D. Vision

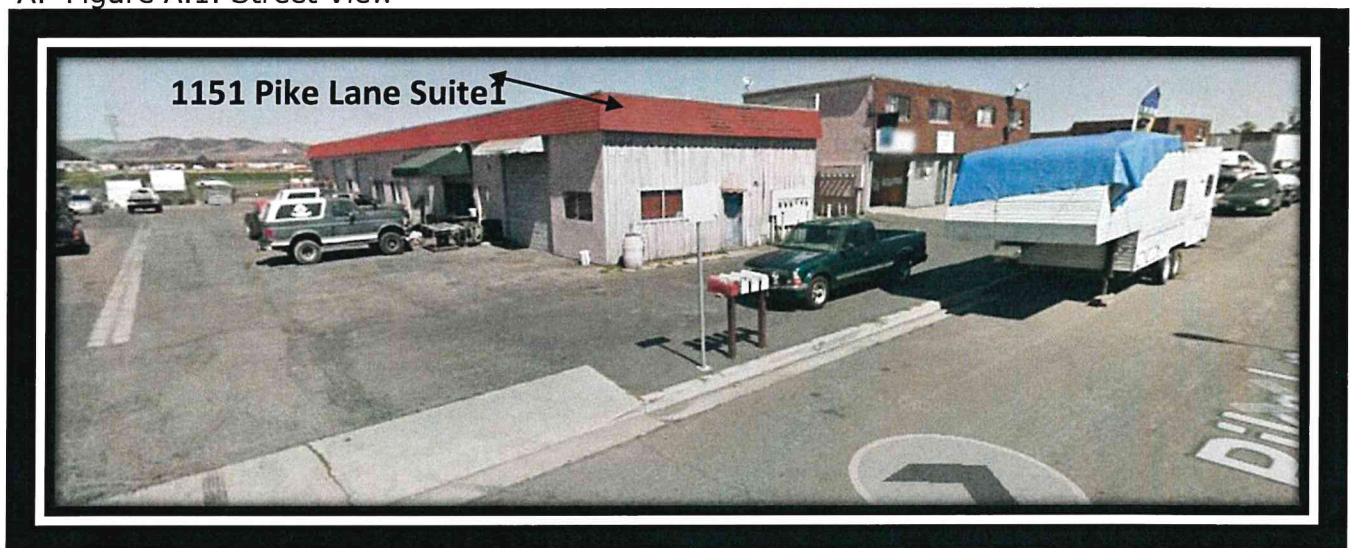
Currently we offer the highest quality of medical cannabis products to include; live resin, concentrates, edibles, vaping accessories, gear and high quality locally grown flower. Our growers have over 40 years experience on the Central Coast growing in San Luis Obispo County. All of our products are lab tested to ensure the highest potency and quality currently available.

Garden State Nectar Inc.'s vision is for our delivery service to provide an authoritative source of free information, medical products and services. We will earn our customers' trust, and following, by offering only the highest quality information, membership, and loyalty programs. Products and Services located at www.gardenstatenectar.com will provide (products, services, a blog, articles, and informational products, i.e.: books, and posted medical research).

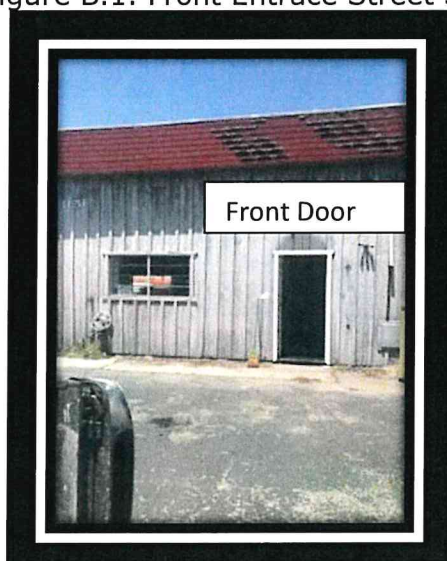
II. Location

Address is 1151 Pike Lane, Suite 1 located in Oceano, CA. The location is located within the unincorporated area of the county located within the urban reserve line, and zoned as Commercial Services.

A. Figure A.1. Street View



B. Figure B.1. Front Entrance Street Side



F. Site Information

Exterior boundaries and dimensions are listed on the above site plan.

North arrow and scale are listed on the plan.

Slope Contour in the site plan shows paved areas in regards to the asphalt parking lot. This is a flat industrial area with no slope.

General location does not have any major topographic or man made features.

Location shows the dimensions of all buildings on site. Suite 1 does not have any decks, balconies, fences, walls, or any other structural elements that extend into the yard.

Pavement type is asphalt all around the complex, from the parking area into the street.

There are existing curbs, gutters and sidewalks on the location that meet with the property line.

Site plan includes the driveway, and parking area.

The site does not have any canopy cover located on the premises.

We do not plan to do any grading or landscaping on the site.

