



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
MARVIN A. ROSE, INTERIM DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 6/6/2018

TO: 5th District Legislative Assistant, Building Division, Environmental Health, Public Works, CSA 23, Santa Margarita Fire, CA Fish and Wildlife, RWQCB, U.S. Fish and Wildlife, Santa Margarita Advisory Council, AB52

FROM: Brandi Cummings (bcummings@co.slo.ca.us or 805-781-1006)

PROJECT NUMBER & NAME: DRC2018-00072 Sungrown Wellness-GMFL

PROJECT DESCRIPTION: Proposed Conditional Use Permit for a cannabis mobile-delivery service and distribution center to be located in Santa Margarita, CA.

APN(s): 069-062-002

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 NELSON FAMILY TRUST - Barry Nelson (contact)

Daytime Phone 408-242-8899

Mailing Address 348 W Rincon Ave, Campbell, CA

Zip Code 95008

Email Address: barry.e.nelson@gmail.com

☒ Applicant Name GMFL Inc.

Daytime Phone 805-365-7101

Mailing Address 1241 Johnson Ave, Suite 244

Zip Code 93401

Email Address: gmflholdingco@gmail.com

☐ Agent Name

Daytime Phone

Mailing Address

Zip Code

Email Address:

PROPERTY INFORMATION

Total Size of Site: 0.28 Acres

Assessor Parcel Number(s): 066-062-002

Legal Description: TN STA MARG PTN BL 63

Address of the project (if known): 22601 El Camino Real, Santa Margarita, CA 93453

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: East 1.3 miles on Hwy 58 from US 101, Right on Yerba Buena Ave.

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

current use is office and warehouse space, last used as an office and warehouse

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Commercial Cannabis Distribution & Mobile Delivery Center

(1,236 sq feet)

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 5/1/18

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): none requested

Describe existing and future access to the proposed project site: electronic gate access from Yerba Buena Ave

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: Single Family Residences (4), Commercial Lot South: Industrial

East: Commercial Services - Diesel Repair and Storage Yard West: Commercial Services - Storage Yard

For all projects, answer the following:

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

Buildings: 1,236 sq. feet 9.4 % Landscaping: 900 sq. feet 6.9 %

Paving: 2,825 sq. feet 21.5 % Other (specify) Open Space, Storage Sheds

Total area of all paving and structures: 4,061 ☒ sq. feet ☐ acres

Total area of grading or removal of ground cover: 0 ☒ sq. feet ☐ acres

Number of parking spaces proposed: 3 (2 ADA) Height of tallest structure: 16' 4"

Number of trees to be removed: 0 Type: n/a

Setbacks: Front 10' Right 0' Left _____ Back _____

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

☒ Community System - List the agency or company responsible for provision: SLO CSA 23

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: SLO CSA 23

Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: Santa Margarita Fire Department

For commercial/industrial projects answer the following:

Total outdoor use area: 1,600 ☒ sq. feet ☐ acres

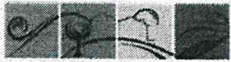
Total floor area of all structures including upper stories: 1,236 sq. feet

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: 0.28 acres
Moderate slopes - 10-20%: 0.00 acres
20-30%: 0.00 acres
Steep slopes over 30%: 0.00 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: Site is in MS4 Area - Stormwater Control Plan Application in process
- Has a drainage plan been prepared? ☐ Yes ☒ No (See attached Notes)
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: The front facade of the property can be seen from Highway 58, but is very nondescript

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 Restrooms Only, No water consumption required for Distribution/Mobile Delivery
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 2 Restrooms, Less than 100 gal/day
4. How many service connections will be required? Existing service in place
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: SLO CSA 23 provides
6. Has there been a sustained yield test on proposed or existing wells?
☒ Yes ☐ No If yes, please attach. 2017 CSA23 Water Analysis attached
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: n/a

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: _____ Location of connection: _____
2. What is the amount of proposed flow? 100 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? Cannabis Waste, Office Waste
2. Name of Solid Waste Disposal Company: Mid State Solid Waste & Recycling
3. Where is the waste disposal storage in relation to buildings? See Waste Management Site Plan - attached
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☒ Yes ☐ No (Recycling Bin and Green Waste Bin)

Community Service Information

1. Name of School District: Atascadero Unified School District, San Luis Obispo Joint Community College District
2. Location of nearest police station: San Luis Obispo County Sheriff Department, 1585 Kansas Ave. San Luis Obispo, CA 93405
3. Location of nearest fire station: Santa Margarita Fire Department, 22375 G St. Santa Margarita, CA 93453
4. Location of nearest public transit stop: RTA Bus Stop - Route #9, Santa Margarita, CA 93453 Every 60 minutes
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project? ☒ Yes ☐ No

- a. Used Book Store
- b. Library - 9630 Murphy Street
- c. Garden Farms Nursery
- d. The Barn Antiques & Uniques

Historic and Archeological Information

1. Please describe the historic use of the property: Real estate office and storage yard since 1971
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.

Terry Joslin of CC Archeology has been contacted to conduct a study if required

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: Monday - Sunday Hours of Operation: 8am - 8pm
2. How many people will this project employ? 4
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: See attached notes
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. see attached Traffic Statement
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. 8 Between 4:00 to 6:00 p.m. 8

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: Carpooling is highly encouraged per company policy

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): _____
Landscaping and other items that help project conform with Santa Margarita Design Plan
2. Will the development occur in phases? ☒ Yes ☐ No
If yes describe: Phase 2 development dependent on economic viability of distribution operation
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: Phase 2 Site Plan calls for the construction of a new building in the open space are of the parcel, but this will only occur if the distribution center is economically viable in 2019
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 *: Motion and light detection switches for energy savings when unoccupied

*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: Water conservative landscaping already in place along front of building

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): Type 9 Non Storefront Retail License, Type 11 Distribution License, SLO County 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 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 checked="" 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-

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

GMFL Inc CUP
Application Checklist

PROJECT DESCRIPTION

The applicant is seeking a Conditional Use Permit for a commercial medical cannabis distribution and mobile delivery center located in Santa Margarita, CA. The operation will be based in the building located at 22601 El Camino Real, Santa Margarita, CA 93453. The project site is located in the Commercial Services land use category. The APN for this parcel is 069-062-002. The footprint and premise are shown in **Figure 1**.

