



Fw: Contact Us (response #2539)

Board of Supervisors to: BOS_Legislative Assistants,
cr_board_clerk Clerk Recorder

04/07/2014 08:14 AM

Sent by: **Cytasha Campa**

----- Forwarded by Cytasha Campa/BOS/COSLO on 04/07/2014 08:13 AM -----

From: "Internet Webmaster" <webmaster@co.slo.ca.us>
To: "BoardOfSups@co.slo.ca.us" <BoardOfSups@co.slo.ca.us>
Date: 04/05/2014 06:27 AM
Subject: Contact Us (response #2539)

Contact Us (response #2539)

Survey Information

Site:	County of SLO
Page Title:	Contact Us
URL:	http://www.slocounty.ca.gov/bos/BOSContactUs.htm
Submission Time/Date:	4/5/2014 6:27:07 AM

Survey Response

Name:	Douglas Overman
Telephone Number:	
Email address:	doverman53@gmail.com
Comments or questions (8,192 characters max):	Los Osos McDonald's I lived in Los Osos from 1973 through 2000, and still own property there. I saw many changes during that time including the construction of the Williams Bros shopping center where the proposed McDonalds wants to locate. We used to have only two very small grocery markets in the community. As cute as all that was, I greatly appreciated the convenience of an actual market when it was eventually built. I believe the "Williams Bros Coming Soon" sign was there ten years before being built. The building moratorium has suppress Los Osos long enough. It is time to move forward and allow McDonalds to proceed with the drive in plans. Let the

citizens of Los Osos decide the success or failure by the patronage or lack of. However, for the record, I will never darken their door to buy the calorie dense low nutrient food they offer. I would really like to see an organic food/health food store go in its place. I realize that will not happen anytime soon, but I also realize that it is none of my business what other people eat. Please vote to approve the drive-in for the Los Osos McDonalds



Fw: I SUPPORT THE MC DONALD'S RESTAURANT IN LOS OSOS

Cytasha Campa to: BOS_Legislative Assistants,
cr_board_clerk Clerk Recorder

04/07/2014 08:24 AM

Kindest regards,

Cytasha Campa

Board Secretary

Board of Supervisors

San Luis Obispo County

805-781-4335

----- Forwarded by Cytasha Campa/BOS/COSLO on 04/07/2014 08:24 AM -----

From: Linda Trahey <ltra@thegrid.net>
To: <ccampa@co.slo.ca.us>
Date: 04/07/2014 08:23 AM
Subject: I SUPPORT THE MC DONALD'S RESTAURANT IN LOS OSOS
Sent by: <ltrahey@live.com>

Hello Cytasha:

I sent the following email to all five members of the Board of Supervisors':

Dear :

I support a new DRIVE THROUGH McDonald's in Los Osos because of the following reasons:

- It will provide increased tax revenues for our town, currently being enjoyed by the McDonald's in Morro Bay;*
- It will provide local, entry-level jobs for Los Osos students and young people, as well as a place to meet and spend some "down" time;*
- Older, infirm, and handicapped patrons living in Los Osos will have a place to easily purchase food and beverages without leaving their vehicles and having to find a parking place, park, and then manipulate canes, wheelchairs, scooters, etc., in order to just have*

lunch or dinner “out”;

- *It will allow local young mothers, with small children a place to quickly and easily drive through and order food or a treat for their family;*
- *It will allow workers to quickly grab a lunch and get back to their jobs without spending time ordering at a lunch counter or being limited to Subway for a quick lunch;*
- *It will provide a place for those elderly people, who live in the local mobile home parks, a place to meet and have an inexpensive cup of coffee or soft drink;*
- *It will provide a place for our local youth teams to meet after games and be treated to inexpensive refreshments, or to celebrate special events and championships;*
- *The existing building has been sitting vacant for nearly a decade and is being wasted~it was used as a drive-through in the past and needs little or not alteration to provide for McDonald's to update and put this building to good use!*

PLEASE VOTE IN FAVOR OF ALLOWING A DRIVE-THROUGH MC DONALD'S RESTAURANT TO BE LOCATED IN LOS OSOS in the existing drive-through building on LOVR!

I hope you will approve this project!

*Yours truly,
Linda Trahey*



Fw: Los Osos McDonald's Drive-Through--Please allow it

Bruce Gibson to: Adam Hill, Frank Mecham, Bruce Gibson,
Debbie Arnold, Caren Ray

04/07/2014 10:59 AM

Sent by: **Cherie McKee**

Cc: Jennifer Caffee, Hannah Miller, Vicki Shelby, Elizabeth
Ruth, cr_board_clerk Clerk Recorder

fyi

----- Forwarded by Cherie McKee/BOS/COSLO on 04/07/2014 10:59 AM -----

From: "Cheryl" <cjannop929@charter.net>
To: <bgibson@co.slo.ca.us>
Date: 04/05/2014 07:42 AM
Subject: Los Osos McDonald's Drive-Through--Please allow it

Dear Supervisor Gibson:

Please help bring McDonald's drive-through to Los Osos. It would be a bright light that we need in this dreary looking town. It would not create any more pollution than sitting at the traffic signal at 10th street and Los Osos Valley Rd. if you are on 10th heading to Los Osos Valley Rd. and wanting to turn rt. or left..It is forever and cars pile up waiting..People say it will hurt the other restaurants in town. Well, not all of us want to eat at the Sea Pines Golf Course in a loud bar with drunks and noise..Not all of us can afford to eat at Celia's which has wonderful food, but for two people the cost is \$30.00 for breakfast and has chairs, inside or outside, that are too hard for a person that suffers with pain. The Chinese food place has bad food and not all of us like pizza, mexican food or hamburgers that cost \$7.00-\$9.00. For those of us that are still working at over age 65 and trying to care for a family member, we need a break, and it is nice to be able to drive thru and pick up a salad or iced coffee..We must drive to Morro Bay once a week to get this break..I have waited longer at the drive-thru at Rabobank than I have at McDonald's or Taco Bell..I have never see a line out to the street in Morro Bay...Just because McDonald's goes up here does not mean we will not go to other restaurants in town, we would save time & gas not driving to Morro Bay when we are in pain and so tired that we can't get out of the car to stand in line. Please allow a drive-thru McDonald's. Thanks, C. Jann



Fw: Los Osos McDonald's Restaurant

Cytasha Campa to: BOS_Legislative Assistants,
cr_board_clerk Clerk Recorder

04/07/2014 08:20 AM

Kindest regards,

Cytasha Campa

Board Secretary

Board of Supervisors

San Luis Obispo County

805-781-4335

----- Forwarded by Cytasha Campa/BOS/COSLO on 04/07/2014 08:20 AM -----

From: Karyn Charf <charf@msn.com>
To: <bgibson@co.slo.ca.us>
Cc: <ccampa@co.slo.ca.us>
Date: 04/06/2014 09:02 PM
Subject: Los Osos McDonald's Restaurant

Please allow the use of the existing drive-through in Los Osos for McDonald's Restaurant. It will revitalize a building that has sat vacant for eight years while employing local construction workers during the remodel. The new restaurant will create 35 jobs and generate additional tax revenue to pay for vital services in the community.

Karyn Charf



Fw: McDonald's in Los Osos

Cytasha Campa to: BOS_Legislative Assistants,
cr_board_clerk Clerk Recorder

04/04/2014 04:40 PM

Kindest regards,

Cytasha Campa

Board Secretary

Board of Supervisors

San Luis Obispo County

805-781-4335

----- Forwarded by Cytasha Campa/BOS/COSLO on 04/04/2014 04:40 PM -----

From: "Cathie L." <cathieleavitt@gmail.com>
To: ccampa@co.slo.ca.us
Date: 04/04/2014 04:27 PM
Subject: McDonald's in Los Osos

To: SLO County Board of Supervisors

I am writing to express my concerns over the proposed McDonald's in Los Osos. While I have nothing against McDonald's, and dine there myself on occasion, I do have concerns about the esthetic and environmental impact of a fast food restaurant in our quaint little coastal village. I believe McDonald's can earn the support of Los Osos citizens and this can be a WIN-WIN project for McDonald's and our community, with the following revisions to the proposed project:

1. No drive-through, please!
2. Redesign architecture, lighting and signage to better fit the character of the existing architecture in the Los Osos business district. Please consider a project visually similar to the McDonald's on Madonna Road in SLO. This would be more compatible with the character of our town.
3. Mitigate the impact of fast-food trash along LOVR between the restaurant and Montana de Oro. We know there will be an increase in roadside trash as a direct result of McDonald's being there. McDonald's can make a statement about responsible corporate citizenship by committing to regular, frequent trash pickup and disposal at their expense. The "Adopt-a-Highway" program might be a good way to accomplish this, providing positive recognition for McDonald's by having their name on a sign. WIN-WIN!

Thank you,
Cathie Leavitt



Fw: McDonald's Los Osos-Please Vote in Favor
Cytasha Campa to: BOS_Legislative Assistants,
cr_board_clerk Clerk Recorder

04/07/2014 08:21 AM

Kindest regards,

Cytasha Campa

Board Secretary

Board of Supervisors

San Luis Obispo County

805-781-4335

----- Forwarded by Cytasha Campa/BOS/COSLO on 04/07/2014 08:20 AM -----

From: Mary Reents <mbreents@gmail.com>
To: bgibson@co.slo.ca.us, fmecham@co.slo.ca.us, ahill@co.slo.ca.us, cray@co.slo.ca.us,
darnold@co.slo.ca.us, ccampa@co.slo.ca.us
Date: 04/06/2014 03:49 PM
Subject: McDonald's Los Osos-Please Vote in Favor

We are in **FAVOR** of the McDonald's drive thru in Los Osos, and are in favor of having McDonald's in our community, for the following reasons:

1. The project is in conformance with plans and policies in Los Osos, has their water equivalencies, and has met all requirements for processing their permit. There is no ordinance in effect in Los Osos precluding a drive through window as part of the project.
2. There is precedent for drive through windows in Los Osos, as evidenced by the existing drive through as part of the building McDonald's is proposing to use for the store. And, the existing Rabo Bank has a drive through that is widely used by the community. The Rabo Bank drive through window has a sign that requests drivers to turn off their engines while conducting their banking, thus reducing air quality emissions or at least rendering the emissions the same as if they parked their car and went into the bank. There is no reason the drive through at Mc Donald's can't do the same. I've noticed that when queuing at gas stations that drivers are increasingly turning off their engines while waiting in line--so the trend for this behavior is there. The drivers just need to be reminded to turn off their engines.
3. As you know, Los Osos has a very mixed economic population; we have elderly and handicapped (of all ages) that really could use a drive through window for those times when they have difficulty transitioning from their cars to the restaurant. Mothers with young children, such as our renters that have four adopted children ages 1, 2 3 and 4, that wish they had a drive through restaurant where they could treat their children without having to lug them all into the restaurant. She indicates that the children's meals with chicken nuggets, apples and milk is a good meal for her children, and one that she can afford. Should we place our values and our abilities to access a variety of choice restaurants in Los Osos on others in our community that aren't so fortunate?
4. Contractors, landscapers, delivery folks that don't have much money for lunch, don't have the time to go into a sit down restaurant, and have costly equipment in the back of their trucks also appreciate having access to a drive through restaurant without having to drive to Morro

Bay to get lunch. A five mile drive adds that much cost to a struggling family and workers in time and gas, where if a drive through restaurant such as Mc Donald's were available in Los Osos would really help them meet their budgets. We, who are more fortunate to make discriminating choices, should not place our value systems on folks that are less fortunate.

We'll still go to Noi's, Garden Café, and Sylvester's regardless of a Mc Donald's in our community so the effect on local businesses from loss of business is not likely to happen.

4. Regardless of our life style, we understand that having a Mc Donald's in our town will provide a place for fixed income households, of which about 34+ percent have earned incomes below poverty level, provides a place to meet, have a reasonably price cup of coffee (we rich folks can go to Starbucks but a fixed income or poor family would rather pay \$1.00 for a large coffee than Starbucks prices), and visit with their friends. I personally evidenced this trend in San Luis Obispo when the Foothill Blvd store was open--the elderly from the nearby assisted living facilities would meet every morning at McDonalds to visit and have a cup of coffee. They lost out when the franchisee had to close that facility because they couldn't get a permit for a drive through window. We have four mobile home parks and several assisted living homes in Los Osos. Don't you think they should have an opportunity to have a reasonably priced place to meet? So, maybe an egg white McMuffin and a \$1 cup of coffee isn't your thing, but it sure is for a lot of Americans.

5. I have spoken with many of my neighbors who are totally in favor of Mc Donald's because they have limited choices in this town to take their soccer, baseball, football, tennis, dance (and so on) teams after their events that provides a low cost meal that all can afford. Right now, many of them go to Morro Bay, suffer the inconvenience of additional gas and time, to take their kids to a fast food restaurant after the games. Why not have such a facility in Los Osos.

6. I've heard the arguments about increased trash---I certainly don't see it in Morro Bay at the beaches or around the exiting Mc Donald's, Burger King, Taco Bell, etc.; why would we see an increase in trash at Montana de Oro? Drive through restaurants don't increase trash, people do and that we can never control, because people have the choice to litter, not restaurants. People can just as easily go into any restaurant, purchase a meal, take it anywhere and dump their trash wherever they wish--Mc Donalds' isn't the cause of littering.

7. The drive through would cause a queue in the parking lot at the shopping center in front of Miner's Hardware, probably on a busy summer Saturday during a Miner's sale. We spoiled shoppers would be inconvenienced at that time and probably would have to park farther away from Miner's and walk. Horrors. I am in favor of walking and dealing with the inconvenience of additional queuing because I know that the benefits of having the Mc Donalds for a large segment of our community far outweighs the inconvenience. That shopping center has had to deal with vacant stores for years; wouldn't it be refreshing to have some more businesses in Los Osos and more choice.

8. Los Osos has been beaten up by the sewer project and especially the moratorium--no growth, inability to economically keep small businesses in the community because there is a lack of business in general. Having a modicum of corporate presence in the community would be a benefit because once there is an influx of money into this community it would spur additional growth. Corporate America (that includes Subway and Starbucks) has the ability to bring jobs into the community. Goodness knows we need jobs for young people in Los Osos--there aren't many of any kind, entry level or otherwise. And our General Plan, such that it is, doesn't allow much development in the community, so why not use an empty bank building that has been sitting vacant for years, for something constructive.

9. I acted as the planner for the City of Morro Bay for six months and during that time Mc Donald's came in with their restaurant remodel. I found the Mc Donald's planners and

engineers and the franchise owner to be very professional and willing to meet Morro Bay planning standards during the review process. Since it is the same franchise owner, I'm sure they would be willing to put up signs requesting drivers to turn off their cars/trucks while waiting for their order at the drive through, and I'm sure they would place workers at the drive through to speed up the ordering process (as they did last Saturday during the city-wide yard sale) in the event that queuing at the drive through was in any way blocking through traffic in the parking lot.

Please vote in favor of the drive through and allow Mc Donalds to come into our community. It will be a boon to business and will lift the downtrodden spirits of a large segment of folks in this community.

Sincerely, Mark and Mary Reents

--

Mary B. Reents

mbreents@gmail.com



Fw: Please Stop McDonald's!

Sandy Currens to: cr_board_clerk Clerk Recorder

04/07/2014 10:59 AM

Sandy Currens
Deputy Clerk
County Clerk Recorder
805-781-5080

Website: www.SLOvote.com

Like Us: www.facebook.com/slocountyclerkrec

Follow Us: www.twitter.com/slocountyclerk

----- Forwarded by Sandy Currens/ClerkRec/COSLO on 04/07/2014 10:59 AM -----

From: Annette Ramirez/ClerkRec/COSLO
To: Sandy Currens/ClerkRec/COSLO@Wings
Date: 04/07/2014 10:51 AM
Subject: Fw: Please Stop McDonald's!

From: Bruce Gibson/BOS/COSLO
To: Adam Hill/BOS/COSLO@wings.co.slo.ca.us, Frank Mecham/BOS/COSLO@Wings, Bruce Gibson/BOS/COSLO@Wings, Debbie Arnold/BOS/COSLO@wings.co.slo.ca.us, Caren Ray/BOS/COSLO@wings.co.slo.ca.us
Cc: Jennifer Caffee/BOS/COSLO@Wings, Hannah Miller/BOS/COSLO@Wings, Vicki Shelby/BOS/COSLO@Wings, Elizabeth Ruth/BOS/COSLO@Wings, Catrina Christensen/ClerkRec/COSLO@Wings, Annette Ramirez/ClerkRec/COSLO@Wings
Date: 04/07/2014 09:40 AM
Subject: Fw: Please Stop McDonald's!
Sent by: Cherie McKee

fyi

----- Forwarded by Cherie McKee/BOS/COSLO on 04/07/2014 09:40 AM -----

From: Lyndsey Homan <lyndseyhoman@gmail.com>
To: Bgibson@co.slo.ca.us
Date: 04/06/2014 04:45 PM
Subject: Please Stop McDonald's!

Mr. Gibson,

My name is Lyndsey Homan and I am a full-time student and part-time worker (minimum wage.) I ate McDonald's way too often for a long time when I first moved out on my own. It really messed with my health and I got sick more often. Please stop McDonald's from entering Los Osos. People should be influenced to eat healthy! Not to mention, think of all of the air pollution the drive-thru would cause. I thought that's why we outlawed drive-thrus in SLO? If Los Osos residents are craving fast food they can drive 13 minutes away to the McDonald's in Morro Bay. I know that if this plan goes through there will not be any positive outcomes. Please stop this.

Sincerely,
Lyndsey Homan



Fw: No McDonalds

Annette Ramirez to: Sandy Currens

04/07/2014 10:51 AM

From: Bruce Gibson/BOS/COSLO
To: Adam Hill/BOS/COSLO@wings.co.slo.ca.us, Frank Mecham/BOS/COSLO@Wings, Bruce Gibson/BOS/COSLO@Wings, Debbie Arnold/BOS/COSLO@wings.co.slo.ca.us, Caren Ray/BOS/COSLO@wings.co.slo.ca.us
Cc: Jennifer Caffee/BOS/COSLO@Wings, Hannah Miller/BOS/COSLO@Wings, Vicki Shelby/BOS/COSLO@Wings, Elizabeth Ruth/BOS/COSLO@Wings, Catrina Christensen/ClerkRec/COSLO@Wings, Annette Ramirez/ClerkRec/COSLO@Wings
Date: 04/07/2014 09:42 AM
Subject: Fw: No McDonalds
Sent by: Cherie McKee

fyi

----- Forwarded by Cherie McKee/BOS/COSLO on 04/07/2014 09:42 AM -----

From: Randon Pool <rpstitchwitch@earthlink.net>
To: bgibson@co.slo.ca.us
Date: 04/07/2014 07:57 AM
Subject: No McDonalds

Dear County Board of Supervisors,

I am writing to let you know I am AGAINST the McDonalds project in Los Osos for a number of reasons.

The first, and most important reason is the water usage of this business. The residents of Los Osos have been asked to limit their water consumption to 50 gallons a day per person. This is a critical time in our community as our water supply is in jeopardy and conservation is absolutely essential for our survival. To approve a business that will use more than 1250 gallons of water per day is irresponsible. The citizens of this community must come before businesses of any kind.

Second, the traffic pattern suggested in the plans is problematic at best. The parking lot in the Miner's/Von's shopping center is small with an established traffic pattern. The proposed new pattern, with parking places facing the other direction, will simply create chaos. The in/out drive way are one in the same making the entrance/exit from Los Osos Valley Road a traffic hazard. And, another critical question is where are the giant trucks delivering food to the McDonald's store going to park? It seems that issue alone would disrupt the traffic pattern enough to decline this "minor use" permit. There will be nothing minor about this McDonald's store. It will be disruptive to both the shopping center and the community. A disruption I am against.

Third, the trash, traffic, and patrons a 24-hour restaurant will have a huge impact on this community. The drive-thru - which are not in San Luis Obispo - are certainly not welcome in Los Osos.

