



COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING & BUILDING  
**Trevor Keith** Director of Planning & Building

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February 26, 2019

THE SOURCE  
ATTN: EARL DARWAY  
P.O. BOX 2337  
PISMO BEACH, CA 93448

**SUBJECT:** Notice of Final County Action, Minor Use Permit / Coastal Development Permit DRC2018-00147

Dear Sir/Madam,

LOCATED WITHIN COASTAL ZONE: YES

On **February 15, 2019**, the above-referenced application was approved by the **Planning Department Hearing Officer** based on the approved Findings, and subject to the approved Conditions, which are both enclosed for your records.

This action is appealable to the California Coastal Commission, pursuant to regulations contained in Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The appeal must be made directly to the California Coastal Commission. For further information on their appeal procedures, contact the Commission's Santa Cruz Office at (831) 427-4863.

County Coastal Zone Land Use Ordinance (CZLUO) Section 23.01.043 and applicable sections of the Coastal Act provide ten (10) working days for an appellant to appeal the County's Final Action. An appellant may include any of the following: an applicant, an aggrieved person as defined in CZLUO 23.01.043 and any two California Coastal Commissioners. This means the Applicant cannot commence development and the County cannot take any further administrative actions for the proposed development, including but not limited to, the request or issuance of a building permit, until the Coastal Commission Appeal period has expired without an appeal being filed and the County's notice of final action that it submitted to the Coastal Commission has been accepted by Commission staff as compliant with Title 14 CCR section 13571.

If you disagree with this action, pursuant to (County Real Property Ordinance Section 21.04.020 / County Land Use Ordinance Section 22.70.050 / County Coastal Zone Land Use Ordinance (CZLUO) Section 23.01.042), and in the manner described therein, you have the right to appeal this decision, or a portion of this decision, to the Board of Supervisors within 14 calendar days after the date of the action.

The appeal must be submitted to the Director of the Department of Planning and Building on the proper Department appeal form, as provided on the County website. The appeal form must be submitted with an original signature; a facsimile will not be accepted.

If the appeal is consistent with the standards set forth in CZLUO Section 23.01.043d, there is no fee to file an appeal. If the appeal is not consistent with CZLUO Section 23.01.043.d, a fee, set by the current fee schedule, will be required and must be submitted with the appeal form at time of filing. If the County requires that an appellant submit a fee to file an appeal, the action is directly appealable to the California Coastal Commission pursuant to the CZLUO Section 23.01.043, and in the manner contained therein, precluding the need to exhaust local administrative appeals.

Additionally, CZLUO Section 23.01.043 and applicable sections of the Coastal Act provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the County's Final Action. This means the Applicant cannot commence development and the County cannot take any further administrative actions for the proposed development, including but not limited to, the request or issuance of a building permit, until the County appeal period and the Coastal Commission Appeal period have expired without an appeal being filed, and the County's notice of final action that it submitted to the Coastal Commission has been accepted by Commission staff as compliant with Title 14 CCR Section 13571.

Please note that exhaustion of local appeals at the County level is almost always required prior to appealing the matter to the California Coastal Commission. Three exceptions apply to this requirement as provided in CZLUO Section 23.01.043b.(1)-(3).

If you have any questions regarding your project, please contact **Cassidy McSurdy** at 1-805-788-2959.



Nicole Retana, Secretary  
County of San Luis Obispo  
Department of Planning & Building

**EXHIBIT A – FINDINGS**  
**THE SOURCE SLO, INC. MINOR USE PERMIT (DRC2018-00147)**

*CEQA Exemption*

- A. The project qualifies for a Categorical Exemption under Class 1 as set forth in the CEQA Guidelines because the project involves the use of existing facilities to establish a cannabis dispensary, which meets the guidelines for a Class 1 exemption (Section 15301). The project involves minimal site disturbance, will not have a cumulative impact, will not have a significant effect due to unusual circumstances, will not damage scenic resources, is not located on a hazardous waste site, and will not affect any historical resources. (ED18-149)

*Minor Use Permit*

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because Cannabis Dispensaries as a Cannabis Activity is an allowed use and, as conditioned, is consistent with all of the General Plan policies.
- C. As conditioned, the proposed Cannabis Dispensary satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the Cannabis Dispensary will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed use does not generate activity that presents a potential threat to the surrounding property and buildings, water use will be minimized and monitored, energy use shall be monitored, security fencing will be installed, pesticide use must comply with County of Agriculture Department regulations, State water quality regulations shall be met, solid waste will be properly disposed of, and nuisance odor will be controlled. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the Cannabis Dispensary does not conflict with the surrounding lands and uses (commercial and residential), the site is more than 1,000 feet from sensitive land uses, and all proposed activities are fully enclosed within an existing building and are therefore, not visible from off site.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project. The project is located on Railroad Street, a County-maintained road accessed via Highway 1. Based upon the project description and number of employees the impacts to County roads are considered negligible.

