



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

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**THIS IS A NEW PROJECT REFERRAL**

**DATE:** 8/3/2018

**TO:** 4<sup>th</sup> District Legislative Assistant, Building Department, Public Works, Sheriff, Air Pollution Control District, Oceano CSD, CA Fish and Wildlife, City of Grover Beach, City of Arroyo Grande, Oceano/Halcyon Advisory Council

**FROM:** Cassidy McSurdy ([cmcsurdy@co.slo.ca.us](mailto:cmcsurdy@co.slo.ca.us) or 805-788-2959)

**PROJECT NUMBER & NAME:** DRC2018-00123 MSEP, Inc

**PROJECT DESCRIPTION:** Proposed Minor Use Permit for a non-storefront retail cannabis delivery service to be located at 1311 South 4<sup>th</sup> St. Oceano, CA 93445

**APN(s):** 062-291-031

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**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.

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**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 Jesse Hill Daytime Phone (805) 748-8308  
Mailing Address 780 W Teft St., Nipomo, CA Zip Code 93444  
Email Address: jibhill@aol.com

☐ Applicant Name MSEP INC - care of Megan Souza and Eric Powers Daytime Phone (805) 709-0662  
Mailing Address 630 Quintana Rd, Suite 113 Zip Code 93442  
Email Address: admin@megansorganicmarket.com

☐ Agent Name \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
Email Address: \_\_\_\_\_

## PROPERTY INFORMATION

Total Size of Site: 0.07 acre lot Assessor Parcel Number(s): 062-291-031

Legal Description: RIO VST DELL PTN LT 18

Address of the project (if known): 1311 South 4th St., Oceano

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: \_\_\_\_\_

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

Two Structures - One Residential, one commercial use (legal services business)

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): cannabis activities - non-storefront dispensary

## 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 7/31/18

## 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): no modifications/adjustments needed - complies with ordinance

Describe existing and future access to the proposed project site: access via South 4th St.

**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 South: Commercial Services  
East: Commercial Services 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: 430.5 sq. feet 40 % Landscaping: 0 sq. feet 0 %  
Paving: 606 sq. feet 60 % Other (specify) none

Total area of all paving and structures: 1036.5 ☒ sq. feet ☐ acres

Total area of grading or removal of ground cover: 0 ☒ sq. feet ☐ acres

Number of parking spaces proposed: 3 Height of tallest structure: 12

Number of trees to be removed: 0 Type: N/A

Setbacks: Front 10 Right 0 Left 0 Back 0

**Proposed water source:** ☐ On-site well ☐ Shared well ☐ Other \_\_\_\_\_

☒ Community System - List the agency or company responsible for provision: Oceans Community Services District  
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: South SLO County Sanitation District  
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

**For commercial/industrial projects answer the following:**

Total outdoor use area: 0 ☒ sq. feet ☐ acres 430.5 sq feet + existing residence

Total floor area of all structures including upper stories: \_\_\_\_\_ 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 area of the lot(s) minus building footprint and parking spaces: \_\_\_\_\_ sf



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

PLN-2018  
12/8/2017

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

**Cannabis Activities Proposed**

☐ Cultivation  
☐ Testing Facility

☐ Nursery  
☒ Dispensary

☐ 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

- ☐ 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
<b>Total Annual kWh:</b>	

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			
Month and Year			
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
<b>Totals</b>			

## 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 \_\_\_\_\_

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



# 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: 0.07 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: No signage will be displayed and all operations will be inside.



## 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 regular office use - toilet, sink, drinking  
☐ Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? 60 gallons / day
4. How many service connections will be required? already established
5. Do operable water facilities exist on the site?  
☒ Yes    ☐ No    If yes, please describe: \_\_\_\_\_
6. Has there been a sustained yield test on proposed or existing wells?  
☐ Yes    ☐ No    If yes, please attach. N/A
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. N/A  
☐ 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 N/A

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? Already connected  
Distance to nearest sewer line: 4 feet    ☒ Yes    ☐ No    Location of connection: SW corner of property
2. What is the amount of proposed flow? 60 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? Trash + Recycling receptacles outside
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 District + SLO Joint Community College District
2. Location of nearest police station: SLO Sheriff - South Station - 1681 Front St, Oceano - 0.4 miles away
3. Location of nearest fire station: 5-Cities Fire Authority - station 3 - 1655 Front St, Oceano - 0.3 miles away
4. Location of nearest public transit stop: Air Park Drive @ Mendel (across highway) - 0.9 miles away
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: Residential + Commercial - Legal Services
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No  
If yes, please describe: \_\_\_\_\_
3. Has an archaeological surface survey been done for the project site? ☐ Yes ☒ No  
If yes, please include two copies of the report with the application.

