



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 6/4/2019
TO: 4th District Legislative Assistant; APCD, Assessor, Building Division; Five Cities Fire; Environmental Health; Public Works, Sheriff; CA Fish & Wildlife; Cal Trans; RWQCB; U.S. Fish & Wildlife; Oceano / Halcyon Advisory Council; Coastal Commission; Airport Oceano; Oceano CSD

FROM: Ian Landreth (805-781-1298 or ILandreth@co.slo.ca.us)

PROJECT NUMBER & NAME: DRC2019-00103 MRE_Darway

PROJECT DESCRIPTION: Proposed Minor Use Permit for a cannabis non-storefront retail delivery facility to be located at 1545 Railroad St Oceano.

APN(s): 061-046-0677

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART I: IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
- ☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II: ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
- ☐ NO (Please go on to PART III.)

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone



GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit ☐ Tree Permit ☒ Minor Use Permit
☐ Conditional Use Permit/Development Plan ☐ Plot Plan
☐ Curb, Gutter & Sidewalk Waiver ☐ Other ☐ Site Plan
☐ Surface Mining/Reclamation Plan ☐ Zoning Clearance
☐ Amendment to approved land use permit ☐ Variance

Department Use Only
Do Not Mark
(Staff Apply Label Here)

APPLICANT INFORMATION

Check box for contact person assigned to this project

☐ Landowner Name Earl Darway Daytime Phone 805-459-2232
Mailing Address P.O. Box 2337 Pismo Beach, CA Zip Code 93448
Email Address: edarway@totaltelco.net

☐ Applicant Name MRE Group, LLC Daytime Phone 831-809-1707
Mailing Address 1545 Railroad Street, Oceano, CA Zip Code 93445
Email Address: terpsrunners@gmail.com

☒ Agent Name Rudy Alvarez Daytime Phone 831-809-1707
Mailing Address 467 East Alvin Drive, Salinas, CA Zip Code 93906
Email Address: terpsrunners@gmail.com

PROPERTY INFORMATION

Total Size of Site: 1,961 sq ft Assessor Parcel Number(s): 061-046-068

Legal Description: OCEAN VW TER NO 1 PTN LTS 84 & 85

Address of the project (if known): 1545 Railroad St. Oceano, CA 93906

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Walk up access from Railroad Street. No gates.

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

Structure contains commercial portion under application and two adjoining residential spaces

Use of a portion of the building's lower level, equaling 1,200 sq ft. of the building's total 3,170sq ft.

PROPOSED PROJECT

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

To be used for a commercial cannabis non-storefront (delivery-only) retail 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 _____ Date _____

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: Access is direct from Railroad St. No changes to be made.

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: Commercial Service - Residential and Commercial Use South: Commercial Service - Residential and Commercial Use

East: Commercial Service - 1555 Railroad + Seniors Meal Delivery Kitchen West: CR, CS, IND - Mixed Commercial, Oceano County Airport

For all projects, answer the following:

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

Building 1,200 sq. feet 100 % Landscaping: 0 0%

Paving: 761 sq. feet 38.80 % (of Parcel) Other (specify) _____

Total area of all paving and structures: 0.05 ☐ sq. feet ☒ acres

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

Number of parking spaces proposed: 1 Height of tallest structure: _____

Number of trees to be removed: None Type: _____

Setbacks: Front 0 Right 7 Left 5 Back 0

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

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

For commercial/industrial projects answer the following:

Total outdoor use area: 0 ☒ sq. feet ☐ acres

Total floor area of all structures including upper stories: 1,200 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: 0.05 acres
Moderate slopes - 10-20%: 0 acres
20-30%: 0 acres
Steep slopes over 30%: 0 acres
- Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
If yes, please describe: _____
- Has a drainage plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? ☐ Yes ☒ No
If yes, please explain: _____
- Has a grading plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
- Is a railroad or highway within 300 feet of your project site? ☒ Yes ☐ No
- Can the proposed project be seen from surrounding public roads? ☒ Yes ☐ No
If yes, please list: _____

Water Supply Information

1. What type of water supply is proposed?
☐ Individual well ☐ Shared well ☒ Community water system
2. What is the proposed use of the water?
☐ Residential ☐ Agricultural - Explain _____
☒ Commercial/Office - Explain Full bathroom (shower, toilet, sink). Utility sink
☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? Less than 10 gallons per day
4. How many service connections will be required? None
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: Full bathroom (shower, toilet, sink). Utility sink
6. Has there been a sustained yield test on proposed or existing wells?
☐ Yes ☒ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? ☒ Yes ☐ No
Chemical? ☒ Yes ☐ No
Physical ☒ Yes ☐ No
Water analysis report submitted? ☐ Yes ☒ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
☐ Well Driller's Letter ☐ Water Quality Analysis(☐ OK or ☐ Problems)
☐ Will Serve Letter ☐ Pump Test _____ Hours / _____ GPM
☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

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: Already connected Location of connection: _____
2. What is the amount of proposed flow? 10 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? Business waste. Cannabis waste system; GAIACA
2. Name of Solid Waste Disposal Company: South County Sanitary
3. Where is the waste disposal storage in relation to buildings? The dumpsters and recycling bins are located directly in between the two buildings, units 1545 and 1555 Railroad St.
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 Unified School District
2. Location of nearest police station: SLO County Sheriff - 1681 Front St., Oceano, CA 93445
3. Location of nearest fire station: Five Cities Fire Authority Station 3 - 1655 Front St., Oceano, CA 93445
4. Location of nearest public transit stop: Bus Stop .8 miles S. 13th St. & Highway 1, Oceano, CA 93445
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: Personal work shop
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 a week Hours of Operation: 10am - 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 Employees will work in 8 hour shifts. Shifts may overlap
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☒ Yes ☒ No If yes, please : Some Emissions from delivery vehicles. Nothing from on-site
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: No industrial waste products produced
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. (please see explanation)
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. 2-3

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): None
2. Will the development occur in phases? ☐ Yes ☒ No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☐ Yes ☒ No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? ☐ Yes ☐ No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: None. Existing structures in place. Future expansion will include all energy star.

*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:
Energy star equipment and long term goal of low emission or electric fleet
!
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): San Luis Obispo County Business License + California State Type 9 non-storefront retail commercial cannabis permit

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



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

PLN-2018
12/8/2017

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

Cannabis Activities Proposed

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

For Cultivation and Nurseries ONLY

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

Approved registration number: CCM2016- N/A.

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?

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

Designate the total square footage of your cultivation canopy area(s). This is not necessarily the maximum canopy size allowed by the tier of license for which you are applying, but the amount of canopy area you intend to produce. If you intend to have multiple canopy area locations, include only the total square footage of the total canopy.

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
Total Annual kWh:	

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			
Totals			

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

MRE Group, LLC dba Terps Runners

Standard Operating Procedures

Version 1.0

05/01/2019

Introduction

Background and Scope

Our Operating procedures are designed to outline the employee's scope of work as well as clarify our company's operations. The SOPs define two specific jobs; a delivery driver and an office/dispatch employee, and further explains their role within the company. These procedures will be modified overtime as needed, as our company grows.

Point of Contact

Role: Operations Manager/Coordinator

Name: Rudy Alvarez

Phone #: 831-809-1707

Address

1545 Railroad St. Suite #1
Oceano, CA 93445

Deliveries

Vender Deliveries

Products will be delivered from a licensed distributor to the facility 3-5 times a week. Vender deliveries will be conducted Monday – Friday from 8am -5pm. Vender delivery vehicle will pull inside of the warehouse to make the exchange and complete the associated Track & Trace procedure in the office. Employee will immediately move product to the designated secure storage area of the facility upon receiving it.