*Cannabis Dispensary*

- G. The cannabis dispensary, as proposed, will comply with all the requirements of State and County for the dispensing of cannabis including dual licensure and participation in an authorized track-and-trace program.

- H. The cannabis dispensary will not be open to the public and will not be located within six hundred (600) feet from any pre-school, elementary school, junior high school, high school, library, park, playground, recreation or youth center, licensed drug or alcohol recovery facility, or licensed sober living facility.
- I. The cannabis dispensary includes adequate measures that address enforcement priorities for cannabis activities including restricting access to minors and ensuring that cannabis and cannabis products are not supplied to unlicensed or unpermitted persons within the State and not distributed out of state.

*Coastal Access*

- J. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

*Archaeological Sensitive Area*

- K. The site design and proposed development are within an Archaeological Sensitive Area; operations will occur within an existing structure, no changes to the building footprint or architecture is proposed and the project will not result in any new site disturbance of the site. It is not anticipated that any interference with archeologically sensitive areas will occur with the addition of this use to the existing facilities onsite.

**EXHIBIT B - CONDITIONS OF APPROVAL**  
**THE SOURCE SLO, INC / MINOR USE PERMIT (DRC2018-00147)**

**Approved Development**

1. This approval authorizes a non-storefront cannabis dispensary located at 1555 Railroad Street subject to the following:
  - a. A 2,088 square foot non-storefront cannabis dispensary:
    - i. 883 square feet of loading area
    - ii. 217.5 square feet of office space
    - iii. 351 square feet of secure storage room
    - iv. 636.5 square feet of other general office space including hallways and restrooms.
  - b. A maximum of 2 full time office employees and 5 delivery employees, daily.
  - c. A maximum of 11-50 deliveries will be performed daily. In addition, a maximum of 5 receiving (vendor) deliveries will occur per week.
  - d. Operational hours of 8 A.M. to 8 P.M., Monday thru Sunday.
  - e. The cannabis dispensary shall not be open to the public and all retail sales from the dispensary shall be by delivery only. The products sold are limited to cannabis products obtained from licensed providers in accordance with applicable State regulations and licenses.
  - f. Cannabis goods for delivery shall only travel in an enclosed motor vehicle operated by a delivery employee of the permittee.
  - g. While carrying cannabis goods for delivery, a delivery employee shall ensure the cannabis goods are not visible to the public. All loading and unloading of cannabis products shall take place within the indoor loading space designated on the project site plan. All delivery vehicles shall be stored offsite when not in operation.

**Conditions required to be completed prior to commencing permitted activities**

2. **Prior to commencing permitted activities**, the applicant shall obtain a business license through the County of San Luis Obispo Tax Collector's Office. Business license renewals shall be obtained by the applicant annually as required by Title 6 of the County Code.
3. **Prior to commencing permitted activities**, the applicant shall complete all State licensing requirements for cultivation at the approved location. A copy of all pertinent State licenses shall be submitted to the County of San Luis Obispo Planning and Building Department prior to commencing permitted activities.
4. **Prior to commencing permitted activities**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.

5. **Prior to commencing permitted activities**, the applicant shall demonstrate to the Planning and Building Department how cannabis activities will be physically and adequately separated from vacant areas or other non-cannabis uses onsite. The applicant shall obtain any necessary building permits to create the separation between uses.
6. **Prior to commencing permitted activities**, the applicant shall complete and submit the Hazardous Materials Declaration Flowchart to the Environmental Health Services office.

**Conditions required to be completed prior to issuance of a County Business License.**

7. **Prior to issuance of County Business License**, the applicant shall submit evidence that solid waste and recycling collection will be consistent with Sections 23.04.280.b and c. of the County Land Use Ordinance.
8. **Prior to issuance of County Business License**, the applicant shall submit evidence that project security plan has been reviewed and approved by the County Sheriff as required by Section 23.08.427.c(1) of the County Land Use Ordinance.