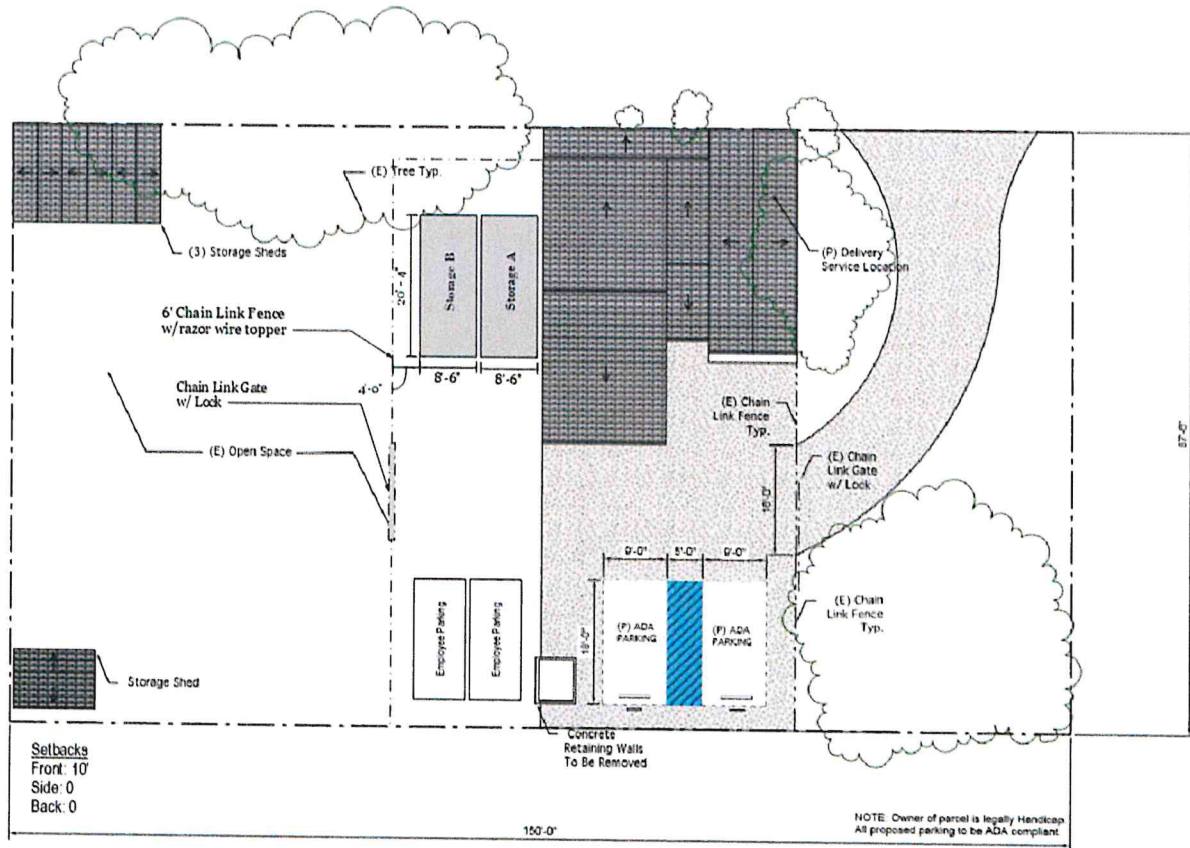


Figure 1: Site Plan

Conditional Use Permit Application - Required Contents (per Chapter 22.60)

Agricultural Buffers

No proposed agricultural buffers required. Adjacent parcels are all zoned Commercial Services/Commercial Retail/Industrial.

Archeological Report

Applicant has engaged Terry Joslin at CC Archeology to conduct a site report if required by county.

<http://ccarchaeology.com/index.html>

Botanical Report

Applicant worked with the SLO Resource Conservation District (RCD) to determine if a Botanical Report is required for this permit. Based on their findings, no report is required at this time.

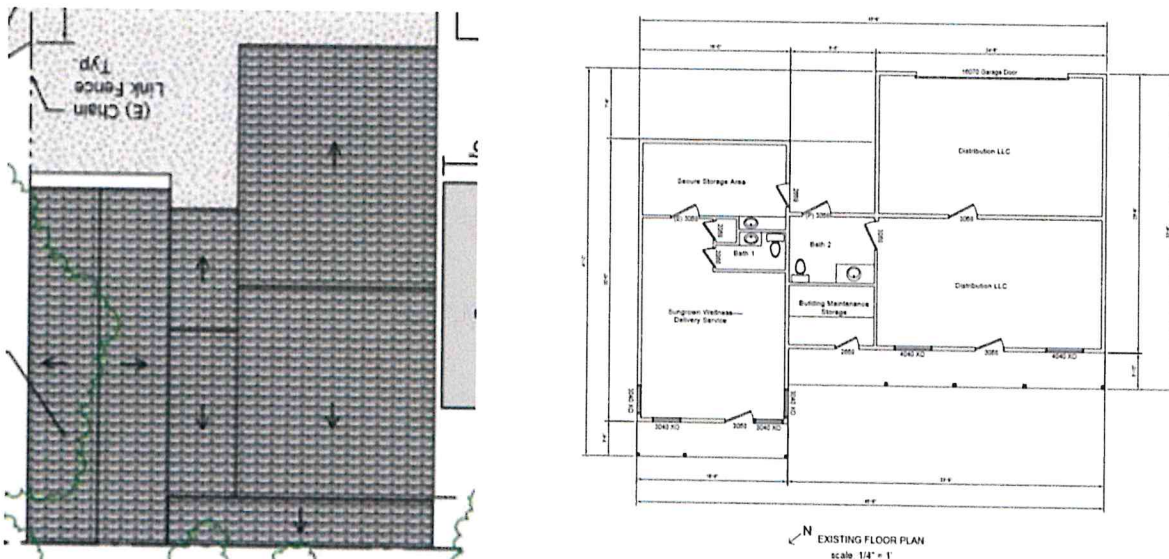
<http://www.us-ltrcd.org/about-us/>

Biological Report

Applicant worked with the SLO Resource Conservation District (RCD) to determine if a Biological Report is required for this permit. Based on their findings, no report is required at this time.

Building Site Envelopes

This Conditional Use Permit will cover the existing building envelope, along with the enclosed fence area indicated in the building site envelope diagram in **Figure 2**. No building site will occur under this permit and the building footprint will not be enlarged. Future construction activities that would expand the building site envelope are not expected at this time.



