



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

THIS IS A NEW PROJECT REFERRAL

DATE: 7/11/2018
TO: 3rd District Legislative Assistant, Building Division, Cal Fire/County Fire,
Environmental Health, Public Works, Sheriff, Airport (SLO), City of San Luis
Obispo
FROM: Steven Orozco (sorozco@co.slo.ca.us or 805-788-2084)

PROJECT NUMBER & NAME: DRC2018-00106 PAPA BEAR FARMS LLC

PROJECT DESCRIPTION: Proposed Conditional Use Permit for cannabis manufacturing,
distribution, and non-store front retail (delivery) to be located at 4149 Santa Fe Rd. #5 San
Luis Obispo, CA 93401

APN(s): 076-400-005

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

DRC2018-00106

Conditional Use Permit

076-400-005 / 4149 SANTA FE RD 5

PAPA BEAR FARMS LLC

CANNABIS - MANUFACTURING, DISTRIBUTION, NON
STORE FRONT RETAIL

APPLICANT INFORMATION Check box for contact

person assigned to this project

☐ Landowner Name Habib Tabrizi

Daytime Phone (559) 213-1811

Mailing Address 16015 Sample Rd, Clovis, CA.

Zip Code 93619

Email Address: _____

☐ Applicant Name Papa Bear Farms LLC

Daytime Phone (805) 235-5405

Mailing Address 1185 Ramona Ave, Los Osos, CA.

Zip Code 93402

Email Address: papabear805@yahoo.com

☐ Agent Name _____

Daytime Phone _____

Mailing Address _____

Zip Code _____

Email Address: _____

PROPERTY INFORMATION

Total Size of Site: approx. 1600 sq. ft.

Assessor Parcel Number(s): 076-400-005

Legal Description: _____

Address of the project (if known): 4149 Santa Fe Rd. #5, 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.: Santa Fe Rd. with South access to Buckley / North access to Tank Farm

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

Currently operates as a wood shop

PROPOSED PROJECT

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

Commercial Cannabis Company

to conduct Manufacturing, Distribution, Non Store Front Retail

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 X 7.5.18

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): _____

Describe existing and future access to the proposed project site: Santa Fe Rd

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: Industrial Park South: SLO Country Airport
East: Industrial Park West: Industrial Park

For all projects, answer the following:

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

Buildings: 1600 sq. feet 100 % Landscaping: _____ sq. feet _____ %
Paving: _____ sq. feet _____ % Other (specify) _____
Total area of all paving and structures: _____ ☐ sq. feet ☐ acres
Total area of grading or removal of ground cover: _____ ☐ sq. feet ☐ acres
Number of parking spaces proposed: _____ Height of tallest structure: _____
Number of trees to be removed: _____ 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: _____

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

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

☐ Community System - List the agency or company responsible for sewage disposal: _____

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

Fire Agency: List the agency responsible for fire protection: SLO County Fire

For commercial/industrial projects answer the following:

Total outdoor use area: 0 ☐ sq. feet ☐ acres
Total floor area of all structures including upper stories: 1600 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: All acres
 Moderate slopes - 10-20%: _____ acres
 20-30%: _____ acres
 Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
 If yes, please describe: _____
- 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: _____

Solid Waste Information

N/A

1. What type of solid waste will be generated by the project?
☐ Domestic ☐ Industrial ☐ Agricultural ☐ Other, please explain? _____
2. Name of Solid Waste Disposal Company: _____
3. Where is the waste disposal storage in relation to buildings? _____
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☐ Yes ☐ No

Community Service Information

N/A

1. Name of School District: _____
2. Location of nearest police station: _____
3. Location of nearest fire station: _____
4. Location of nearest public transit stop: _____
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project? ☐ Yes ☐ No

Historic and Archeological Information

N/A

1. Please describe the historic use of the property: _____
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: 6 days / closed Sunday Hours of Operation: 10am-8pm
2. How many people will this project employ? 2-4
3. Will employees work in shifts? ☒ Yes ☐ No
If yes, please identify the shift times and number of employees for each shift _____
Delivery drivers will work rotating shifts and days as needed to operate 10 hours per day, 6 days a week
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☒ Yes ☐ No If yes, please explain: Packaging Cannabis / See Manufacturing Details for explanation
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: None
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. 00 Between 4:00 to 6:00 p.m. 2 trips

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): California Cannabis Micro Business 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



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

☐ Cultivation
☐ Testing Facility

☐ Nursery
☒ Dispensary
Non Storefront

☒ Manufacturing Facility
☒ 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: _____

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?