Fourth, the 35 jobs this store will generate are simply not worth the disruption it will create.

Fifth, the majority of people in Los Osos are against this project. I would think this would be the driving force to decline the permit. At the Los Osos Community meeting on March 31, twenty-two people spoke on this topic. Nineteen of those were against the McDonald's store approval. I believe this is a good representation of the ratio of for/against this project. Please listen to the people of Los Osos and deny this permit.

Sixth, Los Osos is a gem of a community on the Central Coast. A sleepy community of 14,000. We have an excellent assortment of mom and pop businesses that keep us self reliant. We are not on a major thoroughfare, those visiting Montana de Oro have several local eateries from which to chose - with much healthier menus than McDonald's. We have no need of a 24-hour restaurant - McDonald's or other. We love our dark skye so we can see the beautiful stars. We do not need our sky's lit with the neon of the golden arches to spoil our night view. There is also a residential area that sits above this shopping center. Currently, the stores turn off their lights at night, allowing the residents of those houses a break from the lights. McDonald's does not care about the residents up on the hill or anywhere else in Los Osos for that matter. McDonald's is ab out the all mighty dollar - period.

I ask you to please deny this permit and do not allow McDonalds to come to our quiet, beautiful community. We do not want them or what they will bring with them.

Thank you for your time and consideration.

Randon Pool

Randon Pool
Costume Designer



Fw: Los Osos
Annette Ramirez to: Sandy Currens

04/07/2014 10:51 AM

From: Bruce Gibson/BOS/COSLO
To: Adam Hill/BOS/COSLO@wings.co.slo.ca.us, Frank Mecham/BOS/COSLO@Wings, Bruce Gibson/BOS/COSLO@Wings, Debbie Arnold/BOS/COSLO@wings.co.slo.ca.us, Caren Ray/BOS/COSLO@wings.co.slo.ca.us
Cc: Jennifer Caffee/BOS/COSLO@Wings, Hannah Miller/BOS/COSLO@Wings, Vicki Shelby/BOS/COSLO@Wings, Elizabeth Ruth/BOS/COSLO@Wings, Annette Ramirez/ClerkRec/COSLO@Wings, Catrina Christensen/ClerkRec/COSLO@Wings
Date: 04/07/2014 09:43 AM
Subject: Fw: Los Osos
Sent by: Cherie McKee

fyi

----- Forwarded by Cherie McKee/BOS/COSLO on 04/07/2014 09:42 AM -----

From: Rand Ball <randbal@att.net>
To: "bgibson@co.slo.ca.us" <bgibson@co.slo.ca.us>
Date: 04/07/2014 06:32 AM
Subject: Los Osos

Does Los Osos need a [24/7](#) drive thru restaurant? No. Please deny the request to have the hours [24/7](#) and drive thru included in the proposal for MacDonal'd's in Los Osos. Better yet no MacDonal'd's.

Thank you.

Randolph Ball

Sent from my iPad



Fw: No MacDonald's Drive-Thru in Los Osos
Annette Ramirez to: Sandy Currens

04/07/2014 10:51 AM

From: Bruce Gibson/BOS/COSLO
To: Adam Hill/BOS/COSLO@wings.co.slo.ca.us, Frank Mecham/BOS/COSLO@Wings, Bruce Gibson/BOS/COSLO@Wings, Debbie Arnold/BOS/COSLO@wings.co.slo.ca.us, Caren Ray/BOS/COSLO@wings.co.slo.ca.us
Cc: Jennifer Caffee/BOS/COSLO@Wings, Hannah Miller/BOS/COSLO@Wings, Vicki Shelby/BOS/COSLO@Wings, Elizabeth Ruth/BOS/COSLO@Wings, Catrina Christensen/ClerkRec/COSLO@Wings, Annette Ramirez/ClerkRec/COSLO@Wings
Date: 04/07/2014 09:43 AM
Subject: Fw: No MacDonald's Drive-Thru in Los Osos
Sent by: Cherie McKee

fyi

----- Forwarded by Cherie McKee/BOS/COSLO on 04/07/2014 09:43 AM -----

From: "Susan B" <susanb@nickb.org>
To: bgibson@co.slo.ca.us
Date: 04/06/2014 11:07 PM
Subject: No MacDonald's Drive-Thru in Los Osos

Dear Sup. Gibson,

I am writing this to voice my opposition to the proposed MacDonald's Drive Thru which I feel would clash with the character of Los Osos. We have marshes and sand dunes and the south end of Morro Bay. MacDonalDs would bring very bright lights, concentrated traffic and unhealthy food. Let's keep this out of Los Osos.

Susan Balthasar



Fw: No drive thru

Annette Ramirez to: Sandy Currens

04/07/2014 10:52 AM

From: Bruce Gibson/BOS/COSLO
To: Adam Hill/BOS/COSLO@wings.co.slo.ca.us, Frank Mecham/BOS/COSLO@Wings, Bruce Gibson/BOS/COSLO@Wings, Debbie Arnold/BOS/COSLO@wings.co.slo.ca.us, Caren Ray/BOS/COSLO@wings.co.slo.ca.us
Cc: Jennifer Caffee/BOS/COSLO@Wings, Hannah Miller/BOS/COSLO@Wings, Vicki Shelby/BOS/COSLO@Wings, Elizabeth Ruth/BOS/COSLO@Wings, Catrina Christensen/ClerkRec/COSLO@Wings, Annette Ramirez/ClerkRec/COSLO@Wings
Date: 04/07/2014 09:45 AM
Subject: Fw: No drive thru
Sent by: Cherie McKee

fyi

----- Forwarded by Cherie McKee/BOS/COSLO on 04/07/2014 09:44 AM -----

From: "justinmay@yahoo.com" <justinmay@yahoo.com>
To: "bgibson@co.slo.ca.us" <bgibson@co.slo.ca.us>
Date: 04/06/2014 04:17 PM
Subject: No drive thru

Please vote against the drive thru for Mc Donalds. That particular area on Los Osos valley road is already get hard to get and out of. Putting in a drive thru would be a nightmare situation.

Not a good fit for our County and our happy little town.

Justin May



Fw: Los Osos Mcdonalds
Annette Ramirez to: Sandy Currens

04/07/2014 10:52 AM

From: Bruce Gibson/BOS/COSLO
To: Adam Hill/BOS/COSLO@wings.co.slo.ca.us, Frank Mecham/BOS/COSLO@Wings, Bruce Gibson/BOS/COSLO@Wings, Debbie Arnold/BOS/COSLO@wings.co.slo.ca.us, Caren Ray/BOS/COSLO@wings.co.slo.ca.us
Cc: Jennifer Caffee/BOS/COSLO@Wings, Hannah Miller/BOS/COSLO@Wings, Vicki Shelby/BOS/COSLO@Wings, Elizabeth Ruth/BOS/COSLO@Wings, Catrina Christensen/ClerkRec/COSLO@Wings, Annette Ramirez/ClerkRec/COSLO@Wings
Date: 04/07/2014 09:51 AM
Subject: Fw: Los Osos Mcdonalds
Sent by: Cherie McKee

fyi

----- Forwarded by Cherie McKee/BOS/COSLO on 04/07/2014 09:51 AM -----

From: "kjb3571@yahoo.com" <kjb3571@yahoo.com>
To: "bgibson@co.slo.ca.us" <bgibson@co.slo.ca.us>
Date: 04/06/2014 12:43 AM
Subject: Los Osos Mcdonalds

Good day Mr Gibson,

Today I am writing you to ask that you approve the McDonalds in Los Osos with a drive thru. I have grown up in Los Osos and I love the area. I have grown up in Ralphs. Although I like to support local business when I can. Sometimes lunch may only be 20-30 minutes and a drive thru would sure be nice.

I am asking you to vote yes on McDonalds just as we have voted yes for you.
thank you for your time

Sincerely
Kyle Basti
Sales manager Ralphs Los Osos



Fw: McDONALDS IN LOS OSOS
Annette Ramirez to: Sandy Currens

04/07/2014 10:52 AM

From: Bruce Gibson/BOS/COSLO
To: Catrina Christensen/ClerkRec/COSLO@Wings, Annette Ramirez/ClerkRec/COSLO@Wings
Date: 04/07/2014 09:52 AM
Subject: Fw: McDONALDS IN LOS OSOS
Sent by: Cherie McKee

fyi

----- Forwarded by Cherie McKee/BOS/COSLO on 04/07/2014 09:52 AM -----

From: Judy West <charliejude@live.com>
To: bgibson@co.slo.ca.us
Cc: fmecham@co.slo.ca.us, ahill@co.slo.ca.us, cray@co.slo.ca.us, darnold@co.slo.ca.us
Date: 04/05/2014 06:40 PM
Subject: McDONALDS IN LOS OSOS

Dear Bruce Gibson,

I am writing you to voice my opinion regarding the proposed McDonalds in Los Osos. I strongly oppose having a McDonalds in Los Osos for several reasons.

1. Trash. I ride my bike daily on South Bay Blvd and Los Osos Valley Road and the number one trash item is fast food.
2. Safety. That area in Von's can be incredible congested. There is no stop light pulling out of Vons
3. Pollution. Do we really want idling cars???
4. Changing the character of Los Osos. Los Osos is a very unique place. We pride ourselves in the lack of this kind of business. We want businesses who buy local and contribute to the area. Not contribute to obesity and bad business.

Thank you for your time,
Judy West



Fw: OPPOSED TO McDONALDS DRIVE THROUGH IN LOS OSOS

Annette Ramirez to: Sandy Currens

04/07/2014 10:52 AM

From: Bruce Gibson/BOS/COSLO
To: Annette Ramirez/ClerkRec/COSLO@Wings, Catrina Christensen/ClerkRec/COSLO@Wings
Date: 04/07/2014 09:53 AM
Subject: Fw: OPPOSED TO McDONALDS DRIVE THROUGH IN LOS OSOS
Sent by: Cherie McKee

fyi

----- Forwarded by Cherie McKee/BOS/COSLO on 04/07/2014 09:52 AM -----

From: Virginia Jensen <virjensen@gmail.com>
To: bgibson@co.slo.ca.us
Cc: fmecham@co.slo.ca.us, ahill@co.slo.ca.us, cray@co.slo.ca.us, darnold@co.slo.ca.us
Date: 04/05/2014 06:21 PM
Subject: OPPOSED TO McDONALDS DRIVE THROUGH IN LOS OSOS

Dear Bruce Gibson,

I am a Los Osos resident and I am adamantly opposed to having a McDonalds drive through in our Vons Shopping Center for the following reasons:

PARKING LOT CONGESTION

The path of traffic entering and exiting this parking lot is awkward and unsafe. A McDonalds drive through would make this even worse. I hope that you have taken the time to drive around this parking lot on a weekend.

TRASH

The concerned people of Los Osos pick up trash in their daily walks. We live next to the Bay and don't want trash blowing into the waters. The proliferation of bags, styrofoam, plastic lids&straws will just be more trash on the roads being blown toward the bay.

SMALL TOWN FEELING

We are in the midst of a huge project tearing up every street for our sewer. The last thing our quiet town needs in a big construction project resulting in a maze of fast food seeking cars. Let the Los Osos planning committee complete their plan of where our community is heading. We are the entrance to the fabulous Montana de Oro State Park. With the new bike trails and new Bluff Trail improvements, Los Osos is going to see a lot more traffic passing through on the way to the park.

POLLUTION

Drive throughs are a bad idea for any community. It is wonderful the city of San Luis Obispo has ban drive throughs from the city limits. Having a line of idling cars, waiting for their food is an environmental absurdity that we don't want to sponsor in our community.

Please do not allow McDonalds to have a restaurant drive-thru in our small town.

Sincerely,
Virginia Jensen



Fw: no mcdonalds in los osos
Annette Ramirez to: Sandy Currens

04/07/2014 10:53 AM

From: Bruce Gibson/BOS/COSLO
To: Adam Hill/BOS/COSLO@wings.co.slo.ca.us, Frank Mecham/BOS/COSLO@Wings, Bruce Gibson/BOS/COSLO@Wings, Debbie Arnold/BOS/COSLO@wings.co.slo.ca.us, Caren Ray/BOS/COSLO@wings.co.slo.ca.us
Cc: Jennifer Caffee/BOS/COSLO@Wings, Hannah Miller/BOS/COSLO@Wings, Vicki Shelby/BOS/COSLO@Wings, Elizabeth Ruth/BOS/COSLO@Wings, Catrina Christensen/ClerkRec/COSLO@Wings, Annette Ramirez/ClerkRec/COSLO@Wings
Date: 04/07/2014 09:54 AM
Subject: Fw: no mcdonalds in los osos
Sent by: Cherie McKee

fyi

----- Forwarded by Cherie McKee/BOS/COSLO on 04/07/2014 09:53 AM -----

From: "steven moberg,phd" <stevenmobergphd@sbcglobal.net>
To: "bgibson@co.slo.ca.us" <bgibson@co.slo.ca.us>
Date: 04/05/2014 04:22 PM
Subject: no mcdonalds in los osos

Dear supervisor Gibon

My wife and i have been los osos home owners since 1990 on 4th street and we have supported you as our supervisor every election and plan to do so in this next election- we would like your support in a no vote on the mcdonalds drive through appeal issue- you have heard all the reasons- we agree- we urge a no vote on this matter- no mcdonalds in los osos!!!!

steven moberg, phd
evelyn frame



Fw: McDonald's Traffic Study
Annette Ramirez to: Sandy Currens

04/07/2014 10:53 AM

From: Bruce Gibson/BOS/COSLO
To: Catrina Christensen/ClerkRec/COSLO@Wings, Annette Ramirez/ClerkRec/COSLO@Wings
Date: 04/07/2014 09:55 AM
Subject: Fw: McDonald's Traffic Study
Sent by: Cherie McKee

----- Forwarded by Cherie McKee/BOS/COSLO on 04/07/2014 09:55 AM -----

From: julie Tacker <nomcdonaldslososos@gmail.com>
To: fmecham@co.slo.ca.us, bgibson@co.slo.ca.us, ahill@co.slo.ca.us, darnold@co.slo.ca.us, cray@co.slo.ca.us, kbrown@co.slo.ca.us
Date: 04/05/2014 03:43 PM
Subject: Re: McDonald's Traffic Study

Would help if there was an attachment for you to read.
Here you go.
Julie

On Sat, Apr 5, 2014 at 3:40 PM, julie Tacker <nomcdonaldslososos@gmail.com> wrote:
I think you will find Table 3 on page 8 most interesting.

Please find the attached.

Julie Tacker



McDonald's Traffic and Queuing Analysis.pdf

TRAMES SOLUTIONS INC.

June 25, 2013

Mr. Mel Cruz
Area Construction Manager
McDonald's USA, LLC.
3800 Kilroy Airport Way, Suite 200
Long Beach, CA 90806

Subject: Los Osos McDonalds Traffic and Drive-Thru Queuing Analysis (JN 0047-0009)

Dear Mr. Cruz:

Trames Solutions, Inc. is pleased to provide the following traffic and drive-thru lane queuing assessment for the proposed 3,078 sf McDonald's restaurant. The proposed restaurant will replace an existing vacant bank within a commercial center. The site is located north of Los Osos Valley Road and west of South Bay Boulevard in the Community of Los Osos (County of San Luis Obispo). Figure A illustrates the location of the proposed project. The intent of this analysis is to determine if the added traffic due to the proposed project would impact the driveways serving the proposed project and if the stacked vehicles due to the proposed drive-thru lane would affect the ability for patrons to enter the site off of Los Osos Valley Road.

INTRODUCTION

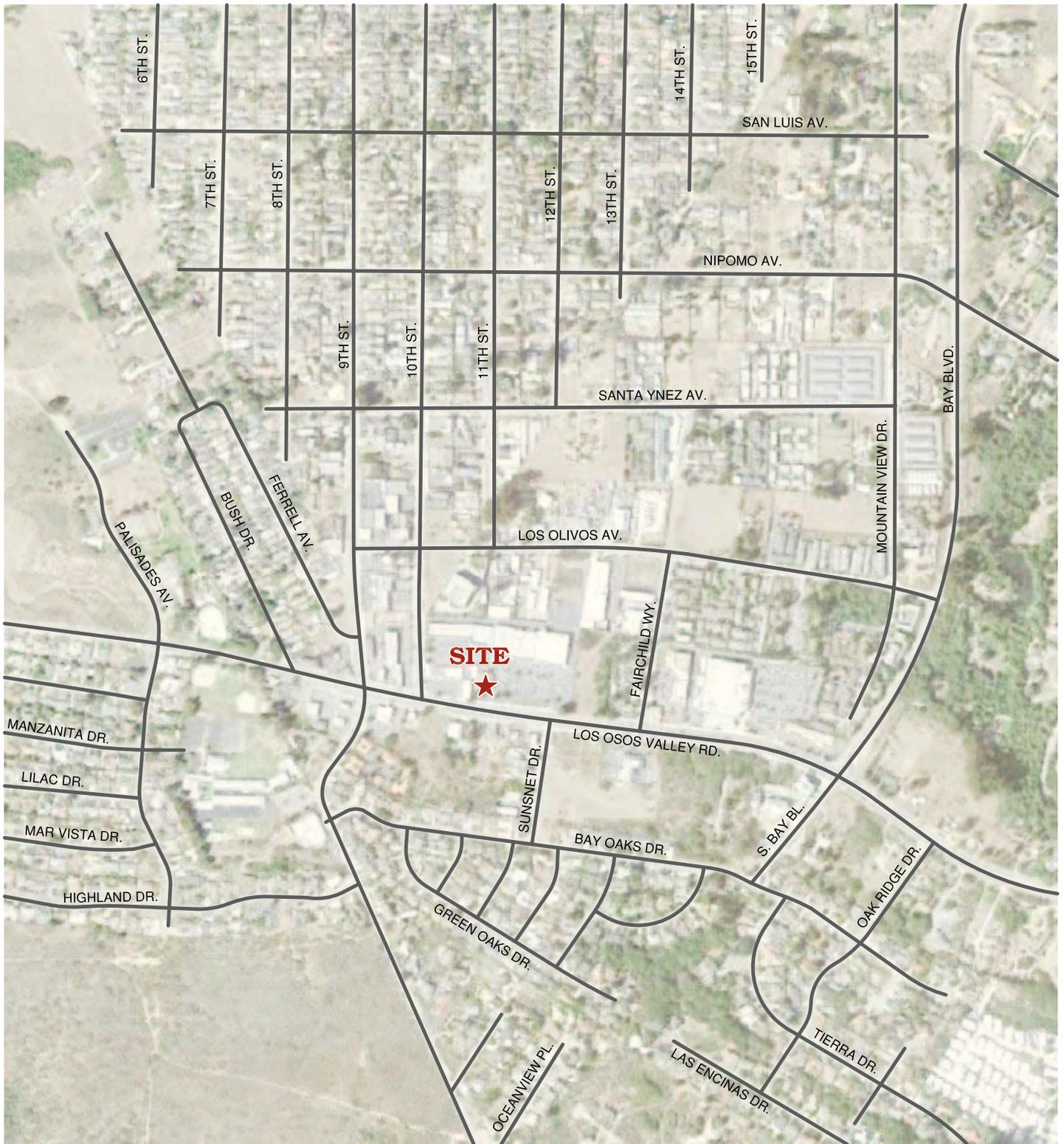
The site is currently occupied by a vacant bank. The bank is located within an existing shopping center with direct access to Los Osos Valley Road. The McDonalds customers entering the site off of Los Osos Valley Road can turn left to enter the drive-thru lane and parking area. Patrons destined to the other on-site commercial uses can proceed straight or turn right to access the main parking areas.

The site plan is illustrated on Figure B. As indicated on the plan, the restaurant will be mainly served by the driveway off of Los Osos Valley Road and the driveway off of 10th Street. The restaurant's drive-thru lane will provide room for approximately 5 vehicles between the pickup window and the order board and 3 vehicles between the order board and the drive-thru entrance. Behind the drive-thru entrance, approximately 8 vehicles can stack within the drive aisle.