Noise Study

Mechanical noise from refrigeration of product in small refrigeration units is not expected to exceed County standards or adversely impact surrounding noise sensitive uses. The applicant has prepared a preliminary noise analysis in **Appendix J**.

Tree inventory plan

The applicant currently leases space and has no plans for any tree removal on site plan. **Table 1** below details current tree locations, approximate height and species. A Tree Locations map is shown in **Figure 10**.

Tree #	Tree Location (Lat/Long)	Approximate Height (ft)	Species
1	35deg 23'21.71" N 120deg 36'41.56" W	20-25	Bradford Pear
2	35deg 23'21.83" N 120deg 36'41.91" W	20-25	Bradford Pear
3	35deg 23'21.92" N 120deg 36'41.72" W	20-25	Bradford Pear
4	35deg 23'22.02" N 120deg 36'41.60" W	20-25	Bradford Pear
5	35deg 23'22.08" N 120deg 36'41.45" W	20-25	Bradford Pear
6	35deg 23'22.28" N 120deg 36'40.58" W	45	Cedar
7	35deg 23'22.33" N 120deg 36'40.64" W	12	Toyon
8	35deg 23'22.16" N 120deg 36'40.50" W	12	Toyon

Table 1: Site Plan Tree Inventory

Visual Analysis

This property is over 1 mile from significant visual corridors, as identified in the Open Space Element or the Land Use Element. The office is also located in a nondescript building away from main thoroughfares. Please see visual analysis in **Appendix A**.

Traffic Analysis

Please see attached Traffic Statement Letter in **Appendix I**

Parking Plan

On street parking on El Camino Real will include 1 ADA spot and one parking spot. The private employee parking lot will be accessible via Yerba Buena Avenue through the electronic security gate. This parking lot will comply with all provisions required by Chapter 22.18, including 2 ADA compliant spots indicated as shown in **Figure 3**.

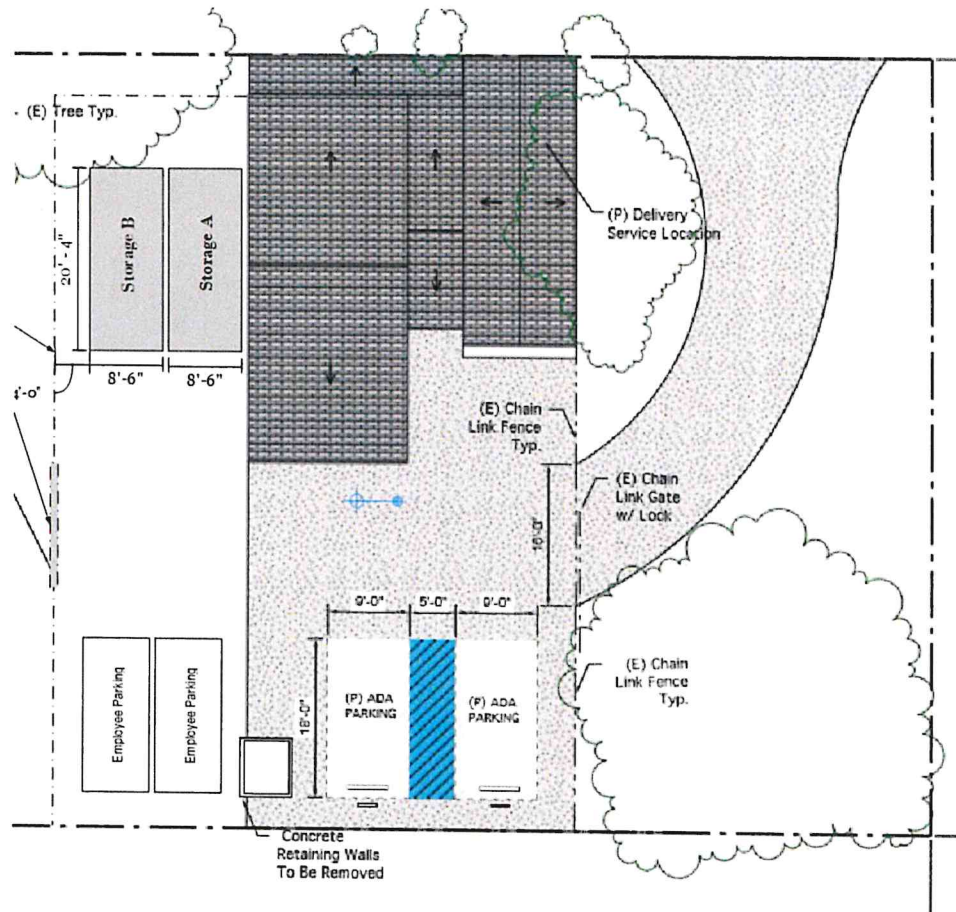


Figure 3: Employee Parking Area and Gate Access

This business is not open to the public therefore all of the parking will be behind the building. As stated above, anyone entering the premises will have to be let in by a manager of the business through an electronic gate. There will be two ADA spots in the rear of the building behind the electronic gate as well as standard employee spots indicated above. There will be available street parking including 1 ADA spot on the street in the front of the building along with one other parking spot.

Site Improvements

The building has conforming landscape in place, as shown in Figure 7.



Figure 7: Existing Landscaping

Landforms

No major topographic or man-made features on the site.

Combining designation

The operation is not located in a combined designation zone.

Drainage Plan

This Conditional Use Permit does not require a Drainage Plan due to the following:

1. No changes expected for runoff volume or velocity leaving any point of the site beyond those that existed prior.
2. Does not involve **ANY** new land disturbance
3. Does not result in an impervious surface of more than 20,000 square feet
4. Is **NOT** subject to local ponding
5. The parcel is located in an MS4 Area. During previous commercial operations as an office, the Public Works Director did not identify this area as having a history of flooding or erosion that was further aggravated by or had a harmful effect on operations or adjoining properties. No site disturbance occurs under this Conditional Use Permit and therefore there are no material changes to how Public Works views this project from a historical perspective.
6. Parcel is not located within a Flood Hazard (FH) combining designation
7. Parcel is not located over a known high recharge area
8. Does not involve **ANY** land disturbance and is not located within 100 feet of the top bank of any watercourse shown with blue line on the most current USGS 7.5 minute quadrangle map
9. Project topography does not contain any grade steeper than 10%
10. **DOES NOT** alter existing drainage, cause an on-site erosion or inundation hazard, or change the off-site drainage pattern, including, but not limited to any change in the direction, velocity, or volume of flow.