Customer Deliveries

All deliveries to customers will be done by an employee of the company (contractors will not be used). This position is referred to as a "Driver". The driver will pull their vehicle into the building at the beginning of each shift. They will then check out the lockboxes containing product for deliveries that have been previously filled with orders and locked. Drivers will place these lockboxes in their trunks where they are secured within the steel cage within the vehicle. The steel cage will also be locked, providing an extra layer of security. When the first order is received, the driver will then leave the facility with their boxes secured. The driver will not return to the facility between orders. They will continue driving to other locations, completing various orders with product they have in their lockbox. This will greatly cut down our carbon footprint, impact on the surrounding roads, and on traffic in and out of the facility.

Operations

Coverage Area

MRE Group intends to serve customers throughout the central coast including San Luis Obispo County, Monterey County,

Delivery Vehicle

Delivery Vehicles will be equipped with a GPS monitoring device that will let managerial staff know the location of the vehicle at all times. The vehicle will be equipped with an alarm system to provide protection while the driver is performing a delivery. The vehicles will also be equipped with a means of securing the product filled lockboxes to the vehicle. This will be done using a cable and padlock system. Delivery vehicles will be a hybrid type: using both internal combustion and well as electric power. These vehicles do not require a charging station.

Hours of Operation:

At the time of start-up, MRE Group will be a fully family-run business. Mr. Alvarez will be the Driver and Mrs. Alvarez will be the office coordinator and dispatcher. Startup hours will be 7 days a week from 10am to 8pm. As the business changes and grows, the hours may expand.

Employees

Rudy Alvarez of MRE Group, LLC: CEO and Owner

Brenda Alvarez: CCO - Chief Compliance Officer

Driver: TBD - Will be Rudy until an employee is hired.

Office/Dispatch

One employee will be onsite from 10am-8pm. This employee will be in charge of taking in orders from customers and dispatching drivers to the deliveries. Other duties will include accepting product from distributors and performing other inventory related tasks. Employee will also be responsible for other day to day tasks delegated and overseen by the managers.

Delivery Driver

Drivers will work an average shift of 8 hours. The drivers shift will change in duration and length as the business grows and order patterns are identified.

MRE Group, LLC

Security Plans

Version 1.0
05/01/2019

Introduction

Background and Scope

The following Security Plan will be implemented at 1545 Railroad St., Oceano, CA 93445. The implementing agency will be MRE Group, LLC dba Terps Runners. MRE Group LLC will operate a non-storefront retail cannabis dispensary (Delivery-only) at the above location.

Points of Contact

Role: Security Manager/Coordinator
Name: Rudy Alvarez of MRE Group, LLC
Contact #: 805-801-0083

Facility

Floor Plan

The building is located at 1545 Railroad Street, Oceano, CA 93445 and can only be accessed via Railroad Street. The building is fronted by a parking lot with the two main entrances, one on the front of the building and one on the right side. The building is divided into two distinct areas; one of these areas is an office space with a secure storage space, the other is an open warehouse with a finished concrete floor with an adjoining bathroom. 50 sq.ft. of the office space portion is secured and separated from the rest by a 1½ inch steel mesh partition a locking door. Inside this secured storage area is where all product will be stored.

Ingress/Egress

The building consists of two entrances and two windows. There are two main entrances that will be used; one is located on the front of the building (rollup door), and one is on the right side of the building (pedestrian access). The main entrance on the right side, for all non-vehicular traffic, will be a 36in solid core door with a digital locking deadbolt. The front door will be locked to the outside at all hours. The other main entrance is a 12ft roll up door that will be used for vehicular traffic which is located on the front of the building. This door will be operated on a secure remote system to allow delivery drivers to pull inside the building to load and unload product. The two windows are 5ft by 4ft and one is located in the office and the other in the warehouse. Both windows will be covered with a BDF Brand S8MC 8ml shatter resistant film as well as being protected by vertically oriented steel bars, covering 2/3 of the windows.

The front door will be unlocked from the inside to allow for quick escape in case of emergency.

Perimeter Security

The perimeter of the building will be monitored by constant video surveillance. This includes front, back and sides of the buildings to better identify security risks approaching the building. The cameras will be able to identify any person within 15 feet of an entrance. All doors and windows will be locked to the outside at all times unless actively passing through them by authorized persons.

Access Control

Access control to the facility for all staff will be controlled by using a tiered key system. This tiered system will be designed to limit employee access to only parts of the facility required to perform their duties. Employees such as delivery drivers and office staff will have the ability to enter the building either through the walk-through door or the rollup door during normal business hours. Access to the secure storage portion of the facility will be restricted to managerial employees only. The limiting of employee access to the secure product storage area as well as the locked cabinets containing product inside this storage area will be the number one priority of this tiered key control system.

Electronic Security System

Video Surveillance

The video surveillance system will be installed by HZ Electric Inc. (766 Vertin Ave. Suite A, Salinas, CA 93901) and consist of eight cameras that completely cover the inside and the outside of the property. These cameras exceed the 1280x720 resolution minimum set forth by the Bureau of Cannabis Control. The cameras are permanently mounted and will be part of a Failure Notification system that sends alerts if there is any issue with camera operations or the camera has been tampered with. The exterior cameras have been strategically placed to provide coverage from property line to property line with emphasis on the points of entrance. The cameras can accurately depict and allow identification of any person within 15ft of any entrance. All exterior cameras are full color night vision up to 150ft. These cameras were chosen to help limit exterior security lighting that may bother area residents. The interior cameras placement was designed to best capture all business operations where money and or product are involved. Another camera will be strategically placed to monitor the digital recording device that the all cameras feed to. The Digital Recording device will be stored in a tamper proof metal box located inside the secure storage area.

Alarm System

The Alarm System will be monitored by ADT (1430 E Main Ste 107, Santa Maria, CA 93454). The alarm system will consist of a central control unit with sensors monitoring all doors and windows. When the system is engaged, the opening of a door or breaking of a window will trigger an alarm. This alert, if not silenced by a code at the central monitoring unit, will immediately notify the monitoring company, law enforcement, and the owner. As a secondary fail safe three motion detectors will be installed that if triggered will also send alarm signals to ADT, law enforcement, and the owner. These motion detectors will be placed one at each entrance as well as one in the secure storage area.

Third Party Monitoring

The entire electronic security system will be monitored around the clock by Alarm.com. They will contact the Security Manager identified at the beginning of this plan to identify if the alarm is real or false. If said call is not answered, Alarm.com will be instructed to notify the proper authorities.

Maintenance and Testing

ADT will perform routine bi-annual testing of the system. This testing will involve both on and off-site testing to ensure that the monitoring hardware at the facility is working properly as well as the

notification software. Each camera will be equipped with a failure notification system that will notify personnel if it is not functioning correctly or is tampered with.

Security Operations

Preventing Internal Theft

MRE Group will follow all local and state regulations on inventory procedures. Every 2 weeks all inventory will be checked against shipping manifests and sales records to account for every product. If there is a discrepancy that reaches the state regulatory trigger, local law enforcement will be notified of the theft. Additionally, there will be daily inventory for all delivery drivers against sales receipts to limit internal theft. Managers will be the only people with access to the secure storage area.

Preventing On-Site Consumption

MRE Group has a strict no drugs policy. There will be no on-site consumption of recreational cannabis or other recreational drugs by employees. These rules will be covered in employee training as well as included in the employee handbook. The business is not publicly accessible and there are no walk-up sales or customers allowed on site.