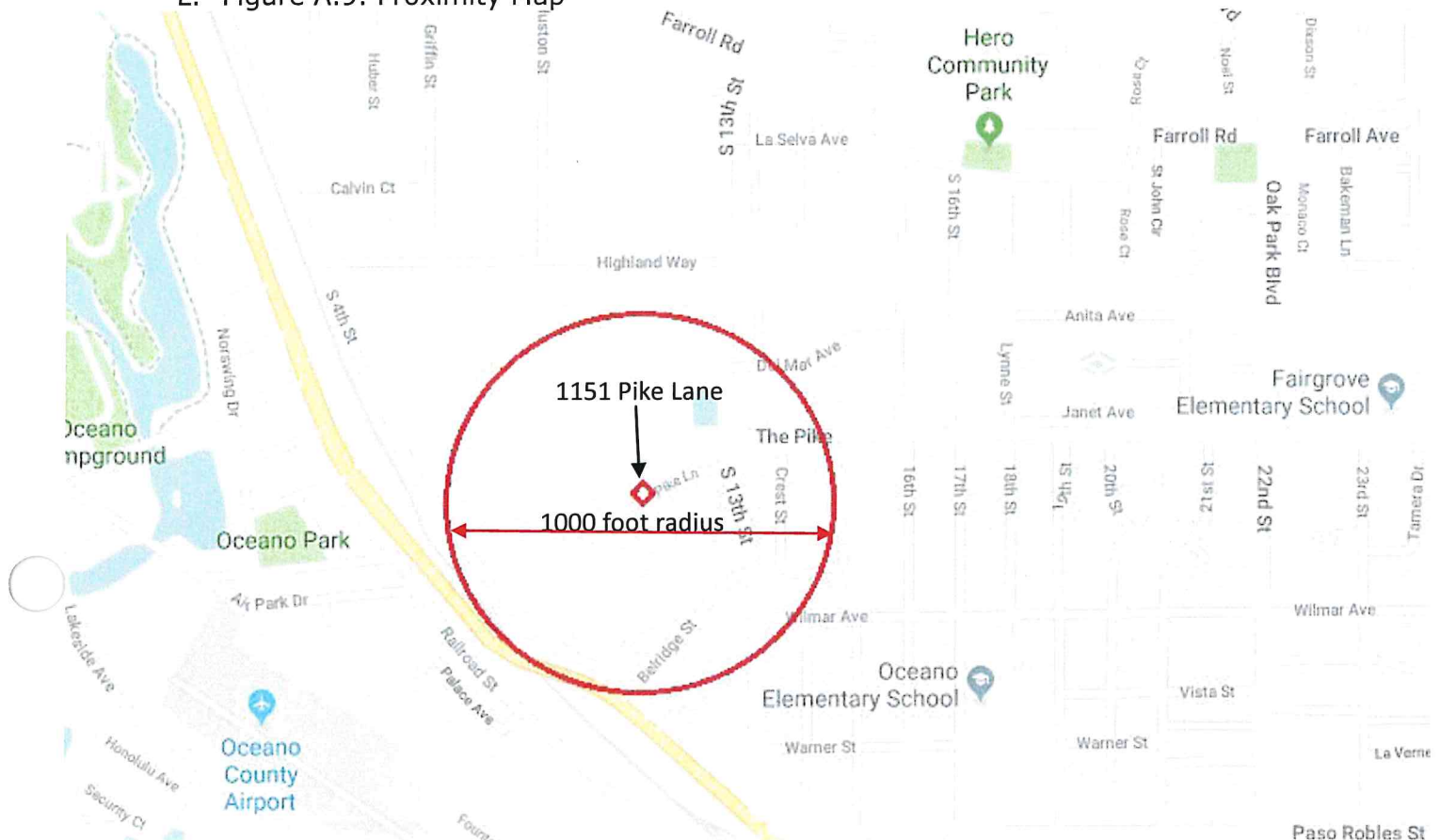
We do not plan to change any of the open space that is currently located on site.

The plan includes the warehouses that are located within the same APN as Suite 1.

K. Proximity to Public Locations

Our research indicates that the location on Pike Lane is not within a 1,000 feet vicinity of any pre-school, elementary school, junior high school, high school, library, park, playground, recreation or youth center, licensed drug or alcohol recovery facility, or licensed sober living facility.

L. Figure A.9. Proximity Map



III. Operations

A. General Operating Hours

Garden State Nectar, Inc. intends to operate Monday thru Friday from 12 pm to 8 pm, Saturday and Sunday from 10 am to 8 pm.

B. Scope of Business

The management team consists of the two partners of the business; Kayla L. Mikel and Jason K. Mikel. Currently employed are three part time delivery drivers.

C. Policies and Procedures

Garden State Nectar has all protocols, policies and procedures posted in the Policies and Procedures binder. This binder ensures appropriate training to all staff

cannabis product. Testing also provides potency which is important to determine the best cannabis good for the patients needs.

B. OpenTHCGov

The track and trace system will be functional through the OpenTHCGov website. This website will provide information regarding product containers, packaging materials, labeling, and what type of cannabis product. All products will be examined very carefully before being added into our delivery service. If any products have do not meet our strict quality control then they cannabis product will be returned to vendor and will not be distributed to patients.

C. Types of Products

1. Cannabis Flower

Dried cannabis flower buds can be smoked through a pipe, water pipe, rolled with papers, or vaporized with a vaporizer product.

2. Extracts

Extracts are made by extracting the trichomes from the cannabis flower; it creates a concentrated medical dose of the cannabis plant.

3. Edibles

Edibles are created by extracting the THC into butter, or oil and baking into a food item.

4. Topicals

Topicals are created with extracted THC or CBD. Topicals can range from sticks, lotions, salves, bath bombs, and chap sticks.

5. Tinctures

Tinctures are an extracted THC product that can be put into capsules, drops, or sprays. Typically patients who do not wish to smoke the cannabis flower tend to order these products.

6. Gear

Garden State has a small selection of batteries for vape pens, t-shirts, rolling papers, lighters, and vaporizers.

VI. Inventory

Inventory is the most important aspect of running a medical delivery service. The CEO will responsible for ensuring all products that are ordered are part of the track and trace system. There are several important factors in inventory making sure that all orders are purchased, completed and fulfilled, tracking of patient purchases and cash,

ensuring that all products meet the quality control standards. Currently we are using excel to track our inventory, but plan to fully integrate to the track and trace system once available. An inventory manual has been completed and is located within the safe room of our current location.

VII. Safety

A. General Information

Garden State Nectar is very concerned about the security and safety of our employees, and neighbors. The Garden State Nectar team is expected to set the standard for community engagement, and neighborly relations. A major responsibility is the observation, identification, and reporting of critical and suspicious events. The goal is to implement a safe and secure environment of the warehouse, while maintaining a visible and strong, yet friendly and approachable, presence in the community and it achieves this via the following means:

Access control measures for staff which will be a strict safety and security policies and procedures for employees.

Active development of an open relationship with neighbors and community, enabling better ability to protect the area, and staff.

Actively enforcing restrictions on, drinking, loitering, illegal parking, and other nuisance activity.