Fire Safety Plan

Santa Margarita Fire Department will have authority for Fire Safety Plan approval. **Figure 8** shows the Fire Safety Site Plan for the property, including nearest Fire Hydrant and all points of access to the building. Water Sources within the building (Water provided by CSA23) are also identified. The site will not store any hazardous or flammable materials. The full Fire Safety Plan for this operation can be found in **Appendix B**.

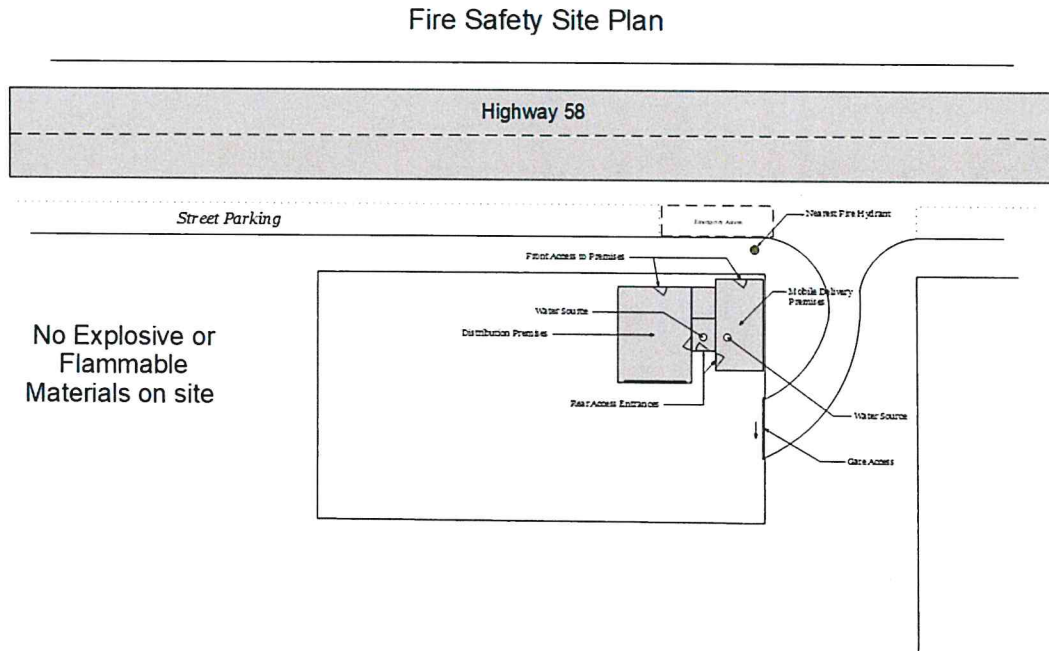


Figure 8: Fire Safety Site Plan

Grading Plan

No grading is planned under this permit and therefore a grading permit is not required.

Erosion and Sedimentation Control Plan

Projects exempt from grading permit submittal are not required to prepare an erosion and sedimentation control plan. This project also qualifies as exempt as no site disturbances would occur under this permit.

Water Management Plan

Water Quality Analysis can be found in **Appendix G** based on 2016 CSA23 Water Analysis performed by SLO County Public Works Department. This property is in MS4 Area and requires a Stormwater Control Plan (SWCP). SWCP application can be found in **Appendix H**.

Santa Margarita Design Plan

The proposed Conditional Use Permit complies with both Standards and Guidelines found in the *Santa Margarita Design Plan – Commercial Guidelines Outside Downtown*. The property site is located just outside the Central Business District section of Santa Margarita per **Figure 9**.

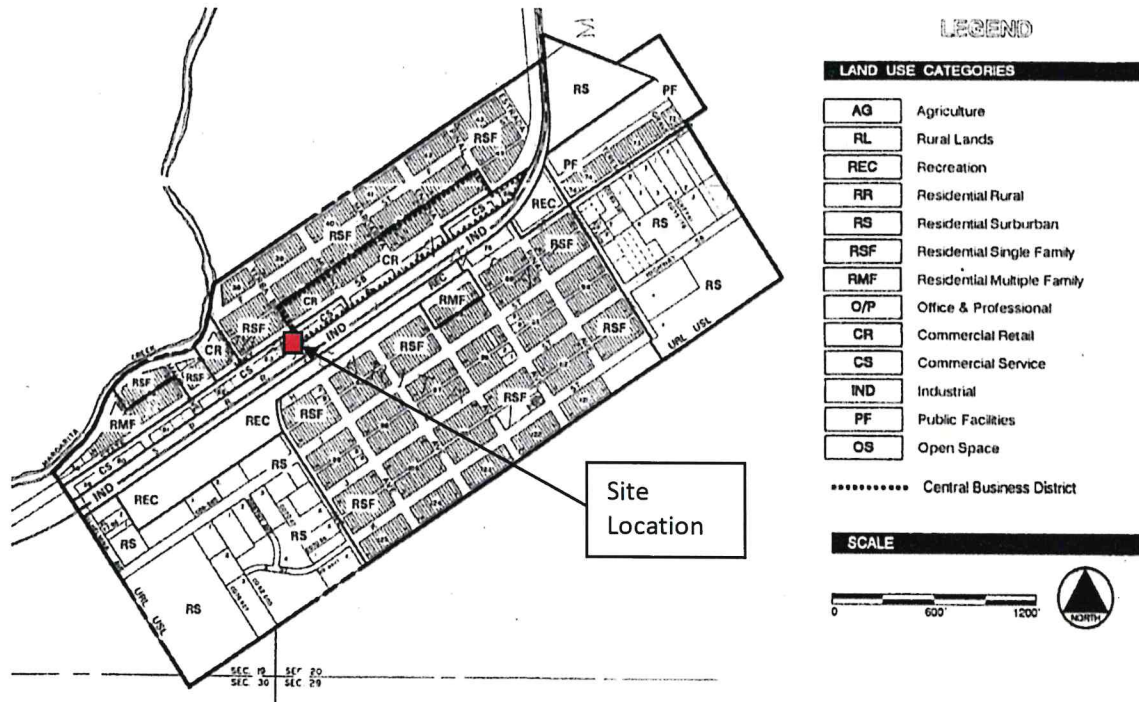


Figure 9: Site Location outside Central Business District

The proposed business located at 22601 El Camino Real, Santa Margarita, CA 93453, complies with the Santa Margarita Community Plan. There are no specific plans and/or design plans because we are using an existing commercial building.