Partnership with Law Enforcement

This security plan will need approval from the San Luis Obispo County Sheriff Department. An open and communicative relationship will be built with the local Sheriff Department. The ability to remotely view all onsite cameras will also be given to the Sheriff Department. This will give them access to both a live stream of the cameras as well as the previous 90 days of recording.

Hours of Operation 10am-8pm Monday-Sunday

Staffing Procedures

All hiring decisions will be based on merit with attention paid to local and regionally based employees. All employees will be subjected to a criminal, driving, and credit background search and will be evaluated as risks to operational security.

Security Personnel

At start-up, MRE Group will be relying on the security vendors hired. As the business grows, dedicated security personnel may be hired as needed. All employees will be trained on security protocols and coached to always be aware of potential security risks. This training will include proper closing procedures to ensure all access points are secure and security alarms engaged.

MRE Group, LLC dba Terps Runners

Addendum to Document Number: PDH 17/2019

From Application: DRC2018-00147 Minor Use Permit, Attachment 5, page 11

The adjoining parcel, 1555 Railroad St., Oceano, CA 93445, has submitted a traffic report to the county as part of the cannabis land use permitting process. Because the MRE Group delivery permit will be using the same driveway and same roads, we believe that the Traffic Survey is sufficient for this parcel as well (Traffic Generation Letter, Rick Engineering Company, March 8, 2018, Attached).

MRE Group's Standard Operating Procedures anticipate a weekly increase in traffic from the existing use (empty building) of 17 trips. This accounts for 2 delivery trips per working day and approximately 3 trips from distributors during the week. The MRE Group will have one delivery driver and one on-site business coordinator.

17 weekly drips (approximately 2.5 trips per day) is a *de minimus* increase in the area's traffic. It represents an increase of approximately 10% for the shared driveway and a 2% increase on the regional peak traffic at Pershing Drive and Railroad Street.

The MRE Group delivery permit will not have a significant effect on the regional traffic and the traffic survey prepared by Rick Engineering Company is sufficient to determine any neighborhood issues.



October 8, 2018

Mr. Shawn Bean
The Source
1555 Railroad Street
Oceano, CA 93445

SUBJECT: "THE SOURCE" 1555 RAILROAD STREET – OCEANO, CALIFORNIA
TRAFFIC GENERATION LETTER
(RICK ENGINEERING COMPANY JOB NUMBER 18397)

Dear Mr. Bean:

The following letter has been prepared to quantify the expected traffic generation and anticipated trip distribution for the above-referenced project, located at 1555 Railroad Street within the unincorporated community of Oceano in San Luis Obispo County. **Attachment A** shows the conceptual site plan.

The project consists of a cannabis non-storefront delivery service that will occupy 2,000 square feet of an existing structure zoned Commercial Service. Access to and from the project site is from Railroad Street which runs parallel to and west of State Route 1. The property is currently zoned Commercial Service, located within an Urban Reserve Line, and within the Ocean Airport Review boundary. Public transit near the facility includes a bus stop at 13th Street and State Route 1 (approximately 1,000 feet away) as well as an Amtrak station approximately 1 mile away.

Railroad Street is a two-lane street with unmetered on-street parking on both sides. The project parcel includes off-street parking with 8 parking spaces (including one accessible space) which are shared with the adjacent building at 1545 Railroad Street. The project building also has three parking spots inside that are accessible through a roll-up door. Railroad Street intersects State Route 1 approximately ½ mile to the south of the project site; this route would likely be used for deliveries to South County locations (Arroyo Grande and south). Railroad Street intersects Pershing Drive at a tee intersection approximately 1,300 feet north of the project site, and Pershing Drive connects to State Route 1 approximately 50 feet from that intersection. This route would likely be used for deliveries to the north (Grover Beach and north).

Based on traffic data counted on Thursday, August 30, 2018, the intersection of Pershing Road and State Route 1 carries a weekday total approach entering volume of 562 vehicles during the AM peak hour (7:45-8:45 AM) and 688 vehicles during the PM peak hour (4:30-5:30 PM). Daily directional volume data on Railroad Street was collected on August 30th, 2018 in order to provide a basis for an estimation of the trip distribution percentages for northbound and southbound traffic. The trips are approximately equal at almost 50% each direction.

Attachment B contains the traffic count data collected by Metro Traffic Data Inc.

PROJECT TRAFFIC GENERATION

The ITE (Institute of Transportation Engineer)'s *Trip Generation Manual 10th Edition* publication trip generation rates for the relevant land uses, as well as information provided by the client were used to

Mr. Shawn Bean
October 8, 2018
Page 2 of 2

estimate the trips anticipated with the operations of this proposed facility. The project proposes to have 2 office employees per day and up to 5 delivery drivers.

Based on the above information, the typical project operations are estimated to generate 28 ADT with 4 trips during the AM peak hour and 7 trips during the PM peak hour. **Table 1** summarizes the estimated trip generation for the project.

Table 1
THE SOURCE TRIP GENERATION

		Daily Trips		AM Peak Hour Trips					PM Peak Hour Trips				
		Driveway Rate	ADT	Peak Hour Rate	In/Out Split	In	Out	Total	Peak Hour Rate	In/Out Split	In	Out	Total
Typical Operations													
Office Employees	2 Daily	3.05	6	0.52	87/13	1	0	1	0.49	29/71	0	1	1
Drivers	5 Daily	-	20	-	67/33	2	1	3	-	50/50	2	2	4
Delivery Vehicles	3-5 Weekly	-	2	-	50/50	0	0	0	-	50/50	1	1	2
Total Typical Project Trips	-	-	28	-	-			4	-	-			7
Note:													
ADT, AM peak and PM peak volumes estimated based on information provided by client about typical peak operations and ITE Trip Generation Manual Land Use 110 (General Light Industrial)													

PROJECT TRIP DISTRIBUTION

Access to the project site is via Railroad Street from State Route 1 in both the north and south directions. Based on the daily volumes on Railroad Street, an equal trip distribution of northbound and southbound traffic is assumed, with the project trips are anticipated to have 50% heading north on Railroad Street to access State Route 1 via Pershing Drive and 50% heading south to access State Route 1 directly, south of the project.

CONCLUSIONS

The proposed project is estimated to generate 4 AM peak hour trips and 7 PM peak hour trips with a trip distribution percentage of 50% northbound and 50% southbound along Railroad Street to and from State Route 1. This is believed to be a conservative estimation based on information provided by the client. Given the low number of estimated project trips, there is no anticipated project impact to the operations of the roadways or intersections.

Should you have any questions, please contact either Nate Stong or myself at (619) 291-0707.