State-of-the-art security camera and DVR system for 24-hour monitoring coverage of interior and exterior.

Sophisticated security-alarm system with 24-hour response and ability to immediately and discreetly alert police and emergency personnel in the event of an emergency.

Robbery training every six months for all staff.

Emergency action plans developed for various emergency situations.

Established Injury Illness Prevention Plan (IIPP) to keep employees and neighbors safe from injury and illness.

B. Training

Garden State Nectar currently has an orientation for new hires. The orientation consists of one day training for initial employee hires. After new hire orientation, the employee will do ride a longs for 1 week with a senior driver. New Hires will be on a three month probationary period. New drivers will also complete yearly trainings on the Emergency Action Plan, HIPAA, customer service, safety and security, sexual harassment, current laws and ordinances, and upcoming changes to laws and ordinances.

C. Live Scan

All new hires will be subject to the CA Department of Justice background verification with Live Scan. The hiring a new staff will be contingent on passing the verification system. Live Scan will process fingerprints and identifiable information. Information will be transmitted to the hiring manager.

D. Employee Safety Plan

Our first concern is the safety and security of our employees, and neighbors. This comprehensive Safety Plan is designed to provide employees with information about various aspects of our safety and security program. Our Safety Plan is designed to comply with the safety and health standards that have been developed by federal, state, and local governments and current industry standards. It is our goal and intent to be in compliance at all times. In order to accomplish this goal, each employee must actively participate in the implementation of the Safety Plan and be aware of workplace conditions that could pose a potential danger. Each employee is expected to be proactive in their own, coworkers', and members' personal safety. Emergency Action Plan: EAP procedures have been developed, and are updated annually, to minimize risks arising from incidents that could threaten the safety of employees and members. The EAP includes the following response plans:

1. Safety During Deliveries
2. Fire emergencies
3. Earthquake
4. First-aid emergencies
5. Car Accidents
6. Robbery

The EAP will be communicated to all employees by means of a Safety Training Program. EAP procedures will be posted in common areas and will subject to yearly updates. EAP procedures will be required in the training for all employees upon hiring and will be reviewed by all employees at annual safety trainings. The EAP describes, in detail, the responsibilities of all employees during emergencies and critical incidents. Employee trainings shall be documented by our management and records kept in the Master Safety Plan Binder.

1. Safety During Deliveries

Employee will call owner once parked outside the roll-up door on the warehouse. Owner will open roll up door, and driver will pull car into the warehouse. Manager will close and lock roll up door behind the employee's car. Driver will collect delivery bags and sign for inventory in the bag. Manager will open roll up door, and exit. Upon driver exiting building, the manager will close and lock roll up door.

Only deliver to the home address located on the driver's license that you receive during initial contact.

No deliveries will be made to public locations; the only allowed delivery is to the patients address located on their driver's license.

Check ID and medical card for any discrepancies.

Lock all doors before exiting the vehicle when stopping to make a delivery.

Check surrounding areas always for any suspicious activity. Situational awareness is the key to keeping safe.

If a customer during a delivery at any time becomes combative or violent, leave the area immediately and contact the local police department.

No unauthorized driving for personnel business during work time. If personal business is needed then you must drop off delivery bags back to the warehouse and lock the bags into the safe room.

2. Fire Emergencies

The objective of the Fire Emergency Action Plan is to ensure the safety of employees and members in the case of a fire emergency. Training includes making each staff member aware of his or her specific duties during a fire emergency. The Safety Training Plan will give staff members training and preparation to deal with a possible fire emergency. The Fire Prevention Plan is designed to provide safe workplace practices that minimize the risk of a fire emergency. The Fire Prevention Plan includes: Conducting and recording periodic facility inspections and identifying and correcting any unsafe conditions. Conducting and recording monthly safety inspections of fire emergency equipment including all: smoke detectors, emergency evacuation lighting, and fire extinguishers. Conducting periodic inspections and tests of the fire alarm systems in accordance with state and local regulations. Conducting yearly periodic fire drills in accordance with the procedures of the Fire Emergency Action Plan. Checking to make sure electrical cords and cables are in good working condition and are not frayed or worn. Making sure all potentially flammable chemicals are stored in a safe manner.

3. Earthquake Response

Earthquakes will most likely occur with little or no warning. If the intensity of the quake is such that it causes alarm among the employees, there is the likelihood that there will be building or structural damage. In the event of an earthquake the following response plans should be followed: Shelter in place. Protect yourself from falling objects. Crawl under a desk, table, or door frame until all shaking stops. Stay clear of windows, heavy and unstable furniture and equipment. Remain sheltered in place for a few minutes to account for any potential aftershocks. Management will assess if the building should be evacuated or to remain inside. Proceed outside when

instructed by Management. Once outside, if possible, get into an open area away from buildings, power lines, falling debris or glass.

4. First Aid Emergencies

Serious injuries and first aid emergencies can occur with almost any emergency or work activity. All staff will know the location of all first aid kits and eye wash stations. Any event or incident that can pose a potential threat or danger to employees. Critical incidents can often be prevented, addressed, and mitigated before they become a more serious problem. On a daily basis all employees and Management are expected to maintain an acute awareness of the environment towards the goal of preventing problems from escalating and getting out of hand. Simple routines and a calm demeanor are often an effective way to diminish the likelihood of certain problems. Towards this effort, Management will be expected to do the following: Regularly clear debris and trash from outside the front and surrounding premises prior to opening and periodically during daily operating hours. Politely discourage loitering, solicitors, or people obstructing the sidewalk without lawful reason. Politely discourage double parking and blocking of sidewalks, streets, and other roadways. Preventing unnecessary nuisance activity within close proximity such as loitering, consumption of alcohol or drugs within 500 feet, noise, illegal parking, etc... Place appropriate calls to help maintain a clean and orderly appearance of the building and surrounding area. To further ensure a safe environment, the non-retail dispensary will be staffed by a manager who's dedicated to the safety and well-being of their members and employees.