☐ Type 1
☐ Type 5
☐ Mixed-light

☐ Type 2
☒ Microbusiness

☐ Type 3
☐ Indoor

☐ Type 4
☐ Outdoor

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.

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

Do you plan on using pesticides?

☐ Yes ☐ No

List of pesticides anticipated to be used: _____

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 Packaging Only:
Cannabis Flower & Vape Cartridges

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

OPERATING PLAN
Papa Bear Farms LLC
Papa Bear Fine Cannabis / Better Living Delivery

Day to Day Operations

Better Living Delivery and Papa Bear Fine Cannabis plan to execute proven practices of the medical cannabis industry. We plan to train all future employees in all areas of cannabis delivery operations, including; product identification and doses, sanitary handling procedures, child proof packaging, safe cash handling, and safe driving practices. We will utilize a new downloadable "app" and state of the art computer software, which will allow us to enroll new medical patients, provide online purchasing, track inventory, and reconcile daily sales and expenses.

Delivery Service Operations / Non Storefront Retail.

- We will Not allow on site patient pick-ups, No on site deliveries, and No deliveries on the property of our business is located.
- All patients will be verified, and required to show a Doctors Recommendation, and a valid California ID or drivers license. Recreational patrons will be required to be 21 years or older with a valid California ID or drivers license.
- All new patients/patrons will be required to fill out a B.L.D. Membership form, and all data will be stored onto a company database.
- All orders will come into the business / dispatch location, via phone or online, and will be packaged and properly labeled with all required information before delivery.
- Deliveries will be scheduled out in sessions to eliminate excess traffic, and maximize the efficiency of each delivery. A delivery vehicle should be expected to leave and return approx. 3-4 times per day.
- Drivers will occupy the business location before and after every delivery. Only to vacate premises during deliveries, breaks, and lunch breaks.

Security Details

- We shall install (one) security camera outside the main entrance, with indoor monitoring, to ensure safe entrance and exiting of the dispatch center.
- We shall install an auto-lock door (to outside only) to avoid any unwanted entry to the dispatch center.
- Drivers will not carry more than \$50 change when leaving for delivery.
- Driver will be provided with a lock box for cash receipts, and required to deposit funds into dispatch center safe box , after every round of deliveries.
- All delivery personal will be required to wear an identification lanyard, with their photo, company contact, and licensing information.
- All packages being delivered will be accompanied by a sales invoice and receipt.
- All fleet cars will be equipped with a GPS tracking system, with online access codes granted to the local authorities.

Safe Cannabis Storage

Within the 1600 sq. ft. warehouse facility, we shall construct an approx. 10'x10' heavy chain link cage / safe storage area. The cage will have a single lockable entryway, and shall be kept lock at all times of the day. The cage shall provide shelving and safe storage for all our packaged, and pre-packaged cannabis products, and safe keeping of all store products after closing.

Manufacturing & Distribution Details

To meet the demands of the market, Papa Bear Farms LLC will package, label, and distribute an assortment of medical and recreation cannabis, concentrates, and cannabis products, to be obtained by outside sources, ie: licensed cultivators and manufactures.

- We shall construct and create small 8'x8' "cubical stations" for each processing area. The cubical stations will provide working areas that will allow sanitary conditions for contact from tables to walls, and from walls to the floors to provide a manufacturing / packaging area, that exceeds all health, safety, package, and labeling requirements.
- We shall Install (2) AIR PURIFYING Carbon filter air scrubbers to meet the volume of air space needed to remove any unwanted odors.
- We will provide training, and written protocol, to qualified distribution drivers, for the handling of invoiced sales, and the manifests of weights, destinations, transportation agreements, and all other documents associated with distribution and transportation.

Proposed Location & Site

Papa Bear Farms LLC has a lease agreement at the property located at:
4149 Santa Fe Rd. Suite 5, San Luis Obispo, CA. 93401

- Approximately 1500 sq. ft. shop/warehouse facility.
- This proposed business location is located within an industrial business park which is adjacent to SLO County airport. The owner of the property "Habib Tabrizi", has leased us this property for the use of a licensed cannabis facility. He has authorized property for use of Canna Delivery, Manufacturing, and Distribution.
- This proposed site is zoned (Industrial) in the un-incorporated area of SLO County, and meets the land use category for cannabis non-storefront, manufacturing, and distribution business activities.