0047-0009-06_Ltr Report_Revised June 2013

Item No. 19
Meeting Date: April 8, 2014
Presented by: Julie Tacker
Rec'd prior to meeting & posted to web on: April 7, 2014

FIGURE A LOCATION MAP



Los Osos McDonalds Traffic and Drive-Thru Queuing Analysis
Los Osos, CA (#0047-0009;01.dwg)

TRAMES SOLUTIONS INC.

Item No. 9

Meeting Date: April 8, 2014

Presented by: Julie Tacker

Rec'd prior to meeting & posted to web on: April 7, 2014

**FIGURE B
SITE PLAN**



Los Osos McDonalds Traffic and Drive-Thru Queuing Analysis
Los Osos, CA (#0047-000902.dwg)

TRAMES SOLUTIONS INC.

Item No. 19
Meeting Date: April 8, 2014
Presented by: Julie Tacker
Rec'd prior to meeting & posted to web on: April 7, 2014

Mr. Mel Cruz
McDonald's USA, LLC.
June 25, 2013

EMPIRICAL DATA COLLECTION

In order to evaluate the operations of the project's driveways, traffic counts have been collected at the existing site to determine the current level of traffic entering and exiting the site. Peak hour turning movement counts were conducted on June 20, 2013 between the hours of 7 AM-9 AM and 4 PM-6 PM at the two driveways serving the project (Driveway/10th Street and Driveway/Los Osos Valley Road). A weekend count was also conducted on June 22, 2013 between 11 AM and 1PM. Daily traffic counts were conducted on the weekday and weekend along Los Osos Valley Road adjacent to the site to determine the current traffic levels. The existing counts are illustrated on Figure C. It should be noted that construction was occurring during the count periods but travel lanes were open to through traffic. Attachment "A" contains the traffic count worksheets.

In order to determine the potential parking requirements and drive-thru queuing distance of the proposed McDonalds site, two other McDonald's restaurants have been surveyed. The following locations were surveyed during the morning peak (6:30 – 9:00 AM), midday peak (11:30-1:30 PM), and evening peak hour (4:00-6:00 PM) in October, 2012:

- McDonalds at 401 South Ventura Road, Oxnard (3376 sf)
 - Number of vehicles able to stack between the drive-thru entrance and the order board = 3 vehicles
 - Number of vehicles able to stack between the pick-up window and the order board = 8 vehicles
- McDonalds at 2201 North Rose Avenue, Oxnard (1743 sf)
 - Number of vehicles able to stack between the drive-thru entrance and the order board = 10 vehicles
 - Number of vehicles able to stack between the pick-up window and the order board = 5 vehicles

It should be noted that approximately 20 to 25 feet per vehicle is an industry standard used to estimate the length needed for a queued vehicle. However, since the drive-thru operations

FIGURE C EXISTING (2013) TRAFFIC COUNTS



	10TH ST. / SHOPPING CENTER DWY.		SHOPPING CENTER DWY. / LOS OSOS VALLEY RD.	
AM PEAK HOUR				
PM PEAK HOUR				
WEEKEND MID-DAY				

LEGEND:

= INTERSECTION ANALYSIS LOCATION

10 = PEAK HOUR VOLUMES

1,000 = VEHICLES PER DAY



Mr. Mel Cruz
McDonald's USA, LLC.
June 25, 2013

involve relatively slow speeds, a slightly shorter distance between vehicles is often observed. This can result in allowing more vehicles to queue in a given length.

The vehicular queues at the two sites were observed between; 1) the area behind the order board; and 2) the pick-up window and the order board at each location. The results of the survey are included in Attachment "A" along with the site plans for each location.

Table 1 provides a summary of the maximum queues identified in the surveyed data. Based on the data collected, a maximum of 15 vehicles were observed in the drive-thru lane at the 401 South Ventura Road site (at 5:25 PM). A maximum of 10 vehicles were observed in the drive-thru lane at the 2201 North Rose Avenue site at approximately 1:15 and 4:00 in the afternoon. The amount of vehicles at the 401 South Ventura Road site exceeds the theoretical number of cars that could be stacked within the drive-thru lane. It was observed that vehicles stacked beyond the entrance to the drive-thru lane. This queue lasted approximately 30 seconds and was not reached again for the rest of the day. It should be noted that there is additional area at the site to accommodate vehicles waiting to enter the drive-thru lane without impeding the flow of traffic within the overall site.

PROJECT TRIP GENERATION/DISTRIBUTION

Trip generation represents the amount of traffic which is attracted and produced by a development. The trip generation for the project is based upon the specific land use which has been planned for this development. For the purpose of this analysis, the following land use assumption is evaluated:

- 3,078 square fast-food restaurant

Trip generation rates for the proposed development are shown in Table 2. The trip generation rates are based upon data collected by the Institute of Transportation Engineers (ITE).

TABLE 1
DRIVE THRU SURVEY SUMMARY

Empirical Data Summary

LOCATION	NUMBER OF VEHICLES ABLE TO STACK ¹		MAXIMUM NUMBER OF VEHICLES OBSERVED		RESTAURANT SIZE (sf)	MAXIMUM RATE	
	BETWEEN THE DRIVE THRU ENTRANCE AND THE ORDER BOARD	BETWEEN THE ORDER BOARD AND THE PICKUP WINDOW	AT AND BEHIND THE ORDER BOARD	BETWEEN THE ORDER BOARD AND THE PICKUP WINDOW		AT AND BEHIND THE ORDER BOARD	BETWEEN THE ORDER BOARD AND THE PICKUP WINDOW
McDonalds 401 S. Ventura Rd.	3	8	8	7	3376	2.37	2.07
McDonalds 2201 N. Rose Ave.	10	5	6	5	1743	3.44	2.87
Average Peak Stacking Rate						2.91	2.47

Proposed Project Drive-Thru Recommendation

PROPOSED PROJECT	RESTAURANT SIZE (sf)	MAXIMUM RATE		RECOMMENDED STACKING	
		AT AND BEHIND THE ORDER BOARD	BETWEEN THE ORDER BOARD AND THE PICKUP WINDOW	AT AND BEHIND THE ORDER BOARD	BETWEEN THE ORDER BOARD AND THE PICKUP WINDOW
	3078	2.91	2.47	9	8

¹ Based on 20-25' feet per vehicle

**TABLE 2
 PROJECT TRIP GENERATION RATES¹**

LAND USE	ITE CODE	QUANTITY	UNITS ²	PEAK HOUR TRIP RATES						DAILY
				AM			PM			
				IN	OUT	TOTAL	IN	OUT	TOTAL	
Fast Food w/ Drive Thru	934	3.078	TSF	23.16	22.26	45.42	16.98	15.67	32.65	496.12

¹ Source: ITE (Institute of Transportation Engineers) Trip Generation Manual, 9th Edition, 2012.

² TSF = Thousand Square Feet

The daily and peak hour trip generations for the proposed project are shown on Table 3. The proposed development is projected to generate a total of approximately 1,527 trip-ends per day with 140 vehicles per hour during the AM peak hour and 100 vehicles per hour during the PM peak hour.

**TABLE 3
 PROJECT TRIP GENERATION SUMMARY**

LAND USE	QUANTITY	UNITS ¹	PEAK HOUR						DAILY
			AM			PM			
			IN	OUT	TOTAL	IN	OUT	TOTAL	
Fast Food w/ Drive Thru	3.078	3.078	71	69	140	52	48	100	1527
TOTAL			71	69	140	52	48	100	1,527

¹ TSF = Thousand Square Feet

It is anticipated that not all of the vehicle trips expected to be generated by the commercial component of the proposed project will be new trips on the roadway network. A portion of these trips will consist of pass-by trips or vehicles already traveling along roadways adjacent to the project site. Pass by trips are defined as trips that will patronize the proposed development and then continue on to their original destination. For the purposes of this analysis, all project traffic has been assigned to the driveways to ensure a conservatively high assessment of future operations.

Mr. Mel Cruz
McDonald's USA, LLC.
June 25, 2013

1. Project Trip Distribution and Assignment

Trip distribution represents the directional orientation of traffic to and from the project site. The project's trip distribution patterns are based on the existing counts and the proximity of the residential units to the proposed driveway locations and the surrounding trip attractors (employment bases, commercial opportunities, recreation centers, etc.). The trip distribution pattern for the project is illustrated on Figure D.

2. Project Peak Hour Turning Movement Traffic

The assignment of traffic from the site to the adjoining roadway system has been based upon the site's trip generation, trip distribution, proposed arterial highway and local street systems, which would be in place by the time of initial occupancy of the site. Based on the identified project traffic generation and distribution, project daily, AM and PM peak hour intersection traffic volumes are shown on Figure E.

TRAFFIC EVALUATION

A level of service (LOS) designation is the generally accepted measure utilized for determining the quality of operation of either a roadway segment or intersection. There are six LOS categories ranging from LOS A, free flowing traffic to LOS F, bumper-to-bumper traffic. San Luis Obispo County considers LOS D as the minimum acceptable operating standard for the planning area within the Urban Reserve Line. Therefore, levels of service LOS A, B, C, and D are acceptable and levels of service LOS E and F are not acceptable. The County considers LOS C as the minimum acceptable operating standard for rural areas and therefore LOS A, B and C are acceptable and LOS D, E and F are not acceptable.

FIGURE D PROJECT TRIP DISTRIBUTION



LEGEND:

← 10% = PERCENT TO/FROM PROJECT



FIGURE E PROJECT ONLY TRAFFIC VOLUMES



	10TH ST. / SHOPPING CENTER DWY.	SHOPPING CENTER DWY. / LOS OSOS VALLEY RD.
AM PEAK HOUR		
PM PEAK HOUR		

LEGEND:

= INTERSECTION ANALYSIS LOCATION

10 = PEAK HOUR VOLUMES

1,000 = VEHICLES PER DAY



A. Existing Conditions

An intersections level of service is calculated using the methodology outlined in the Highway Capacity Manual (HCM). For two-way stopped controlled intersections, the delay for the worst movement is used to determine the intersections overall level of service. The following table illustrates the correlation between an intersections delay and level of service:

TABLE 4
LEVEL OF SERVICE CRITERIA FOR
TWO-WAY STOPPED CONTROLLED INTERSECTIONS

Level of Service	Average Total Delay per Vehicle (Seconds)
	Unsignalized
A	0 to 10.00
B	10.01 to 15.00
C	15.01 to 25.00
D	25.01 to 35.00
E	35.01 to 50.00
F	50.01 and up

The two driveways serving the project are currently unsignalized. Table 5 summarizes the delays and levels of service for both locations. Based on the peak hour traffic volumes for the weekday conditions and the current geometry, the driveways are operating at acceptable levels of service. The weekend analysis was not provided since the volumes are generally less than the PM weekday peak hour and would result in similar or better operations. Furthermore, the County typically does not consider the weekend conditions in their impact criteria. Attachment B contains the level of service worksheets.

**TABLE 5
 EXISTING (2013) CONDITIONS INTERSECTION ANALYSIS**

ID	Intersection	Traffic Control ¹	Intersection Approach Lanes ²												Delay ³ (secs.)		LOS ³	
			Northbound			Southbound			Eastbound			Westbound			AM	PM	AM	PM
			L	T	R	L	T	R	L	T	R	L	T	R				
1	10th St. / Shopping Ctr. Dwy.	CSS	0	1	d	0	1	0	0	0	0	0	1!	0	9.5	9.8	A	A
2	Shopping Ctr. Dwy. / Los Osos Valley Rd. ⁴	CSS	0	1!	0	0	1!	0	1	2	d	1	2	d	12.4	16.1	B	C

- ¹ CSS = Cross-Street Stop
- ² When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.
 L = Left; T = Through; R = Right; 1! = Shared Left-Through-Right Lane; d = De Facto Right Turn Lane
- ³ Delay and level of service (LOS) calculated using the following analysis software: Traffix 8.0 R1
- ⁴ Eastbound and Westbound left turn lanes are accommodated within the existing two-way turn lane (TWTL).

The level of service for roadway segments is based on the volume-to-capacity ratio. The following table presents the correspondence between level of service and v/c ratio.

**TABLE 6
 LEVEL OF SERVICE CRITERIA FOR ROADWAY SEGMENTS**

LOS	V/C/ Ratio
A	< 0.60
B	0.61 – 0.70
C	0.71 – 0.80
D	0.81 – 0.90
E	0.91 – 1.00
F	> 1.00

Los Osos Valley Road (LOVR)- is a two-lane principal arterial that traverses the agricultural lands between Los Osos and the City of San Luis Obispo. Within the community of Los Osos the roadway widens to four lanes between Lariat Drive and Bush Drive. A combination of two-way left-turn lanes and left- turn pockets are provided along Los Osos Valley Road within the community. LOVR would provide access to the Proposed Project sites.

The existing ADT volumes on LOVR were obtained from empirical traffic counts. The following table shows the existing ADT volume and capacity for the study area roadway segment. The roadway capacity was derived from the Estero Area Plan prepared by San Luis Obispo County. As shown, the existing traffic volumes are within the design capacities of LOVR.

**TABLE 7
 EXISTING ROADWAY OPERATIONS**

Roadway Segment	Classification	Capacity	ADT	LOS
LOVR e/o 10 th St.	4-Lane Arterial	35,900 ADT	16,886 ADT	A

B. Existing + Project (E + P) Conditions

Intersection levels of service for the Existing + Project traffic conditions are shown in Table 8. For E + P traffic conditions, the study area intersections are projected to operate at an acceptable level of service during the peak hours with the existing geometry. The operation analysis worksheets for Existing + Project traffic conditions are provided in Attachment “C” and Figure F illustrates the future traffic volumes.

FIGURE F EXISTING PLUS PROJECT TRAFFIC VOLUMES



	10TH ST. / SHOPPING CENTER DWY.	SHOPPING CENTER DWY. / LOS OSOS VALLEY RD.
AM PEAK HOUR		
PM PEAK HOUR		

LEGEND:

- = INTERSECTION ANALYSIS LOCATION
- 10 = PEAK HOUR VOLUMES
- 1,000 = VEHICLES PER DAY



**TABLE 8
 EXISTING PLUS PROJECT CONDITIONS INTERSECTION ANALYSIS**

ID	Intersection	Traffic Control ¹	Intersection Approach Lanes ²								Delay ³ (secs.)		LOS ³					
			Northbound			Southbound			Eastbound		Westbound		AM	PM	AM	PM		
			L	T	R	L	T	R	L	T	R	L					T	R
1	10th St. / Shopping Ctr. Dwy.	CSS	0	1	d	0	1	0	0	0	0	0	1!	0	9.6	9.8	A	A
2	Shopping Ctr. Dwy. / Los Osos Valley Rd. ⁴	CSS	0	1!	0	0	1!	0	1	2	d	1	2	d	13.6	20.0	B	C

- ¹ CSS = Cross-Street Stop
- ² When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.
 L = Left; T = Through; R = Right; 1! = Shared Left-Through-Right Lane; d = De Facto Right Turn Lane
- ³ Delay and level of service (LOS) calculated using the following analysis software: Traffix 8.0 R1
- ⁴ Eastbound and Westbound left turn lanes are accommodated within the existing two-way turn lane (TWTL).

Los Osos Valley Road is expected to continue to operate at acceptable levels of service with the additional traffic due to the project. Table 9 presents the summary of the existing plus project roadway conditions.

**TABLE 9
 EXISTING PLUS PROJECT ROADWAY OPERATIONS**

Roadway Segment	Classification	Capacity	E+P ADT	LOS
LOVR e/o 10 th St.	4-Lane Arterial	35,900 ADT	17,573 ADT	A

The County of San Luis Obispo uses a performance standard to determine whether the projected traffic generation is substantial. A traffic impact occurs when the level of service (LOS) at roadways and intersections is at LOS D or worse for areas within the urban reserve line. This standard is a decrease of a level of service to LOS D or worse at roadways and intersections. A traffic impact occurs when the level of service at roadways and intersections is at LOS E or worse for urban areas and LOS D or worse for rural areas. Since the project driveways are currently

Mr. Mel Cruz
McDonald's USA, LLC.
June 25, 2013

operating at acceptable levels of service and are forecast to continue to do so, a traffic impact is not anticipated at these locations due to the proposed project.

DRIVE-THRU ANALYSIS

By utilizing the results of the empirical survey, the maximum number of vehicles at the proposed drive-thru can be estimated. The number of vehicles stacked at the drive-thru can be correlated to the square footage of the restaurant. A drive-thru "stacking rate" has been calculated for the maximum and average queues based on the associated site's square footage. By applying the "stacking rate" to the proposed restaurant's square footage, a maximum of 9 vehicles would occur behind the order board and 8 vehicles would occur between the order board and the pick-up window. It is important to note that these estimates are based on "full capacity" conditions during the peak hours since the highest stacking rates were used.

The analysis indicates that a maximum of 8 vehicles could queue between the order board and pick up window. The site plan would accommodate approximately 5 vehicles. In order to reduce the potential backup, patrons could be requested to drive forward towards the end of the drive-thru lane. There is enough room to accommodate 5 vehicles between the end of the drive-thru lane and the pick-up window.

The proposed site will accommodate a total of 3 vehicles between the drive-thru entrance and the pick-up window. Based on the analysis presented above, up to 9 queued vehicles may result during the peak operating time periods between the order board and the drive-thru entrance. Since the proposed site would allow 3 vehicles to stack between the drive-thru entrance and the order board, up to 6 vehicles may extend behind the order board during the peak hours of operation. It is important to note that the site layout can accommodate approximately 8 additional vehicles between the drive-thru entrance and Los Osos Valley Road.

Mr. Mel Cruz
McDonald's USA, LLC.
June 25, 2013

CONCLUSION

The drive-thru analysis indicates that the site plan can accommodate the drive-thru needs of the restaurant and is not anticipated to impede the flow of the adjacent drive aisle. It should be noted that the analysis presented above represents a conservative assessment of the operations at the drive-thru for the following reasons:

1. The analysis is based on the maximum queues surveyed at the two locations. These maximums occur infrequently. On average, the observed queues were considerably less.
2. The analysis periods represent the busiest time for the fast-food restaurant. At other times of the day, the queues will not be as long.

It is anticipated that the proposed drive-thru lane will function adequately without adversely affecting the operations of the adjacent drive aisle.

1. Existing Conditions

For Existing traffic conditions, the study area intersections are currently operating at an acceptable level of service during the peak hours with existing geometry.

2. Existing + Project Conditions

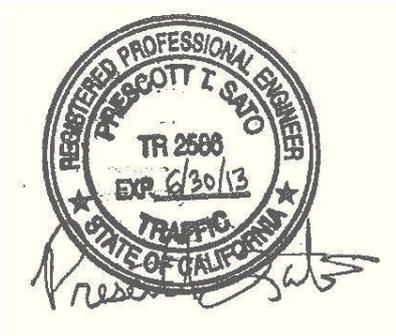
For E + P traffic conditions, the study area intersections are projected to continue to operate at an acceptable levels of service during the peak hours with existing geometry.

Mr. Mel Cruz
McDonald's USA, LLC.
June 25, 2013

Based on the analysis presented in this report, the project is not anticipated to have a traffic impact on the driveways during the weekday conditions.

If you have any questions, please do not hesitate to call me at (949) 244-2436.

Trames Solutions, Inc.