5. Car Accidents

The following information will be located in the company vehicle in the glove box, call the CEO of the company as soon as possible to report the accident. Call an ambulance if anyone is injured. If possible (and necessary), move your vehicle away from oncoming traffic to avoid any additional accidents. Call the police to file an official police report, especially if any of the following are involved: significant property damage, serious bodily injury, death. Obtain information from the other party and any witnesses and collect any evidence.

Understand that these steps might vary (and even be postponed) depending on the specific circumstances involving your car accident. For example, if you and/or any other parties are seriously injured and need to visit the hospital immediately, gathering information and evidence will have to wait. Also note that, unless you're seriously injured and must be transported to a hospital immediately, you must not leave the scene of the accident (often called a "hit-and-run") without handling the necessary steps related to your particular accident. Doing so can result in misdemeanor or felony charges, as well as hefty fines.

The driver will need collect any pertinent evidence. As you're gathering evidence, be sure to: exchange information with all other involved parties, including: Names, contact information (addresses, telephone numbers, etc.),

insurance information, license plate numbers, each vehicle's make, model, year, and color, each vehicle's registration number, each driver's license number. Get statements from any willing witnesses. It's also a good idea to document their names and contact information, too. Take photos of: all vehicle damage, all physical injuries, any evidence that shows road and/or weather conditions. Be aware that it's crucial to gather this information as quickly as possible. For example, physical wounds begin to heal over time and taking a picture minutes after the accident—as opposed to a week later—will better help show the severity of the injury. Should I call the police after an accident? Call the police if there's: significant property damage, serious bodily injury, death.

6. Robberies

- **Remain calm and do not resist.**

Assure the robber you will cooperate and take no action that may jeopardize your safety. Don't make any quick or unexpected movements.

- **Follow the robber's directions; do not offer more than what they ask for.**

Don't argue. If you have to move or reach into your pockets to give the robber what they want, tell them what you are going to do and why.

- **Make mental notes of the robber's appearance.**

You'll need to describe the suspect when filing your report. Take note of their features including race, age, height, hair and eye color, clothing, etc. Is there anything unusual about their appearance such as scars or tattoos? If they have a weapon, make note of what it is so you can describe it later. If they come or go in a car, try to note the make and model and license plate number.

- **Notice what the robber *does* so you can include it in your report.**

If there are two accomplices, pay attention to any conversations they have with one another. Do they use each other's names or nicknames? Do they mention any locations? Try to remember what they touch during the robbery so that police can check those areas for fingerprints.

- **After the robbery, go immediately to a safe location, and then report the crime.**

Your personal safety is your top priority. Make sure you feel secure before you call 911. If you're in an isolated area, move to an area with people and ask someone to stay with you while you wait for help. If you opt to remain at the crime scene, try not to touch anything. If there were any witnesses, ask them to remain with you until the officers arrive. If they must leave, write down their name, address and telephone number.

VIII. Odor Management Plan

Air quality and odor control program for Garden State Nectar. It is our desire to be a good neighbor which includes avoiding nuisances of odor that may be generated by its operations. Accordingly, to mitigate odors we have designed the following Odor Control

Plan. All products will be contained in the safe room in our insulated safes. Only sealed individual packages will be accepted for product deliveries and sealed in the safe. Garden State Nectar only sells 1/8 packages of dried cannabis flower (most powerful odors). The packages are contained in a heat sealed Mylar bag, which prevents the odor from escaping. Vape cartridges, edibles, topical and tinctures do not have a smell, as they are prepackaged and sealed containers. If at any time odors start to travel to surrounding areas or any neighbors complain Garden State Nectar will be prepared to install a ventilation system with charcoal filters.

IX. Sign Information

No signage with the business name is required for this site, as our presence will not need to be advertised since we are a delivery only business, and will have no retail sales on the premise. The location's premises will only be used for storage and a business office. The only signs that will be posted will be two different types of signs which indicate that the building is under "24 hour surveillance", and that there is "private parking and vehicle will be towed at owners expense". See Pictures below.

A. Figure A.1. Signage



X. Parking Plan

The location located at 1151 Pike Lane in Oceano, CA has two designated parking spots. These two spots will be reserved for our employees, staff, and product deliveries only. Please see picture A.1. of building and designated parking areas.

A. Figure A.1. Picture Parking Area



XI. Neighborhood Compatibility

A. Neighbors

Currently we have met most of our neighbors surrounding our building. The milieu of the complex is mostly hardworking construction or automotive businesses. We intend to get to know all of the neighbors, and plan on being friendly and welcoming to all. Most of the neighbors that we have met have been very welcoming to us, and appreciate the additional security that our business will offer to the site.

B. Jobs

Garden State Nectar is committed to providing a first class medical delivery service to the community of San Luis Obispo. We want to provide local entry level jobs to the unemployed, and advanced training in inventory management and business to any employees who exemplify in their duties.

C. Charitable Donations

Growing up on the Central Coast has been a blessing and we intend to contribute too many charitable local organizations around the county as possible. We pride ourselves in being generous members of this community and want to partner with local food banks, animal shelters, and youth programs for any needs that may arise.

D. Veteran Discounts

Garden State Nectar supports our ailing Veterans returning from harm's way. We offer a 10% veterans discount to all qualifying patients with a current DD214 or Veterans Affairs ID card. Our company is owned by family members of many combat veterans.

E. Public Relations

Garden State Nectar will provide the county with the contact person and all contact information to ensure communications between the two entities. We want to ensure that if there are any issues or concerns that they are handled immediately and efficiently. Issues that could arise would be public safety, police enforcement, donations, regulations, health and medical or medical cannabis education.

XII. Waste Management Plan

We will not have any hazardous materials waste with this location. We also will not have any cannabis or cannabis related products being disposed at this location. Since we are a delivery service; the warehouse will be used for our office and storage of cannabis products. Therefore, the waste that will be disposed will be limited to normal office trash and anything that can be recycled.