Parcel Information

APN: 076-400-005
Assessee: HOWLAND DENNIS L TRE ETAL
Care Of:
Address: 10515 COLORADO RD ATASCADERO
CA 93422
Description: PTN BLDG 200 & PTN LT 1
Site Address:
04149 SANTA FE RD
Tax Rate Area Code: 112085
Estimated Acres: 0.02
Community Code: SLOC
Supervisor District: Supdist 3
Avg Percent Slope: 3



Selected Parcel

Land Use Information

Land Uses Combining Designations

IND	Airport Review Area
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Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
P010018Z	Zoning Clearance	7/10/2001 12:00:00 AM






Interactive Data Viewer



Legend

 SLO County Parcels

-96.00 0 48.00 96.00 Feet 1: 576

WGS_1984_Web_Mercator_Auxiliary_Sphere
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The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only



Interactive Data Viewer



Legend

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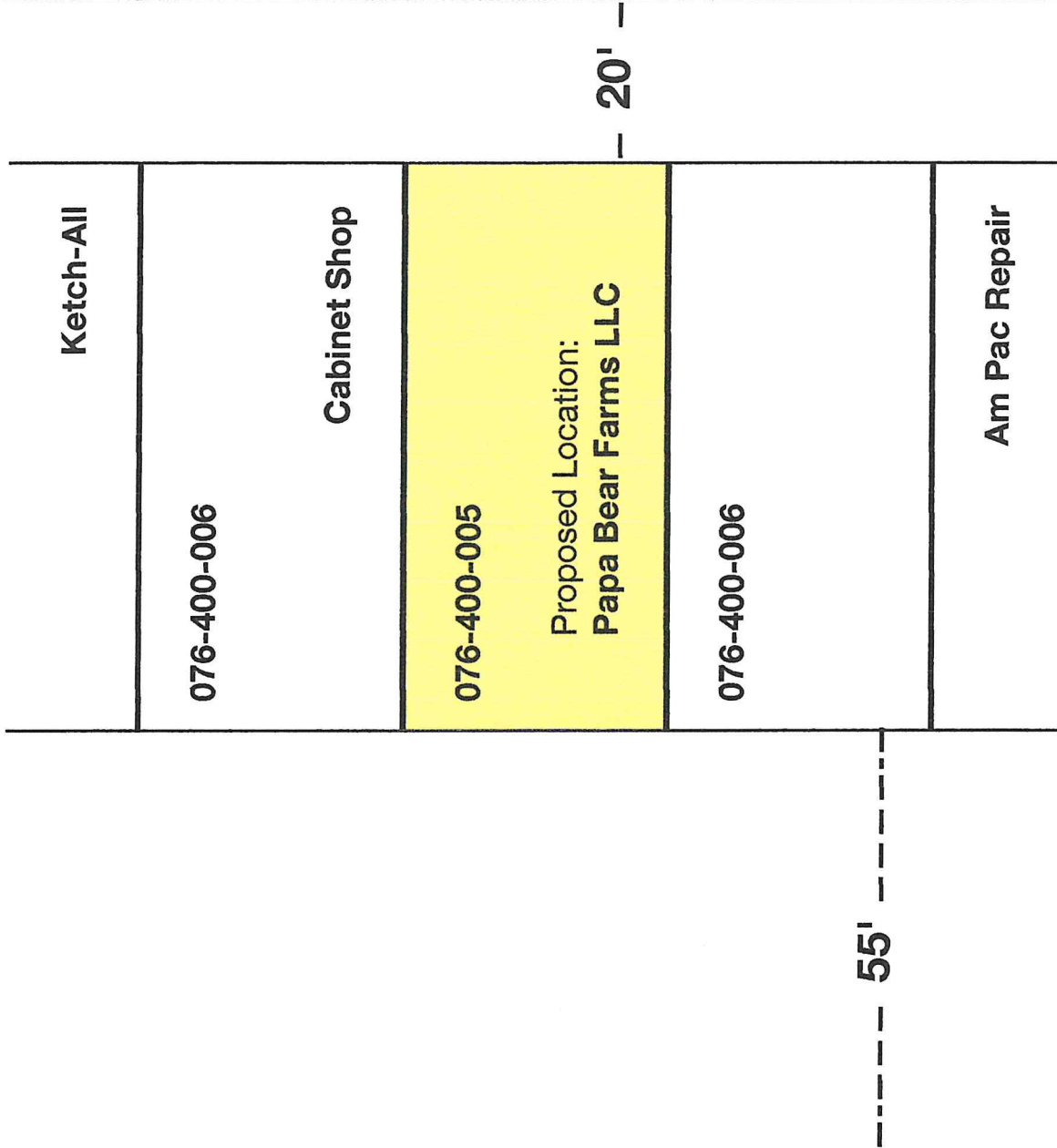