Scott Sato, P.E.
Senior Associate

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ATTACHMENT A

TRAFFIC COUNT / DRIVEWAY QUEUES

County of San Luis Obispo
 N/S: 10th Street
 E/W: Shopping Center Driveway
 Weather: Sunny

File Name : CSO_10TH_DRIVWAY AM
 Site Code : 20113238
 Start Date : 6/20/2013
 Page No : 1

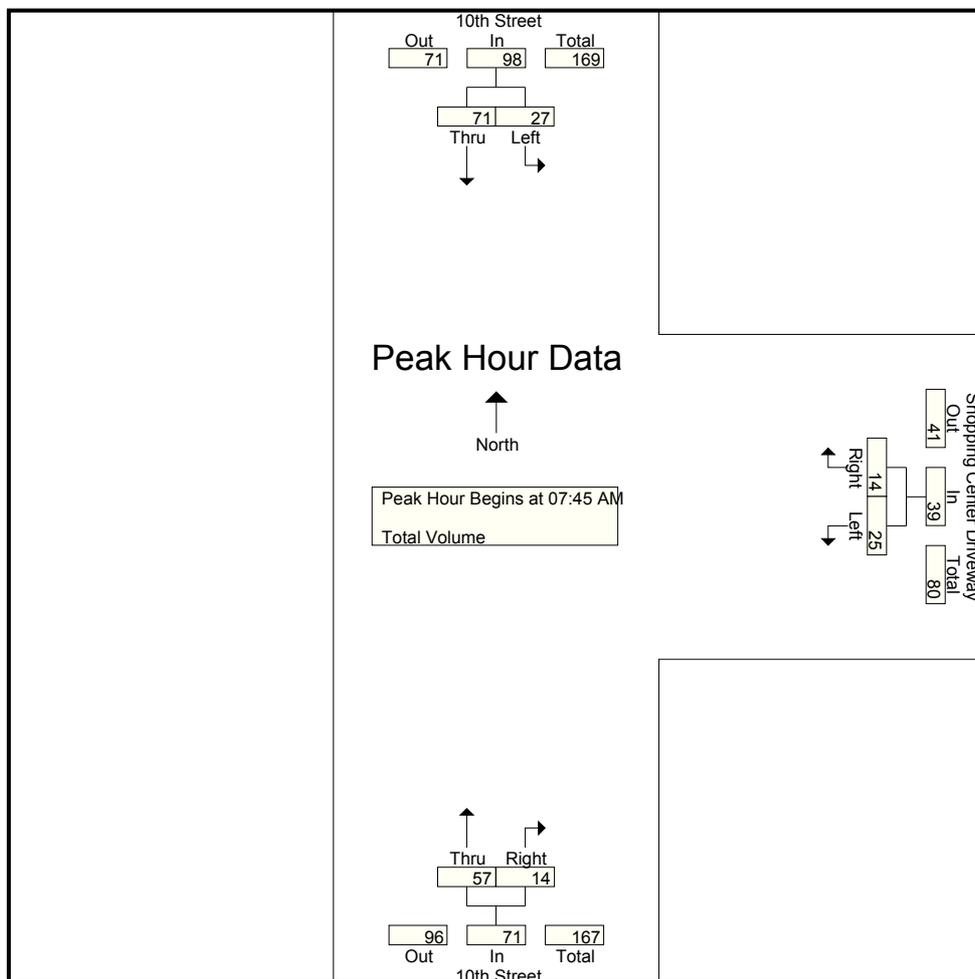
Groups Printed- Total Volume

Start Time	10th Street Southbound			Shopping Center Driveway Westbound			10th Street Northbound			Int. Total
	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	
07:00 AM	6	12	18	5	6	11	12	4	16	45
07:15 AM	3	16	19	1	2	3	10	1	11	33
07:30 AM	6	12	18	2	1	3	14	4	18	39
07:45 AM	10	24	34	9	1	10	20	5	25	69
Total	25	64	89	17	10	27	56	14	70	186
08:00 AM	7	14	21	4	3	7	10	7	17	45
08:15 AM	6	17	23	3	6	9	15	2	17	49
08:30 AM	4	16	20	9	4	13	12	0	12	45
08:45 AM	7	10	17	4	8	12	17	1	18	47
Total	24	57	81	20	21	41	54	10	64	186
Grand Total	49	121	170	37	31	68	110	24	134	372
Apprch %	28.8	71.2		54.4	45.6		82.1	17.9		
Total %	13.2	32.5	45.7	9.9	8.3	18.3	29.6	6.5	36	

Start Time	10th Street Southbound			Shopping Center Driveway Westbound			10th Street Northbound			Int. Total
	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:45 AM										
07:45 AM	10	24	34	9	1	10	20	5	25	69
08:00 AM	7	14	21	4	3	7	10	7	17	45
08:15 AM	6	17	23	3	6	9	15	2	17	49
08:30 AM	4	16	20	9	4	13	12	0	12	45
Total Volume	27	71	98	25	14	39	57	14	71	208
% App. Total	27.6	72.4		64.1	35.9		80.3	19.7		
PHF	.675	.740	.721	.694	.583	.750	.713	.500	.710	.754

County of San Luis Obispo
 N/S: 10th Street
 E/W: Shopping Center Driveway
 Weather: Sunny

File Name : CSO_10TH_DRIVEWAY AM
 Site Code : 20113238
 Start Date : 6/20/2013
 Page No : 2



Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1

Peak Hour for Each Approach Begins at:

	07:45 AM			08:00 AM			07:30 AM		
+0 mins.	10	24	34	4	3	7	14	4	18
+15 mins.	7	14	21	3	6	9	20	5	25
+30 mins.	6	17	23	9	4	13	10	7	17
+45 mins.	4	16	20	4	8	12	15	2	17
Total Volume	27	71	98	20	21	41	59	18	77
% App. Total	27.6	72.4		48.8	51.2		76.6	23.4	
PHF	.675	.740	.721	.556	.656	.788	.738	.643	.770

County of San Luis Obispo
 N/S: 10th Street
 E/W: Shopping Center Driveway
 Weather: Sunny

File Name : CSO_10TH_DRIVEWAY PM
 Site Code : 20113238
 Start Date : 6/20/2013
 Page No : 1

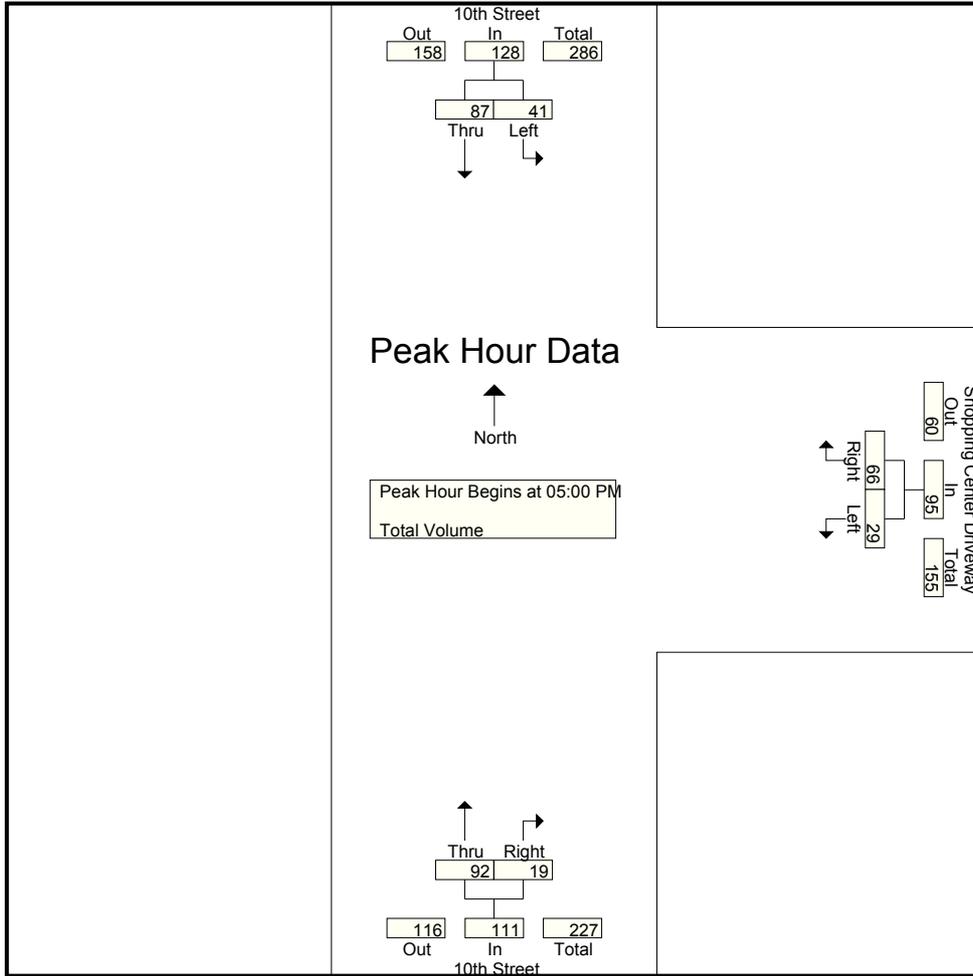
Groups Printed- Total Volume

Start Time	10th Street Southbound			Shopping Center Driveway Westbound			10th Street Northbound			Int. Total
	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	
04:00 PM	20	4	24	9	17	26	13	2	15	65
04:15 PM	11	10	21	6	18	24	24	3	27	72
04:30 PM	16	14	30	11	10	21	18	4	22	73
04:45 PM	13	11	24	5	12	17	23	3	26	67
Total	60	39	99	31	57	88	78	12	90	277
05:00 PM	15	31	46	3	15	18	21	3	24	88
05:15 PM	15	21	36	8	15	23	29	9	38	97
05:30 PM	8	22	30	8	20	28	15	5	20	78
05:45 PM	3	13	16	10	16	26	27	2	29	71
Total	41	87	128	29	66	95	92	19	111	334
Grand Total	101	126	227	60	123	183	170	31	201	611
Apprch %	44.5	55.5		32.8	67.2		84.6	15.4		
Total %	16.5	20.6	37.2	9.8	20.1	30	27.8	5.1	32.9	

Start Time	10th Street Southbound			Shopping Center Driveway Westbound			10th Street Northbound			Int. Total
	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 05:00 PM										
05:00 PM	15	31	46	3	15	18	21	3	24	88
05:15 PM	15	21	36	8	15	23	29	9	38	97
05:30 PM	8	22	30	8	20	28	15	5	20	78
05:45 PM	3	13	16	10	16	26	27	2	29	71
Total Volume	41	87	128	29	66	95	92	19	111	334
% App. Total	32	68		30.5	69.5		82.9	17.1		
PHF	.683	.702	.696	.725	.825	.848	.793	.528	.730	.861

County of San Luis Obispo
 N/S: 10th Street
 E/W: Shopping Center Driveway
 Weather: Sunny

File Name : CSO_10TH_DRIVEWAY PM
 Site Code : 20113238
 Start Date : 6/20/2013
 Page No : 2



Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1

Peak Hour for Each Approach Begins at:

	04:30 PM			05:00 PM			05:00 PM		
+0 mins.	16	14	30	3	15	18	21	3	24
+15 mins.	13	11	24	8	15	23	29	9	38
+30 mins.	15	31	46	8	20	28	15	5	20
+45 mins.	15	21	36	10	16	26	27	2	29
Total Volume	59	77	136	29	66	95	92	19	111
% App. Total	43.4	56.6		30.5	69.5		82.9	17.1	
PHF	.922	.621	.739	.725	.825	.848	.793	.528	.730

County of San Luis Obispo
 N/S: 10th Street
 E/W: Shopping Center Driveway
 Weather: Sunny

File Name : CSO_10TH_DRIVWAY MD
 Site Code : 20113238
 Start Date : 6/22/2013
 Page No : 1

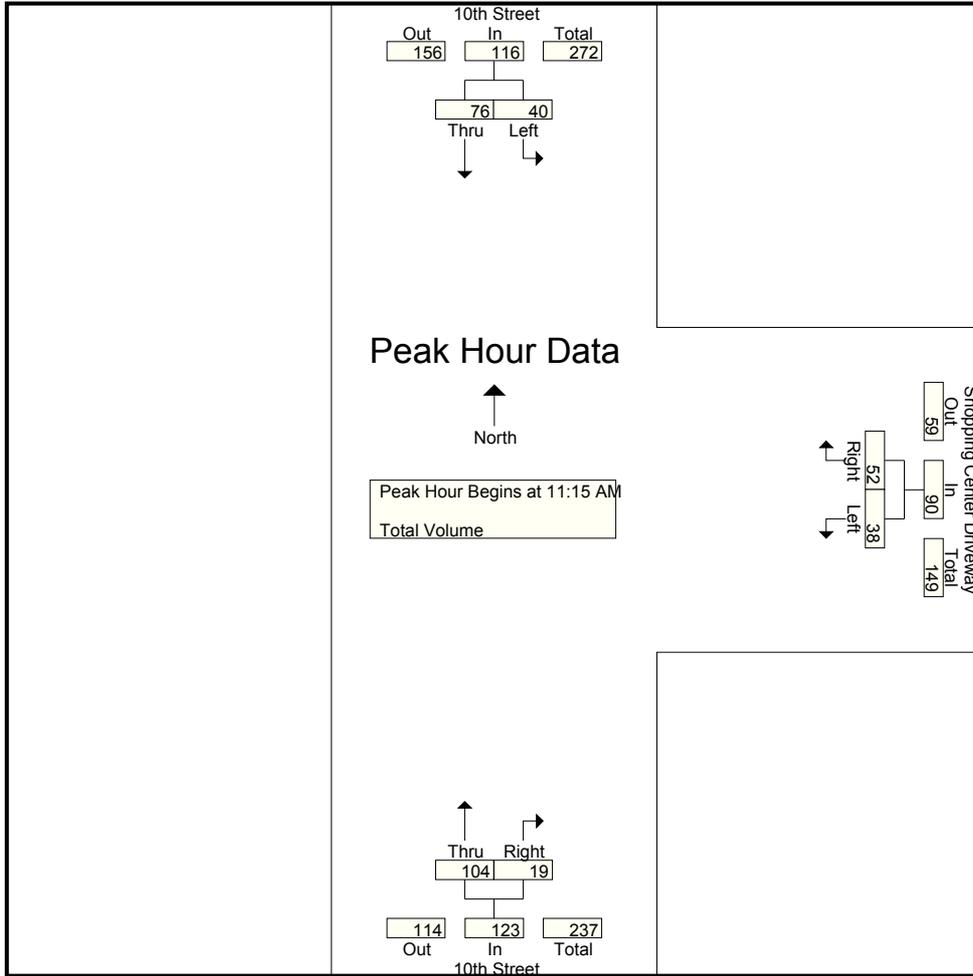
Groups Printed- Total Volume

Start Time	10th Street Southbound			Shopping Center Driveway Westbound			10th Street Northbound			Int. Total
	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	
11:00 AM	14	22	36	4	13	17	22	4	26	79
11:15 AM	12	23	35	11	11	22	26	3	29	86
11:30 AM	10	18	28	6	12	18	27	6	33	79
11:45 AM	7	15	22	9	17	26	24	4	28	76
Total	43	78	121	30	53	83	99	17	116	320
12:00 PM	11	20	31	12	12	24	27	6	33	88
12:15 PM	11	24	35	6	10	16	18	2	20	71
12:30 PM	10	19	29	11	15	26	16	2	18	73
12:45 PM	20	19	39	7	9	16	28	4	32	87
Total	52	82	134	36	46	82	89	14	103	319
Grand Total	95	160	255	66	99	165	188	31	219	639
Apprch %	37.3	62.7		40	60		85.8	14.2		
Total %	14.9	25	39.9	10.3	15.5	25.8	29.4	4.9	34.3	

Start Time	10th Street Southbound			Shopping Center Driveway Westbound			10th Street Northbound			Int. Total
	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	
Peak Hour Analysis From 11:00 AM to 12:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 11:15 AM										
11:15 AM	12	23	35	11	11	22	26	3	29	86
11:30 AM	10	18	28	6	12	18	27	6	33	79
11:45 AM	7	15	22	9	17	26	24	4	28	76
12:00 PM	11	20	31	12	12	24	27	6	33	88
Total Volume	40	76	116	38	52	90	104	19	123	329
% App. Total	34.5	65.5		42.2	57.8		84.6	15.4		
PHF	.833	.826	.829	.792	.765	.865	.963	.792	.932	.935

County of San Luis Obispo
 N/S: 10th Street
 E/W: Shopping Center Driveway
 Weather: Sunny

File Name : CSO_10TH_DRIVEWAY MD
 Site Code : 20113238
 Start Date : 6/22/2013
 Page No : 2



Peak Hour Analysis From 11:00 AM to 12:45 PM - Peak 1 of 1

Peak Hour for Each Approach Begins at:

	12:00 PM			11:45 AM			11:15 AM		
+0 mins.	11	20	31	9	17	26	26	3	29
+15 mins.	11	24	35	12	12	24	27	6	33
+30 mins.	10	19	29	6	10	16	24	4	28
+45 mins.	20	19	39	11	15	26	27	6	33
Total Volume	52	82	134	38	54	92	104	19	123
% App. Total	38.8	61.2		41.3	58.7		84.6	15.4	
PHF	.650	.854	.859	.792	.794	.885	.963	.792	.932

Counts Unlimited, Inc.

County of San Luis Obispo
 N/S: Shopping Center-Auto Repair Driveway
 E/W: Los Osos Valley Road
 Weather: Sunny

File Name : CSO_DRIVEWAY_LOS OSOS VALLEY AM
 Site Code : 20113238
 Start Date : 6/20/2013
 Page No : 1

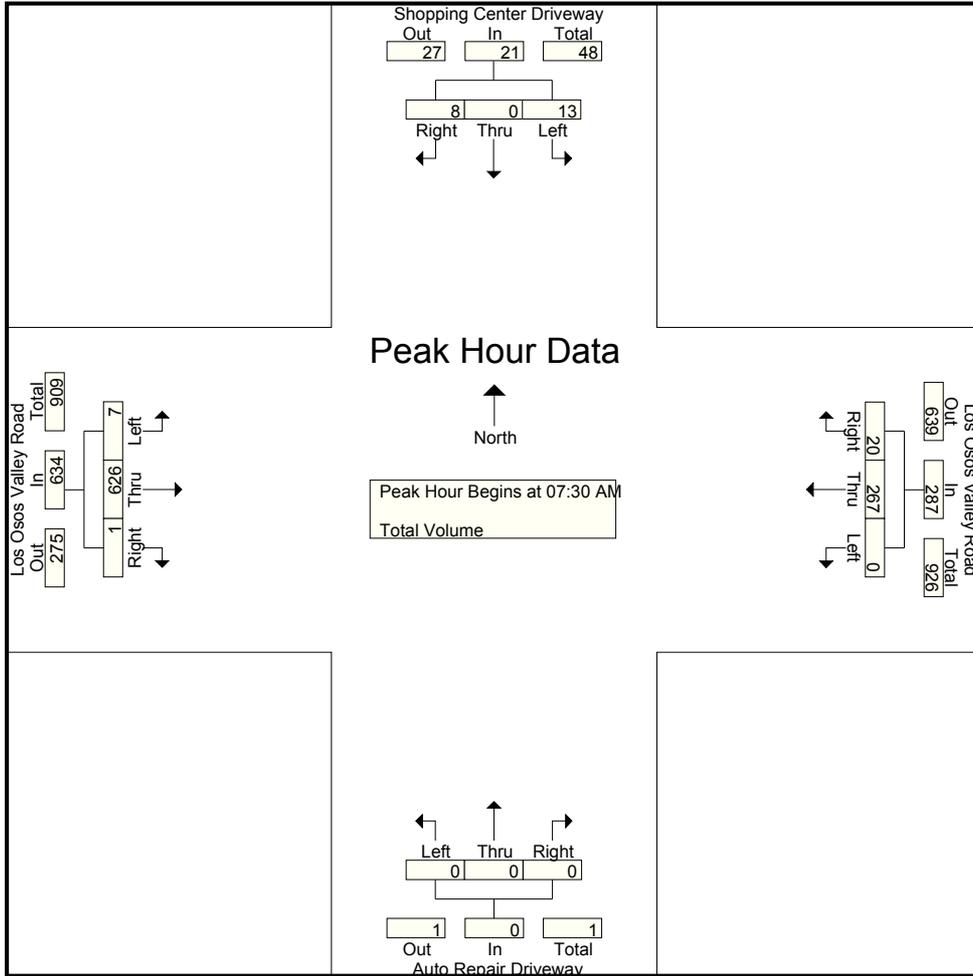
Groups Printed- Total Volume

Start Time	Shopping Center Driveway Southbound				Los Osos Valley Road Westbound				Auto Repair Driveway Northbound				Los Osos Valley Road Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
07:00 AM	1	0	1	2	0	38	2	40	0	0	0	0	0	123	0	123	165
07:15 AM	1	0	4	5	0	38	1	39	0	0	0	0	0	128	0	128	172
07:30 AM	1	0	1	2	0	60	3	63	0	0	0	0	2	172	0	174	239
07:45 AM	5	0	1	6	0	85	2	87	0	0	0	0	2	161	1	164	257
Total	8	0	7	15	0	221	8	229	0	0	0	0	4	584	1	589	833
08:00 AM	4	0	4	8	0	64	7	71	0	0	0	0	2	142	0	144	223
08:15 AM	3	0	2	5	0	58	8	66	0	0	0	0	1	151	0	152	223
08:30 AM	1	0	5	6	0	64	6	70	0	0	0	0	3	155	0	158	234
08:45 AM	2	0	5	7	0	88	6	94	0	0	1	1	6	145	0	151	253
Total	10	0	16	26	0	274	27	301	0	0	1	1	12	593	0	605	933
Grand Total	18	0	23	41	0	495	35	530	0	0	1	1	16	1177	1	1194	1766
Apprch %	43.9	0	56.1		0	93.4	6.6		0	0	100		1.3	98.6	0.1		
Total %	1	0	1.3	2.3	0	28	2	30	0	0	0.1	0.1	0.9	66.6	0.1	67.6	