### Commercial/Industrial Project Information

**Only complete this section if you are proposing a commercial or industrial project or zoning change.**

1. Days of Operation: 7 days/week Hours of Operation: 12pm to 8pm
2. How many people will this project employ? 3
3. Will employees work in shifts? ☒ Yes ☐ No  
If yes, please identify the shift times and number of employees for each shift N/A
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: N/A
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. 1 Between 4:00 to 6:00 p.m. 2



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: N/A

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: N/A

### 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): No such amenities included in the project.
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 \*: LED lightbulbs + low flow toilet

\*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: N/A
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: N/A

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): N/A

**Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Type 9 - Non Storefront Dispensary (state) + Business Licenses from all jurisdictions operating in
- (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)



# OPERATIONS PLAN

## **BACKGROUND**

The property is a 0.07 acres parcel located at 1311 S. 4th Street in Oceano (APN 062-291-031), and is zoned Commercial Services. Existing uses on the site include a single-family dwelling (PMTC4289) with a Legal Services and Research business (ZON2008-00357). The property has a 2017 cannabis-related code enforcement case (COD2017-00199) which was ruled "Closed - Unfounded."

## **PROPOSED PROJECT**

The proposed project is a non-storefront delivery service to hold both A and M retail license designations per State law. The delivery service will serve municipalities throughout San Luis Obispo County and part of Santa Barbara County. Business licenses will be obtained for each municipality in which the delivery service operates.

Two delivery drivers and one office staff person will work out of the premises to accomplish 11-50 deliveries daily. Two vehicles will be delivering product and will make 2 to 5 trips per day in and out of the premises, 0 to 2 of which would be during peak hours. Per State law, each delivery vehicle will carry no more than \$10,000 of inventory at any time.

The residence at 1311 South 4th St, which is not part of the proposed project, will be rented out to a Megan's Organic Market owner, manager, or employee. This will both increase security and help Megan's Organic Market maintain neighborhood compatibility.

See *Section 12: Site Plan* and *Section 13: Floor Plan* for a layout of the proposed project.

## **SECURITY**

In accordance with State law, all cannabis on the premises will be stored indoors, in limited access areas. Employee break rooms and bathroom will be separated from all storage areas. Any person on the premises, except for employees and contractors, will be escorted at all times by an employee when in the limited-access areas of the premises.

Entrances to all limited-access areas will have a door and a lock meeting State requirements. The door will remain closed when not in use during regular business hours. All employees will display a laminated or plastic-coated identification badge at all times while engaging in commercial cannabis activity.

A digital video surveillance system will be installed at the premises. Each camera will be placed in a location that allows the camera to clearly record activity occurring within 20 feet of all points of entry and exit on the premises, and allows for the clear and certain identification of any person and activities in all areas required to be filmed according to State law.

Surveillance recordings will be stored in a secured manner to protect the recording from tampering or theft. Recordings will be kept for a minimum of 90 days. Recordings will be made available to the Bureau of Cannabis Control, other State agency, or local authorities as required by law.

### **ODOR MANAGEMENT PLAN**

All manufactured products will arrive to the site in airtight containers, as required by State law. This will limit odor. Additionally, carbon air filters will be used internally to scrub the air of any residual odors that may be admitted from the packaged cannabis flower.

### **SIGNAGE**

This project is a non-storefront retail delivery service and so will not be open to the public. As such, there will be no exterior display of signs related to the operation. The only exterior signs onsite will be those designating ADA parking, and other such signs as required by law.

### **PARKING**

One handicap accessible parking space and one additional parking space are to be located in front of the building. The premises is less than 800 sqft, and so meets the requirement of one parking spot per 400 sqft. Additionally, ample street parking is available on both sides of South 4th Street. See *Site Plan* for parking layout.

### **EMPLOYEE SAFETY AND TRAINING**

All employees will be required to read, and be tested on the contents of the Megan's Organic Market Employee Handbook and the Megan's Organic Market Health and Safety Plan. See *Section 15: Health and Safety Plan*.

All managers will be knowledgeable of the State and local regulation and will ensure employees strictly follow all requirements laid out by the Bureau of Cannabis Control, other State agencies, and local authorities.

### **NEIGHBORHOOD COMPATIBILITY**

Non-storefront cannabis delivery is compatible with this neighborhood. The property meets all zoning and setback requirements. There are no sensitive use areas within 600ft. There's only



one sensitive use area within 1000ft—Oceano Park. Oceano Park is 660+ft away from the nearest property line and Hwy 1 and the railroad serve as an added barriers.

The existing structure was previously used as a Legal Services business (ZON2008-00357). The neighboring properties are zoned as follows

To the North: Agriculture  
To the South: Commercial Services  
To the East: Commercial Services  
To the West: Industrial

#### **WASTE MANAGEMENT PLAN**

The proposed project would generate normal office waste. One additional large recycling bin will be added to the existing trash receptacles provided by South County Sanitary.

Any cannabis waste, such as expired or damaged cannabis products, will be disposed of in accordance with State regulation.

The premises has existing connection to a Community System, South County Sanitary District.



