CONDITIONAL USE PERMIT

REVISED Description and Justification Letter

1401 Mission Ave., Oceanside, CA. 92054

Noble Victory, LLC is proposing the following Cannabis Retail Outlet tenant improvement in a 2,474 square foot suite within an existing 6,350 square foot single-story building located at 1401 Mission Ave., Oceanside, California 92054 (3,876 sq.f*t. adjacent suite of building not a part of the project)*. **The applicant requests a waiver of the Location requirements per section 3605 of the City of Oceanside zoning ordinance.**

Project Description

The proposed project consists of a licensed cannabis retail facility operating within an existing commercial building. The use is limited to the retail sale of legally compliant cannabis products. No on-site consumption, cultivation, manufacturing, testing, or distribution activities are proposed.

Customer access to the retail area will be controlled through a staffed security and check-in counter where age verification occurs prior to entry. Retail transactions will be conducted by licensed employees using a state-compliant point-of-sale and track-and-trace system. Cannabis inventory will be stored in secured, access-controlled areas that are not accessible to customers.

The project will operate during limited, clearly defined hours consistent with City requirements. The site will be monitored by a comprehensive security and surveillance system, staffed during all hours of operation, and managed to discourage loitering and minimize impacts on surrounding properties.

No exterior signage, lighting, or building modifications are proposed beyond what is permitted by the City's cannabis and zoning regulations.

Project Justification

The site is located within an established commercial area and is adequately separated from sensitive uses as required by City ordinance. The applicant is requesting a waiver of location requirements from the Ron Ortega Recreation Park and the Women's Club Park as explained below. The proposed use is similar in scale and intensity to other permitted retail uses and is not expected to generate excessive traffic, noise, or other adverse impacts. Parking demand is anticipated to be comparable to existing retail uses at the site.

The applicant has committed to proactive community outreach and ongoing communication with nearby residents and businesses, as outlined in the accompanying Community Outreach Plan.

The project includes operational practices intended to address community concerns, including on-site security presence, controlled access, and clear complaint response procedures.

Waiver of Location Requirements

The applicant is requesting a waiver of location requirements from the Ron Ortega Recreation Park, Brooks Street Pool, the Women's Club Park, Dale's Liquor, and DC's Across the Street Bar. A separate attachment provides the specific findings.

Floor Plan Description

A. **Sales Area:** The sales area is the portion of the premises where licensed retail cannabis transactions occur in compliance with state and local law. Access to the sales area is restricted to individuals who have been age-verified and authorized for entry. The area is designed to provide a controlled, secure, and orderly environment for customer service and point-of-sale operations.

Within the sales area, all cannabis products are maintained in compliance with applicable packaging, labeling, and display requirements, and no on-site consumption is permitted. Products are stored and dispensed in a manner that prevents customer access to bulk inventory and limits handling to trained and licensed employees.

Retail transactions are conducted by licensed staff using a compliant point-of-sale system that tracks inventory and sales in accordance with state track-and-trace requirements. The sales area is monitored by a video surveillance system, staffed during all hours of operation, and configured to allow for clear sightlines and supervision.

The security and check-in counter is located at the entrance to the retail floor area and serves as the controlled point of access for the premises. Staff stationed at the counter verify customer age and eligibility for entry in accordance with state and local requirements. The area is monitored by video surveillance and staffed during all hours of operation to manage entry, maintain order, and ensure compliance with applicable regulations. No cannabis products are displayed, sold, or transferred at the security and check-in counter.

B. **Storage:** The storage area is a secured, access-controlled space used solely for the storage of cannabis products in compliance with state and local regulations. Access is limited to authorized, licensed employees, and the area is not accessible to customers. Cannabis inventory is stored in locked containers or rooms, maintained in compliant packaging, and monitored by a video surveillance system. The storage area is used only for secure inventory management and does not permit retail transactions.

C. Restroom: The restroom is a customer and employee facility provided for sanitary use only. It is maintained in compliance with applicable building, plumbing, and health codes and is regularly cleaned

and serviced. No cannabis products are stored, displayed, sold, or consumed in the restroom, and the restroom is not used for any operational or inventory-related purposes.

D. Office: The office is a restricted-access area used for administrative and managerial functions related to the operation of the cannabis retail business. Access is limited to authorized employees only. The space is used for recordkeeping, scheduling, regulatory compliance, and internal management activities, and does not involve customer access, cannabis sales, or on-site consumption. No cannabis products are stored or displayed in the office/manager office.

E. Breakroom: The breakroom is a designated employee-only area used for rest and meal periods. It is separated from customer areas and is not accessible to the public. No cannabis products are stored, displayed, sold, or consumed in the breakroom, and the area is used solely for employee breaks in compliance with workplace and health regulations.

Proposed Operations

1. Customer Access Model

The Noble Victory storefront will operate as a walk-in retail facility serving adult-use customers ages 21 and over and qualified medical patients ages 18 and over with a valid California Physician's Recommendation or Medical Marijuana Identification Card. Appointments will not be required for entry. This is consistent with the predominant operating model for California licensed cannabis retailers and avoids creating queueing or congregation issues that can arise from appointment-only formats.

To complement walk-in service and reduce in-store dwell time, Noble Victory will also offer online and mobile ordering through its point-of-sale platform (Treez). Customers may place an online order in advance and proceed to an express pickup line within the sales area upon arrival. All orders—whether placed in person or online—are completed inside the licensed premises by a licensed budtender after age verification; no curbside pickup, drive-through, or window service is proposed.

Maximum customer occupancy of the sales area will be managed by staff in accordance with the building occupancy load established by the Building Division and consistent with the State Department of Cannabis Control (DCC) requirement that only verified, age-eligible individuals occupy the retail floor at any time.