**Conditions required to be completed at the time of application for building permits**

***Site Development***

9. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.

***Fees***

10. At the time of application for building permits, the applicant shall pay all applicable public utility and housing impact fees.
11. Within 30 days of Land Use Permit approval, because the project is located adjacent to the City of Grover Beach, the applicant shall submit evidence to the County that all impact fees applicable to this project have been paid, or that none are required.

***Energy***

12. **At the time of application for construction permits**, the submitted building plan set shall demonstrate consistency with California State Title 24 energy laws.

***Lighting***

13. **Prior to issuance of construction permits**, the applicant shall provide a lighting plan showing all exterior security lighting with shielding that confines light sources to the project site and shields neighboring properties.

***Services (for community water and sewer)***

14. **At the time of application for construction permits**, the applicant shall provide letters from Oceano Community Services District and South San Luis Obispo County Sanitary District stating they are willing and able to service the property.

**Conditions to be completed prior to occupancy or final building inspection /establishment of the use**

15. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from Five Cities Fire Authority for all required fire/life safety measures.
16. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

**Ongoing conditions of approval (valid for life of the project)**

17. **Throughout the life of the project**, to minimize project related traffic impacts in accordance with the project description and the Traffic Generation Letter by Rick Engineering, dated October 8, 2018, the project permit is restricted as follows:
  - a. Maximum of 2-full time office employees
  - b. Maximum of 5 daily delivery drivers.
  - c. Maximum 5 receiving (vendor) deliveries per week.
  - d. Excepting that listed above, no other uses permitted including, but not limited to: full or part-time employees, manufacturing, retail sales, tours, events, etc.
18. Throughout the life of the project, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way, including, but not limited to, project signage, landscaping, etc., without a valid Encroachment Permit issued by the Public Works Department.
19. Throughout the life of the project, solid waste and recycling shall be conducted in accordance with CZLUO Sections 23.04.280.b and c.
20. In accordance with the parking standards set forth in Section 23.04.166, the applicant shall maintain no less than 3 parking spaces, including 1 handicapped accessible space, onsite and one loading space for the life of the project.
21. The applicant shall post onsite all required land use permit approvals and all required State and County permits and licenses required to operate. Such posting shall be in a central location, visible to the visitors, at the operating site, and in all vehicles that deliver or transport cannabis.
22. The applicant shall maintain clear and adequate records and documentation demonstrating that all cannabis or cannabis products have been obtained from, and are provided to, other permitted and licensed cannabis operations. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon request.
23. The applicant shall conduct all cannabis activities in compliance with the approved Operations Plan, as well as all required County permits, State licenses, County ordinance, and State law and regulation. The applicant shall be responsible for the payment of all required fees and taxes.

24. The applicant shall maintain physical and adequate separation of cannabis operations from vacant areas or other non-cannabis uses onsite, including residential uses, as required by State law.
25. Upon adoption of the County of San Luis Obispo Cannabis Monitoring Program, the applicant shall enter the program within 90 days of adoption. Any associated fees shall be paid to the County of San Luis Obispo.
26. No minors or unauthorized personnel shall be permitted inside any restricted access areas, including the cultivation areas, under any circumstance.
27. No cannabis related products or signage shall be visible from off-site.
28. The applicant shall meter water used for cannabis activities and provide the Planning and Building Department with quarterly water usage monitoring reports based on meter readings.
29. The applicant shall meter electricity used for cannabis activities and provide the Planning and Building Department with quarterly energy usage monitoring reports based on meter readings.
30. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
31. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.



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

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May 9, 2024

Joshua Tucker  
Osos Flower, LLC  
243 Butte Drive, Unit A  
Los Osos, CA 93402

**Subject: Project Modification (MOD2024-00017) of Minor Use Permit  
DRC2018-00147 | 1555 Railroad St., Unit A, Oceano, CA 93445**

The land use permit and the environmental determination approved for the above-referenced project have been reviewed and the County has determined that the proposed changes are in substantial conformity:

- ✓ Satisfies all conditions of approval
- ✓ Conforms to environmental determination

**Description of proposed changes:**

Change of cannabis non-storefront dispensary (delivery) operator to Osos Flower, LLC. Applicant proposes no structural, floorplan, or operational changes and will adhere to all approved development and applicable conditions set forth in DRC2018-00147 (Exhibit B) and subsequent approved entitlement modification, DRC2020-00117 (Attachment 1), along with existing site and floor plans (Attachment 2).