## Parcel Information

**APN:** 062-291-031  
**Assessee:** HILL JESSE LB  
**Care Of:**  
**Address:** 780 W TEFFT ST NIPOMO  
CA 93444  
**Description:** RIO VST DELL PTN LT 18  
**Site Address:**  
01311 SO 4TH ST  
**Tax Rate Area Code:** 052053  
**Estimated Acres:** 0.07  
**Community Code:** OCNO  
**Supervisor District:** Supdist 4  
**Avg Percent Slope:** 1



Selected Parcel

## Land Use Information

### Land Uses Combining Designations

CS	Airport Review Area Coastal Zone
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Parcel location within San Luis Obispo County

## Permit Information

Permit	Description	Application Date
DRC2018-00123	Land Use	7/31/2018 9:56:07 AM
PROJ-2018-00047	Cannabis Activities	7/31/2018 12:00:00 AM
COD2017-00199	Code Enforcement	10/5/2017 4:42:24 PM
ZON2008-00357	Zoning Clearance	11/24/2008 10:44:16 AM
C4289	PMTR - Residential Permit	9/23/1998 12:00:00 AM





# Parcel Summary Report

**APN: 062-291-031**

E980021

Code Enforcement

7/10/1998 12:00:00 AM

# 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  
 © County of San Luis Obispo Planning and Building Department



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



Referral -- Page 18 of 22



# Interactive Data Viewer



## Legend

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

-96.00      0      48.00      96.00 Feet      1: 576

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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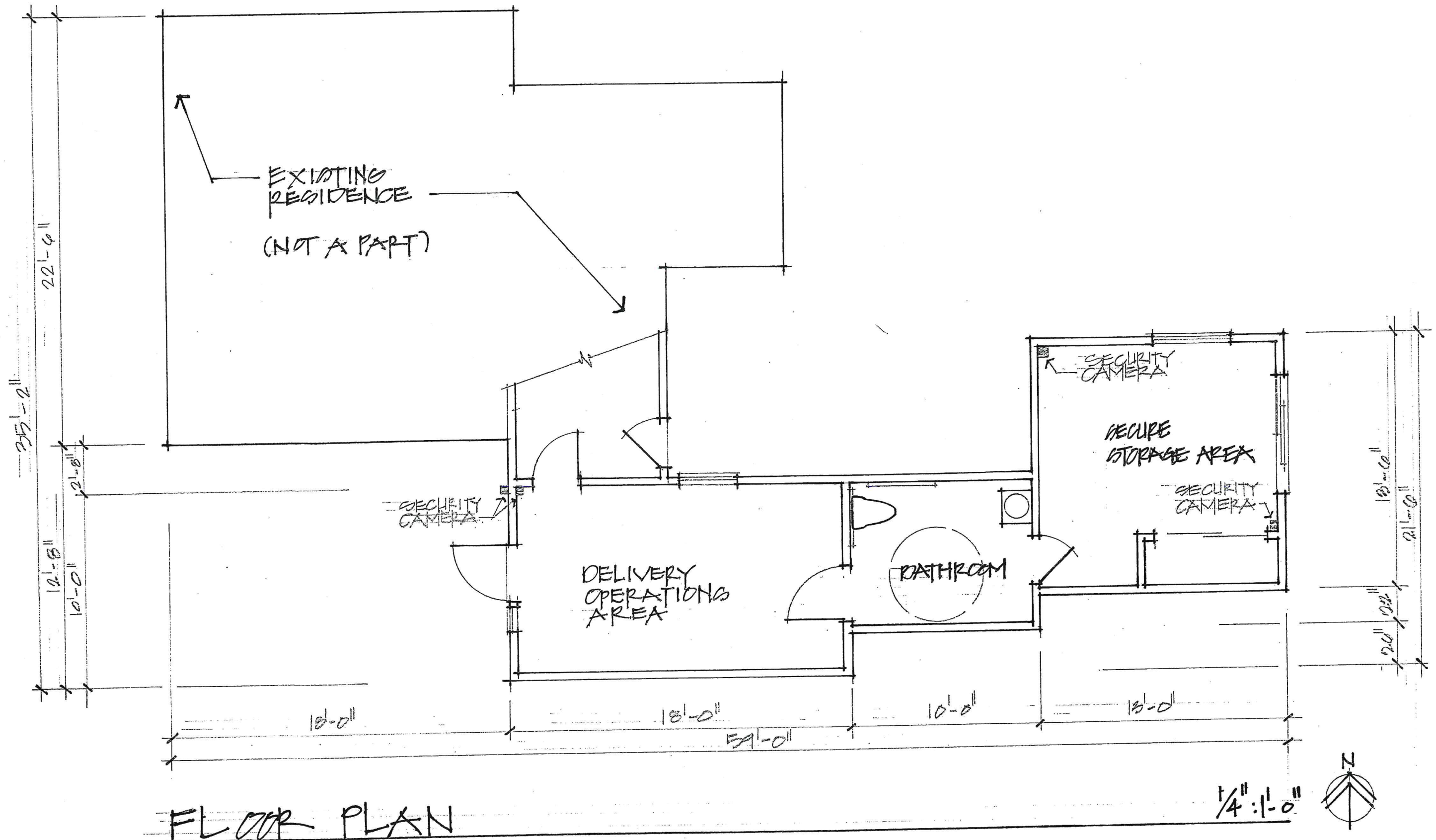
Map for Reference Purposes Only



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FLOOR PLAN

4- SOUTH FOURTH ST.  
60.0' R.O.W.