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ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805) 687-4418 • FAX (805) 682-8509

Since 1978

Richard L. Pool, P.E.
Scott A. Schell, AICP, PTP

June 27, 2018

18055L01

Kayla Mikel

Delivered Via Email: kaylaosorio78@yahoo.com

TRAFFIC STUDY FOR THE 1151 PIKE LANE MEDICAL CANNABIS DELIVERY PROJECT, COMMUNITY OF OCEANO, SAN LUIS OBISPO COUNTY

Associated Transportation Engineers (ATE) has prepared the following traffic study for the 1151 Pike Lane Medical Cannabis Delivery Project (the "Project"), proposed in the Oceano area of San Luis Obispo County. It is understood that the traffic study will be submitted to the County of San Luis Obispo as part of the Project's application package.

PROJECT DESCRIPTION

The applicant is requesting a permit for a medical cannabis delivery facility at 1151 Pike Lane, Suite 1, in the community of Oceano. Figure 1 illustrates the location of the Project site. The Project would occupy 800 SF within the existing light industrial building. The area was previously occupied by an automobile repair facility. Figures 2a and 2b present the Project site plans. Access to the Project site is proposed via an existing industrial driveway on Pike Lane.

SCOPE OF WORK

ATE contacted County staff (Mr. Glenn Marshall) to discuss the scope of work required for the traffic study. Mr. Marshall requested that the traffic study include:

1. Calculate trip generation estimates for the proposed Project based on operational data provided by the applicant.
2. Calculate trip generation estimates for the previous automotive repair service facility. Compare trip generation for the proposed Project with traffic generation for the previous use.
3. Provide trip distribution pattern for the net new Project traffic.

PROJECT TRIP GENERATION

The County does not have any trip rates for medical cannabis delivery facilities since they are a relatively new and unique use. Thus, two trip generation estimates were developed for the Project – one based on Project's operational information (# employees and employee shift plus # deliveries and delivery schedules) and one based on trip rates for similar uses. The two trip generation estimates are presented below.

Trip Generation Based on Operations

Trip generation estimates were calculated for the Project using operational information provided by the applicant, including the number of employees and employee shifts; and the number of product deliveries. The Project would employ up to two managers that would arrive at the site at 11:00 AM, Monday – Friday, to stock the delivery bag and meet the drivers. Two drivers would meet the managers after 11:00 AM to sign for the bags of items to be delivered. The drivers would leave the site and make deliveries throughout northern San Luis Obispo County. The drivers would return to the site at approximately 8:00 PM after completing deliveries to drop off the bags at the saferoom within the building. The managers would remain on-site to complete inventory, stocking and ordering of product, and other various duties. There also would be about 10 deliveries per month for products from contracted vendors.

For the auto repair facility that would be removed from the site, trip generation estimates were calculated using the rates for Auto Care Centers (Land Use Code #942) that are contained in the Institute of Transportation Engineers (ITE) *Trip Generation* manual.¹

Table 1 shows the trip generation estimates for the Project based on the proposed operations. As shown, the cannabis delivery service is forecast to generate 8 average daily trips with 0 trips occurring during the AM and PM peak hours. The existing auto repair facility generates 16 ADT, 1.8 AM peak hour trips, and 2.5 PM peak hour trips. The proposed Project would therefore result in a reduction of average daily and peak hour trips based on the operational analysis (-8 ADT, -1.8 AM peak hour trips, and -2.5 PM peak hour trips).

¹ Trip Generation, Institute of Transportation Engineers, 10th Edition, 2017.

Table 1
Project Trip Generation – Based on Proposed Operations

| Land Use | Number Per Day or Size | ADT | | AM Peak Hour | | PM Peak Hour | |
|----------------------------|------------------------|------|-----------|--------------|-------------|--------------|-------------|
| | | Rate | Trips | Rate | Trips | Rate | Trips |
| <u>Proposed</u> | | | | | | | |
| Managers(a) | 2 | 2.00 | 4 | 0.00 | 0 | 0.00 | 0 |
| Drivers (a) | 2 | 2.00 | 4 | 0.00 | 0 | 0.00 | 0 |
| Deliveries(b) | 1 | 2.00 | <u>2</u> | 0.00 | <u>0</u> | 0.00 | <u>0</u> |
| Totals: | | | 8 | | 0 | | 0 |
| <u>Existing</u> | | | | | | | |
| Auto Repair | 800 SF | 20 | 16 | 2.25 | 1.8 | 3.11 | 2.5 |
| Net Project Traffic | | | -8 | | -1.8 | | -2.5 |

(a) ADT = 1 inbound + 1 outbound trip per employee. AM/PM = 0 trips since shifts are 11:00 AM to 8:00 PM.

(b) ADT = 1 inbound + 1 outbound trip per delivery. AM/PM = 0 trips since deliveries scheduled outside of peak hours.

Trip Generation Based on Rates

Trip generation estimates for the proposed medical cannabis delivery facility were calculated using the Manufacturing rates presented in the ITE Trip Generation report (Land Use Code #149). Trip generation estimates for the auto repair facility that would be removed from the site were calculated using the rates for Auto Care Centers (ITE Land Use Code #942). Table 2 shows the Project's trip generation estimates based on trip generation rates (a worksheet showing the detailed calculation is attached for reference).

Table 2
Project Trip Generation – Based on Rates

| Land Use | Size | ADT | | AM Peak Hour | | PM Peak Hour | |
|----------------------------|--------|------|------------|--------------|--------------|--------------|--------------|
| | | Rate | Trips | Rate | Trips | Rate | Trips |
| <u>Proposed</u> | | | | | | | |
| Cannabis Delivery | 800 SF | 3.93 | 3 | 0.62 | 0.50 | 0.67 | 0.54 |
| <u>Existing</u> | | | | | | | |
| Auto Repair | 800 SF | 20.0 | 16 | 2.25 | 1.80 | 3.11 | 2.49 |
| Net Project Traffic | | | -13 | | -1.30 | | -1.95 |

As shown in Table 2, the cannabis delivery service is forecast to generate 3 average daily trips, with 0.50 trips occurring during the AM peak hour, and 0.54 trips occurring during the PM peak hour. The existing auto repair facility generates 16 ADT, 1.8 AM peak hour trips, and 2.5 PM peak hour trips. The proposed Project would therefore result in a reduction of average daily and peak hour trips based on ITE trip rates (-13 ADT, -1.30 AM peak hour trips, and -1.95 PM peak hour trips).