Sincerely,
RICK ENGINEERING COMPANY

Mark Jugar, P.E., T.E., PTOE

L:\18397 The Source Traffic Engineering\Traffic\18397 TripGen Letter.docx
Attachments



Metro Traffic Data Inc.
310 N. Irwin Street - Suite 20
Hanford, CA 93230
800-975-6938 Phone/Fax
www.metrotrafficdata.com

24-Hour Volume

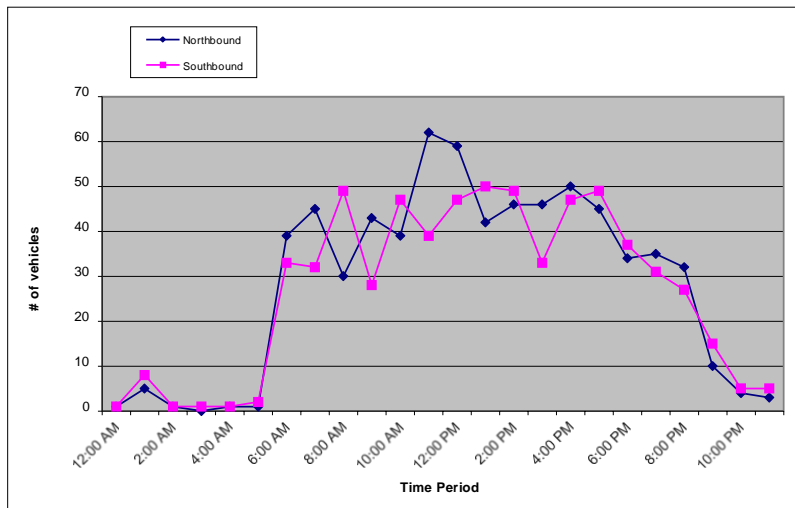
Prepared For: **Rick Engineering Company**
5620 Friars Road
San Diego, CA 92110

LOCATION Railroad St s/o Pershing Dr
COUNTY San Luis Obispo
COLLECTION DATE Thursday, August 30, 2018
NUMBER OF LANES 2

LATITUDE 35.1056721
LONGITUDE -120.6226771
WEATHER Clear

	Northbound					Southbound					Hourly Totals
Hour	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	
12:00 AM	0	0	1	0	1	0	1	0	0	1	2
1:00 AM	1	0	0	4	5	3	4	1	0	8	13
2:00 AM	0	1	0	0	1	0	0	1	0	1	2
3:00 AM	0	0	0	0	0	1	0	0	0	1	1
4:00 AM	0	1	0	0	1	0	0	1	0	1	2
5:00 AM	1	0	0	0	1	0	1	0	1	2	3
6:00 AM	10	7	7	15	39	6	10	9	8	33	72
7:00 AM	14	5	15	11	45	4	9	11	8	32	77
8:00 AM	4	10	6	10	30	11	6	14	18	49	79
9:00 AM	10	9	14	10	43	4	13	4	7	28	71
10:00 AM	7	7	11	14	39	15	14	9	9	47	86
11:00 AM	13	12	13	24	62	8	6	19	6	39	101
12:00 PM	10	15	21	13	59	10	16	8	13	47	106
1:00 PM	8	10	11	13	42	12	16	17	5	50	92
2:00 PM	8	15	9	14	46	16	10	9	14	49	95
3:00 PM	13	10	15	8	46	6	9	14	4	33	79
4:00 PM	17	12	11	10	50	18	11	10	8	47	97
5:00 PM	15	8	12	10	45	14	17	10	8	49	94
6:00 PM	15	9	3	7	34	7	11	13	6	37	71
7:00 PM	9	11	8	7	35	12	11	2	6	31	66
8:00 PM	11	9	6	6	32	11	3	7	6	27	59
9:00 PM	3	5	2	0	10	7	3	2	3	15	25
10:00 PM	2	2	0	0	4	0	3	1	1	5	9
11:00 PM	0	1	1	1	3	1	3	1	0	5	8
Total	51.4%				673	48.6%				637	
	1310										

AM% 38.9% AM Peak 101 11:00 am to 12:00 pm AM P.H.F. 0.79
PM% 61.1% PM Peak 106 12:15 pm to 1:15 pm PM P.H.F. 0.85





Metro Traffic Data Inc.
310 N. Irwin Street - Suite 20
Hanford, CA 93230
800-975-6938 Phone/Fax
www.metrotrafficdata.com

Turning Movement Report

Prepared For:

Rick Engineering Company
5620 Friars Road
San Diego, CA 92110

LOCATION Pershing Dr @ SR-1

LATITUDE 35.1061

COUNTY San Luis Obispo

LONGITUDE -120.6227

COLLECTION DATE Thursday, August 30, 2018

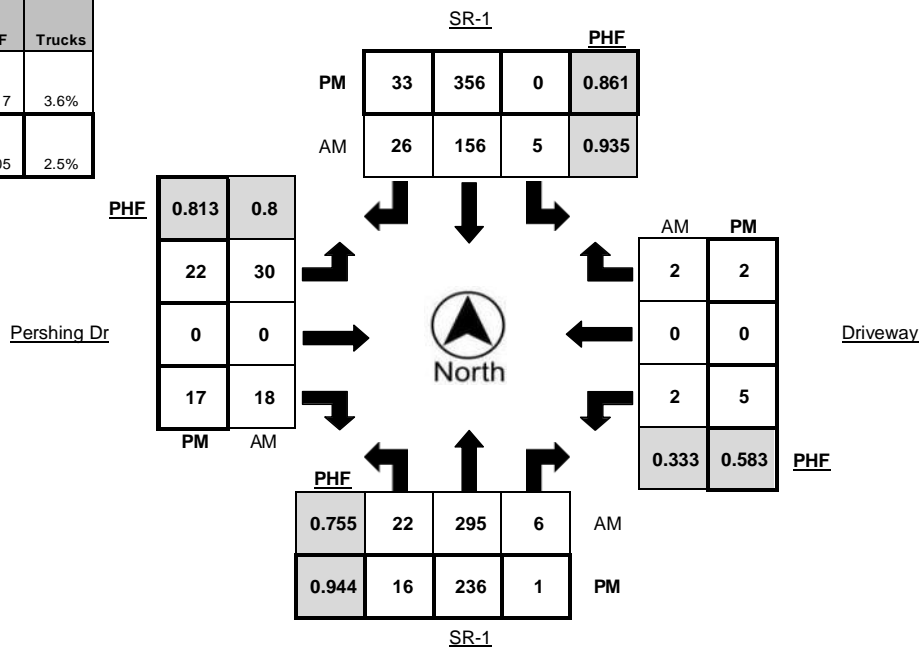
WEATHER Clear

Time	Northbound				Southbound				Eastbound				Westbound			
	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks
7:00 AM - 7:15 AM	4	62	0	3	0	31	2	2	6	0	6	1	0	0	0	0
7:15 AM - 7:30 AM	3	72	0	1	0	27	3	1	6	0	6	0	0	0	0	0
7:30 AM - 7:45 AM	3	89	0	4	0	29	3	0	5	0	2	0	0	0	0	0
7:45 AM - 8:00 AM	4	102	1	2	0	42	8	1	8	0	6	2	0	0	1	0
8:00 AM - 8:15 AM	7	68	3	5	3	32	5	0	12	0	3	0	0	0	0	0
8:15 AM - 8:30 AM	3	65	2	3	2	39	6	3	4	0	2	0	0	0	0	0
8:30 AM - 8:45 AM	8	60	0	3	0	43	7	1	6	0	7	0	2	0	1	0
8:45 AM - 9:00 AM	5	91	0	1	1	44	9	1	9	0	1	1	1	0	3	0
TOTAL	37	609	6	22	6	287	43	9	56	0	33	4	3	0	5	0