2. Lobby Operations and Entry Procedures

A licensed staff member will be stationed at the security and check-in counter located inside the front entry vestibule (lobby) at all times during posted hours of operation. The check-in counter is the controlled point of access to the retail sales area; staff will not come out to the lobby "as needed." Entry to the main retail floor is at all times controlled by this stationed employee, whose responsibilities include:

- Greeting each customer immediately upon entry and confirming the customer's purpose of visit;

- Inspecting and verifying a valid government-issued photo identification for every individual seeking entry, confirming the customer is at least 21 years of age (or, for medical patients ages 18–20, verifying a current California Physician's Recommendation and, where applicable, a Medical Marijuana Identification Card) as required by Business and Professions Code § 26140 and 4 CCR § 15405;
- Logging required visitor information for any non-customer authorized visitor in the visitor log maintained per 4 CCR § 15042;
- Monitoring the lobby and exterior entry for loitering, intoxication, or other conditions warranting denial of entry, and refusing entry to any individual who cannot satisfy identification and eligibility requirements; and
- Coordinating with on-site security personnel and surveillance monitoring to maintain order in the lobby area.

The lobby is a separate, limited-purpose space; no cannabis products are displayed, sold, transferred, sampled, or consumed at the security and check-in counter. The lobby is fully covered by the video surveillance system described in the Business Operations Protocol. In the event the check-in employee must temporarily step away (for example, during a scheduled break), an assistant manager or other licensed employee will assume the post so that the lobby is continuously staffed during all open hours—meeting the City's expectation that a staff member be "waiting in the lobby area."

3. Product Assortment and Vendor Sourcing

The Noble Victory retail store will offer a curated assortment of products from a wide range of California-licensed cannabis brands. The store will not be limited to products manufactured or distributed by Left Coast LLC or other Noble Victory–affiliated brands. Like a typical California cannabis retailer, Noble Victory will source inventory from numerous DCC-licensed cultivators, manufacturers, and distributors in order to meet local consumer demand across price points, product categories, and product attributes (e.g., sativa, indica, hybrid; varying THC and CBD potencies; varying package sizes).

As detailed in the Business Operations Protocol, the projected product mix is approximately:

- Flower: 40%
- Vape products (cartridges, batteries, disposables): 24%
- Pre-rolls and infused pre-rolls: 15%
- Cannabis-infused edibles: 13%
- Concentrates: 6%
- Topical products: 2%

All products carried in the store will be procured exclusively from California state-licensed distributors, will arrive accompanied by valid Certificates of Analysis from a DCC-licensed testing laboratory, and will bear unique identifiers compliant with the DCC's METRC track-and-trace system. All inventory receiving, reconciliation, and sales will be recorded in Treez and automatically transmitted to METRC via API.

Noble Victory will not allow on-site consumption, will not sell or permit alcohol or tobacco on the premises, will not host physician evaluations, and will not provide any free cannabis samples, in compliance with OCC § 7.126 and applicable DCC regulations.

4 - Hours of Operation & Staffing

Proposed hours of operation are 6:00 a.m. to 10:00 p.m., Monday through Sunday. These hours fall within the State-permitted operating window of 6:00 a.m. to 10:00 p.m. set forth in 4 CCR § 15402.

Staffing during open hours will typically include one Manager or Assistant Manager on duty, one check-in/security employee stationed in the lobby, and two to four budtenders on the retail floor, scaled to expected customer volume. Anticipated total staffing is approximately 12 to 15 employees on a full-time-equivalent (FTE) basis, with approximately 6 to 9 employees present during a standard business day across opening, mid-day, and closing shifts. Based on this staffing level, employee trips are not anticipated to exceed 50 per day, and a Transportation Demand Management plan under OZO § 3050 is not anticipated to be required; the applicant will confirm this calculation on the updated Project Information Form.

All employees, including managers, assistant managers, and budtenders, will obtain a City of Oceanside cannabis employee permit pursuant to OCC § 7.127 prior to working on the premises and will wear a visible employee badge meeting the requirements of 4 CCR § 15043 at all times while on duty. Roles and responsibilities for each position are described in detail in the Business Operations Protocol and Procedure submitted with this application.

Security Plan

The security plan has been submitted under separate cover.

CUP Findings

Finding: The proposed location of the use is in accord with the objectives of the Zoning Ordinance and the purposes of the applicable zoning district.

The proposed cannabis retail use is consistent with the objectives of the Zoning Ordinance and the purposes of the CS (Special Commercial) zoning district. The use is conditionally permitted within the CS district and will be conducted entirely within an existing, legally established commercial building that complies with applicable development standards. The proposed use will not intensify the site and will not result in an increase in customer traffic beyond that associated with comparable retail uses permitted in the district.

Finding: The proposed location of the conditional use and the proposed conditions under which it will be operated or maintained will be consistent with the General Plan and will not be detrimental to the public health, safety, or welfare, nor to properties or improvements in the vicinity.

The proposed conditional use, as conditioned, is consistent with the City of Oceanside General Plan. The use will not be detrimental to the public health, safety, or welfare of persons residing or working in the area, nor to adjacent properties or improvements. The operation will be conducted entirely indoors within an existing commercial structure and will not generate excessive traffic, noise, vibration, heat, or other off-site impacts. Operational measures, including security protocols and sound-absorbing building

features, further ensure compatibility with surrounding uses and protection of the general welfare of the City.

Finding: The proposed conditional use will comply with the provisions of the Zoning Ordinance, including any specific conditions required for the use in the district in which it is located.

The proposed cannabis retail use complies with all applicable provisions of the Zoning Ordinance, including the specific standards and operational requirements applicable to cannabis retail uses within the CS zoning district. The project will operate in accordance with all conditions of approval imposed by the City and in compliance with applicable state and local regulations.