SUMMARY AND CONCLUSIONS

The trip generation analyses found that the Project would result in a decrease in traffic when compared to the existing auto repair facility that would be removed from the site. Thus, the Project would not generate significant traffic impacts.

Associated Transportation Engineers



Richard L. Pool, PE
President

RLP/SAS/DLD/EKM

Attachments



Associated Transportation Engineers - Trip Generation Worksheet

1151 PIKE LANE MEDICAL CANNABIS DELIVERY SERVICE - TRIP GENERATION BASED ON RATES

| Land Use | Size | ADT | | AM PEAK HOUR | | PM PEAK HOUR | |
|------------------------|--------|-------|--------|--------------|-------|--------------|-------|
| | | Rate | Trips | Rate | Trips | Rate | Trips |
| Proposed | | | | | | | |
| 1. Delivery Service(a) | 800 SF | 3.93 | 3.14 | 0.62 | 0.50 | 0.67 | 0.54 |
| Existing | | | | | | | |
| 2. Auto Repair(b) | 800 SF | 20.00 | 16.00 | 2.25 | 1.80 | 3.11 | 2.49 |
| Net New Trips | | | -12.86 | | -1.30 | | -1.95 |

(a) Trip generation based on ITE rates for Manufacturing (ITE Code 149).

(b) Trip generation based on ITE rates for Auto Care Centers (ITE Code 942).



Parcel Information

APN: 062-291-004

Assessee: SWIATEK YOLANTA TRE ETAL

Care Of:

Address: PO BOX 357 SANTA ANA
CA 92701

Description: RHO PISMO PM 24/50 PAR C

Site Address:
01151 PIKE LN

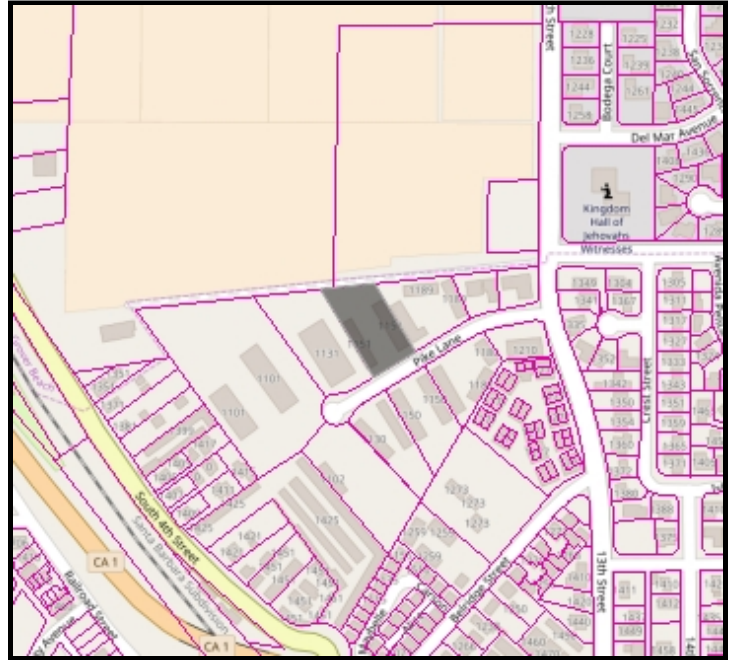
Tax Rate Area Code: 052058

Estimated Acres: 0.87

Community Code: OCNO

Supervisor District: Supdist 4

Avg Percent Slope: 2



Selected Parcel

Land Use Information

Land Uses Combining Designations

| | |
|----|---------------------|
| CS | Airport Review Area |
|----|---------------------|



Parcel location within San Luis Obispo County

Permit Information

| Permit | Description | Application Date |
|---------------|------------------|------------------------|
| DRC2018-00107 | Land Use | 7/11/2018 8:37:35 AM |
| ZON2013-00349 | Zoning Clearance | 12/11/2013 10:48:23 AM |
| ZON2007-00193 | Zoning Clearance | 9/13/2007 8:46:52 AM |
| ZON2007-00139 | Zoning Clearance | 8/24/2007 3:04:11 PM |
| ZON2006-00648 | Zoning Clearance | 4/2/2007 12:07:59 PM |



Parcel Summary Report

APN: 062-291-004

| | | |
|----------|---------------------------|------------------------|
| P000407Z | Zoning Clearance | 12/19/2000 12:00:00 AM |
| P980649Z | Zoning Clearance | 4/15/1999 12:00:00 AM |
| A5589 | PMTTC - Commercial Permit | 12/28/1998 12:00:00 AM |
| P980270P | Zoning Clearance | 10/16/1998 12:00:00 AM |
| P980023Z | Zoning Clearance | 7/7/1998 12:00:00 AM |
| P960730Z | Zoning Clearance | 5/28/1997 12:00:00 AM |
| P960433Z | Zoning Clearance | 12/31/1996 12:00:00 AM |
| P950858Z | Zoning Clearance | 6/10/1996 12:00:00 AM |
| P950083Z | Zoning Clearance | 8/11/1995 12:00:00 AM |

Interactive Data Viewer



Legend

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

-188.08 0 94.04 188.08 Feet 1: 1,128

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Map for Reference Purposes Only



Referral -- Page 29 of 34

Interactive Data Viewer



Legend

- SLO County Parcels
- Roads**
 - CalTrans
 - Maintained by SLO CO
 - Private Maintenance
 - Federal or State Maintenance
- Community Advisory Groups**
 - Community Advisory Group Boundary
 - Cayucos Citizens Advisory Council Subarea
 - Creston Advisory Body Sub Areas
- Supervisor Districts
- Land Use Outlines

