



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/19 /2011

TO: _____

FROM: Bill Robeson, South County Team

PROJECT DESCRIPTION: DRC2011-00024 ROSENTHAL- Minor Use Permit for medical marijuana store front collective, some accessory uses such as holistic health services and classes. Site located off Cayuma Lane in Nipomo. APN: 090-302-009 and 010.

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 1 - 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

MINOR USE PERMIT

MUP FOR MEDICAL MARAJUANA STORE
FRONT COLLECTIVE, SOME ACCESSORY
SC/ RSC BTR

CS FH

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Tri-M Rental Group, a General Partner Daytime Phone 805-348-3600
 Mailing Address P.O. Box 1862, Santa Maria, CA Zip Code 93402
 Email Address: _____

Applicant Name David Rosenthal Daytime Phone 805-234-8163
 Mailing Address 1585 15th St., Los Osos, CA Zip Code 93402
 Email Address: _____

Agent Name Kirby K. Gordon Daytime Phone 805-773-2610
 Mailing Address 760 Mattie Road, A1, Pismo Beach, CA Zip Code 93449
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 20921 Assessor Parcel Number(s): 090--302-009 and 010
 Legal Description: Parcel 3 of Parcel Map No. CO-87-164
 Address of the project (if known): 116 Cuyama Lane, Nipomo 93444
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: site is accessed off of Hutton Rd off of Hwy 101 at 166 exit

Describe current uses, existing structures, and other improvements and vegetation on the property:
Multi-tenant building in CS zone

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): medical marijuana store front collective, some accessory uses - such as holistic health services, classes, etc.

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 Kirby K. Gordon Attorney #061313 Date 10-5-11
for Tri M Rental Group, a Gen Partnership

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

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): None - using existing building

Describe existing and future access to the proposed project site: Paved roads. Hutton to Cuyuma Ln

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: Light Industrial - Commercial South: Light Industrial - Commercial
East: " " " West: " " "

For all projects, answer the following:

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

Buildings: 2922 sq. feet 14.67 % Landscaping: 1250 sq. feet 6 %
Paving: 12,580 sq. feet 60 % Other (specify) 1152 sq ft shed
Total area of all paving and structures: 19,000 sq. feet acres
Total area of grading or removal of ground cover: 0 sq. feet acres
Number of parking spaces proposed: 15 Height of tallest structure: 20ft
Number of trees to be removed: 0 Type: N/A
Setbacks: Front 20 Right 10 Left 10 Back 20

Proposed water source: On-site well Shared well Other Existing
 Community System - List the agency or company responsible for provision: Ruyuma Water Dist/Co.
Do you have a valid will-serve letter? N/A 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: _____
Do you have a valid will-serve letter? N/A Yes No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: C.D.F.

For commercial/industrial projects answer the following:

Total outdoor use area: NONE sq. feet acres
Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:

Number of residential units: _____ Number of bedrooms per unit: _____
Total floor area of all structures including upper stories, but not garages and carports: _____
Total of area of the lot(s) minus building footprint and parking spaces: _____

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: .48 acres
Moderate slopes of 10-30%: 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: wetlands area 1/4 mile
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: wetlands area 1/4 mile north
- 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: Hutton and Hwy 101

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 _____
 Industrial – Explain _____ Retail - mainly for restrooms _____
3. What is the expected daily water demand associated with the project? small
4. How many service connections will be required? already in place
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells? na/
 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 _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other n/a

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? n/a 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
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: n/a

1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

- 1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
- 2. Name of Solid Waste Disposal Company: septic
- 3. Where is the waste disposal storage in relation to buildings? Buried septic
- 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
- 2. Location of nearest police station: Sheriff sub station, 188 W. Tefft St., #2, Nipomo
- 3. Location of nearest fire station: Station 20 @ 450 Pioneer Ave., Nipomo
- 4. Location of nearest public transit stop: Tefft Ave. @ Thompson & Tefft @ Carrillo
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
Industrial - Retail, Golf Shop, Tite Store & office use
- 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 Hours of Operation: 11-6 p.m.
- 2. How many people will this project employ? 6
- 3. Will employees work in shifts? Yes No
 If yes, please identify the shift times and number of employees for each shift _____
- 4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: _____
- 5. Will this project increase the noise level in the immediate vicinity? Yes No
 If yes, please explain: _____
 (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
- 6. What type of industrial waste materials will result from the project? Explain in detail: none
- 7. Will hazardous products be used or stored on-site? Yes No
 If yes, please describe in detail: _____
- 8. Has a traffic study been prepared? Yes No If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 0 Between 4:00 to 6:00 p.m. 20
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 N/A