Start Time	Shopping Center Driveway Southbound				Los Osos Valley Road Westbound				Auto Repair Driveway Northbound				Los Osos Valley Road Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	1	0	1	2	0	60	3	63	0	0	0	0	2	172	0	174	239
07:45 AM	5	0	1	6	0	85	2	87	0	0	0	0	2	161	1	164	257
08:00 AM	4	0	4	8	0	64	7	71	0	0	0	0	2	142	0	144	223
08:15 AM	3	0	2	5	0	58	8	66	0	0	0	0	1	151	0	152	223
Total Volume	13	0	8	21	0	267	20	287	0	0	0	0	7	626	1	634	942
% App. Total	61.9	0	38.1		0	93	7		0	0	0		1.1	98.7	0.2		
PHF	.650	.000	.500	.656	.000	.785	.625	.825	.000	.000	.000	.000	.875	.910	.250	.911	.916

County of San Luis Obispo
 N/S: Shopping Center-Auto Repair Driveway
 E/W: Los Osos Valley Road
 Weather: Sunny

File Name : CSO_DRIVEWAY_LOS OSOS VALLEY AM
 Site Code : 20113238
 Start Date : 6/20/2013
 Page No : 2



Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1
 Peak Hour for Each Approach Begins at:

	08:00 AM				08:00 AM				08:00 AM				07:30 AM			
+0 mins.	4	0	4	8	0	64	7	71	0	0	0	0	2	172	0	174
+15 mins.	3	0	2	5	0	58	8	66	0	0	0	0	2	161	1	164
+30 mins.	1	0	5	6	0	64	6	70	0	0	0	0	2	142	0	144
+45 mins.	2	0	5	7	0	88	6	94	0	0	1	1	1	151	0	152
Total Volume	10	0	16	26	0	274	27	301	0	0	1	1	7	626	1	634
% App. Total	38.5	0	61.5		0	91	9	301	0	0	100		1.1	98.7	0.2	634
PHF	.625	.000	.800	.813	.000	.778	.844	.801	.000	.000	.250	.250	.875	.910	.250	.911

Counts Unlimited, Inc.

County of San Luis Obispo
 N/S: Shopping Center-Auto Repair Driveway
 E/W: Los Osos Valley Road
 Weather: Sunny

File Name : CSO_DRIVEWAY_LOS OSOS VALLEY PM
 Site Code : 20113238
 Start Date : 6/20/2013
 Page No : 1

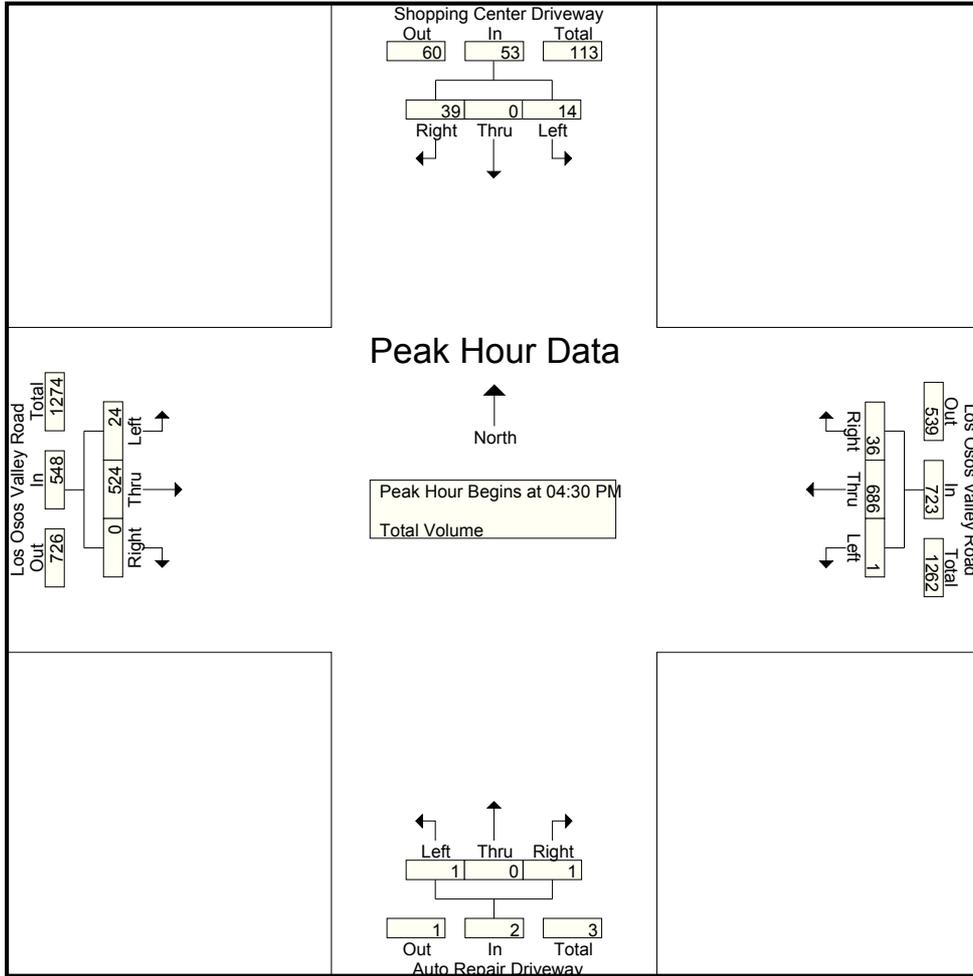
Groups Printed- Total Volume

Start Time	Shopping Center Driveway Southbound				Los Osos Valley Road Westbound				Auto Repair Driveway Northbound				Los Osos Valley Road Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
04:00 PM	8	0	9	17	1	159	6	166	0	0	0	0	2	125	0	127	310
04:15 PM	10	0	10	20	0	159	8	167	0	0	1	1	1	139	0	140	328
04:30 PM	4	0	16	20	1	167	10	178	0	0	0	0	4	129	0	133	331
04:45 PM	4	0	8	12	0	176	8	184	0	0	1	1	8	130	0	138	335
Total	26	0	43	69	2	661	32	695	0	0	2	2	15	523	0	538	1304
05:00 PM	2	0	6	8	0	172	8	180	0	0	0	0	5	133	0	138	326
05:15 PM	4	0	9	13	0	171	10	181	1	0	0	1	7	132	0	139	334
05:30 PM	2	0	7	9	0	173	6	179	0	0	0	0	15	122	0	137	325
05:45 PM	5	0	6	11	0	175	7	182	0	0	0	0	3	117	0	120	313
Total	13	0	28	41	0	691	31	722	1	0	0	1	30	504	0	534	1298
Grand Total	39	0	71	110	2	1352	63	1417	1	0	2	3	45	1027	0	1072	2602
Apprch %	35.5	0	64.5		0.1	95.4	4.4		33.3	0	66.7		4.2	95.8	0		
Total %	1.5	0	2.7	4.2	0.1	52	2.4	54.5	0	0	0.1	0.1	1.7	39.5	0	41.2	

Start Time	Shopping Center Driveway Southbound				Los Osos Valley Road Westbound				Auto Repair Driveway Northbound				Los Osos Valley Road Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	4	0	16	20	1	167	10	178	0	0	0	0	4	129	0	133	331
04:45 PM	4	0	8	12	0	176	8	184	0	0	1	1	8	130	0	138	335
05:00 PM	2	0	6	8	0	172	8	180	0	0	0	0	5	133	0	138	326
05:15 PM	4	0	9	13	0	171	10	181	1	0	0	1	7	132	0	139	334
Total Volume	14	0	39	53	1	686	36	723	1	0	1	2	24	524	0	548	1326
% App. Total	26.4	0	73.6		0.1	94.9	5		50	0	50		4.4	95.6	0		
PHF	.875	.000	.609	.663	.250	.974	.900	.982	.250	.000	.250	.500	.750	.985	.000	.986	.990

County of San Luis Obispo
 N/S: Shopping Center-Auto Repair Driveway
 E/W: Los Osos Valley Road
 Weather: Sunny

File Name : CSO_DRIVEWAY_LOS OSOS VALLEY PM
 Site Code : 20113238
 Start Date : 6/20/2013
 Page No : 2



Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1
 Peak Hour for Each Approach Begins at:

	04:00 PM				04:45 PM				04:00 PM				04:45 PM			
+0 mins.	8	0	9	17	0	176	8	184	0	0	0	0	8	130	0	138
+15 mins.	10	0	10	20	0	172	8	180	0	0	1	1	5	133	0	138
+30 mins.	4	0	16	20	0	171	10	181	0	0	0	0	7	132	0	139
+45 mins.	4	0	8	12	0	173	6	179	0	0	1	1	15	122	0	137
Total Volume	26	0	43	69	0	692	32	724	0	0	2	2	35	517	0	552
% App. Total	37.7	0	62.3		0	95.6	4.4		0	0	100		6.3	93.7	0	
PHF	.650	.000	.672	.863	.000	.983	.800	.984	.000	.000	.500	.500	.583	.972	.000	.993

Counts Unlimited, Inc.

County of San Luis Obispo
 N/S: Shopping Center-Auto Repair Driveway
 E/W: Los Osos Valley Road
 Weather: Sunny

File Name : CSO_DRIVEWAY_LOS OSOS VALLEY MD
 Site Code : 20113238
 Start Date : 6/22/2013
 Page No : 1

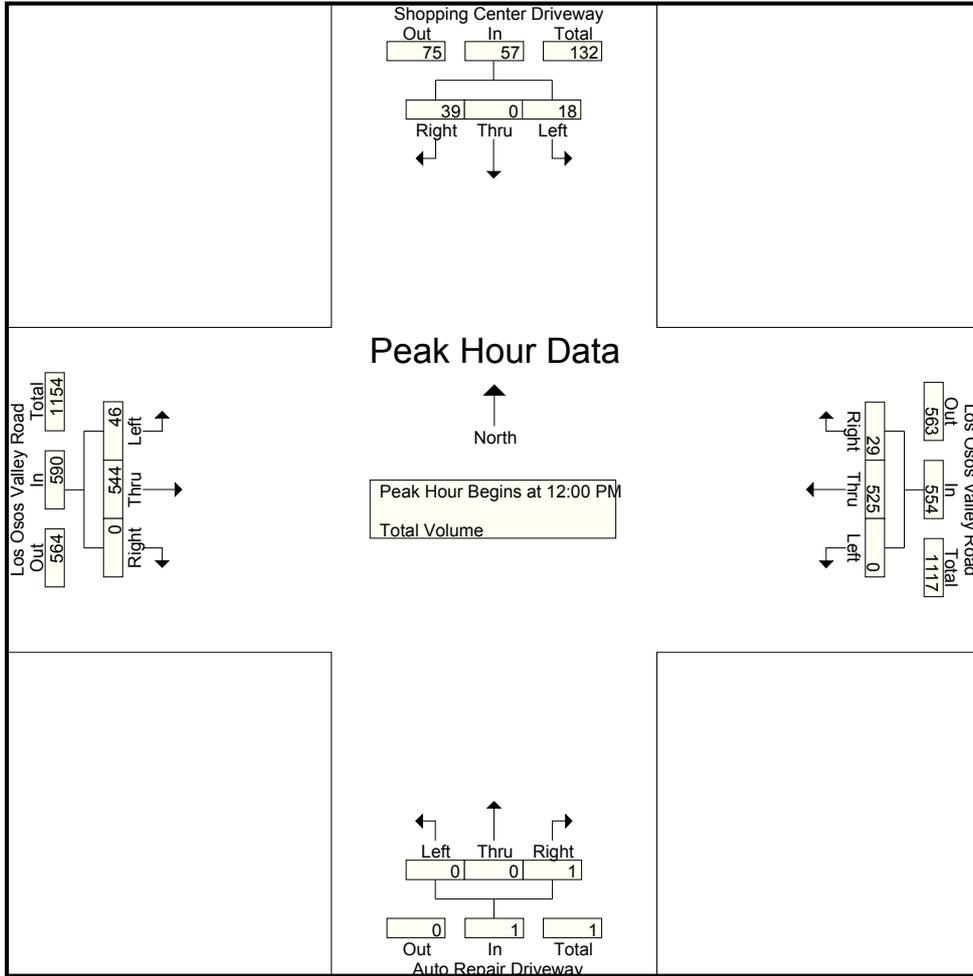
Groups Printed- Total Volume

Start Time	Shopping Center Driveway Southbound				Los Osos Valley Road Westbound				Auto Repair Driveway Northbound				Los Osos Valley Road Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
11:00 AM	7	0	8	15	0	137	5	142	0	0	0	0	10	127	0	137	294
11:15 AM	4	0	9	13	0	117	5	122	0	0	0	0	7	129	0	136	271
11:30 AM	4	0	5	9	0	136	10	146	0	0	0	0	10	134	0	144	299
11:45 AM	5	0	16	21	0	126	12	138	0	0	0	0	9	123	0	132	291
Total	20	0	38	58	0	516	32	548	0	0	0	0	36	513	0	549	1155
12:00 PM	6	0	3	9	0	111	9	120	0	0	0	0	8	159	0	167	296
12:15 PM	1	0	11	12	0	134	8	142	0	0	0	0	11	119	0	130	284
12:30 PM	8	0	12	20	0	140	9	149	0	0	1	1	8	137	0	145	315
12:45 PM	3	0	13	16	0	140	3	143	0	0	0	0	19	129	0	148	307
Total	18	0	39	57	0	525	29	554	0	0	1	1	46	544	0	590	1202
Grand Total	38	0	77	115	0	1041	61	1102	0	0	1	1	82	1057	0	1139	2357
Apprch %	33	0	67		0	94.5	5.5		0	0	100		7.2	92.8	0		
Total %	1.6	0	3.3	4.9	0	44.2	2.6	46.8	0	0	0	0	3.5	44.8	0	48.3	

Start Time	Shopping Center Driveway Southbound				Los Osos Valley Road Westbound				Auto Repair Driveway Northbound				Los Osos Valley Road Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 11:00 AM to 12:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 12:00 PM																	
12:00 PM	6	0	3	9	0	111	9	120	0	0	0	0	8	159	0	167	296
12:15 PM	1	0	11	12	0	134	8	142	0	0	0	0	11	119	0	130	284
12:30 PM	8	0	12	20	0	140	9	149	0	0	1	1	8	137	0	145	315
12:45 PM	3	0	13	16	0	140	3	143	0	0	0	0	19	129	0	148	307
Total Volume	18	0	39	57	0	525	29	554	0	0	1	1	46	544	0	590	1202
% App. Total	31.6	0	68.4		0	94.8	5.2		0	0	100		7.8	92.2	0		
PHF	.563	.000	.750	.713	.000	.938	.806	.930	.000	.000	.250	.250	.605	.855	.000	.883	.954

County of San Luis Obispo
 N/S: Shopping Center-Auto Repair Driveway
 E/W: Los Osos Valley Road
 Weather: Sunny

File Name : CSO_DRIVEWAY_LOS OSOS VALLEY MD
 Site Code : 20113238
 Start Date : 6/22/2013
 Page No : 2



Peak Hour Analysis From 11:00 AM to 12:45 PM - Peak 1 of 1

Peak Hour for Each Approach Begins at:

	11:45 AM				12:00 PM				11:45 AM				12:00 PM			
+0 mins.	5	0	16	21	0	111	9	120	0	0	0	0	8	159	0	167
+15 mins.	6	0	3	9	0	134	8	142	0	0	0	0	11	119	0	130
+30 mins.	1	0	11	12	0	140	9	149	0	0	0	0	8	137	0	145
+45 mins.	8	0	12	20	0	140	3	143	0	0	1	1	19	129	0	148
Total Volume	20	0	42	62	0	525	29	554	0	0	1	1	46	544	0	590
% App. Total	32.3	0	67.7		0	94.8	5.2		0	0	100		7.8	92.2	0	
PHF	.625	.000	.656	.738	.000	.938	.806	.930	.000	.000	.250	.250	.605	.855	.000	.883

County of San Luis Obispo
 Shopping Center Driveway
 E/ Tenth Street
 24 Hour Directional Volume Count

CSO_DRIVEWAY_E_TENTH
 Site Code: 201-13238
 Date Start: 20-Jun-13
 Date End: 20-Jun-13

Start Time	20-Jun-13 Thu	Entering		Hour Totals		Exiting		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		0	18			0	26				
12:15		0	21			1	24				
12:30		0	13			0	22				
12:45		0	22	0	74	0	20	1	92	1	166
01:00		0	20			0	19				
01:15		0	16			1	28				
01:30		0	21			0	25				
01:45		0	18	0	75	0	25	1	97	1	172
02:00		0	17			0	21				
02:15		0	12			1	23				
02:30		0	14			0	15				
02:45		0	19	0	62	0	21	1	80	1	142
03:00		0	12			0	17				
03:15		0	19			0	23				
03:30		1	23			0	19				
03:45		0	18	1	72	0	17	0	76	1	148
04:00		1	22			1	26				
04:15		0	14			0	24				
04:30		1	20			2	21				
04:45		2	16	4	72	0	17	3	88	7	160
05:00		6	18			0	18				
05:15		2	24			0	23				
05:30		3	13			1	28				
05:45		5	5	16	60	1	26	2	95	18	155
06:00		1	5			5	18				
06:15		2	13			2	14				
06:30		5	12			4	13				
06:45		8	4	16	34	4	19	15	64	31	98
07:00		10	6			11	8				
07:15		4	7			3	8				
07:30		10	3			3	10				
07:45		15	9	39	25	10	10	27	36	66	61
08:00		14	5			7	6				
08:15		8	2			9	6				
08:30		4	5			13	9				
08:45		8	6	34	18	12	10	41	31	75	49
09:00		12	2			7	6				
09:15		15	6			12	4				
09:30		11	4			19	2				
09:45		25	2	63	14	19	10	57	22	120	36
10:00		12	2			22	2				
10:15		12	3			15	4				
10:30		21	1			20	1				
10:45		25	0	70	6	26	2	83	9	153	15
11:00		13	0			22	3				
11:15		18	1			15	0				
11:30		20	1			28	1				
11:45		25	0	76	2	20	0	85	4	161	6
Total		319	514	319	514	316	694	316	694	635	1208
Combined Total		833		833		1010		1010		1843	
AM Peak		10:30				10:45					
Vol.		77				91					
P.H.F.		0.770				0.813					
PM Peak			03:15				01:15				
Vol.			82				99				
P.H.F.			0.891				0.884				
Percentage		38.3%	61.7%			31.3%	68.7%				
ADT/AADT		ADT 1,843		AADT 1,843							