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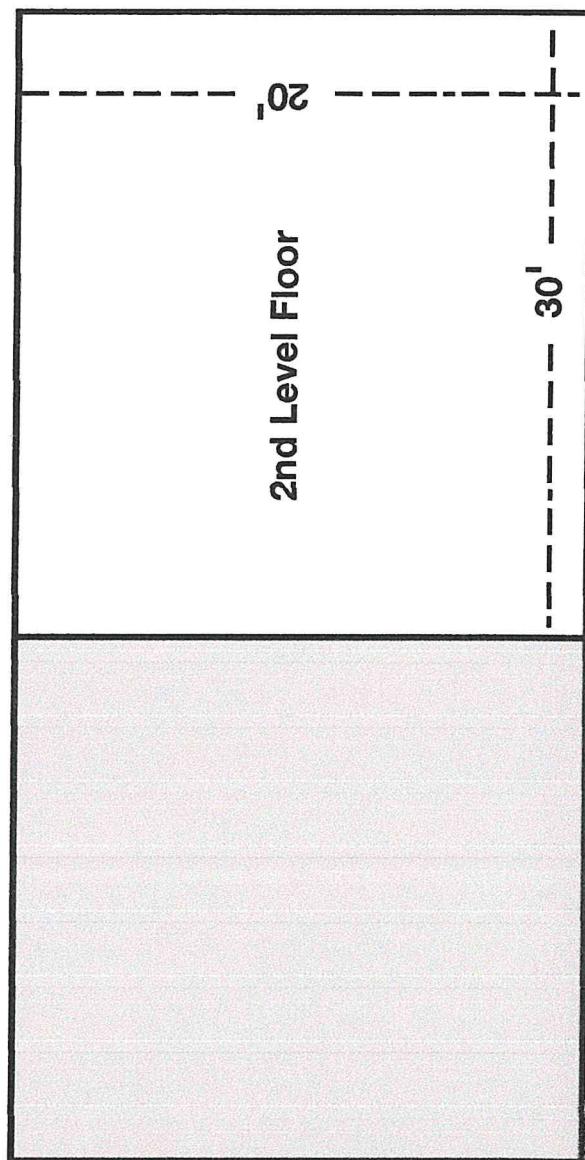
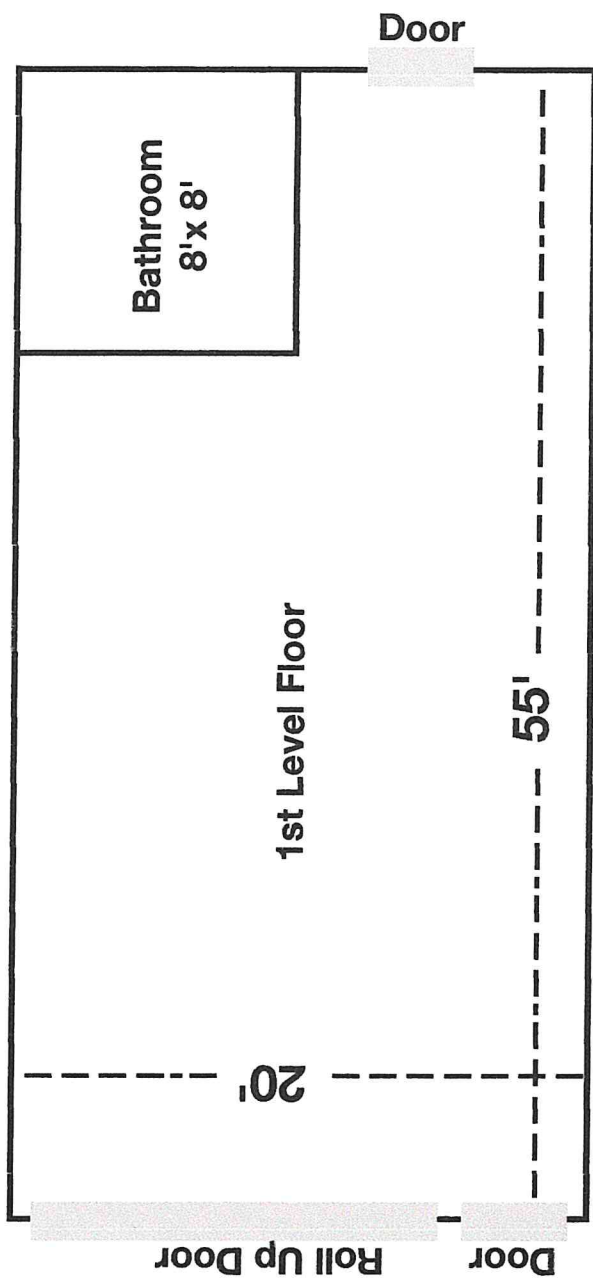
Map for Reference Purposes Only

