

**Cannabis Delivery**  
**Non-Storefront Retail**

San Luis Obispo County

**Papa Bear Farms, LLC**

**2015 11th Street, Los Osos, CA. 93402**

APN 038-662-017

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## 1.0 SITE DESCRIPTION

**Parcel Size:** 6,098 sq. ft.

**APN:** 038-662-017

**Address:** 2015 11th Street, Units A and B, Los Osos, CA 93402

**Zone:** Commercial Services (CS)

**URL:** Located within the Los Osos Urban Reserve Line (URL)

**Water:** Los Osos Community Services District

**Sewer:** Los Osos Sewer

**Historical Use:** Bay Osos Dental Ceramics

**Structure Size:**

Units A & B - Papa Bear Farms Cannabis Non-Storefront Retail: 842 sq. ft.

Unit C – Property owner storage (non-cannabis): 380 sq. ft.

Unit D - Property owner storage (non-cannabis): 408 sq. ft.

Storage Shed - Property owner storage (non-cannabis): 128 sq. ft.

Utility Room – 48 sq. ft.

Total Structure Square Footage: 1,806 sq. ft.

**Property Owner:** Habib Trabizi

2828 Pecho Valley Road

Los Osos, Ca 93402

(559) 213-1811

habibnow@yahoo.com

**Applicant:** Papa Bear Farms, LLC

4149 Santa Fe Road Unit 5

San Luis Obispo, Ca 93401

(805) 235-5405

papabear@papabearfarms.com

**Agent:** Compass Consulting Services

791 Price Street #186

Pismo Beach, CA 93449

(805) 273-6551

kim@compassconsultingca.com

### 1.1 PROJECT DESCRIPTION

Papa Bear Farms, LLC, hereinafter referred to as the Applicant, is requesting a Minor Use Permit to establish 842 square feet of cannabis non-storefront retail in Units A and B of the leased property located at 2015 11<sup>th</sup> Street Los Osos, 93402. The proposed non-storefront retail activity will conduct sales exclusively by delivery and is not open to the public (Type 9 State license issued by the Bureau of Cannabis Control). The parcel also has two established second units (C & D) and a storage shed totaling 916 sq. ft. used for non-cannabis storage by the property owner. The Applicant currently operates an established cannabis business in the County of San Luis Obispo located at 4149 Santa Fe Road Unit 5 San Luis Obispo, Ca 93401 and will be relocating the business to this proposed location upon approval of local and state authorities. Hours of operation are proposed from between 8:00 am – 8:00 pm Monday – Sunday. The Applicant proposes to use up to 5 delivery vehicles, with up to 6 full time equivalent employees working at one time. Parking for the cannabis delivery site includes 1 ADA space and 2 standard spaces. No parking modification is required or requested. Incentives for employees to cycle to work will be implemented at the time of employee induction. Currently most employees of Papa Bear Farms live in the City of Los Osos and Baywood Park including all owners. By

relocating Papa Bear Farms facility to Los Osos, employees will have a much shorter commute, lessening the carbon footprint of the business operation. The project also proposed a 6 ft high security fence and 6 ft high motorized security entrance gate to the property which will enclose the facility and parking lot. The gate will be accessible to authorized Papa Bear Farms personnel by key pin pad entry at the exterior entrance, and can also be opened automatically from inside the facility to allow deliveries and visitors into the secure area upon verifying their identity and confirming appointment. Visitors and incoming deliveries of product will be by appointment only. The property owner will have access to suits C&D via the proposed motorized main gate, and then via a second separate entrance gate which Papa Bear Farms will not have access to. The property owner will have an individual pin code, which Papa Bear Farms will have a digital record of all ingress and egress dates, times and video surveillance of. The property owner will not have access into the Papa Bear Farms facility in suits A & B. The Applicant will remain in compliance with all laws, rules, and regulations pertaining to land uses, building and construction, health and safety, and any other applicable provisions of Title 23 of the San Luis Obispo Land Use and Development Code for the Coastal Zone.