County of San Luis Obispo
 Shopping Center Driveway
 N/ Los Osos Valley Road
 24 Hour Directional Volume Counts

CSO_DRIVEWAY_N_LOS OSOS
 Site Code: 201-13238
 Date Start: 20-Jun-13
 Date End: 20-Jun-13

Start Time	20-Jun-13 Thu	Entering		Hour Totals		Exiting		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		0	4			0	15				
12:15		0	4			0	15				
12:30		0	9			0	13				
12:45		0	10	0	27	0	13	0	56	0	83
01:00		0	5			0	10				
01:15		0	4			1	11				
01:30		1	13			0	10				
01:45		1	10	2	32	0	18	1	49	3	81
02:00		0	8			0	17				
02:15		0	12			1	7				
02:30		0	6			0	17				
02:45		0	9	0	35	0	12	1	53	1	88
03:00		0	9			0	8				
03:15		0	8			0	17				
03:30		0	6			0	11				
03:45		0	14	0	37	0	16	0	52	0	89
04:00		0	8			0	17				
04:15		0	9			0	20				
04:30		0	14			0	20				
04:45		0	16	0	47	0	12	0	69	0	116
05:00		1	13			0	8				
05:15		1	17			0	13				
05:30		1	21			1	9				
05:45		0	10	3	61	2	11	3	41	6	102
06:00		5	13			1	18				
06:15		1	13			1	11				
06:30		1	4			3	14				
06:45		8	11	15	41	2	9	7	52	22	93
07:00		2	4			2	11				
07:15		1	3			5	4				
07:30		5	4			2	6				
07:45		4	4	12	15	6	7	15	28	27	43
08:00		9	7			8	6				
08:15		9	4			5	5				
08:30		9	5			6	5				
08:45		12	2	39	18	7	5	26	21	65	39
09:00		9	2			6	4				
09:15		10	0			13	2				
09:30		7	1			7	7				
09:45		10	0	36	3	9	6	35	19	71	22
10:00		6	3			5	2				
10:15		4	0			12	3				
10:30		15	1			13	1				
10:45		4	0	29	4	10	1	40	7	69	11
11:00		11	1			11	1				
11:15		6	0			9	1				
11:30		11	0			9	0				
11:45		10	0	38	1	20	2	49	4	87	5
Total		174	321	174	321	177	451	177	451	351	772
Combined Total		495		495		628		628		1123	
AM Peak		08:30				11:00					
Vol.		40				49					
P.H.F.		0.833				0.613					
PM Peak			04:45				03:45				
Vol.			67				73				
P.H.F.			0.798				0.913				
Percentage		35.2%	64.8%			28.2%	71.8%				
ADT/AADT		ADT 1,123	AADT 1,123								

County of San Luis Obispo
 Los Osos Valley Road
 E/ Shopping Center
 72 Hour Directional Volume Count

CSO_Los Osos_E_Shopping Center
 Site Code: 201-13238
 Date Start: 20-Jun-13
 Date End: 22-Jun-13

Start Time	20-Jun-13 Thu	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		3	154			21	167				
12:15		4	139			10	161				
12:30		3	144			19	145				
12:45		2	156	12	593	4	159	54	632	66	1225
01:00		3	140			4	171				
01:15		3	128			8	145				
01:30		2	146			8	163				
01:45		2	145	10	559	8	169	28	648	38	1207
02:00		2	152			2	133				
02:15		7	133			2	155				
02:30		2	141			6	169				
02:45		2	133	13	559	2	161	12	618	25	1177
03:00		4	148			0	176				
03:15		1	129			3	166				
03:30		1	135			5	149				
03:45		4	126	10	538	3	201	11	692	21	1230
04:00		6	132			4	191				
04:15		11	148			1	199				
04:30		12	140			8	191				
04:45		12	138	41	558	5	193	18	774	59	1332
05:00		21	147			1	203				
05:15		26	148			8	207				
05:30		33	123			21	197				
05:45		47	127	127	545	12	216	42	823	169	1368
06:00		60	111			29	154				
06:15		73	88			24	149				
06:30		105	90			57	162				
06:45		78	82	316	371	86	156	196	621	512	992
07:00		129	74			59	122				
07:15		129	61			48	89				
07:30		181	75			87	105				
07:45		165	44	604	254	122	93	316	409	920	663
08:00		158	47			99	85				
08:15		153	55			93	73				
08:30		162	64			117	77				
08:45		151	55	624	221	135	72	444	307	1068	528
09:00		140	37			137	76				
09:15		121	29			136	97				
09:30		131	32			152	62				
09:45		146	28	538	126	118	55	543	290	1081	416
10:00		152	20			142	48				
10:15		145	23			155	46				
10:30		165	24			174	27				
10:45		119	10	581	77	169	22	640	143	1221	220
11:00		136	6			177	30				
11:15		147	5			169	25				
11:30		145	7			186	17				
11:45		134	7	562	25	145	12	677	84	1239	109
Total		3438	4426	3438	4426	2981	6041	2981	6041	6419	10467
Combined Total		7864		7864		9022		9022		16886	
AM Peak		07:30				10:45					
Vol.		657				701					
P.H.F.		0.907				0.942					
PM Peak			12:00				05:00				
Vol.			593				823				
P.H.F.			0.950				0.953				
Percentage		43.7%	56.3%			33.0%	67.0%				

County of San Luis Obispo
 Los Osos Valley Road
 E/ Shopping Center
 72 Hour Directional Volume Count

CSO_Los Osos_E_Shopping Center
 Site Code: 201-13238
 Date Start: 20-Jun-13
 Date End: 22-Jun-13

Start Time	21-Jun-13 Fri	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		4	134			12	166				
12:15		5	140			14	152				
12:30		2	159			8	153				
12:45		3	156	14	589	7	139	41	610	55	1199
01:00		2	147			4	153				
01:15		3	160			13	153				
01:30		3	137			3	157				
01:45		1	137	9	581	6	148	26	611	35	1192
02:00		3	155			4	151				
02:15		5	128			2	161				
02:30		4	132			5	155				
02:45		3	125	15	540	2	169	13	636	28	1176
03:00		2	143			2	137				
03:15		2	149			4	151				
03:30		2	164			2	178				
03:45		2	138	8	594	3	145	11	611	19	1205
04:00		5	147			4	173				
04:15		9	139			5	167				
04:30		16	176			2	220				
04:45		17	128	47	590	5	200	16	760	63	1350
05:00		16	137			2	200				
05:15		26	125			8	204				
05:30		40	119			11	160				
05:45		31	102	113	483	16	169	37	733	150	1216
06:00		54	94			21	144				
06:15		62	84			21	134				
06:30		95	97			57	121				
06:45		88	84	299	359	64	118	163	517	462	876
07:00		97	69			46	119				
07:15		105	73			54	128				
07:30		160	54			77	84				
07:45		133	50	495	246	89	107	266	438	761	684
08:00		153	58			96	96				
08:15		146	45			113	89				
08:30		159	53			96	96				
08:45		135	50	593	206	95	69	400	350	993	556
09:00		115	27			103	86				
09:15		134	41			110	77				
09:30		123	36			97	74				
09:45		143	37	515	141	120	56	430	293	945	434
10:00		154	23			116	62				
10:15		161	24			144	53				
10:30		176	20			122	62				
10:45		137	12	628	79	123	56	505	233	1133	312
11:00		142	20			136	26				
11:15		121	15			132	45				
11:30		149	12			169	27				
11:45		127	11	539	58	163	17	600	115	1139	173
Total		3275	4466	3275	4466	2508	5907	2508	5907	5783	10373
Combined Total		7741		7741		8415		8415		16156	
AM Peak		09:45				11:00					
Vol.		634				600					
P.H.F.		0.901				0.888					
PM Peak			00:30				04:30				
Vol.			622				824				
P.H.F.			0.972				0.936				
Percentage		42.3%	57.7%			29.8%	70.2%				

County of San Luis Obispo
 Los Osos Valley Road
 E/ Shopping Center
 72 Hour Directional Volume Count

CSO_Los Osos_E_Shopping Center
 Site Code: 201-13238
 Date Start: 20-Jun-13
 Date End: 22-Jun-13

Start Time	22-Jun-13 Sat	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		12	171			12	133				
12:15		8	126			10	158				
12:30		7	151			13	154				
12:45		6	149	33	597	13	153	48	598	81	1195
01:00		2	158			6	148				
01:15		5	126			5	150				
01:30		1	139			11	154				
01:45		3	132	11	555	8	154	30	606	41	1161
02:00		8	130			12	145				
02:15		3	119			11	142				
02:30		5	117			14	159				
02:45		1	137	17	503	4	158	41	604	58	1107
03:00		2	148			1	164				
03:15		3	119			2	149				
03:30		5	129			4	166				
03:45		4	128	14	524	3	155	10	634	24	1158
04:00		5	135			6	148				
04:15		4	119			0	156				
04:30		8	137			1	138				
04:45		3	132	20	523	0	105	7	547	27	1070
05:00		10	116			1	160				
05:15		21	113			7	150				
05:30		21	118			4	126				
05:45		16	70	68	417	7	105	19	541	87	958
06:00		26	90			12	97				
06:15		34	91			21	108				
06:30		48	91			13	103				
06:45		47	84	155	356	23	98	69	406	224	762
07:00		42	83			17	107				
07:15		38	64			33	88				
07:30		77	61			42	66				
07:45		58	68	215	276	44	79	136	340	351	616
08:00		79	47			51	80				
08:15		85	52			57	67				
08:30		104	62			61	82				
08:45		110	51	378	212	72	57	241	286	619	498
09:00		144	59			72	73				
09:15		146	40			74	64				
09:30		121	37			87	57				
09:45		108	28	519	164	99	45	332	239	851	403
10:00		130	36			88	54				
10:15		133	35			118	51				
10:30		161	21			134	52				
10:45		149	16	573	108	131	31	471	188	1044	296
11:00		142	20			148	37				
11:15		130	14			133	39				
11:30		144	10			159	28				
11:45		136	10	552	54	153	16	593	120	1145	174
Total		2555	4289	2555	4289	1997	5109	1997	5109	4552	9398
Combined Total		6844		6844		7106		7106		13950	
AM Peak		10:15				11:00					
Vol.		585				593					
P.H.F.		0.908				0.932					
PM Peak			12:00				02:45				
Vol.			597				637				
P.H.F.			0.873				0.959				
Percentage		37.3%	62.7%			28.1%	71.9%				
ADT/AADT		ADT 15,664	AADT 15,664								

DRIVE THRU SURVEY SUMMARY

Empirical Data Summary

LOCATION	NUMBER OF VEHICLES ABLE TO STACK ¹		MAXIMUM NUMBER OF VEHICLES OBSERVED		RESTAURANT SIZE (sf)	MAXIMUM RATE	
	BETWEEN THE DRIVE THRU ENTRANCE AND THE ORDER BOARD	BETWEEN THE ORDER BOARD AND THE PICKUP WINDOW	AT AND BEHIND THE ORDER BOARD	BETWEEN THE ORDER BOARD AND THE PICKUP WINDOW		AT AND BEHIND THE ORDER BOARD	BETWEEN THE ORDER BOARD AND THE PICKUP WINDOW
McDonalds 401 S. Ventura Rd.	3	8	8	7	3376	2.37	2.07
McDonalds 2201 N. Rose Ave.	10	5	6	5	1743	3.44	2.87
Average Peak Stacking Rate						2.91	2.47

Proposed Project Drive-Thru Recommendation

	RESTAURANT SIZE (sf)	MAXIMUM RATE		RECOMMENDED STACKING	
		AT AND BEHIND THE ORDER BOARD	BETWEEN THE ORDER BOARD AND THE PICKUP WINDOW	AT AND BEHIND THE ORDER BOARD	BETWEEN THE ORDER BOARD AND THE PICKUP WINDOW
PROPOSED PROJECT	3078	2.91	2.47	9	8

¹ Based on 20-25' feet per vehicle

PARKING SURVEY SUMMARY

Empirical Data Summary

LOCATION	NUMBER OF PARKING SPACES	BUILDING SIZE (Sq. Ft.)	TIME PERIOD	MAXIMUM NUMBER OF OCCUPIED SPACES	MAXIMUM PARKING RATE PER 1,000 SF ¹
McDonalds 401 S. Ventura Rd.	83	3376	12:15 PM	32	9.5
McDonalds 2201 N. Rose Ave.	45	1743	8:15 AM	22	12.6
Average Peak Parking Rate					11.1

Proposed Project Parking Recommendation

LOCATION	NUMBER OF PARKING SPACES	BUILDING SIZE (Sq. Ft.)	PARKING RATE BASED ON EMPIRICAL DATA COLLECTION	RECOMMENDED NUMBER OF PARKING SPACES
Proposed Project	48	3516	11.1	39

¹ Parking rate - ratio of the maximum number of occupied parking spaces versus the building square footage

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ATTACHMENT B

EXISTING (2013) CONDITIONS
INTERSECTION ANALYSIS CALCULATION WORKSHEETS

Los Osos McDonalds Traffic and Drive-Thru Queuing Analysis (#0047-0009)
 Existing (2013) Conditions
 AM Peak Hour

Level Of Service Computation Report
 2000 HCM Unsignalized Method (Base Volume Alternative)

 Intersection #1 10th St. / Shopping Center Dwy.

Average Delay (sec/veh): 2.8 Worst Case Level Of Service: A[9.5]

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Uncontrolled			Uncontrolled			Stop Sign			Stop Sign		
Rights:	Include			Include			Include			Include		
Lanes:	0	0	1	0	1	0	0	0	0	0	0	1

Volume Module:

Base Vol:	0	57	14	27	71	0	0	0	0	25	0	14
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	57	14	27	71	0	0	0	0	25	0	14
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
PHF Volume:	0	76	19	36	94	0	0	0	0	33	0	19
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	0	76	19	36	94	0	0	0	0	33	0	19

Critical Gap Module:

Critical Gp:	xxxxx	xxxx	xxxxx	4.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx	6.4	6.5	6.2
FollowUpTim:	xxxxx	xxxx	xxxxx	2.2	xxxx	xxxxx	xxxxx	xxxx	xxxxx	3.5	4.0	3.3

Capacity Module:

Cnflct Vol:	xxxx	xxxx	xxxxx	94	xxxx	xxxxx	xxxx	xxxx	xxxxx	194	241	76
Potent Cap.:	xxxx	xxxx	xxxxx	1513	xxxx	xxxxx	xxxx	xxxx	xxxxx	799	664	991
Move Cap.:	xxxx	xxxx	xxxxx	1513	xxxx	xxxxx	xxxx	xxxx	xxxxx	784	648	991
Volume/Cap:	xxxx	xxxx	xxxx	0.02	xxxx	xxxx	xxxx	xxxx	xxxx	0.04	0.00	0.02

Level Of Service Module:

2Way95thQ:	xxxx	xxxx	xxxxx	0.1	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Control Del:	xxxxx	xxxx	xxxxx	7.4	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
LOS by Move:	*	*	*	A	*	*	*	*	*	*	*	*
Movement:	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	848	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	0.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	0.2	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	7.4	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	9.5	xxxxx
Shared LOS:	*	*	*	A	*	*	*	*	*	*	A	*
ApproachDel:	xxxxxxx			xxxxxxx			xxxxxxx			9.5		
ApproachLOS:	*			*			*			A		

Note: Queue reported is the number of cars per lane.

Los Osos McDonalds Traffic and Drive-Thru Queuing Analysis (#0047-0009)
 Existing (2013) Conditions
 AM Peak Hour

Level Of Service Computation Report
 2000 HCM Unsignalized Method (Base Volume Alternative)

 Intersection #2 Shopping Center Dwy. / Los Osos Valley Rd.

Average Delay (sec/veh): 0.3 Worst Case Level Of Service: B[12.4]

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Uncontrolled			Uncontrolled		
Rights:	Include			Include			Include			Include		
Lanes:	0	0	1! 0 0	0	0	1! 0 0	1	0	2 0 1	1	0	2 0 1

Volume Module:

Base Vol:	0	0	0	13	0	8	7	626	1	0	267	20
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	13	0	8	7	626	1	0	267	20
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
PHF Volume:	0	0	0	14	0	9	8	683	1	0	291	22
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	0	0	0	14	0	9	8	683	1	0	291	22

Critical Gap Module:

Critical Gp:	7.5	6.5	6.9	6.8	6.5	6.9	4.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx
FollowUpTim:	3.5	4.0	3.3	3.5	4.0	3.3	2.2	xxxx	xxxxx	xxxxx	xxxx	xxxxx

Capacity Module:

Cnflct Vol:	844	1012	342	648	991	146	313	xxxx	xxxxx	xxxx	xxxx	xxxxx
Potent Cap.:	260	241	660	407	248	881	1258	xxxx	xxxxx	xxxx	xxxx	xxxxx
Move Cap.:	256	240	660	405	246	881	1258	xxxx	xxxxx	xxxx	xxxx	xxxxx
Volume/Cap:	0.00	0.00	0.00	0.03	0.00	0.01	0.01	xxxx	xxxx	xxxx	xxxx	xxxx

Level Of Service Module:

2Way95thQ:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	0.0	xxxx	xxxxx	xxxx	xxxx	xxxxx			
Control Del:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	7.9	xxxx	xxxxx	xxxxx	xxxx	xxxxx			
LOS by Move:	*	*	*	*	*	*	A	*	*	*	*	*			
Movement:	LT	-	LTR	-	RT	LT	-	LTR	-	RT	LT	-	LTR	-	RT
Shared Cap.:	xxxx	0	xxxxx	xxxx	511	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx			
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	0.1	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx			
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	12.4	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx			
Shared LOS:	*	*	*	*	B	*	*	*	*	*	*	*			
ApproachDel:	xxxxxxx			12.4			xxxxxxx			xxxxxxx					
ApproachLOS:	*			B			*			*					

Note: Queue reported is the number of cars per lane.

Los Osos McDonalds Traffic and Drive-Thru Queuing Analysis (#0047-0009)
 Existing (2013) Conditions
 PM Peak Hour

Level Of Service Computation Report
 2000 HCM Unsignalized Method (Base Volume Alternative)

 Intersection #1 10th St. / Shopping Center Dwy.

Average Delay (sec/veh): 3.7 Worst Case Level Of Service: A[9.8]

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Uncontrolled			Uncontrolled			Stop Sign			Stop Sign		
Rights:	Include			Include			Include			Include		
Lanes:	0	0	1	0	1	0	0	0	0	0	0	1

Volume Module:

Base Vol:	0	92	19	41	87	0	0	0	0	29	0	66
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	92	19	41	87	0	0	0	0	29	0	66
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
PHF Volume:	0	107	22	48	101	0	0	0	0	34	0	77
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	0	107	22	48	101	0	0	0	0	34	0	77

Critical Gap Module:

Critical Gp:	xxxxx	xxxx	xxxxx	4.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx	6.4	6.5	6.2
FollowUpTim:	xxxxx	xxxx	xxxxx	2.2	xxxx	xxxxx	xxxxx	xxxx	xxxxx	3.5	4.0	3.3

Capacity Module:

Cnflct Vol:	xxxx	xxxx	xxxxx	129	xxxx	xxxxx	xxxx	xxxx	xxxxx	253	303	107
Potent Cap.:	xxxx	xxxx	xxxxx	1469	xxxx	xxxxx	xxxx	xxxx	xxxxx	740	613	953
Move Cap.:	xxxx	xxxx	xxxxx	1469	xxxx	xxxxx	xxxx	xxxx	xxxxx	722	593	953
Volume/Cap:	xxxx	xxxx	xxxx	0.03	xxxx	xxxx	xxxx	xxxx	xxxx	0.05	0.00	0.08

Level Of Service Module:

2Way95thQ:	xxxx	xxxx	xxxxx	0.1	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Control Del:	xxxxx	xxxx	xxxxx	7.5	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
LOS by Move:	*	*	*	A	*	*	*	*	*	*	*	*
Movement:	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	868	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	0.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	0.4	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	7.5	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	9.8	xxxxx
Shared LOS:	*	*	*	A	*	*	*	*	*	*	A	*
ApproachDel:	xxxxxxx			xxxxxxx			xxxxxxx			9.8		
ApproachLOS:	*			*			*			A		

Note: Queue reported is the number of cars per lane.