Time	Northbound				Southbound				Eastbound				Westbound			
	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks
4:00 PM - 4:15 PM	10	50	1	3	0	88	9	5	10	0	6	2	0	0	3	0
4:15 PM - 4:30 PM	5	72	0	2	1	64	3	3	8	0	5	1	1	0	0	0
4:30 PM - 4:45 PM	6	54	1	0	0	92	7	4	6	0	4	1	3	0	0	0
4:45 PM - 5:00 PM	1	66	0	1	0	82	4	2	6	0	4	0	1	0	0	0
5:00 PM - 5:15 PM	5	58	0	0	0	100	13	3	6	0	6	1	0	0	2	0
5:15 PM - 5:30 PM	4	58	0	2	0	82	9	3	4	0	3	0	1	0	0	0
5:30 PM - 5:45 PM	7	53	1	2	0	80	5	4	3	0	7	1	0	0	0	0
5:45 PM - 6:00 PM	5	54	0	0	0	72	7	1	7	0	3	0	0	0	0	0
TOTAL	43	465	3	10	1	660	57	25	50	0	38	6	6	0	5	0

PEAK HOUR	Northbound				Southbound				Eastbound				Westbound			
	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks
7:45 AM - 8:45 AM	22	295	6	13	5	156	26	5	30	0	18	2	2	0	2	0
4:30 PM - 5:30 PM	16	236	1	3	0	356	33	12	22	0	17	2	5	0	2	0

	PHF	Trucks
AM	0.817	3.6%
PM	0.905	2.5%





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 Hanford, CA 93230
 800-975-6938 Phone/Fax
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Turning Movement Report

Prepared For:

Rick Engineering Company
 5620 Friars Road
 San Diego, CA 92110

LOCATION Pershing Dr @ SR-1

LATITUDE 35.1061

COUNTY San Luis Obispo

LONGITUDE -120.6227

COLLECTION DATE Thursday, August 30, 2018

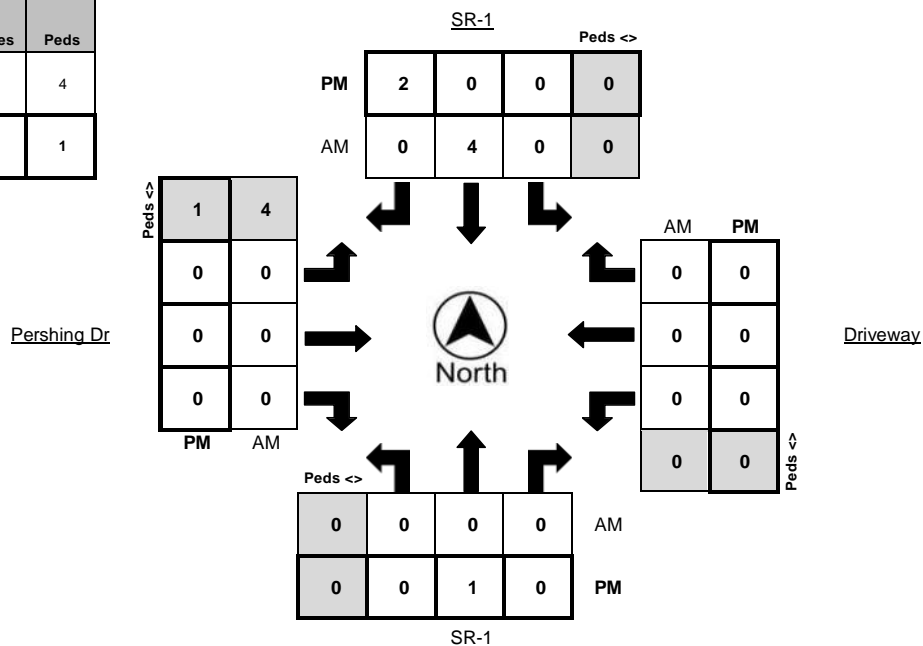
WEATHER Clear

Time	Northbound Bikes			N.Leg Peds	Southbound Bikes			S.Leg Peds	Eastbound Bikes			E.Leg Peds	Westbound Bikes			W.Leg Peds
	Left	Thru	Right		Left	Thru	Right		Left	Thru	Right		Left	Thru	Right	
7:00 AM - 7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:15 AM - 7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM - 7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM - 8:00 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
8:00 AM - 8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM - 8:30 AM	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	2
8:30 AM - 8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:45 AM - 9:00 AM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	1	0	0	0	0	4	0	0	0	0	0	0	0	0	0	5

Time	Northbound Bikes			N.Leg Peds	Southbound Bikes			S.Leg Peds	Eastbound Bikes			E.Leg Peds	Westbound Bikes			W.Leg Peds
	Left	Thru	Right		Left	Thru	Right		Left	Thru	Right		Left	Thru	Right	
4:00 PM - 4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM - 4:30 PM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM - 4:45 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM - 5:00 PM	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0
5:00 PM - 5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM - 5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:30 PM - 5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM - 6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	1	1	0	0	0	0	2	0	0	0	0	0	0	0	0	1

PEAK HOUR	Northbound Bikes			N.Leg Peds	Southbound Bikes			S.Leg Peds	Eastbound Bikes			E.Leg Peds	Westbound Bikes			W.Leg Peds
	Left	Thru	Right		Left	Thru	Right		Left	Thru	Right		Left	Thru	Right	
7:45 AM - 8:45 AM	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	4
4:30 PM - 5:30 PM	0	1	0	0	0	0	2	0	0	0	0	0	0	0	0	1

	Bikes	Peds
AM Peak Total	4	4
PM Peak Total	3	1





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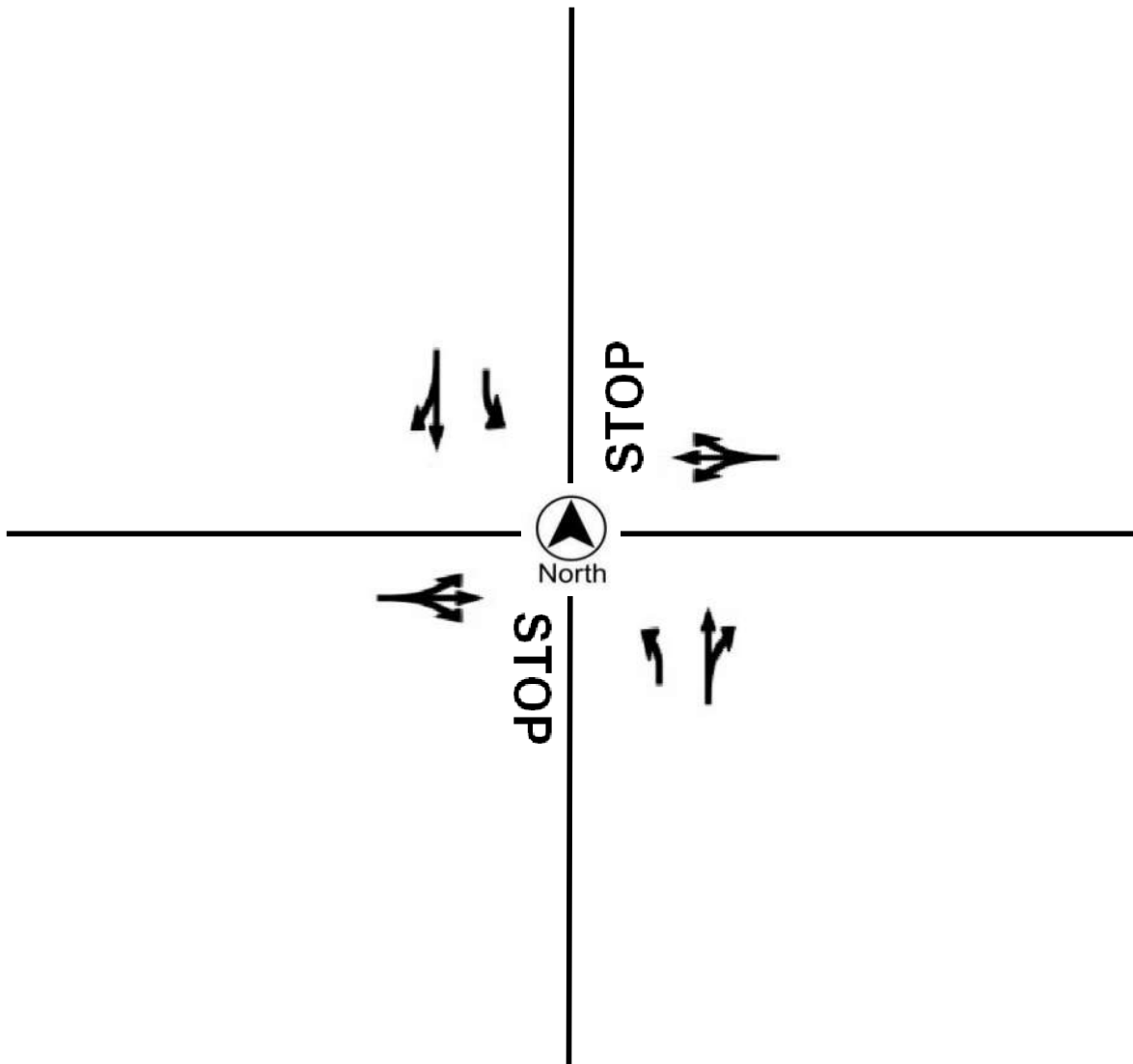
Turning Movement Report