## 1.2 BUSINESS FORMATION DOCUMENTS

Business Formation documents for Papa Bear Farms are presented in Appendix A and include the following documents:

- Papa Bear Farms, LLC Operating Agreement
- Article of Organization
- Statement of Information
- Sellers Permit Number

## 1.3 SITE PLAN & FLOOR PLAN

The site and floor plans provided by the Applicant are consistent with the Coastal Land Use Ordinance Title 23 Section 23.08.423 – Requirements for All Cannabis Activities, and is presented in Appendix B. The site plan included an overview of the proposed project details, a vicinity map, a site plan including security details for the exterior of the facility, a floor plan including security details for the interior of the facility, and exterior elevations. The proposed location is an existing structure made up of units A & B and are connected via an existing glass sliding door. The Applicant proposed to upgrade this doorway with a security solid core door which will be used to separate suite A, which will be used as the dispatch office, and suite B, which will be used as secure product storage, see Appendix B, pg. C.1.0. This door will be limited access to authorized employees, have key pad entry and remain locked at all times. The Applicant also proposed tenant improvements including filling in two existing entrance doors and one window, see Appendix B, pg. A.2.0 for visual perspective. The floor plan provided, see Appendix B, pg. A.1.0, shows the existing and proposed layout of the facility including the dispatch office, secure product storage area, secure safe room and restrooms.

## 1.4 OWNERSHIP AND LEASE

The entire property at 2015 11<sup>th</sup> Street Los Osos is owned by Habib Tabrizi.  
2828 Pecho Valley Road  
Los Osos, Ca 93402  
(559) 213-1811

A commercial lease is provided in Appendix C between Habib Tabrizi (lessor) and Papa Bear Farms, LLC (lessee). A 'Right to Occupy' the location which allows the applicant to operate cannabis activities at 2015 11<sup>th</sup> Street, Units A & B, Los Osos Ca, 93402 has been signed by the property owner, Habib Tabrizi, and can be found in Appendix D.

## 1.5 ADVISORY HEARING BODIES

### 1.5.1 CALIFORNIA COASTAL COMMISSION

The proposed location at 2015 11<sup>th</sup> Street Los Osos, is located within the Coastal Zone of San Luis Obispo County. Therefore, this application is subject to review by the California Coastal Commission. The Applicant will be present to answer any questions from the California Coastal Commission regarding the application and the proposed project at the time in which it is scheduled to be heard.

### 1.5.2 LOS OSOS COMMUNITY ADVISORY COUNCIL

This project is subject to review of the Los Osos Community Advisory Council. The Applicant will be present to answer any questions from the Los Osos Community Advisory Council regarding the application and the proposed project at the time in which it is scheduled to be heard.