Los Osos McDonalds Traffic and Drive-Thru Queuing Analysis (#0047-0009)
 Existing (2013) Conditions
 PM Peak Hour

Level Of Service Computation Report
 2000 HCM Unsignalized Method (Base Volume Alternative)

 Intersection #2 Shopping Center Dwy. / Los Osos Valley Rd.

Average Delay (sec/veh): 0.8 Worst Case Level Of Service: C [16.1]

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Uncontrolled			Uncontrolled		
Rights:	Include			Include			Include			Include		
Lanes:	0	0	1! 0 0	0	0	1! 0 0	1	0	2 0 1	1	0	2 0 1

Volume Module:

Base Vol:	1	0	1	14	0	39	24	524	0	1	686	36
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	1	0	1	14	0	39	24	524	0	1	686	36
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
PHF Volume:	1	0	1	14	0	39	24	529	0	1	693	36
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	1	0	1	14	0	39	24	529	0	1	693	36

Critical Gap Module:

Critical Gp:	7.5	6.5	6.9	7.5	6.5	6.9	4.1	xxxx	xxxxxx	4.1	xxxx	xxxxxx
FollowUpTim:	3.5	4.0	3.3	3.5	4.0	3.3	2.2	xxxx	xxxxxx	2.2	xxxx	xxxxxx

Capacity Module:

Cnflct Vol:	926	1309	265	1008	1273	346	729	xxxx	xxxxxx	529	xxxx	xxxxxx
Potent Cap.:	227	161	740	198	169	655	884	xxxx	xxxxxx	1048	xxxx	xxxxxx
Move Cap.:	208	156	740	193	164	655	884	xxxx	xxxxxx	1048	xxxx	xxxxxx
Volume/Cap:	0.00	0.00	0.00	0.07	0.00	0.06	0.03	xxxx	xxxx	0.00	xxxx	xxxx

Level Of Service Module:

2Way95thQ:	xxxx	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	0.1	xxxx	xxxxxx	0.0	xxxx	xxxxxx			
Control Del:	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	9.2	xxxx	xxxxxx	8.4	xxxx	xxxxxx			
LOS by Move:	*	*	*	*	*	*	A	*	*	A	*	*			
Movement:	LT	-	LTR	-	RT	LT	-	LTR	-	RT	LT	-	LTR	-	RT
Shared Cap.:	xxxx	325	xxxxxx	xxxx	401	xxxxxx	xxxx	xxxx	xxxxxx	xxxx	xxxx	xxxxxx			
SharedQueue:	xxxxxx	0.0	xxxxxx	xxxxxx	0.5	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx			
Shrd ConDel:	xxxxxx	16.1	xxxxxx	xxxxxx	15.3	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx			
Shared LOS:	*	C	*	*	C	*	*	*	*	*	*	*			
ApproachDel:	16.1			15.3			xxxxxxx			xxxxxxx					
ApproachLOS:	C			C			*			*					

Note: Queue reported is the number of cars per lane.

ATTACHMENT C

EXISTING PLUS PROJECT CONDITIONS
INTERSECTION ANALYSIS CALCULATION WORKSHEETS

Los Osos McDonalds Traffic and Drive-Thru Queuing Analysis (#0047-0009)
Existing + Project Conditions
AM Peak Hour

Level Of Service Computation Report
2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #1 10th St. / Shopping Center Dwy.

Average Delay (sec/veh): 3.2 Worst Case Level Of Service: A[9.6]

Table with 4 columns: North Bound, South Bound, East Bound, West Bound. Rows include Movement, Control, Rights, and Lanes.

Volume Module: Table with 12 columns representing different traffic movements and 10 rows of volume data including Base Vol, Growth Adj, Initial Bse, etc.

Critical Gap Module: Table with 12 columns and 2 rows showing critical gap and follow-up time data.

Capacity Module: Table with 12 columns and 4 rows showing conflict volume, potent capacity, move capacity, and volume/capacity ratios.

Level Of Service Module: Table with 12 columns and 10 rows showing 2Way95thQ, Control Del, LOS by Move, Shared Queue, Shrd ConDel, Shared LOS, ApproachDel, and ApproachLOS.

Note: Queue reported is the number of cars per lane.

Los Osos McDonalds Traffic and Drive-Thru Queuing Analysis (#0047-0009)
Existing + Project Conditions
AM Peak Hour

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #2 Shopping Center Dwy. / Los Osos Valley Rd.

Average Delay (sec/veh): 1.3 Worst Case Level Of Service: B[13.6]

Table with 4 columns: North Bound, South Bound, East Bound, West Bound. Rows include Approach, Movement, Control, Rights, and Lanes.

Volume Module: Table with 13 columns for traffic volume metrics across four directions.

Critical Gap Module: Table with 13 columns for critical gap and follow-up time metrics.

Capacity Module: Table with 13 columns for capacity-related metrics.

Level Of Service Module: Table with 13 columns for LOS and delay metrics.

Note: Queue reported is the number of cars per lane.

Los Osos McDonalds Traffic and Drive-Thru Queuing Analysis (#0047-0009)
Existing + Project Conditions
PM Peak Hour

Level Of Service Computation Report
2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #1 10th St. / Shopping Center Dwy.

Average Delay (sec/veh): 3.9 Worst Case Level Of Service: A[9.8]

Table with 4 columns: North Bound, South Bound, East Bound, West Bound. Rows include Movement, Control, Rights, and Lanes.

Volume Module: Table with 12 columns representing traffic volumes and adjustment factors for Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, and Final Volume.

Critical Gap Module: Table with 12 columns showing critical gap values and follow-up times for different movements.

Capacity Module: Table with 12 columns showing conflict volumes, potential capacity, move capacity, and volume/capacity ratios.

Level Of Service Module: Table with 12 columns showing 2Way95thQ, Control Del, LOS by Move, Shared Cap., Shared Queue, Shrd ConDel, Shared LOS, ApproachDel, and ApproachLOS.

Note: Queue reported is the number of cars per lane.

Los Osos McDonalds Traffic and Drive-Thru Queuing Analysis (#0047-0009)
Existing + Project Conditions
PM Peak Hour

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #2 Shopping Center Dwy. / Los Osos Valley Rd.

Average Delay (sec/veh): 1.7 Worst Case Level Of Service: C[20.0]

Table with 4 columns: North Bound, South Bound, East Bound, West Bound. Rows include Movement, Control, Rights, and Lanes.

Volume Module: Table with 13 columns for traffic volume metrics like Base Vol, Growth Adj, Initial Bse, etc.

Critical Gap Module: Table with 13 columns for gap metrics like Critical Gp, FollowUpTim.

Capacity Module: Table with 13 columns for capacity metrics like Cnflct Vol, Potent Cap., Move Cap., etc.

Level Of Service Module: Table with 13 columns for LOS metrics like 2Way95thQ, Control Del, LOS by Move, etc.

Note: Queue reported is the number of cars per lane.



Fw: NO McDonald's in Los Osos!
Annette Ramirez to: Sandy Currens

04/07/2014 10:53 AM

From: Bruce Gibson/BOS/COSLO
To: Adam Hill/BOS/COSLO@wings.co.slo.ca.us, Frank Mecham/BOS/COSLO@Wings, Bruce Gibson/BOS/COSLO@Wings, Debbie Arnold/BOS/COSLO@wings.co.slo.ca.us, Caren Ray/BOS/COSLO@wings.co.slo.ca.us
Cc: Jennifer Caffee/BOS/COSLO@Wings, Hannah Miller/BOS/COSLO@Wings, Vicki Shelby/BOS/COSLO@Wings, Elizabeth Ruth/BOS/COSLO@Wings, Catrina Christensen/ClerkRec/COSLO@Wings, Annette Ramirez/ClerkRec/COSLO@Wings
Date: 04/07/2014 09:56 AM
Subject: Fw: NO McDonald's in Los Osos!
Sent by: Cherie McKee

fyi

----- Forwarded by Cherie McKee/BOS/COSLO on 04/07/2014 09:56 AM -----

From: Lia Avant <liaavant@gmail.com>
To: bgibson@co.slo.ca.us
Date: 04/05/2014 11:27 AM
Subject: NO McDonald's in Los Osos!

Dear Supervisors,

As a concerned resident of Los Osos, I urge that you vote to deny the proposed McDonald's project in Los Osos.

Please consider the severe detrimental impact, that this project would have on our small community.

Give us the opportunity to create a community plan where we are able to decide how we want are community to grow and develop.

Thank you for taking Los Osos into account when planning for Los Osos.

Vote NO to a McDonald's in Los Osos.

Sincerely,

Lia Avant



Fw: McDonalds

Bruce Gibson to: cr_board_clerk Clerk Recorder
Sent by: **Cherie McKee**

04/07/2014 11:01 AM

fyi

----- Forwarded by Cherie McKee/BOS/COSLO on 04/07/2014 11:01 AM -----

From: Marsha Houston <marsha3304@sbcglobal.net>
To: "bgibson@co.slo.ca.us" <bgibson@co.slo.ca.us>, "fmecham@co.slo.ca.us" <fmecham@co.slo.ca.us>, "cray@co.slo.ca.us" <cray@co.slo.ca.us>, "darnold@co.slo.ca.us" <darnold@co.slo.ca.us>, "ahill@co.slo.ca.us" <ahill@co.slo.ca.us>
Date: 04/05/2014 01:19 AM
Subject: Fwd: McDonalds

Mr. Gibson, I was at the debate earlier this evening. I was disappointed that little, if anything, was said about the proposed McDonalds in Los Osos. To some of us, this is an extremely important topic. See my letter to you of April 1st below.

To all on The Board of Supervisors:

Please take this item on next Tuesday's agenda very seriously. It's not just about McDonalds, it's truly about the community of Los Osos, and the way those of us who live here feel about our town. That's the whole point right there. We are a town, a little town, a unique town. A McDonalds in Los Osos would not feel right. It would spoil the concept we have of our town. This is not LA or Orange County, or many other places where McDonalds fits, goes with the lifestyle, and probably does not hurt other businesses, as it would hurt other food establishments in Los Osos. It would be unfair to the others. And, I can't imagine driving on LOVR in the area of Miner's and Rite-aid and seeing a McDonalds. It just wouldn't "fit" or "suit". It would be an eyesore as well as changing our "look" and "feel", no matter how nice or how unlike "the golden arches" it may be. Just the idea of a chain fast food restaurant is wrong for our town, please consider those of us who live in Los Osos and would have to drive by this establishment everyday. For me, personally, it would spoil my community and the way I feel about it. I left the LA/Orange County area to escape these kinds of business. This is not "suburbia", it is a quaint, very beautiful, seaside town. It is quiet and serene. An establishment such as McDonalds would spoil that. They also emit a definite odors. Urban odors, not suited here. Please seriously consider not allowing this business, or similar businesses to put down roots here. They would seriously spoil the look and feel of our very special little "corner" of the earth. I understand this man already owns nine of these restaurants.....don't allow him to have ten. He needs no more, and we do not want him here. We already have what we need in Los Osos.....peace and quiet, with out the cityfied look and feel.

Please support us who love our unique little piece of California.

He has been collecting signature at his other restaurants. What do these have to do with us? Why have people in San Luis Obispo and Morro Bay sign a paper promoting an establishment that does not concern them at all.

Thank you,
Marsha Houston

Sent from my iPad

Begin forwarded message:

From: Marsha Houston <marsha3304@sbcglobal.net>
Date: April 1, 2014 1:37:06 PM PDT
To: "bgibson@co.slo.ca.us" <bgibson@co.slo.ca.us>
Subject: McDonalds

I was unable to attend last night's (March 31) meeting, but I would like you to know that I am very much opposed to having a McDonalds in Los Osos. Los Osos simply is NOT a McDonalds kind of community. I believe a McDonalds would change the whole "feel" of this community. It just doesn't suit our community and it's residents. It would be a negative "blot" on our community. It just doesn't suit or fit our concept of our hometown . It would be an eyesore no matter how attractive the architecture. And, it would negatively effect every food establishment in our town. Los Osos is a unique community.....the main reason for my choosing to move here eight years ago. I left Orange County to get away from things like McDonalds. Please help us to keep our community as it was meant to be.

Sincerely,
Marsha Houston

Sent from my iPad



Fw: McDonald's Los Osos Drive-Thru Simulation

Bruce Gibson to: Adam Hill, Frank Mecham, Bruce Gibson,
Debbie Arnold, Caren Ray

04/07/2014 11:03 AM

Sent by: **Cherie McKee**

Cc: Jennifer Caffee, Hannah Miller, Vicki Shelby, Elizabeth
Ruth, cr_board_clerk Clerk Recorder

----- Forwarded by Cherie McKee/BOS/COSLO on 04/07/2014 11:03 AM -----

From: Kari Running <Kari@oasisassoc.com>
To: "Bruce Gibson (bgibson@co.slo.ca.us)" <bgibson@co.slo.ca.us>, "cmckee@co.slo.ca.us" <cmckee@co.slo.ca.us>
Cc: Carol Florence <CMF@oasisassoc.com>, Emily Ewer <Emily@oasisassoc.com>
Date: 04/04/2014 05:09 PM
Subject: McDonald's Los Osos Drive-Thru Simulation

Supervisor Gibson,

As follow up to your meeting with Ms. Florence regarding the proposed McDonald's Restaurant and drive-through in Los Osos, we want to share the attached drive-thru simulation video. Please review at your leisure.

This "fast motion" simulation shows the drive-thru queuing line for one (1) hour during peak breakfast service and a rate of 75 cars per hour. The average drive-thru experience, from initially queuing to receiving food is just over 2 mins in length, with very little idling as cars roll through the process. Please note that the simulated drive-thru elements (e.g. ordering and pick-up windows) are consistent with the proposed drive-thru for Los Osos, however the site plan (e.g. parking spaces and landscape design) are part of the simulation model and not "site specific." The traffic engineer who prepared the simulation will attend the Board hearing next Tuesday, April 8th, should you have any additional questions.

Thank you,
On behalf of C.M. Florence, AICP Agent

Kari Running
Executive Assistant

OASIS ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE + PLANNING

www.OASISASSOC.com



2014-04-02 Projected DT Sales Video half speed Plan View.avi



Fw: NO McDonald's in Los Osos

Bruce Gibson to: cr_board_clerk Clerk Recorder
Sent by: **Cherie McKee**

04/07/2014 11:06 AM

----- Forwarded by Cherie McKee/BOS/COSLO on 04/07/2014 11:05 AM -----

From: Axel Kern <avantkern@aol.com>
To: "ahill@co.slo.ca.us bgibson@co.slo.ca.us fmecham@co.slo.ca.us darnold@co.slo.ca.us
cray@co.slo.ca.us" <bgibson@co.slo.ca.us>
Date: 04/04/2014 03:24 PM
Subject: Fwd: NO McDonald's in Los Osos

Sent from my iPad

Begin forwarded message:

From: Axel Kern <avantkern@aol.com>
Date: 4. April 2014 11:21:36 GMT-7
To: "bgibson@co.slo.ca.us, fmecham@co.slo.ca.us, darnold@co.slo.ca.us,
cray@co.slo.ca.us, ahill@co.slo.ca.us" <bgibson@co.slo.ca.us,
fmecham@co.slo.ca.us, darnold@co.slo.ca.us, cray@co.slo.ca.us, ahill@co.slo.ca.us>
Subject: NO McDonald's in Los Osos

Dear Supervisors,

With this letter I wish to express my opposition to a McDonald's in the center of Los Osos.

From my point of view there are three aspects that speak clearly against this McDonald's proposal.

1) There are water, traffic and air pollution issues that are so severe that a McDonald's fast food restaurant is not an option.

2) Los Osos has no distinct town center; but, Los Osos Valley Road is the main road through our town, ending in Montaña de Oro S.P. There are an abundance of natural parks and reserves which are the prominent aspects characterizing the Los Osos/Baywood Park area.

A McDonald's, or any other fast food restaurant, at the proposed site; would dominate the impression the town makes on residents and visitors alike; becoming the visual symbol of the town.

3) The people of Los Osos should be able to to decide what type of image and appearance they want for their town. Which means that there shouldn't be any determining decision approving such a project until the community plan is completed.

Los Osos might need all kinds of improvement to its appearance; but, a McDonald's in the middle of town is sure not one of them.

Sincerely,
Axel Kern



Fw: the proposed Los Osos McDonald 's
Bruce Gibson to: cr_board_clerk Clerk Recorder
Sent by: **Cherie McKee**

04/07/2014 11:07 AM

----- Forwarded by Cherie McKee/BOS/COSLO on 04/07/2014 11:07 AM -----

From: william <bnbmoylan@sbcglobal.net>
To: bgibson@co.slo.ca.us, darnold@co.slo.ca.us, cray@co.slo.ca.us, fmecham@co.slo.ca.us, ahill@co.slo.ca.us
Date: 04/04/2014 02:38 PM
Subject: the proposed Los Osos McDonald's

Dear San Luis Obispo County Supervisors,

Within a very short time you will have the privilege of voting to accept or reject the proposed McDonald's hamburger franchise in Los Osos.

LOCAC has decided to support the Planning Commission's plans for a McDonald's in Los Osos without a drive-through and no 24 hr. operation. This is a start for a sane solution to the proposed McDonald's in Los Osos. I, however, am against any form of McDonald's in Los Osos. Below are my reasons for not supporting any McDonald's in my community.

At the heart of McDonald's restaurant chain of stores is a purely money making motivation. McDonald's serves basically unhealthy food. McDonald's restaurant will take income away from the other restaurants in town that are owned and operated by people who live in Los Osos and depend on our community for their livelihood.

McDonald's is not a good fit for the community of Los Osos. In fact, McDonald's is the antithesis of what our community is. Los Osos is a relatively small bedroom community that enjoys the simple quiet, easy going life style that embraces a small town feel. McDonald's restaurant would change the feel and vibration of our community in an unsightly and negative way.

I would gladly encourage a locally owned slow food restaurant next to where our Miner's hardware store, the Von's supermarket and the Los Osos Fitness gym now exist. I would gladly encourage another locally owned daytime business to coexist with our other businesses in the Von's shopping center. I do not condone a McDonald's and I hope that the County Supervisors will grasp just how very many in Los Osos are opposed to a McDonald's in Los Osos and vote the overwhelming majority's will on this proposed business.

Below are some facts taken from Erich Schlosser's book "Fast Food Nation" that explain the impact of McDonald's corporation.

Sincerely,

William R. Moylan

McDonald's facts

1. McDonald's spends more on advertising than any other brand in the world.
2. It runs more playgrounds than any other private entity in the world.
3. It gives away more toys than any other private entity in the world.
4. The Golden Arches are more widely known in the world today than the Christian cross.
5. Ray Kroc, the founder of McDonald's said this: "We have found that we cannot trust some people who are nonconformists. We will make conformists out of them in a hurry. The organization cannot trust the individual; the individual must trust the organization."
6. The vast majority of workers at McDonald's lack full-time employment, do not have any benefits, have no or little control over their workplace, and quit after a few months.
7. The average American now consumes three hamburgers and four orders of french fries per week.
8. Due in part to the industrialization of agriculture driven by the fast-food industry, the United States is losing farmers so fast that it now has more prisoners than farmers.
9. Every month, 90 percent of the children between 3 and 9 in America visit a McDonald's.
10. In a survey of 9 and 10-year-olds, half of them said they thought that Ronald McDonald knew best what kids should eat. In China, kids said that Ronald McDonald was kind, funny, gentle and understood children's hearts.
11. McDonald's uses a computer program called Quintillion that uses satellite imagery, GPS maps and demographic tables to automatically site new restaurants. As one observer noted, McDonald's uses the same equipment developed during the Cold War to spy on their customers.
12. McDonald's jobs have been purposely de-skilled so as to be able to hire minimum-wage workers on an interchangeable basis. One-third of fast-food workers speak no English.
13. McDonald's and other chains are aiming for automated equipment that will require zero training and are nearly there. Nevertheless, they fight hard to retain hundreds of millions of dollars of government subsidies for "training" their workers. A worker has only to work for 400 hours for the chain to receive its \$2,400 subsidy. In essence, the American taxpayer subsidizes low wages, automation and turnover at fast-food chains.
14. Fast-food pays a higher proportion of minimum wage to its workers than any other industry in America.
15. McDonald's is the largest purchaser of beef in the world.
16. McDonald's buys from five large meatpackers. These companies have gained a stranglehold over the industry (just as in potatoes) that has driven down prices. Over the past 20 years, 500,000 cattle ranchers have gone out of business. Over that time, the rancher's share of every beef dollar has fallen from 63 cents to 46 cents.
17. To satisfy and take advantage of the worldwide growth of fast-food, the large chicken and beef packers in the United States are buying out local companies all around the world. Cargill, IBP and Tyson's control the world meat industry because of fast-food chains.
18. Chicken McNuggets were also cooked in beef tallow until public outrage caused McDonald's to stop. Even in vegetable oil, Chicken McNuggets contain twice the fat per ounce as a hamburger.
19. Every time you eat a hamburger, you are eating anabolic steroids, antibiotics and fecal matter. You can read it again. And it will still be true.