We will maintain the goals of the Santa Margarita guidelines for commercial businesses outside of downtown. Changes made to the building will be consistent with the communities' historical character; while upgrading their appearance. There will be no changes to the small landscape design in the front of the building, only maintenance and possible replacement of deteriorating plants and/or shrubs. The existing pedestrian walkway will be maintained, keeping it free of debris and anything obstructing pedestrian use.

Parking will remain street-side as in compliance with the Santa Margarita Community Plan. Primary parking will be in the rear of the building, behind a locked gate; not visible to the public. There is currently no street lighting in place by the County. We will have motion detection porch lighting for security as well as to illuminate the pedestrian walkway. The existing large trees planted along the pedestrian walkway meet the Santa Margarita Community Plan set-backs.

There will be no signage associated with our business. The building will be clearly marked with an address, using lettering that may be found in historic advertising, which is encouraged in the *Santa Margarita Design Plan* so that emergency response vehicles can identify our location.

Our storage yard is screened from the public by solid fencing on the side visible from El Camino Real and behind full set-backs in accordance with the Land Use Ordinance. The proposed business is not open to the public;

Appendix I – Traffic Statement

April 24, 2018
Beacon Data Research
Matt Antony
22601 El Camino Real
Santa Margarita, Ca 93453

The following letter has been prepared to quantify the expected traffic generation for the above referenced address, generally located east of the US Highway 101 and south of Highway 58 within San Luis Obispo County. The business located at 22601 El Camino Real is accessed via Highway 58 (El Camino Real) and Yerba Buena Ave. Please refer to vicinity map for exact location.

Highway 58 is a two-lane undivided highway, running east-west within the project area, and provides connections to US-101 and Highway 229. The posted speed limit is 35 mph and the minor streets at intersections are stop controlled. Within the Town of Santa Margarita, left turn lanes and a center two way left turn lane is provided and parking is generally permitted.

Highway 58 is a two lane road that comes into Santa Margarita from highway 101 and extends through the entire town and into Atascadero on the north end. The speed limit goes from 55mph to 45mph and 35mph through the town. Heavy semi-trailer traffic currently occurs at all hours along this length of Highway 58 due to operations of Hanson Aggregates east of town.

DISTRIBUTION OPERATIONS - TRAFFIC GENERATION

Distribution vehicles are anticipated to be entering and exiting the property up to four times a day based on past model. There are three employees, two of which are distribution drivers who deliver product to the facility for QA/QC holds and deliver product from the facility to retail customers. One employee will arrive in the morning and work in the office for the day, with a possible exiting of the property during the lunch hour. Drivers will generate 8 trips per day, 4 in the AM hour and 4 in the PM hour. The office employee would generate 2 trips in the AM and 2 trips in the PM. There will be up 2-4 delivery trucks per week to bring product to the facility listed above. The lab representative who takes samples for product will be entering the premises up to twice per day. Since this facility is not open to the public, there will be no additional trips generated that are not listed in this report.

Based on the above information, the project is estimated to generate 16 ADT with 8 trips during the AM hours (4 inbound/4 outbound) and 8 trips during the PM hours (4 inbound/4 outbound) during typical operations. **Table 1** shows the traffic generation calculations for the subject project.

Table 1 – Distribution - Trip Generation								
Time of Year	Headcount	ADT	Peak Hour Trips					
			Weekday AM ¹			Weekday PM ²		
Typical Operations			In	Out	Total	In	Out	Total
Distribution Deliveries	2	8	2	2	4	2	2	4
Laboratory Sampling ³	1	4	1	1	2	1	1	2
Employee Commute ⁴	1	4	1	1	2	1	1	2
TOTAL:		16	4	4	8	4	4	8

Note: Average Daily Trips, AM peak and PM volumes based on past information from business owner employees, scheduling, and carpooling activities.

1. Employees are scheduled to start work at 10AM

2. Employees are scheduled to work until 6pm, after the PM Peak (typically occurs between 4-6pm)

3. Laboratory sampling will vary, but afternoon and morning pickups will be typical

4. Includes Lunch commute

HIGHWAY 58

For purposes of this analysis, it is assumed that all project trips generated by the subject property would be accessing the site via the intersection of Highway 58 and Yerba Buena Avenue. Figure 1 below show the trips generated by the subject property at the intersection of Highway 58 and Yerba Buena Avenue during the AM and PM hours.

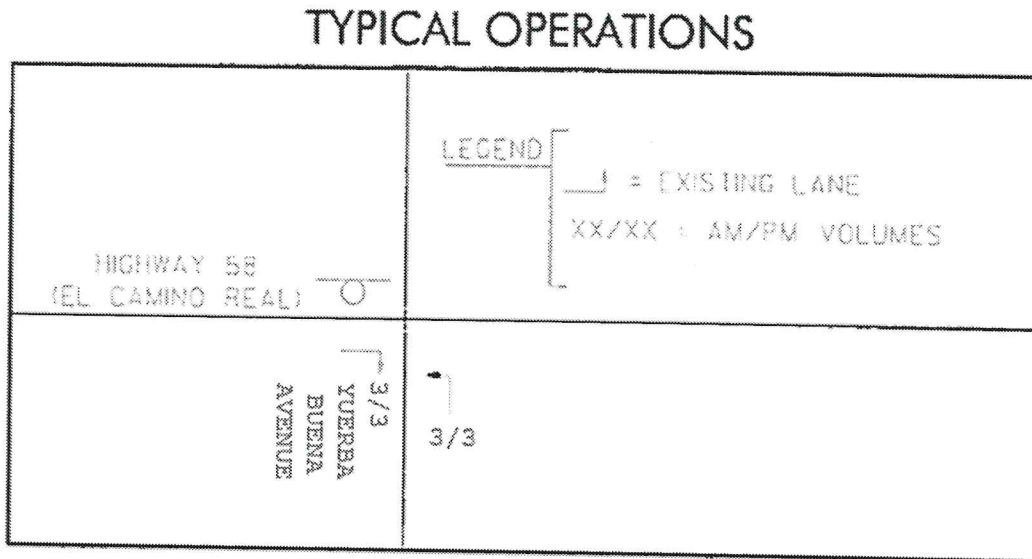


Figure 1: Typical Operations Analysis

The proposed distribution operations at the subject property is anticipated to generate 16 ADT with 8 trips during the AM hours (4 inbound/4 inbound) and 8 trips during the PM hours (4 inbound/4 outbound) during typical operations. As noted earlier, PM trips are anticipated to occur outside the typical commuter peak hours (4-6pm). Based on this minimal trip generation, no impacts are anticipated at the intersection of Highway 58 and Yerba Buena Avenue. Therefore, no additional traffic improvements will be required.