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): n/a 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 *: N/A

*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:
None
- _____
- _____

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 determinatons for all or portions of this property? Yes No

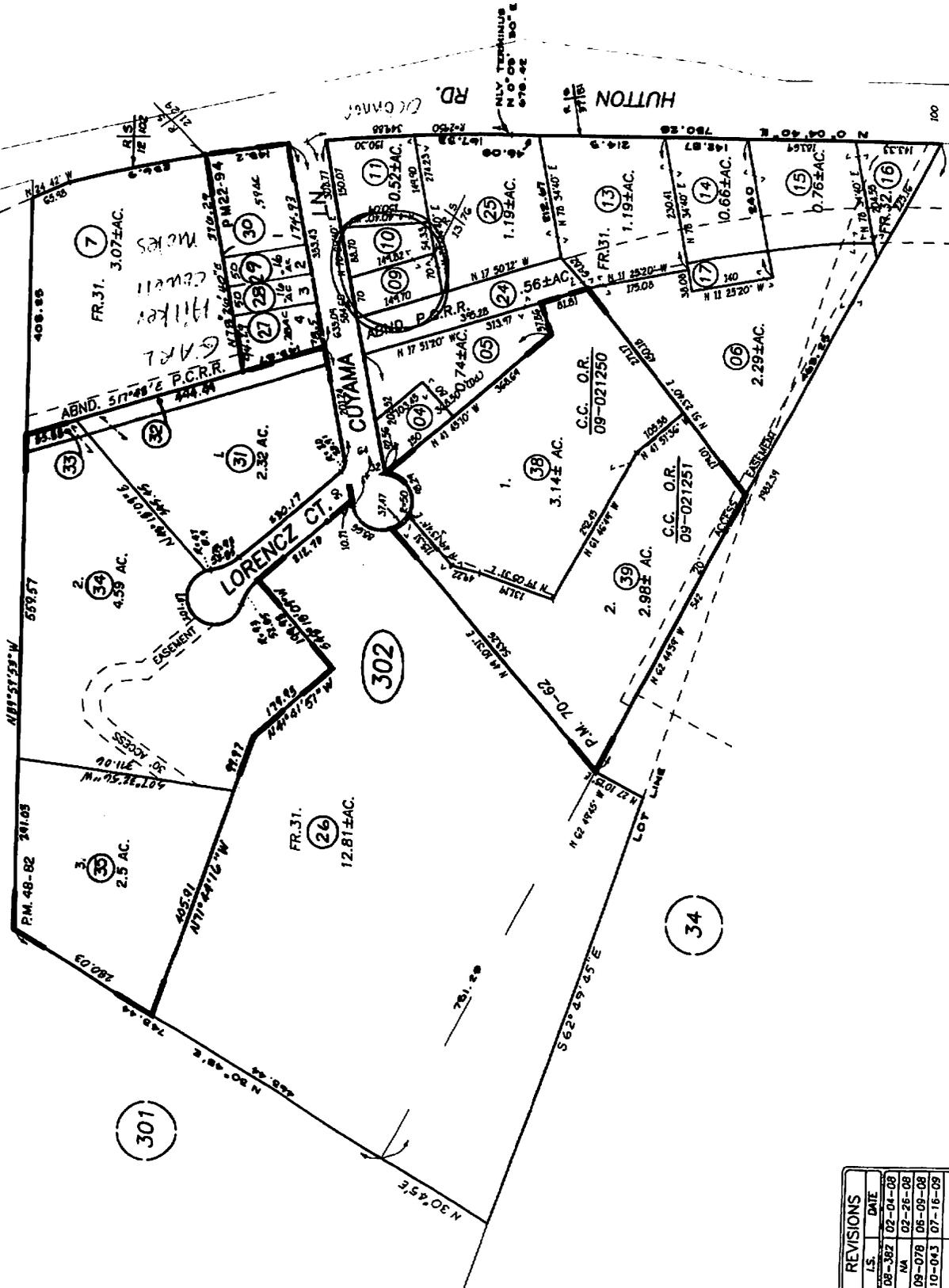
If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Business License