A handwritten signature in black ink, appearing to read "Eric Tolle".

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Eric Tolle, Senior Planner  
Department of Planning & Building  
etolle@co.slo.ca.us  
(805) 781-2148

**EXHIBIT B - CONDITIONS OF APPROVAL**  
**THE SOURCE SLO, INC / MINOR USE PERMIT (DRC2018-00147)**

**Approved Development**

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  - b. A maximum of 2 full time office employees and 5 delivery employees, daily.
  - c. A maximum of 11-50 deliveries will be performed daily. In addition, a maximum of 5 receiving (vendor) deliveries will occur per week.
  - d. Operational hours of 8 A.M. to 8 P.M., Monday thru Sunday.
  - e. The cannabis dispensary shall not be open to the public and all retail sales from the dispensary shall be by delivery only. The products sold are limited to cannabis products obtained from licensed providers in accordance with applicable State regulations and licenses.
  - f. Cannabis goods for delivery shall only travel in an enclosed motor vehicle operated by a delivery employee of the permittee.
  - g. While carrying cannabis goods for delivery, a delivery employee shall ensure the cannabis goods are not visible to the public. All loading and unloading of cannabis products shall take place within the indoor loading space designated on the project site plan. All delivery vehicles shall be stored offsite when not in operation.

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**Conditions required to be completed at the time of application for building permits**

***Site Development***

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***Fees***

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11. Within 30 days of Land Use Permit approval, because the project is located adjacent to the City of Grover Beach, the applicant shall submit evidence to the County that all impact fees applicable to this project have been paid, or that none are required.

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12. **At the time of application for construction permits**, the submitted building plan set shall demonstrate consistency with California State Title 24 energy laws.

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13. **Prior to issuance of construction permits**, the applicant shall provide a lighting plan showing all exterior security lighting with shielding that confines light sources to the project site and shields neighboring properties.

***Services (for community water and sewer)***

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**Conditions to be completed prior to occupancy or final building inspection /establishment of the use**

15. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from Five Cities Fire Authority for all required fire/life safety measures.
16. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

**Ongoing conditions of approval (valid for life of the project)**

17. **Throughout the life of the project**, to minimize project related traffic impacts in accordance with the project description and the Traffic Generation Letter by Rick Engineering, dated October 8, 2018, the project permit is restricted as follows:
  - a. Maximum of 2-full time office employees
  - b. Maximum of 5 daily delivery drivers.
  - c. Maximum 5 receiving (vendor) deliveries per week.
  - d. Excepting that listed above, no other uses permitted including, but not limited to: full or part-time employees, manufacturing, retail sales, tours, events, etc.
18. Throughout the life of the project, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way, including, but not limited to, project signage, landscaping, etc., without a valid Encroachment Permit issued by the Public Works Department.
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20. In accordance with the parking standards set forth in Section 23.04.166, the applicant shall maintain no less than 3 parking spaces, including 1 handicapped accessible space, onsite and one loading space for the life of the project.
21. The applicant shall post onsite all required land use permit approvals and all required State and County permits and licenses required to operate. Such posting shall be in a central location, visible to the visitors, at the operating site, and in all vehicles that deliver or transport cannabis.
22. The applicant shall maintain clear and adequate records and documentation demonstrating that all cannabis or cannabis products have been obtained from, and are provided to, other permitted and licensed cannabis operations. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon request.
23. The applicant shall conduct all cannabis activities in compliance with the approved Operations Plan, as well as all required County permits, State licenses, County ordinance, and State law and regulation. The applicant shall be responsible for the payment of all required fees and taxes.

24. The applicant shall maintain physical and adequate separation of cannabis operations from vacant areas or other non-cannabis uses onsite, including residential uses, as required by State law.
25. Upon adoption of the County of San Luis Obispo Cannabis Monitoring Program, the applicant shall enter the program within 90 days of adoption. Any associated fees shall be paid to the County of San Luis Obispo.
26. No minors or unauthorized personnel shall be permitted inside any restricted access areas, including the cultivation areas, under any circumstance.
27. No cannabis related products or signage shall be visible from off-site.
28. The applicant shall meter water used for cannabis activities and provide the Planning and Building Department with quarterly water usage monitoring reports based on meter readings.
29. The applicant shall meter electricity used for cannabis activities and provide the Planning and Building Department with quarterly energy usage monitoring reports based on meter readings.
30. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
31. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.