-752.33 0 376.17 752.33 Feet 1:4,514



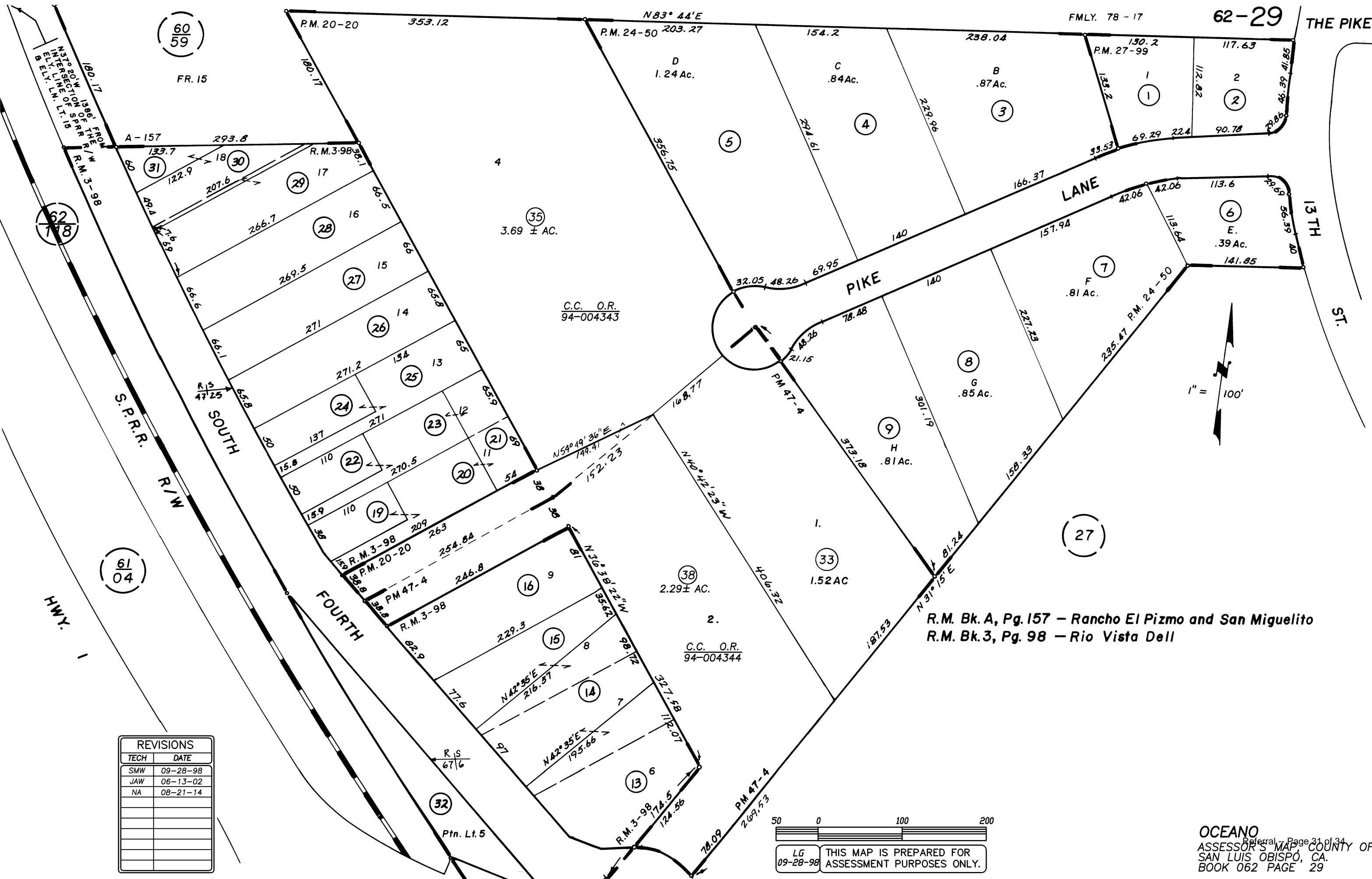
WGS_1984_Web_Mercator_Auxiliary_Sphere
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 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only