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

+ STA. 50=03.63



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301

302

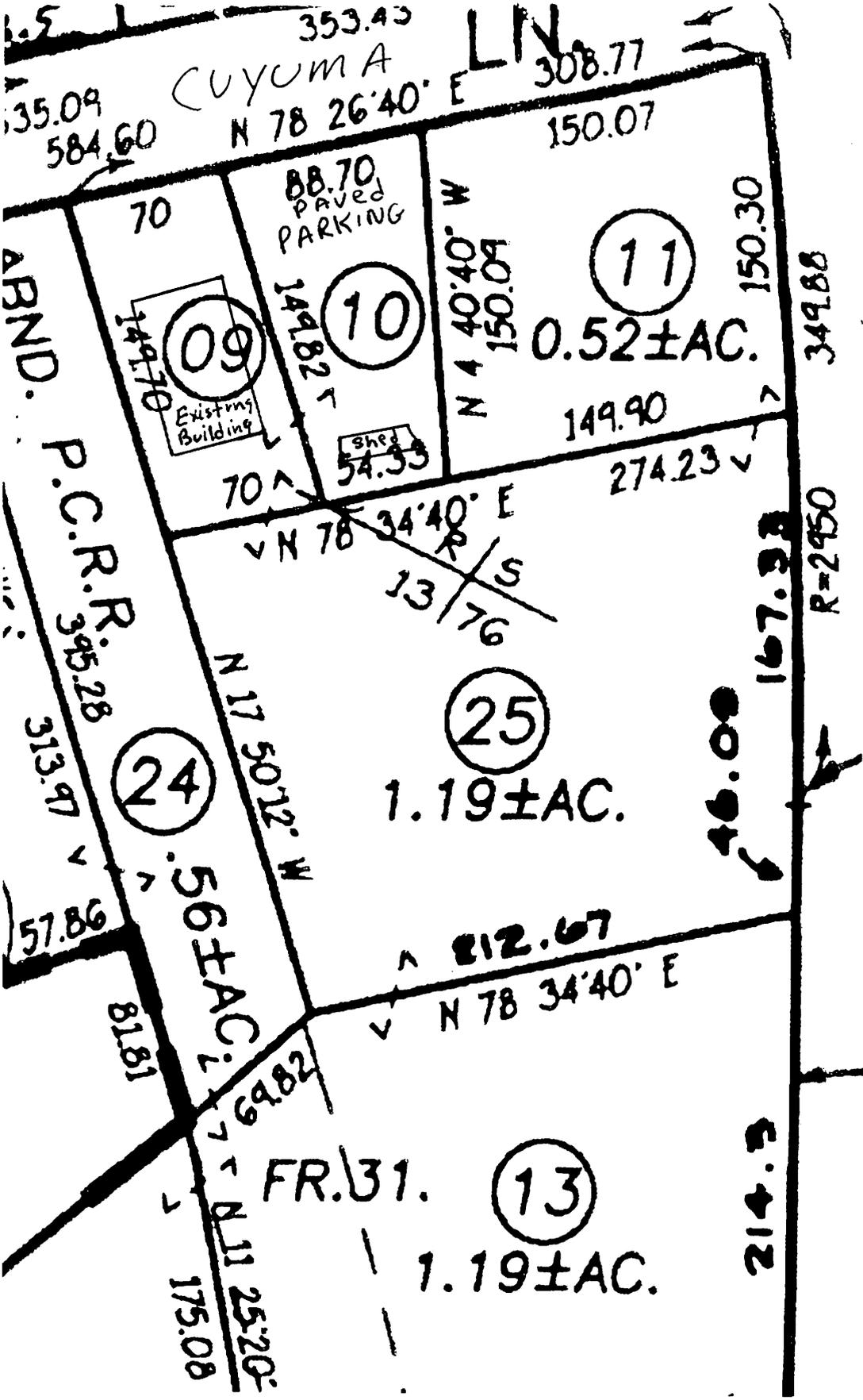
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REVISIONS	
LS.	DATE
08-387	02-04-03
VA	02-26-08
09-078	06-09-08
10-043	07-16-09



THIS MAP IS PREPARED FOR
 JAN 12-13-99 ASSESSMENT PURPOSES ONLY.