MOBILE DELIVERY - TRAFFIC GENERATION

Delivery vehicles are anticipated to be entering and exiting the property up to twice a day based on past delivery model. There are three employees, two of which are delivery drivers that on any given day would enter the facility no more than twice per day. One employee will arrive in the morning and work in the office for the day, with a possible exiting of the property during the lunch hour. Drivers would generate two trips per day, one in the AM hour and one in the PM hour. The office employee would generate one trip in the AM and one trip in the PM, entering and exiting only once. There will be up 2-4 delivery trucks per week to bring product to the facility listed above. Since this facility is not open to the public, there will be no additional trips generated that are not listed in this report.

Based on the above information, the project is estimated to generate 10 ADT with 6 trips during the AM hours (3 inbound/3 outbound) and 4 trips during the PM hours (2 inbound/2 outbound) during a typical operations. Table 2 shows the traffic generation calculations for the subject project.

Table 2 - Sungrown Wellness Mobile Delivery Trip Generation								
Time of Year	Headcount	ADT	Peak Hour Trips					
			Weekday AM ¹			Weekday PM ²		
Typical Operations			In	Out	Total	In	Out	Total
Regular	3	8	2	2	4	2	2	4
Product delivery ³	1	2	1	1	2	0	0	0
TOTAL:		10	3	3	6	2	2	4

Note: Average Daily Trips, AM peak and PM volumes based on past information from business owner employees, scheduling, and carpooling activities.

1. Employees are scheduled to start work at 10AM
2. Employees are scheduled to work until 6pm, after the PM Peak (typically occurs between 4-6pm)
3. One (1) delivery vehicle has been assumed twice per week to conservatively estimate the trips during peak operations.

TYPICAL OPERATIONS

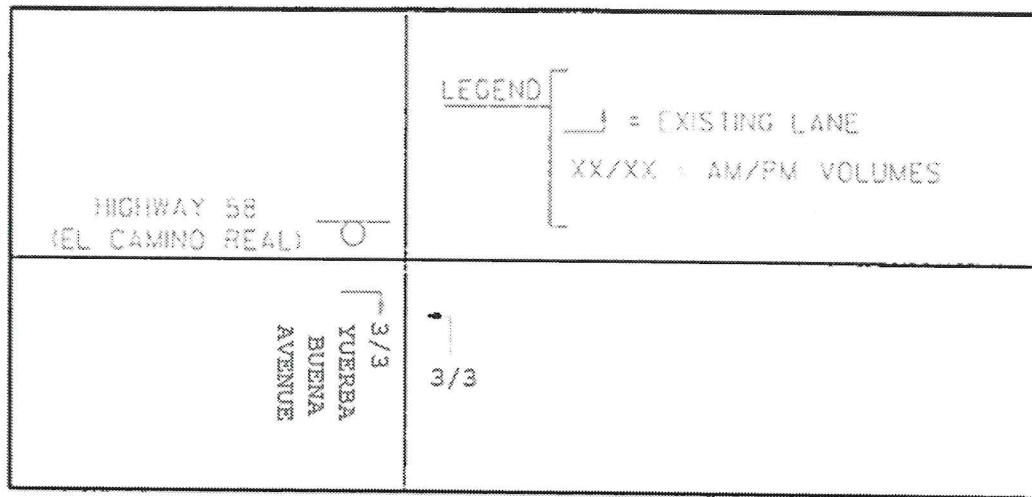


Figure 2: Typical Operations Analysis

The proposed mobile delivery operations at the subject property is anticipated to generate 10 ADT with 6 trips during the AM hours (3 inbound/3 inbound) and 4 trips during the PM hours (2 inbound/2 outbound) during typical operations. As noted earlier, PM trips are anticipated to occur outside the typical commuter peak hours (4-6pm). Based on this minimal trip generation, no impacts are anticipated at the intersection of Highway 58 and Yerba Buena Avenue. Therefore, no additional traffic improvements will be required.





Parcel Information

APN: 069-062-002
Assessee: NELSON DARYL TRE ETAL
Care Of:
Address: 6707 CALF CANYON SANTA MARGARITA
CA 93453
Description: TN STA MARG PTN BL 63
Site Address:
22601 EL CAMINO REAL
Tax Rate Area Code: 054050
Estimated Acres: 0.28
Community Code: SMGR
Supervisor District: Supdist 5
Avg Percent Slope: 6



Selected Parcel

Land Use Information

Land Uses Combining Designations

CS	
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Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
DRC2018-00072	Land Use	5/18/2018 1:22:05 PM
COD2015-00306	Code Enforcement	2/2/2016 9:10:29 AM
COD2015-00300	Code Enforcement	1/25/2016 11:51:46 AM
COD2014-00096	Code Enforcement	9/2/2014 10:52:07 AM
COD2011-00732	Code Enforcement	4/16/2012 8:12:40 AM



Parcel Summary Report

APN: 069-062-002

ZON2007-00282	Zoning Clearance	10/17/2007 10:17:15 AM
ZON2006-00744	Zoning Clearance	5/9/2007 3:09:27 PM
ZON2006-00200	Zoning Clearance	9/19/2006 2:27:48 PM
D030001W	Determination	7/1/2003 12:00:00 AM
P010267Z	Zoning Clearance	10/22/2001 12:00:00 AM
D980156P	Land Use	11/23/1998 12:00:00 AM
E970451	Code Enforcement	6/17/1998 12:00:00 AM
C8728	PMTC - Commercial Permit	6/11/1997 12:00:00 AM
A1137	PMTR - Residential Permit	6/4/1997 12:00:00 AM
A0298	PMTR - Residential Permit	2/11/1997 12:00:00 AM
D960208W	Determination	2/11/1997 12:00:00 AM
D900311S	Land Use	11/14/1996 12:00:00 AM
98700	PMTR - Residential Permit	11/6/1995 12:00:00 AM
D930102S	Land Use	9/11/1995 12:00:00 AM
87272	PMTC - Commercial Permit	4/8/1991 12:00:00 AM
PMT2002-18007	PMTC - Commercial Permit	3/5/1990 12:00:00 AM