## 1.6 VICINITY MAP

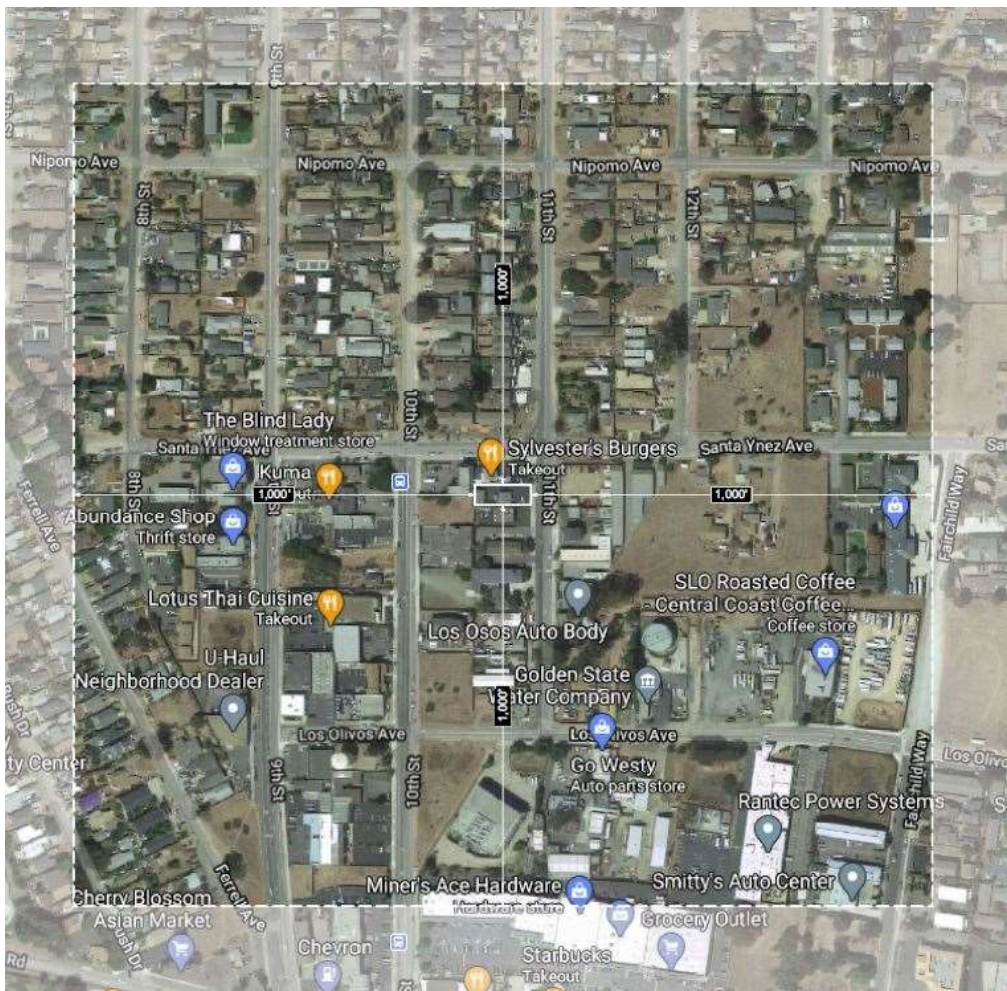


FIGURE 1: VACINITY MAP IMAGE - GOOGLE MAPS

## 2.0 NEIGHBORHOOD COMPATIBILITY

The proposed cannabis business is located within a commercial/industrial zoned location within Los Osos. Papa Bear Farms will not advertise the type of business they are operating with any outdoor signage, nor is the business open to the public. Potential neighborhood compatibility issues such as cannabis odors will be mitigated by using a carbon scrubber, and inline fans. No odor impacts are expected as all product arriving onsite will come prepackaged. But, if a complaint is made to the

owner/operator of the business, the complaint will be taken very seriously. Depending on the nature of the complaint, the applicant will work with the individual/s who has presented the issue and take any necessary steps to rectify any issues.

## 2.1 NEIGHBOR NOTICE

According to Section 22.40.040 all cannabis applications require that applicants send out a written notification to property owners within 1,000 ft of the site 10 days prior to the application to the County. This requirement has been met and the attached letter, map and mailing notification list is included with this submittal and can be found;

- Neighbor Notice Letter – Located in Appendix E
- Mailing List – Located in Appendix F

Map – The San Luis Obispo County GIS Land Use View data system was used to produce the map below and was used to generate the 287 properties within 1,000 feet of the proposed project site. A neighbor notice was mailed out to all 287 landowners on October 2<sup>nd</sup>, 2020.



FIGURE 2: GIS SCREENSHOT OF 1,000 FT RADIUS OF 2015 11TH STREET, LOS OSOS

The proposed project is not be located within six hundred (600) feet from any licensed pre-school, elementary school, junior high school, high school, library, park, playground, recreation or youth center, or drug and/or alcohol recovery or licensed sober living facility.

## 2.2 ODOR MANAGEMENT PLAN

The Applicant will receive pre-manufactured and pre-packaged cannabis products already packaged for delivery, therefore, opportunity for nuisance odors is limited. The facility will still however use a Can Lite carbon scrubber and inline fan to circulate and filter the air in the secure storage area where cannabis product will be kept onsite. The carbon scrubber is a Can Lite 8" 1000 CFM working in conjunction with a recirculating Can Lite 8" Max Fan, see Appendix G for detailed specification sheet. In the event of a verified nuisance complaint, the County may pursue remedial action that may include the reduction or cessation of operations until a revised operations plan is reviewed and approved by

the Department of Planning and Building, abatement of the violation pursuant to LUO Section 22.40.130 or permit revocation pursuant to LUO Sections 22.40.110 and 120. As required LUO Section 22.40.040.O, the project has been conditioned to enroll in the County of San Luis Obispo Cannabis Monitoring Program to ensure nuisance odors will not be detected offsite.