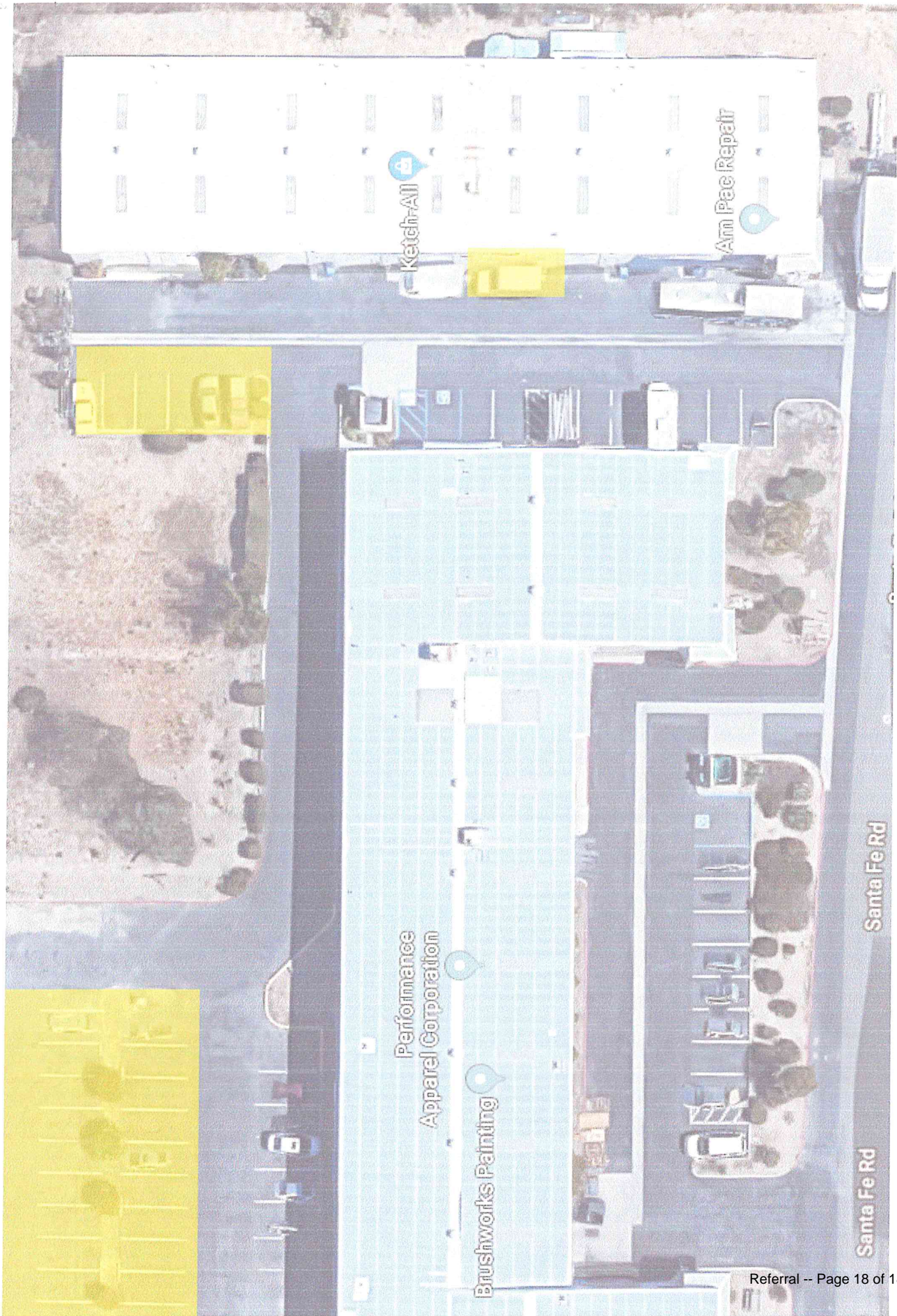


Referral -- Page 15 of 18



Brushworks Painting





Accessible Parking to be used by Employee's