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

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October 1, 2020

The Source SLO, Inc  
 c/o Shawn Bean  
 1555 Railroad St.  
 Oceano, CA  
 Via email: thesourceloinc@gmail.com

SUBJECT: DRC2020-00117 - Modification to Land Use Permit Application (Substantial Conformance) for Minor Use DRC2018-00147 (The Source SLO, Inc).

Dear Shawn Bean,

The County Planning and Building Department has reviewed the substantial conformance request for Minor Use Permit DRC2018-00147 (The Source SLO, Inc). Based on the information provided and the County's review of the approved project on February 15, 2019, the County has determined that the proposed changes are in substantial conformance with the approved development and County's Land Use Ordinance. A review of the proposed changes and reason for the determination are provided below.

**Description of Proposed Changes:**

1. Proposed changes to COA 1(a), square footage allotted to various use areas within the existing 2,088 square foot lease space:
  - a. Loading area from 883sq/ft to 352 sq/ft
  - b. Office area from 217 sq/ft to 327 sq/ft
  - c. Secure Storage area from 351 sq/ft to 646 sq/ft
  - d. General Office area (inclusive of hallways and restrooms) from 636 sq/ft to 758 sq/ft

Use Area	Original Approval Square Footage	Substantial Conformance Square Footage
<i>Loading Area</i>	883 sq/ft	352 sq/ft
<i>Office Area</i>	217 sq/ft	327 sq/ft
<i>Secure Storage Area</i>	351 sq/ft	646 sq/ft
<i>General Office Area</i>	636 sq/ft	758 sq/ft

2. Proposed modifications to number of deliveries and drivers:
  - a. Modification to the wording of COA 1(c), to be in conformance with the original traffic study submitted as part of the approval for DRC2018-00147 to read 11-50 delivery trips per day rather than deliveries per day, as originally intended

DRC2020-00117 The Source SLO, Inc

- b. Modification to the wording of COA 1(b) in conformance with the original traffic study submitted as part of the approval for DRC2018-00147 to allow up to 5 delivery drivers *per shift* rather than per day, as originally intended.
- c. Modification to the wording of COA 1(b) to number of office employees to allow for up to 2 office employees *per shift* rather than per day, as supportable by onsite parking calculations and the intent of original approval.

## **Substantial Conformance**

Subject to all conditions of approval from Minor Use Permit DRC2018-00147 and the special requirements outlined below, the recommended phasing and the proposed modifications are deemed in conformance with Minor Use Permit DRC2018-00147. This determination is made pursuant to Land Use Ordinance Section 22.64.050 (Changes to an Approved Project) on the basis that: A) The proposed modifications will not result in an increased impact to the project or require modification beyond clarification of DRC2018-00147's conditions of approval. The proposed modifications will not result in increased impact as the change of square footages within the structure will not drastically change operations, create need for more employees, or change the required parking onsite. The original approval did not take use area square footages into consideration when determining parking and all proposed uses are allowable by LUO in the amounts proposed. The modifications related to number of deliveries and delivery employees are consistent with the traffic study submitted with DRC2018-00147 and are clarifications to correct or include terminology not accounted for in the original conditions of approval. The number of deliveries are being corrected to utilize terminology of "trips" as was the original intent of the approval. The number of delivery drivers and office employees is being clarified to include "per shift" as was intended and reviewed with the land use approval for DRC2018-00147.

## **Special Requirements:**

The proposed modifications shall comply with all original conditions from Minor Use Permit DRC2018-00147 as well as the following requirements:

1. **At the time of application for a construction permit**, this letter and all conditions of approval from Minor Use Permit DRC2018-00147 and DRC2020-00117 shall be printed on the projects plans.
2. **Throughout the life of the permit**, this letter shall be included in all monitoring and site compliance documents and in conjunction with the final conditions of approval, shall serve as the substantially conforming, modified approved development.

Please note, this determination to approve the substantial conformance request does not grant any right to begin operations to the scope identified therein. No cannabis activities or changes to the existing use may occur on the site until applicable conditions have been satisfied and verified by the Department.