Prepared For:

Rick Engineering Company
 5620 Friars Road
 San Diego, CA 92110

LOCATION _____	Pershing Dr @ SR-1	N/S STREET _____	SR-1
COUNTY _____	San Luis Obispo	E/W STREET _____	Pershing Dr / Driveway
COLLECTION DATE _____	Thursday, August 30, 2018	WEATHER _____	Clear
CYCLE TIME _____	N/A	CONTROL TYPE _____	One-Way Stop

COMMENTS



Parcel Information

APN: 061-046-067

Owner Address:

PO BOX 2337 PISMO BEACH

CA 93448

Site Address:

01545 RAILROAD ST

Description: OCEAN VW TER NO 1 PTN LTS 85 & 86

Tax Rate Area Code: 052054

Estimated Acres: 0.03

Community Code: OCN0

Supervisor District: Supdist 4

Average Percent Slope: 15

Land Use Information

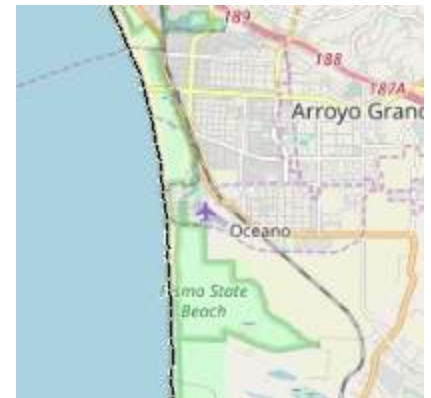


Selected Parcel

Land Uses

Combining Designations

CS	Archaeologically Sensitive Area
	Airport Review Area
	Coastal Zone



Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
COD2013-00315	Code Enforcement	2/6/2014 11:46:41 AM
PMT2005-03153	PMTR - Residential Permit	4/26/2006 2:29:19 PM
S020389L	Subdivision	5/15/2003 12:00:00 AM
S020291C	Subdivision	2/26/2003 12:00:00 AM

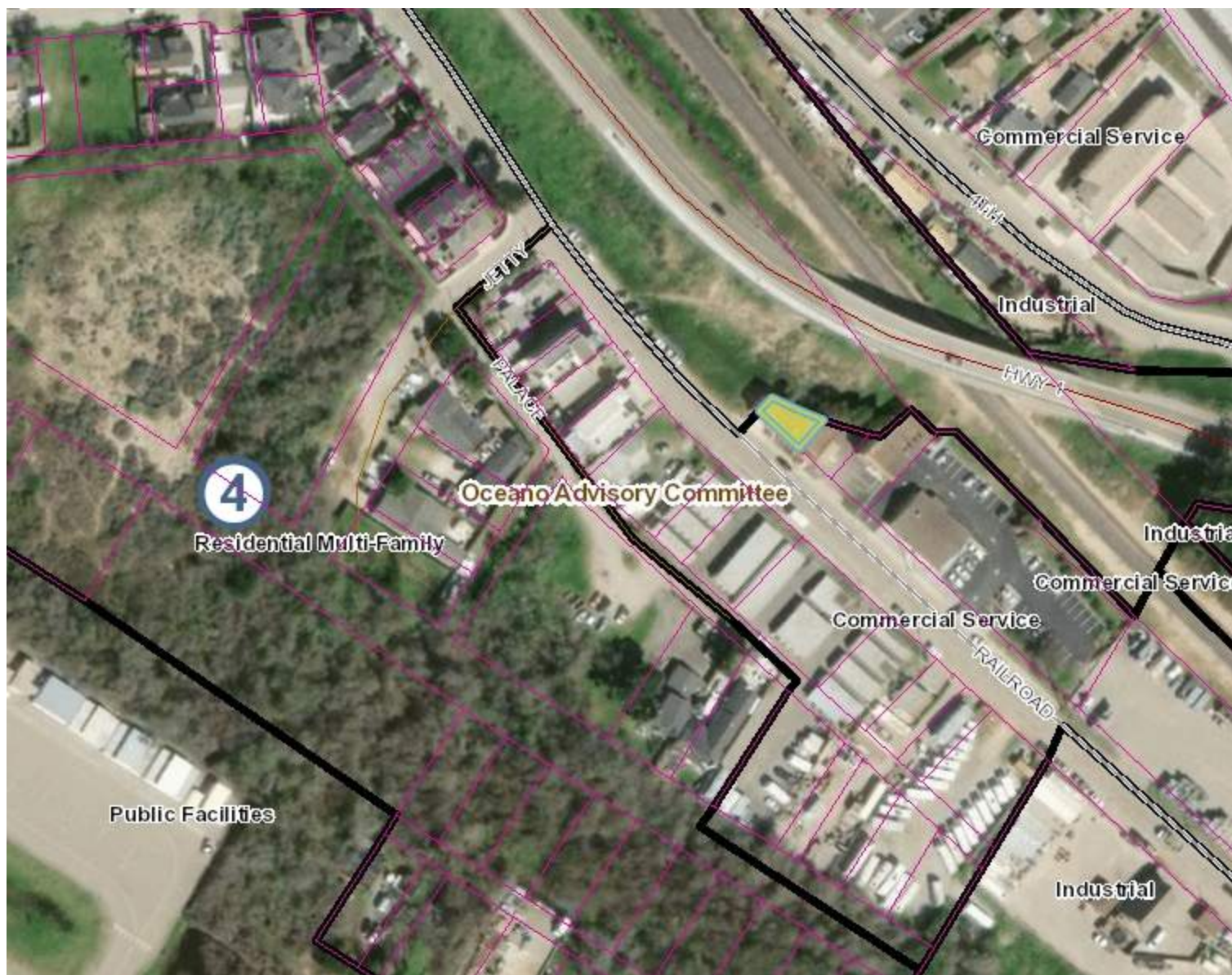


Energov Addresses











1545 RAILROAD ST 1

1545 RAILROAD ST 2

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

-376.17 0 188.08 376.17 Feet 1: 2,257

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





Referral -- Page 27 of 33

Interactive Data Viewer



Legend

-  SLO County Parcels
-  SLO County Boundary

-94.04 0 47.02 94.04 Feet 1: 564

WGS_1984_Web_Mercator_Auxiliary_Sphere
 © County of San Luis Obispo Planning and Building Department