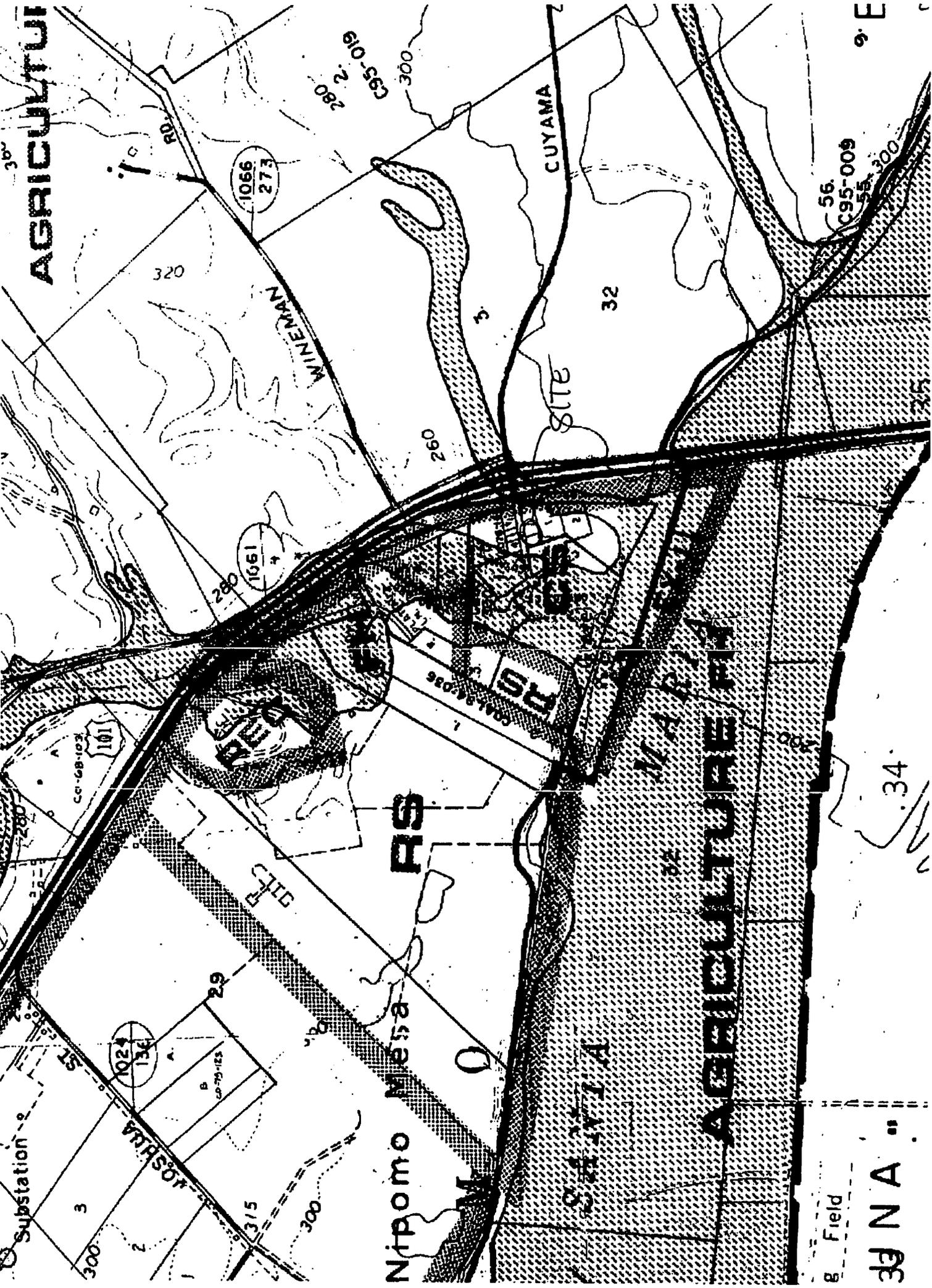
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Hutton