## 2.3 SIGNAGE

The project will comply with Section 23.08.423 of the San Luis Obispo Land Use Development Code; No signage is proposed for this site that is distinctive to the operation or that displays the name of the business.

## 2.4 HISTORICAL USE

The historical use of the property at 2015 11th Street, Units A and B, Los Osos, Ca 93402 has been the longtime operating ceramic denture manufacturing business 'Bay Osos Dental Ceramics'. The owner of 'Bay Osos Dental Ceramics' had leased the property for approximately the last 20 years. This lessee used the property to fit and manufacture dental prosthetics. The business also operated as a denture delivery services and delivery trips were generated from this site daily. The business was also open to the public and operated as a business storefront with customers accessing the property during business hours.

## 3.0 SITE OPERATIONS

There will be up to 5 delivery drivers with 5 delivery vehicles used for the retail delivery operations of the business. Each driver is estimated to make between one to two trips back to the facility during a shift to collect orders for delivery. There will be one onsite dispatch office manager, or owner, onsite from 8am – 8pm responsible for taking orders over the phone and online using Indica Online the point of sale system used to take, track, and record all orders.

### 3.1 PRODUCT LIST

All products will be pre-packaged prior to their arrival, obtained from licensed distributor and transported to this site approximately once a day. Products will include prepackaged and licensed;

- Vape Cartages
- Cannabis Flower
- Concentrates
- Edibles
- Prerolls
- Topicals

### 3.2 DELIVERY OPERATIONS

#### 3.2.1 DELIVERY VEHICLES

All cannabis goods will be delivered in vehicles that are California insured and registered. Each vehicle will be equipped with:

- A lock box that is fixed to the vehicle
- A GPS system that is monitored by the dispatch office and the coordinates can monitored by the dispatch be downloaded and stored
- An alarm system

#### 3.2.2 ORDERING AND DELIVERY PROCEDURES

- The dispatch employee will receive orders via phone calls or via the online system, Indica Online. Customers can make payment electronically or at the time of delivery.
- All orders will be entered by the dispatch employee into METRC integrated Indica online point of sale software. Once orders are input into METRC a manifest will be generated.
- The orders will be fulfilled in the secure room by the dispatch employee (authorized employee) and will be sorted into batches for drivers to take on their routes with the manifest attached.
- The delivery driver assigned to the orders will verify that the contents of each order is correct and plan their route. Product will be taken by the driver and placed into the secure storage container in the GPS monitored vehicle.
- Drivers can then be tracked on their route by the dispatch employee.
- Drivers will make multiple deliveries during their route, returning to the facility to collect customer orders for their next route.
- This will take place approximately once in the morning at the initial pick up and once in the afternoon.
- Once the driver reaches a destination, the driver will retrieve the appropriate customer order from the secure box in the vehicle, verifying the name and address on the manifest while still inside the vehicle.
- The driver will greet the customer and will require state issued identification from the recipient verifying that they are the correct person named on the manifest.
- The customer will receive the package and a receipt of the purchase and transaction
- Payments can be made Indica Online point of sale software on a company issued tablet.
- Drivers will return to the vehicle and place any cash or check into the secure storage compartment.
- Upon return to the delivery center all receipts will be reconciled with the manager verifying that everything was received and all payments made.

### 3.3 EMPLOYEE SAFETY AND TRAINING PLAN

An Employee Safety and Training Plan has been provided for this minor use permit and will be implemented into the business operations upon the applications approval, and is presented in Appendix H. The Papa bear Farms Safety and Training Plan takes into consideration the specific needs of a retail transport-only business. A hierarchy will be in place for managers and supervisors to train employees and also stay ahead of any potential safety issues by including safety check sheets, incident reports, procedures for injury, personal work rules, employee orientation check sheet and other documents used in assisting with achieving best safety and training standard practices.

### 3.4 VISITORS AND VENDORS

All vendors and guests must be given a visitor's badge, sign the visitor's log, and be escorted into the facility by an Authorized Employee. All visitors and vendors will be seen by appointment only.