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






-1,504.66 0 752.33 1,504.66 Feet 1: 9,028



Interactive Data Viewer



Legend

-  SLO County Parcels
- Roads**
 -  CalTrans
 -  Maintained by SLO CO
 -  Private Maintenance
 -  Federal or State Maintenance

-96.00 0 48.00 96.00 Feet 1: 576

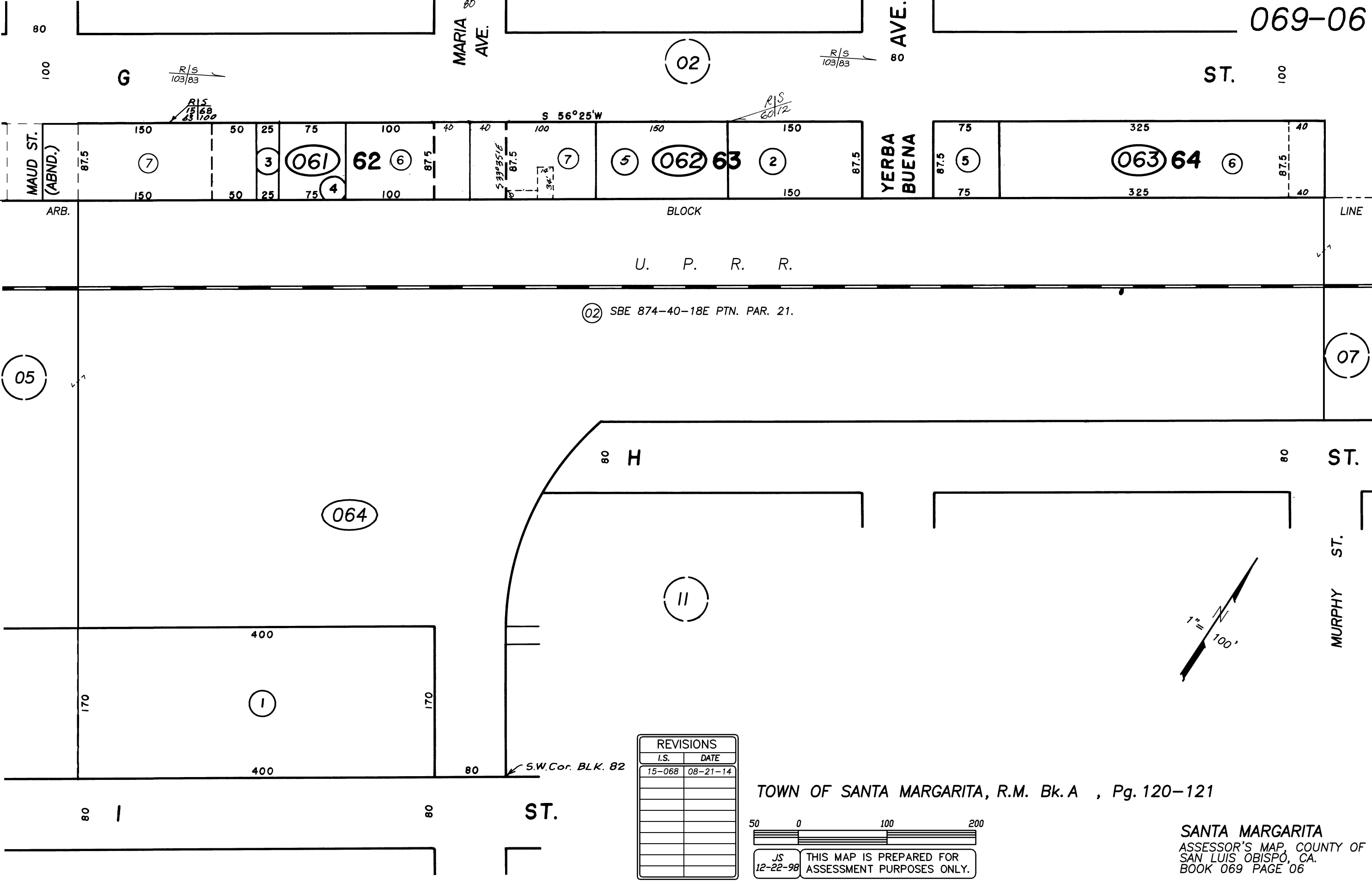
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© County of San Luis Obispo Planning and Building Department