Hyw 101

AGRICULTURE

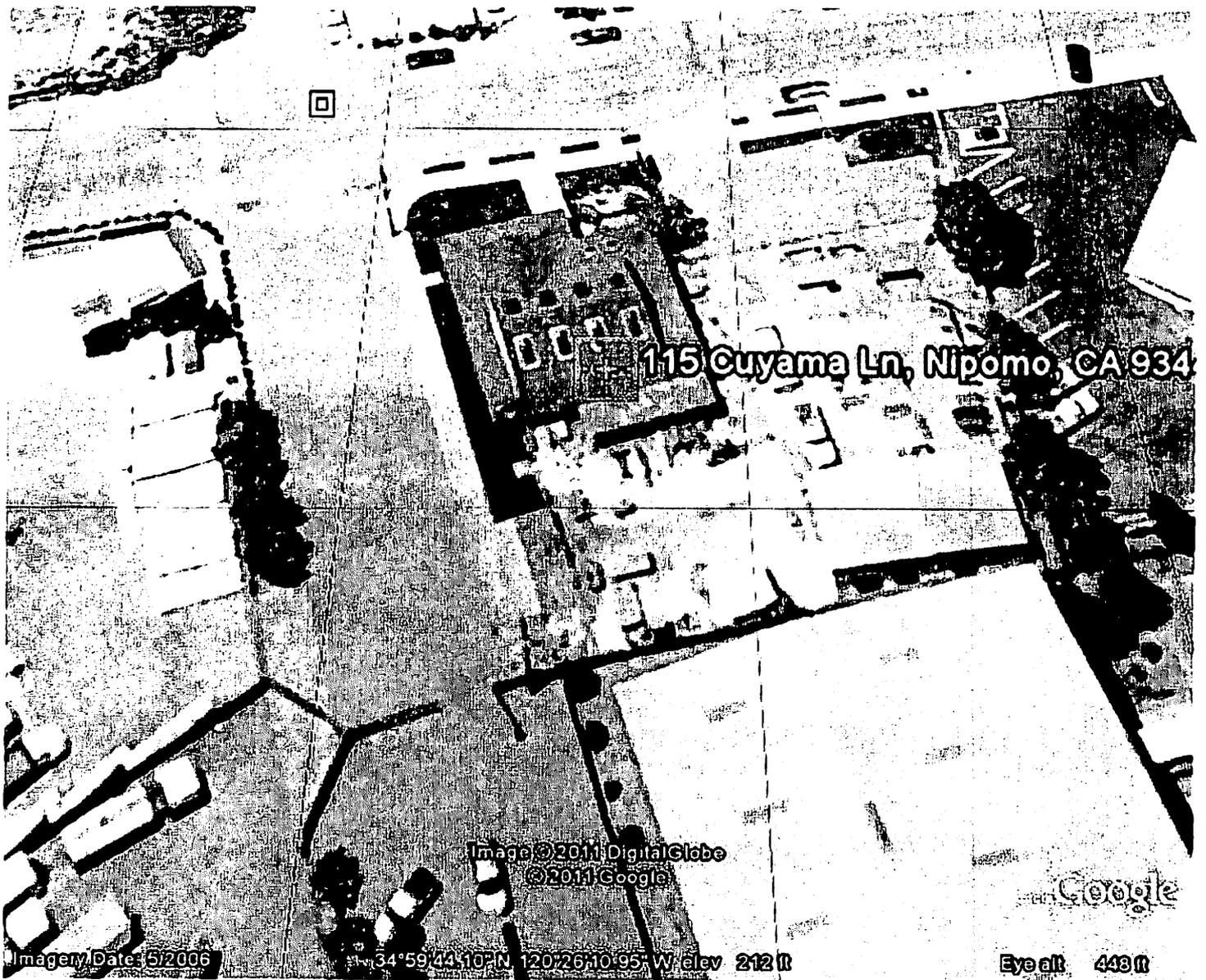


g Field

34 N A

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9 E



115 Cuyama Ln, Nipomo, CA 934

Image © 2011 DigitalGlobe
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Google

Imagery Date: 5/2006

34°59'44.10" N, 120°26'10.95" W elev 212 ft

Eye alt 448 ft



Parcel Summary Report For Parcel # 090-302-009

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

10/19/2011
2:54:11PM

People Information

Role Name and Address

OWN TRI-M RENTAL GROUP A GEN PTP
PO BOX 1862 SANTA MARIA CA 93456-1862

Address Information

Status P
Address 00115 CUYAMA LN RSC

Lot Information:

<u>Tract/ Township</u>	<u>Block/ Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lot 1:</u>	<u>Lot 2:</u>	<u>Lot 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
PLAT-	298	0001	South County R	South County	CS	FH		Y	VP / MB	

Parcel Information

Status Description
Active RHO NIPOMO PTN LT 31

Notes

Tax Districts
LUCIA MAR UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
COASTAL SAN LUIS RESOURCE CONSV.
SAN LUIS PORT & HARBOR
NO. 04 ROAD-CO/SUPVR
AREA NO. 21 COUNTY SERVICE

Case Information

Case Number: Case Status:



Parcel Summary Report For Parcel # 090-302-009

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

89753	FNL	Primary Parcel
Description:		
INTERIOR REMODL.OF EXIST.RESTAURANT		
90960	FNL	Primary Parcel
Description:		
FIRE EXTINGUISHING SYSTEM FOR COMM. HOOD		
A1639	FNL	Primary Parcel
Description:		
TEMP POWER		
COD2009-00128	CLD	Primary Parcel
Description:		
REPORT BUILDING IS RENTED FOR EVENTS W/OUT USE PERMITS, LIQ. SALES LICENCES, OR SECURITY PERSONNEL (ZONED CS)		
DRC2011-00024	REC	Primary Parcel
Description:		
MUP FOR MEDICAL MARIJUANA STORE FRONT COLLECTIVE, SOME ACCESSORY USES-SUCH AS HOLISTIC HEALTH SERVICES, CLASSES, ETC.		
P9900239Z	APP	Primary Parcel
Description:		
GOLF PRODUCTS DBA BK GOLF/LEGENDS GOLF SHOP		
ZON2005-00921	APV	Primary Parcel
Description:		
RETAIL TILE AND GRANITE		