#### 3.4.1 PROCEDURES FOR ALL VISITORS

- When a visitor is expected, it should be by appointment only.
- Make sure to have a visitor's badge for every person who is expected to enter the facility.
- Make sure to have a clipboard ready before Visitor gets to facility. The clipboard and Visitor Badges will be located on the entrance/exit door at the front of the facility.
- Authorized employee will verify the Visitor(s)'s Driver License or Cannabis Badge to ensure they have been authorized to enter the facility. At this time the Visitor(s) will sign the Visitor's Log, and each visitor will be given a Visitor's Badge.



- Authorized Employee will escort Visitor to their destination, once there, they will stay with the Visitor.
- Once Visitor is done with their appointment, the Authorized Employee will make sure the Visitor is safely and securely off premises.

#### 3.4.2 DELIVERY OF CANNABIS PRODUCT AND SUPPLIES

- All deliveries will be at a scheduled day and time. The vendor delivery driver will call ahead with an estimated time of arrival.
- Once their arrival is verified, Authorized Employee will check the perimeter cameras for any suspicious activity. After determining a safe entry, the security gate will be opened to allow driver to pull inside the secure parking area. While the security gate is open the secure door to the facility will remain closed and locked.
- The security gate is then closed.
- Authorized Employee verifies the badge of the delivery personnel
- The delivery is then taken into the facility.
- Authorized Employee will verify the delivery with the manifests.
- Once verified the Authorized Employee and driver will sign the manifest with a copy provided to the driver. Inventory will be entered into the Track and Trace system via manifest and labels.
- The Visitor is escorted to their vehicle. Authorized Employee will make sure the internal doors to the facility are secure, check the perimeter cameras and open the security gate for exit.
- The product will then be stored inside the secure storage area in the facility in a separately locked, alarmed and video monitored storage room with limited access. Inventory will be added to METRC integrated Indica Online point of sale software.
- All inventory will be documented in METRC and clearly marked and labeled in accordance with state codes and regulations.

## 4.0 SECURITY PLAN

A security plan has been developed for this proposed site and has been designed specifically to meet the San Luis Obispo Sheriff's Department requirements and standards. This proposed security plan is subject to review and approval by San Luis Obispo Sheriff's Department and the Applicant understands that modifications may be required. The security plan was created in conjunction with the site plan and floor plan presented in Appendix B, C-1.0 for exterior security, and A-1.0 for internal security. The security plan includes camera location, surveillance equipment, lighting, alarm systems, secure area for cannabis storage, and security fencing. The security plan includes a DVR system that will store surveillance video (that captures both inside and outside images) for 90 days. Video surveillance will be available with real-time access to the Sheriff's Office. The video system for the security cameras will be located in a locked, tamper-proof compartment security cage bolted to the wall. The professional security company Sentinel Security Solutions has been contracted to install and provide ongoing monitoring of all surveillance equipment.

## 5.0 FACILITY UTILITIES

### 5.1 WASTE MANAGEMENT PLAN

Solid waste and recycling collection and disposal will be consistent with Sections 23.04.280.b and c of the Coastal Land Use Ordinance. No cannabis waste will be produced in the operations of this retail non-storefront business. Only non-cannabis solid waste and recycling will be produced, considered household or domestic waste. The property will collect non-cannabis solid waste and recycling in two 55-gallon domestic garbage and recycling bins located alongside the outside of the building to the north, see Appendix B, C-1.0 for the location on the site plan. San Luis Garbage Co. is the garbage and recycling collection agency for the San Luis Obispo area, and will haul the solid waste and recycling away to their respective disposal locations. Domestic waste collection fees will be at the expense of the Applicant.

## 5.2 WATER USE

The cannabis activity proposed does not include additional water use than what exists at the current facility. There are two existing restrooms inside the unit which will remain. The operation includes the storage and delivery of pre-packaged cannabis products which does not require water use. The only water use required is for the restroom utilized by the employees. Based on the number of employees, it is estimated that up to 25 gallons will be used per day.

## 6.0 APPENDICIES

Appendix A – Business Formation Documents

Appendix B – Site Plans and Security Plans

Appendix C – Lease Agreement

Appendix D – Right to Occupy

Appendix E – Neighbor Notice Letter

Appendix F – Mailing List

Appendix G – Can Lite Odor Mitigation Equipment

Appendix H – Employee Safety and Training Plan