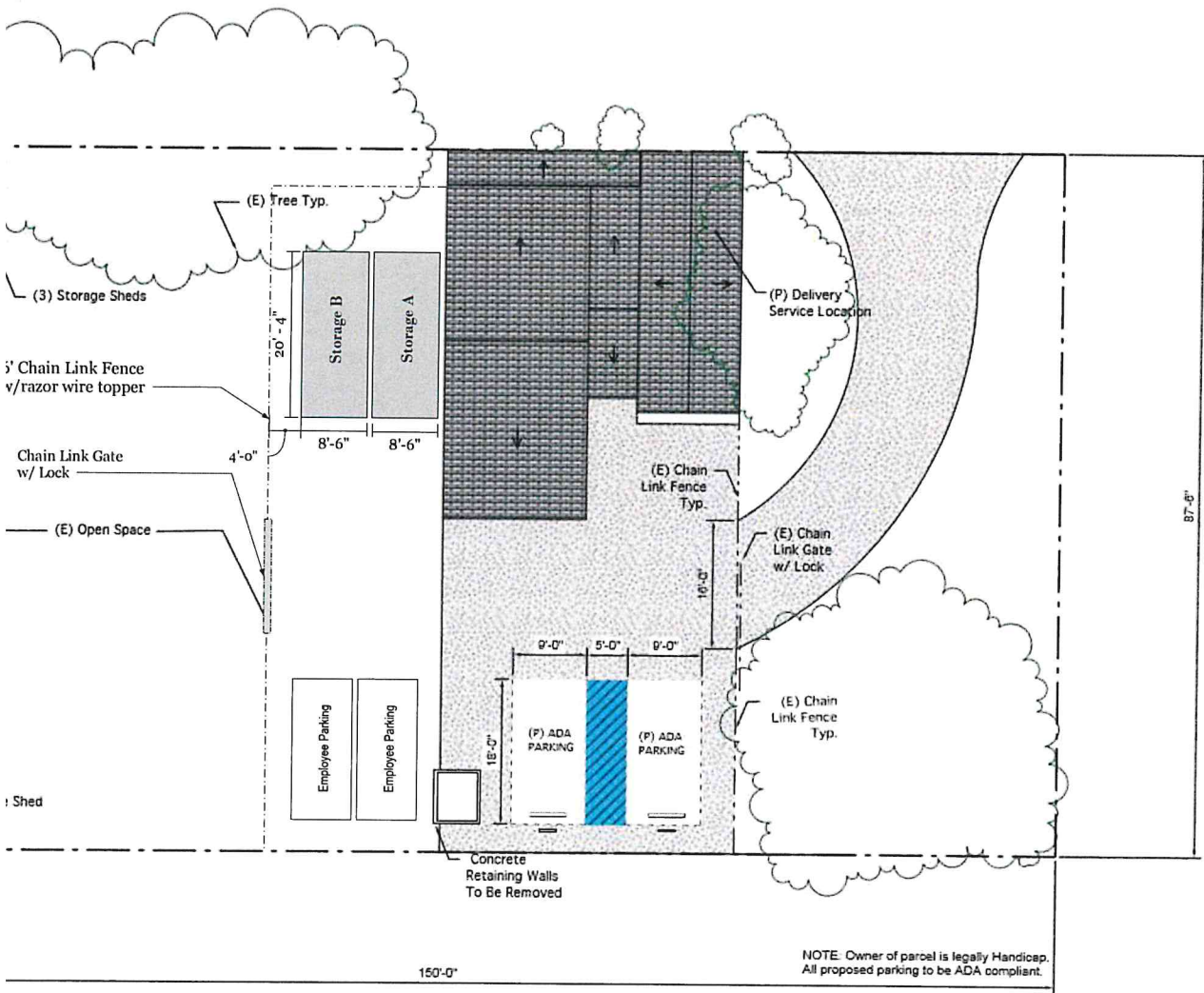


The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only







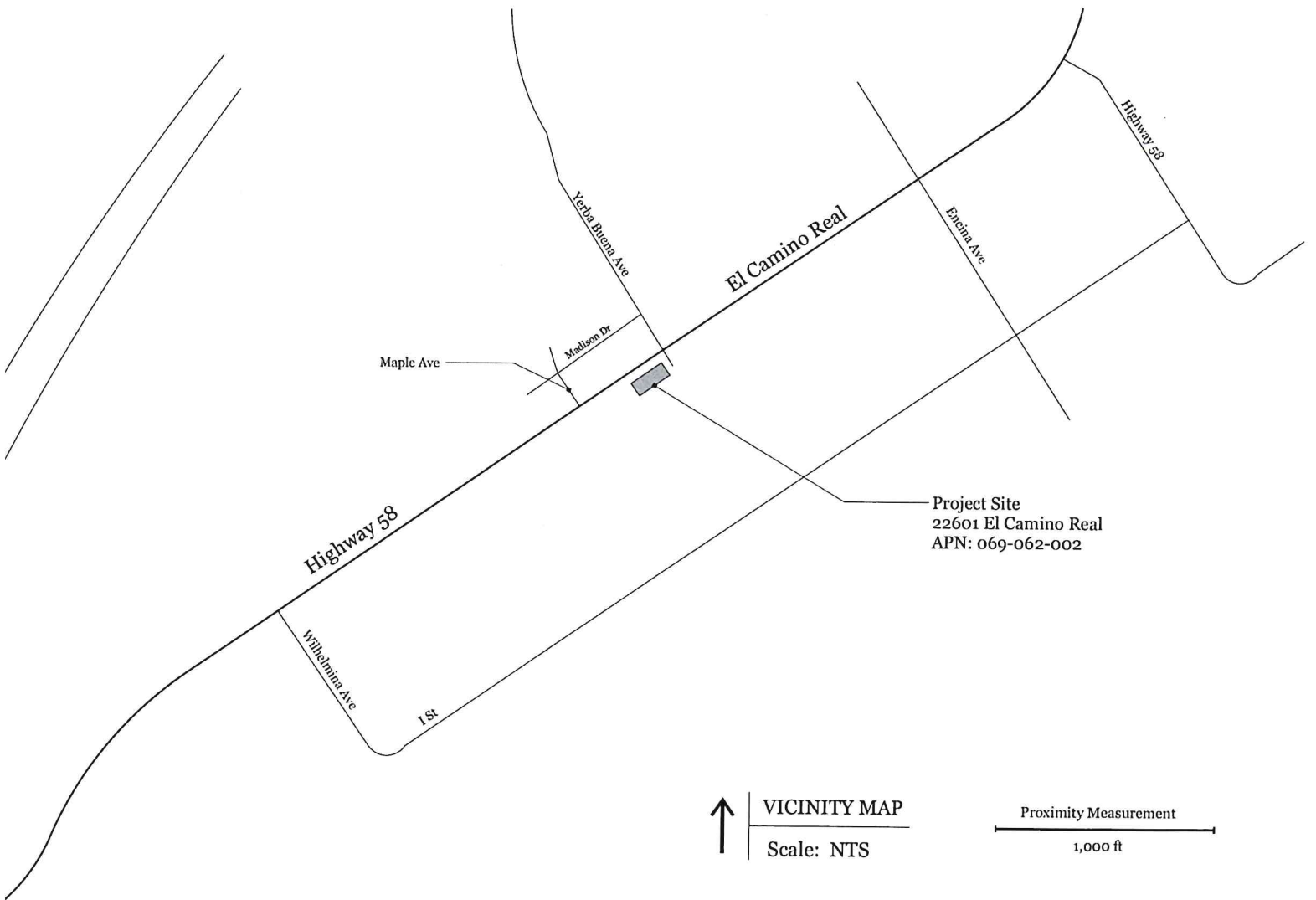
Site Plan
Scale: 1/8" = 1'

Revision
1
2
3
4

Loyal Design Group
APN: 069-002-000
City of San Jose

GMFL Distribution /Sungrown Wellness
22601 El Camino Real

Date: 5/12/18
Scale: 1/4" = 1'-0"
U.N.O.
Drawn By: MED
Shr.
C-1



Fire Safety Site Plan