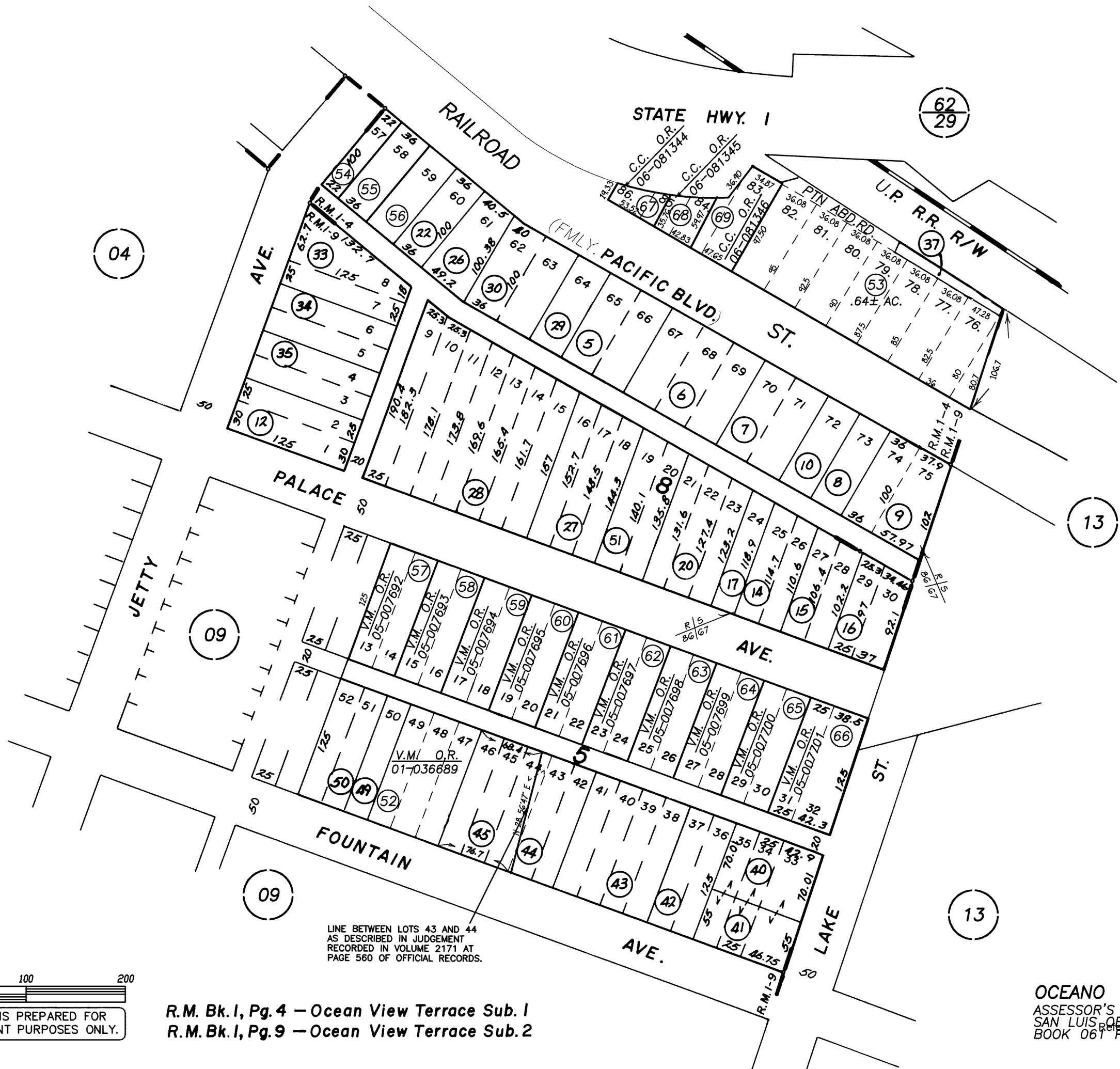
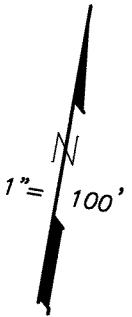


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 caused by errors or omissions in the data and makes no warranty of any kind,
 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only



Referral -- Page 28 of 33



LINE BETWEEN LOTS 43 AND 44
AS DESCRIBED IN JUDGEMENT
RECORDED IN VOLUME 2171 AT
PAGE 560 OF OFFICIAL RECORDS.

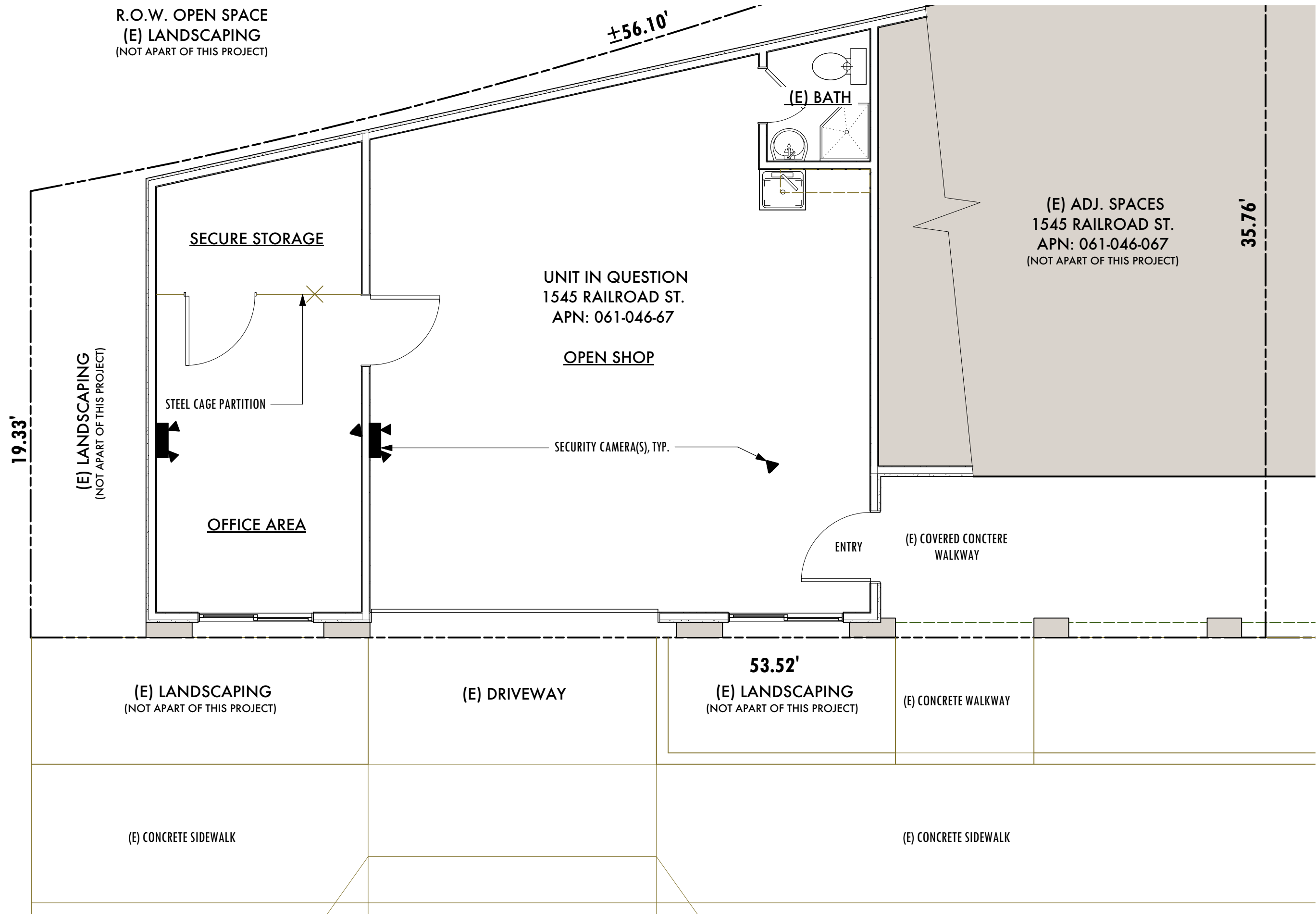
REVISIONS	
I.S.	DATE
NA	09-05-03
05-361	04-01-05
06-018	07-12-05
07-261	12-03-06
NA	10-23-14