Referral -- Page 30 of 34



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62-29

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FMLY. 78-17

P.M. 27-99

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22.4

69.29

33.53

42.06

113.6

56.39

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157.94

140

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32.05

69.95

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238.04

130.2

112.82

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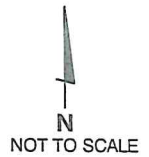
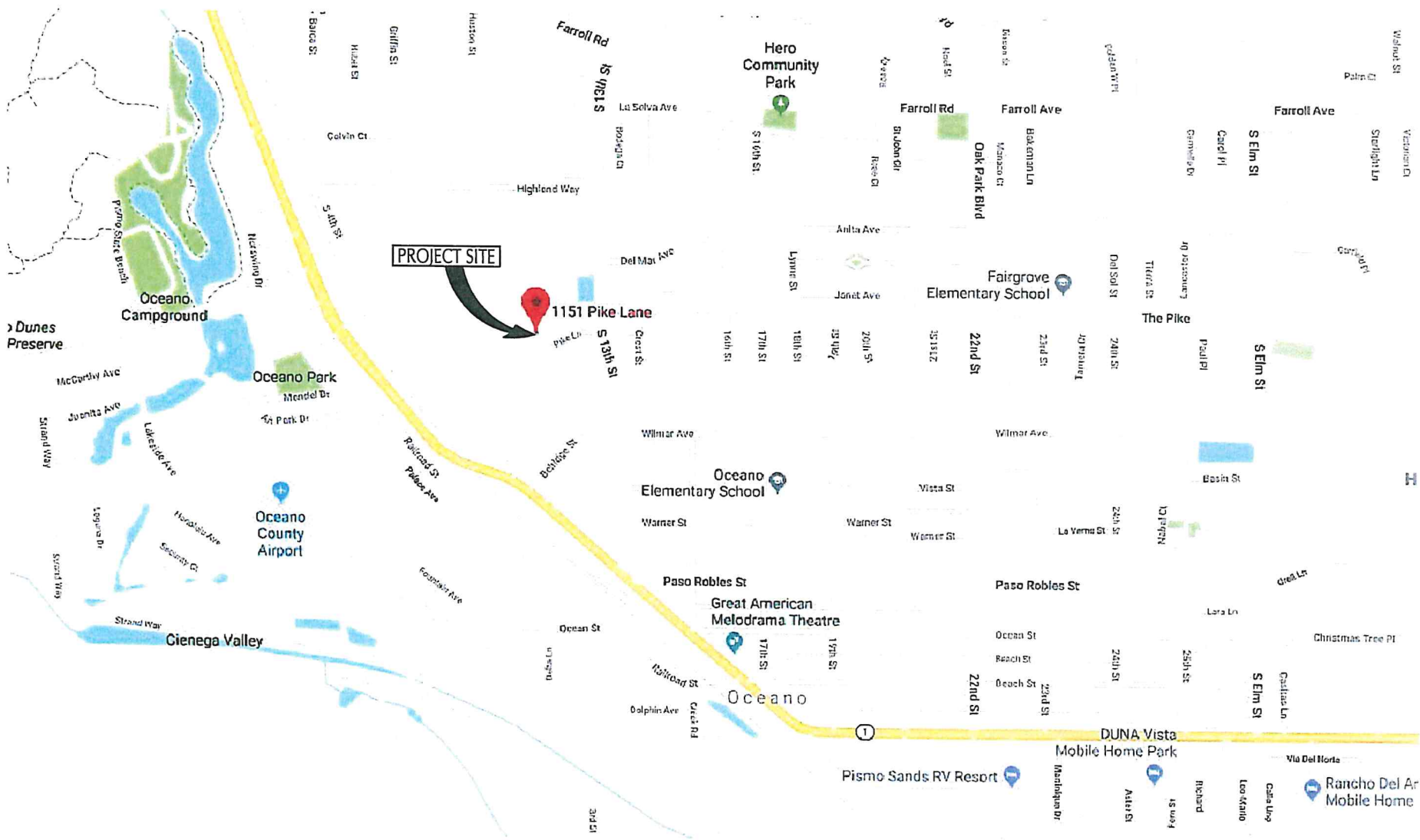
1" = 100'

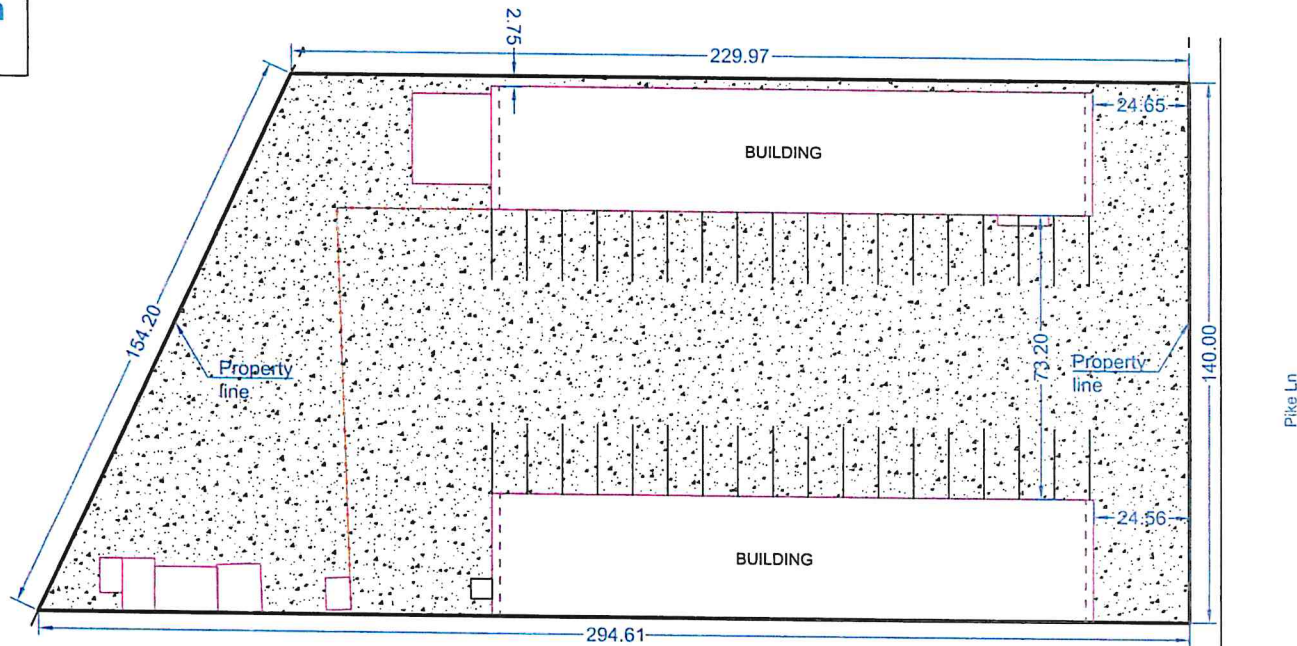
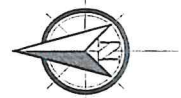
R.M. Bk. A, Pg. 157 - Rancho El Pizmo and San Miguelito
R.M. Bk. 3, Pg. 98 - Rio Vista Dell

OCEANO
ASSESSOR'S MAP
SAN LUIS OBISPO, CA.
BOOK 062 PAGE 29

| REVISIONS | |
|-----------|----------|
| TECH | DATE |
| SMW | 09-28-98 |
| JAW | 06-13-02 |
| NA | 08-21-14 |
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LG 09-28-98
THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.





VICINITY MAP (NOT TO SCALE)



1151 Pike Lane
Oceanside, CA 92055
Scale 1"=30'



ASSOCIATED
TRANSPORTATION
ENGINEERS

PROJECT SITE PLAN

FIGURE 2a

Warehouse Specifications
1151 Pike Lane, Suite 1 located in Oceano, CA



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PROJECT SITE PLAN

FIGURE 2b