DRC2020-00117 The Source SLO, Inc

If you have any questions regarding this determination, please contact me at [cmcsurdy@co.slo.ca.us](mailto:cmcsurdy@co.slo.ca.us) or (805) 788-2959.

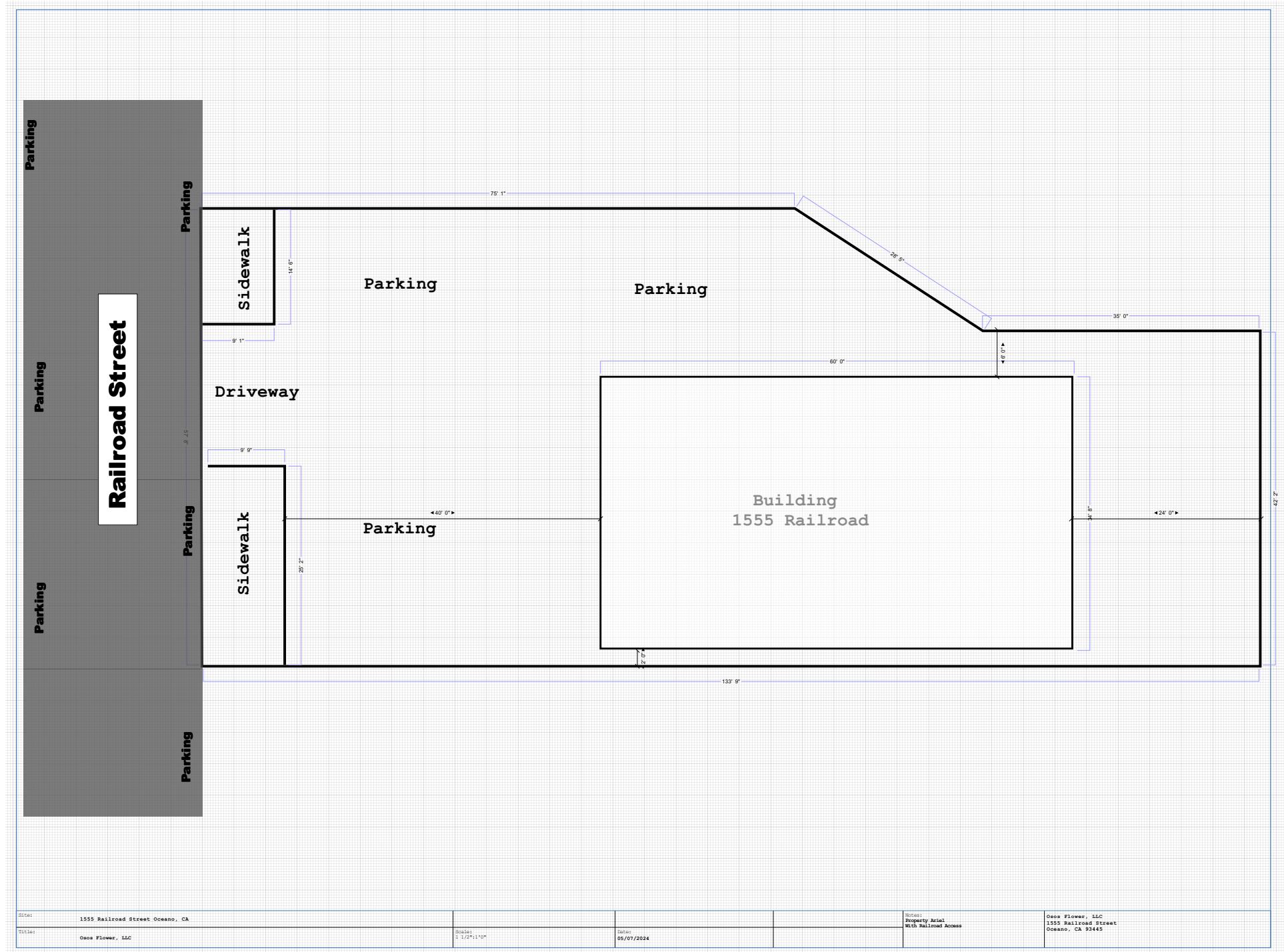
Sincerely,



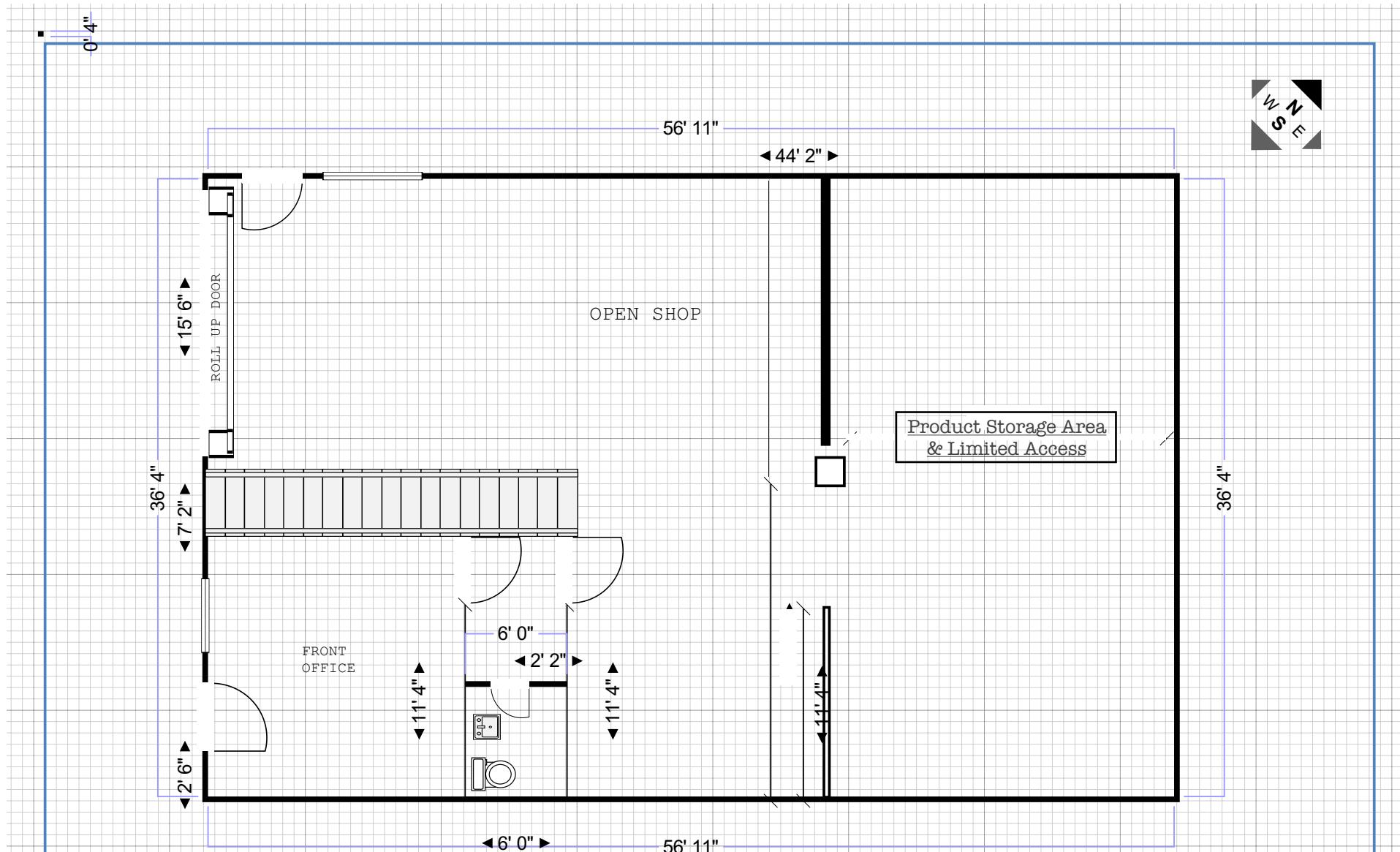
Cassidy McSurdy, Project Manager

Cc: Xzandrea Fowler, Environmental Coordinator

Attachment 2  
SITE PLAN 1555 RAILROAD STREET, OCEANO, CA 93446



Attachment 2  
BUILDING WITH DIMENSIONS



Site: 1555 Railroad street, Oceano CA

Title: Osos Flower, LLC

Scale: 1 1/2":1'0"

Date: 05/07/2024

Notes:  
Building with  
Dimensions

Osos Flower, LLC  
1555 Railroad  
Street  
Oceano, CA 93445