50 0 100 200

LZ
07-23-01

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

R.M. Bk. 1, Pg. 4 — Ocean View Terrace Sub. 1
R.M. Bk. 1, Pg. 9 — Ocean View Terrace Sub. 2



R.O.W. OPEN SPACE
(E) LANDSCAPING
(NOT APART OF THIS PROJECT)

±56.10'

(E) BATH

SECURE STORAGE

UNIT IN QUESTION
1545 RAILROAD ST.
APN: 061-046-67

OPEN SHOP

(E) ADJ. SPACES
1545 RAILROAD ST.
APN: 061-046-067
(NOT APART OF THIS PROJECT)

35.76'

(E) LANDSCAPING
(NOT APART OF THIS PROJECT)

STEEL CAGE PARTITION

OFFICE AREA

SECURITY CAMERA(S), TYP.

ENTRY

(E) COVERED CONCRETE
WALKWAY

(E) LANDSCAPING
(NOT APART OF THIS PROJECT)

(E) DRIVEWAY

53.52'
(E) LANDSCAPING
(NOT APART OF THIS PROJECT)

(E) CONCRETE WALKWAY

(E) CONCRETE SIDEWALK

(E) CONCRETE SIDEWALK



SCHEMATIC FLOOR PLAN

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

DANCIART
ARCHITECTURE

1750 PUEBLO CYN RD. #46
SAN LUIS OBISPO
CALIFORNIA 93105
805.704.5142
WWW.DANCIART.COM



These drawings are instruments of service and are the property of DanCIART Architecture. All designs and other information on the drawings are for use on the specified project and shall not be used otherwise without the expressed written permission of Peter Dancart, AIA.

MRE GROUP, LLC - TENANT
1545 RAILROAD STREET
OCEANO, CA 93445
OWNER - P.O. BOX 2337 PISMO BEACH, CA 93448
APN: 061-046-067

DATES

15 MAY 19
PLANNING DEPT. SUBMITTAL

PROJECT NUMBER

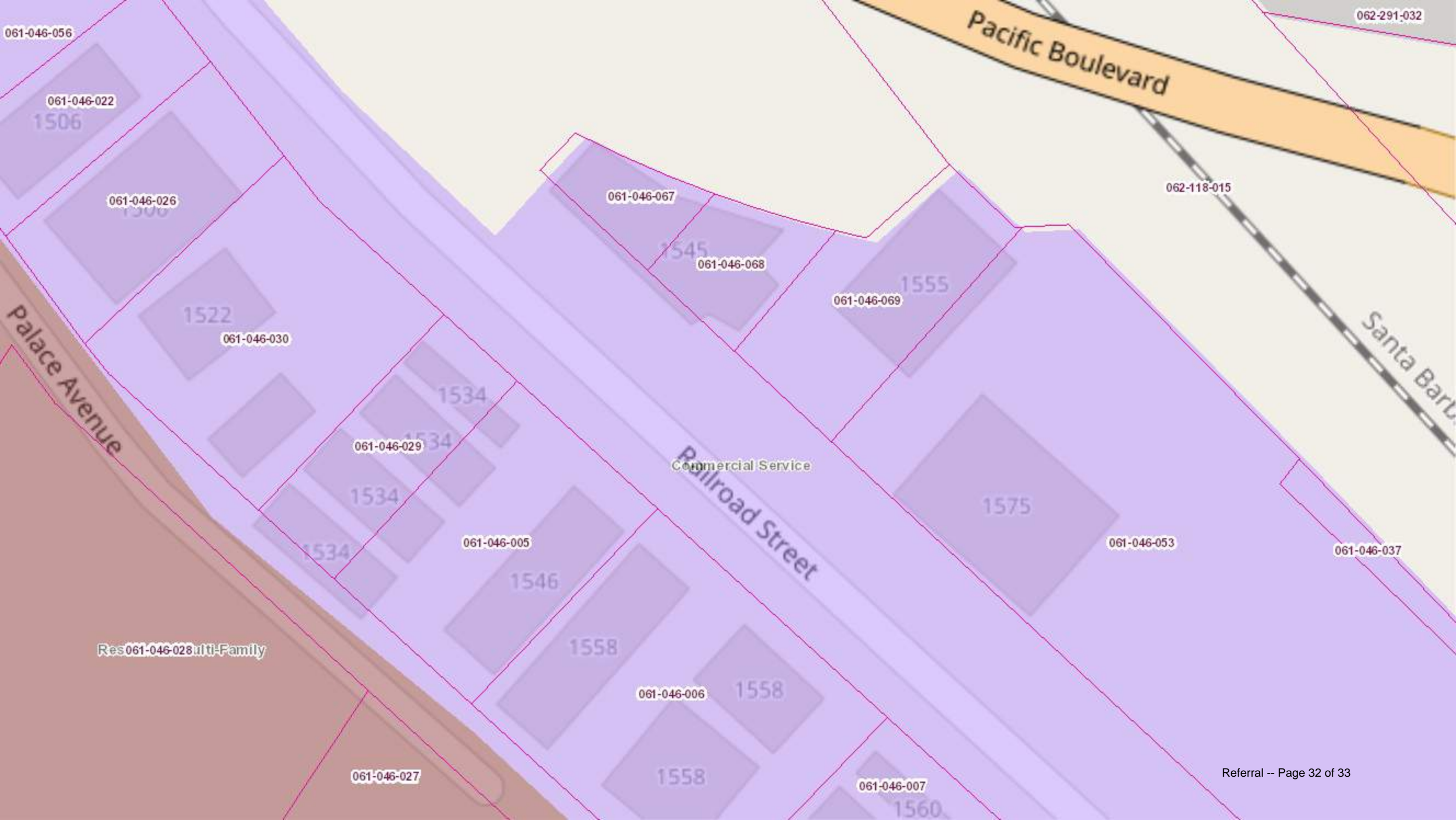
1901

SHEET NAME

SCHEMATIC
FLOOR PLAN

SHEET NUMBER

A-1.0



061-046-056

061-046-022

1506

061-046-026

1506

1522

061-046-030

1534

061-046-029

1534

1534

061-046-005

1546

1558

061-046-006

1558

1558

061-046-007

1560

061-046-067

1545

061-046-068

061-046-069

1555

1575

061-046-053

061-046-037

062-291-032

062-118-015

Pacific Boulevard

Santa Barbara Street

Commercial Service

Railroad Street

Palace Avenue

Res 061-046-028 Multi-Family