20. Feedlot cattle are also given shredded packaging, cardboard boxes, cement and sawdust to put on weight.

21. In 1991, only four states had obesity rates of 15 percent or higher. Today, 37 states do. Fifty million Americans are obese or super obese. Obesity is second only to smoking as a cause of mortality in America today.

22. The annual health costs to America stemming from obesity are \$240 billion. The costs are exactly double fast-food chain revenues.

23. Between 1984 and 1993, the number of fast-food restaurants doubled in Great Britain. Obesity doubled there over the same period.

24. The EU found that 95 percent of the ads there encouraged kids to eat foods high in sugar, salt and fat. The company running the most ads aimed at children was McDonald's.

Source: Eric Schlosser's "Fast Food Nation," (Houghton Mifflin, 2001). The book is extensively footnoted with citations for the above.

Paul Hawken is the author of "The Ecology of Commerce and Natural Capitalism." He is the founder of the Sausalito-based Natural Capital Institute and is on the advisory board of Food First/Institute for Food and Development Policy in Oakland.

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Fw: The Los Osos McDonald 's Project

Bruce Gibson to: cr_board_clerk Clerk Recorder
Sent by: **Cherie McKee**

04/07/2014 11:07 AM

----- Forwarded by Cherie McKee/BOS/COSLO on 04/07/2014 11:07 AM -----

From: Bev De Witt-Moylan <bevdewittmoylan@sbcglobal.net>
To: fmecham@co.slo.ca.us, bgibson@co.slo.ca.us, ahill@co.slo.ca.us, cray@co.slo.ca.us, darnold@co.slo.ca.us
Cc: Bev De Witt-Moylan <bevdewittmoylan@sbcglobal.net>
Date: 04/04/2014 02:32 PM
Subject: The Los Osos McDonald's Project

Dear Supervisors,

On Tuesday you will take up the question of whether or not Los Osos will host a McDonald's franchise in the center of town. This message is my protest against that project.

Every meeting I have attended on this question has seen overwhelming support for keeping our small town free of the negative impacts of this business. I have heard of no potential advantages of a McDonald's franchise on the dead end street that is Los Osos Valley Road aside from questionable comments regarding the number of jobs this business would add to our economy, the number of low income residents availed of a place to "eat out," and the foot traffic its drive-through would somehow encourage.

You have received a letter supporting the project that mentions McDonald's franchises in and around cities and towns with year-round populations smaller than Los Osos. Somehow, the fact that these cities host McDonald's franchises argues in favor of supporting one here.

In fact, at least three of those cities that I am familiar with have business districts that go on for miles crammed with shopping centers and strip malls. Though their permanent populations may be smaller than Los Osos, they are popular tourist destinations with dozens of hotels and motels in addition to other tourist accommodations. At least one of them is also a college town. All three have the advantage of highly inflated guest populations with infrastructure to absorb the impact of national franchises on traffic and local economies.

Los Osos, on the other hand, does not have the luxury of limiting the fast food chain impact to areas outside our town center. Without a commercial corridor between Foothill Blvd. and South Bay Blvd. to accommodate a fast food franchise, Los Osos cannot absorb the impact of a McDonald's drive through on its plans to develop a pedestrian friendly business district.

Los Osos is not a major tourist destination, nor a freeway outpost offering gas/food/lodging midway between tourist destinations. With a busy franchise on Highway 1 on the outskirts of Morro Bay just ten minutes away, McDonald's would appear to have little to gain in our small town so far from the freeway.

You have read and heard many arguments regarding McDonald's ranging from the critical water question to pollution, with many others in between. Those ought to be enough for an overwhelming rejection of this project. Given that some support lingers for a McDonald's franchise in our town center, however, it comes down to a question of economics.

McDonald's can only be successful in Los Osos by luring customers away from local businesses with long-time ties to our community. As a publicly held company McDonald's takes revenue out of communities to benefit stockholders. In exchange it offers part-time, minimum wage jobs with questionable employment practices and a predatory business model. McDonald's is a poor substitute for established local businesses that support Los Osos and keep revenue in the community. I oppose the McDonald's project and urge you to reject it.

Sincerely,

Beverley De Witt-Moylan



Fw: NO McDonald's in Los Osos!

Bruce Gibson to: cr_board_clerk Clerk Recorder
Sent by: **Cherie McKee**

04/07/2014 11:08 AM

----- Forwarded by Cherie McKee/BOS/COSLO on 04/07/2014 11:08 AM -----

From: Pat <avantkern1@aol.com>
To: bgibson@co.slo.ca.us, fmecham@co.slo.ca.us, darnold@co.slo.ca.us, cray@co.slo.ca.us, ahill@co.slo.ca.us
Date: 04/04/2014 12:13 PM
Subject: NO McDonald's in Los Osos!

Dear Supervisors,

In the process of gathering signatures opposing a drive-through McDonald's; my sister and I have spoken, personally, with hundreds of Los Osos residents. They were horrified at the possibility of something like a McDonald's coming into their quaint little town and beautiful area. They had chosen to move here at some point, either in retirement, or as a family because they loved this peaceful and small community; a place where you get to know your neighbors and where your kids can go to a good school and the natural beauty of the area; and, most importantly, to get away from big franchises and fast-food restaurants.

Los Osos is not a drive- thru kind of town! We are not located on a freeway or a highway. People do not just drive off at the next exit and then get back on the road to continue their travels. They stop here specifically to enjoy our beautiful area. We are the gateway to Montana de Oro, one of the largest, most beautiful and unique nature reserves in the state of California. It is the amazing and essential natural beauty of this area that make Los Osos and Baywood Park unique.

If this ludicrous project were to go through; McDonald's would become the dominant symbol of this small bedroom community.

Los Osos residents are asking for the chance to create a lasting community plan where we can decide how we want our town to develop.

Give us the same opportunity afforded to other communities in the County to prohibit any kind of fast-food restaurants; for example: Cayucos, Cambria, Avila Beach. Other communities prohibit these types of corporate chains in their downtown area; as is the case in San Luis Obispo, Paso Robles, Pismo Beach, Arroyo Grande and Morro Bay. The McDonald's drive-through in Morro Bay is directly off Hwy 1 and not in the residential, downtown, or Embarcadero area.

A McDonald's would ruin this town, and would set a terrible precedent for other corporate fast-food chains to come in and change our small town forever. Consider the extreme detrimental impact the McDonald's project would have on the community of Los Osos.

Vote NO to a McDonald's in Los Osos.

Sincerely,

Patricia Avant-Kern



Fw: McDonald's Letter

Bruce Gibson to: Adam Hill, Frank Mecham, Bruce Gibson,
Debbie Arnold, Caren Ray

04/07/2014 11:10 AM

Sent by: **Cherie McKee**

Cc: Jennifer Caffee, Hannah Miller, Vicki Shelby, Elizabeth
Ruth, cr_board_clerk Clerk Recorder

----- Forwarded by Cherie McKee/BOS/COSLO on 04/07/2014 11:09 AM -----

From: Alan Fraser <afraser101@gmail.com>
To: bgibson@co.slo.ca.us
Date: 04/04/2014 10:20 AM
Subject: McDonald's Letter

Mr. Gibson,

Please read and contribute to the discuss my letter against the McDonalds project in Los
Osos.

Thank you for your time and consideration.



Alan Fraser mcdonaldsletter.docx mcdonaldsletter.pdf

Alan Fraser
11235 12th Street
Los Osos, CA 93402
805-202-6051

Bruce Gibson
Room D-430, County Government Center
San Luis Obispo, California 93408

April 4th, 2014

Supervisor Gibson;

I am against McDonalds coming to Los Osos for too many reasons than can be stated in this letter, but the three main reasons are McDonald's company practices, the plan itself is bad, and it does not meet the vision of the community.

McDonalds doesn't treat their employees well. They recently instructed their employees as how to get food stamps (1) and welfare benefits (2). They won't hire workers full time because they'd have to provide benefits under Obamacare(3). They also warned their own employees about the dangers of eating fast food (4). Just recently McDonalds was sued by employees who claim they weren't granted over time pay for overtime hours and who were told to clock out during slow times, wait around, and then clock back when more customers arrived (5,6).

Proponents of McDonalds say it will bring jobs. However, if it opens, there is no way to know the overall net gain of jobs until time passes. A restaurant with a drive through has a distinct competitive advantage that will forever change the landscape of restaurants in the community.

Even fast food industry professionals recognize the damaging economic impact of drive-thrus on already established restaurants in the vicinity. When trying to fight enactment of a no drive-thru ordinance, fast food industry professionals rallied to fight against it, calling a drive-thru "a huge advantage" (7). Keith Handley, local franchisee, is quoted in QRS Magazine as saying, "It's more advantageous to have a drive-thru" and that not having a drive through is "a terrible inconvenience" (7). It's this huge advantage of the drive-thru that will harm local, long established restaurants and possibly keep new restaurants from starting up. This makes the boastful claim of new jobs for the community dubious. Clearly, McDonalds business practices leave much to be desired. They would make a lousy partner to Los Osos.

The plan to put a McDonalds restaurant in a former bank building is ill-conceived and flawed. The drive through, long ago closed, was never designed to handle the traffic of a fast food restaurant. Cars would be idling, waiting for their turn, in the same busy area where customers of Miner's and Rite Aide park and try to leave. Coming out of Miner's and having to wait for cars in the drive through lane would be a terrible inconvenience.

The drive-thru plan is a safety hazard. Cars leaving the drive-thru are routed through a quick maze where cars coming in to the drive-thru also enter. Clearly these lanes weren't designed for this amount of two-way use. I see the hurried McDonalds customers grabbing a burger, driving while eating, trying to negotiate these turns with on-coming traffic and then making a right or a, worse, a left onto Los Osos Valley Drive as potential accidents waiting to happen.

The drive-thru will also create more pollution. The McDonald's team has presented the case that a drive-thru is better for emissions than customers parking and walking in. They have supported their case with a study, RWDI, Air Quality Assessment for Tim Horton's Restaurants Ontario Canada, that is not an accurate comparison, is suspect scientifically and that states in its own summary it is not meant to be used as representative for other drive-thrus. "These results are considered to be representative for Tim Hortons stores but cannot be generalized to other types of drive through facilities."(8) This study was funded by Tim Horton's parent company (9). A fast food chain claiming in their own study that drive throughs don't increase pollution is akin to the tobacco company's claiming, based on their own studies, that smoking is not hazardous to one's health.

The idea that stopping your car and restarting uses less fuel than idling in a drive through queue is a fast food restaurant industry lie. According to Natural Resources Canada, idling your engine for longer than ten seconds wastes more fuel than the fuel needed to re-start your engine. This means that for greenhouse gas (carbon dioxide) emissions, engine start-up emissions are the same as ten seconds of idling (10). Simply put, no McDonalds equals no increased emissions.

There is much discussion about sea water intrusion in our aquifer and how much water can be used by businesses and residents. Throughout the process, the McDonald's team has concocted a variety of measures to project their water use and the historic use of the property, including a most recent switch from 33,000 gallons of monthly landscaping to over 16,000 gallons. The McDonald's team hasn't provided accurate water numbers and projections from day one and the county should not permit a project with such confounding water numbers in a time of server water shortage.

McDonalds restaurant is a bad fit for Los Osos, a town known for its wonderful natural surroundings. On WineCoastCountry.com the county's website created by CBID, Los Osos is described in the following ways:

"This lovely, peaceful bayside community is the gateway to Montana de Oro State Park, one of the most spectacular oceanside parks in the country."

"Very much off the beaten tourist path, Los Osos sits on the southern tidal estuary of Morro Bay, with a glassy bay, and an "eden" of feathered wildlife."

"Visit one of the lushest plant nurseries around, ride horses along the beach, take a walk through the magical Elfin Forest, and sit for a bit in the serenity of Sweet Springs Preserve. You'll soon understand why the gentle creator of Gumby and Poky, the much-revered Arthur Clokey, spent his final years here."

"Despite a number of very good restaurants, including the best Thai on the Central Coast, you won't find much nightlife here after about 9 pm, even on weekends. What you will find is excellent kayaking conditions, great golfing, and endless tidepools to explore. Families will find lots of outdoor activities they can enjoy together."(11)

This is the county's vision of Los Osos, and I and many other residents applaud this view. McDonalds does not fit this vision. Los Osos a very quiet place at night. Having a gaudily lit McDonalds open until Midnight and 1 am will change that nighttime peacefulness forever.

This plan for a McDonalds in Los Osos is poorly timed. The long-anticipated sewer is not yet up and running and the Los Osos community plan as part of the Estero Bay Plan is still in being written. We don't yet know what that plan will entail and the community should be allowed to complete it before such an impactful project as a McDonalds restaurant is permitted. I do not want this project to be approved, but I think it's especially wrong to allow it when the community is in the process stating its vision.

I apologize for such a lengthy letter, but there's much to be concerned with. I implore you to deny the McDonalds application.

Sincerely,

Alan Fraser

Citations:

1. <http://money.cnn.com/2013/10/23/news/companies/mcdonalds-help-line-workers/>
2. <http://billmoyers.com/2013/10/24/audio-mcdonalds-tells-full-time-employee-to-apply-for-welfare-benefits/>
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5. http://www.nytimes.com/2014/03/14/business/mcdonalds-workers-in-three-states-file-suits-claiming-underpayment.html?_r=0
6. <http://www.sandiegoreader.com/news/2014/mar/18/ticker-fast-food-workers-protest-wage-theft/>
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8. <http://drivethrulies.files.wordpress.com/2008/07/rwdi-final-report-tim-hortons-air-quality-assessment-may-2008.pdf>
9. <http://www.ajax.ca/en/doingbusinessinajax/resources/DriveThroughDiscussionPaperFINAL.pdf>
10. http://www.clear.london.ca/pdf/report_on_idling_May19final.pdf
11. <http://winecoastcountry.com/slo/los-osos-baywood-park-visitor-guide/>

Alan Fraser

Bruce Gibson
Room D-430, County Government Center
San Luis Obispo, California 93408

April 4th, 2014

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Sincerely,

Alan Fraser

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9. <http://www.ajax.ca/en/doingbusinessinajax/resources/DriveThroughDiscussionPaperFINAL.pdf>
10. http://www.clear.london.ca/pdf/report_on_idling_May19final.pdf
11. <http://winecoastcountry.com/slo/los-osos-baywood-park-visitor-guide/>



Fw: McDonald's Appeal

Bruce Gibson to: Adam Hill, Frank Mecham, Bruce Gibson,
Debbie Arnold, Caren Ray

04/07/2014 11:13 AM

Sent by: **Cherie McKee**

Cc: Jennifer Caffee, Hannah Miller, Vicki Shelby, Elizabeth
Ruth, cr_board_clerk Clerk Recorder

----- Forwarded by Cherie McKee/BOS/COSLO on 04/07/2014 11:12 AM -----

From: MADELINE PALASZEWSKI <palaszewskifam@sbcglobal.net>
To: Bruce Gibson <bgibson@co.slo.ca.us>
Date: 04/04/2014 09:52 AM
Subject: McDonald's Appeal

Supervisor Gibson:

It was a pleasure meeting you at your Los Osos office hours last month. At that meeting you mentioned that the letters regarding McDonald's appeal were running about 50/50. I believe that ratio has changed pretty dramatically since our meeting where I presented petitions with almost 1,200 signatures. On Tuesday, I will present the balance of signatures several concerned citizens have been gathering over the past couple of months. Thank you for taking the time to review the following letter.

I am writing today to urge you to deny McDonald's appeal that will go before your board on Tuesday.

As a 29 year resident of Los Osos, I have many concerns regarding the proposed McDonald's drive-through restaurant to go in the old Bank of America building in the Vons shopping center. Los Osos is one of the last truly unique coastal towns in California. With the sewer finally being installed, we are at a crossroads as we come together to plan the future of Los Osos.

Today, we are working on a new "Community Plan" and an emphasis on a "pedestrian friendly, walkable downtown" will once again be at the forefront. A drive-through restaurant does not fit that future vision and certainly doesn't fit in today's Los Osos. It doesn't fit literally or figuratively.

There isn't enough room to have a "safe" drive-through at that location. McDonald's suggests nearly 500 cars will stop at the restaurant each day. The way the queue is designed cars may back up on to LOVR. It will impact our air quality. The Air Pollution Control District does not support the drive-through.

This location is in Los Osos' downtown core. You do not see drive-through restaurants in the "downtown core" of most of the cities in our county, including Cambria, Cayucos, Morro Bay, Paso Robles, San Luis Obispo, Avila Beach, Shell Beach, Pismo Beach, Arroyo Grande and Oceano.

Hundreds of residents do not support the project. A group of concerned citizens has been circulating petitions and almost 1,200 signatures were presented to Supervisor Gibson at his office hours in Los Osos on March 27. Seventy per-cent of the signatures were from Los Osos residents. We will present the balance of the signatures to the board on Tuesday.

Please give Los Osos the opportunity to plan our downtown core – deny the drive-through.

Sincerely,
Madeline & Jeff Palaszewski
Los Osos



Fw: McDonald's in Los Osos

Bruce Gibson to: cr_board_clerk Clerk Recorder
Sent by: **Cherie McKee**

04/07/2014 11:14 AM

----- Forwarded by Cherie McKee/BOS/COSLO on 04/07/2014 11:13 AM -----

From: "Michael Miller" <vmml@charter.net>
To: "Bruce Gibson" <BGibson@co.slo.ca.us>, "Caren Ray" <cray@co.slo.ca.us>, "Debbie Arnold" <darnold@co.slo.ca.us>, "Frank Mecham" <fmecham@co.slo.ca.us>, "Adam Hill" <ahill@co.slo.ca.us>
Date: 04/03/2014 06:53 PM
Subject: McDonald's in Los Osos

April 3, 2014

Dear San Luis Obispo Board of Supervisors;

Re: siting of a McDonalds in Los Osos

I know you have received many well-articulated letters objecting to the plans for a new McDonalds fast food restaurant with drive-through in the town of Los Osos.

I wish to add to those objections and endorse the many rational arguments I have read, including that plans for a pedestrian friendly business district in the area where the restaurant would be located will be stymied by the approval of this project.

The primary reason for me is that a drive-through adds to carbon pollution in our atmosphere, wherein cars are idling for several minutes. Multiply this by the total number of cars passing through and we will see a significant increase in the carbon emissions in our little community. The latest report from the U.N.'s Intergovernmental Panel on Climate Change is a wake-up call for all nations to realize that we must do whatever we can

on a local

level, as well as internationally, to curb these emissions whenever and wherever possible.

It may seem to be one small action, but if every community does at least one thing

to address the risks that climate change poses to our earth, then perhaps we

can begin to reverse the frightening trend the U.N.'s report clearly enumerates.

In addition, I am aware that the amount of water this restaurant will use is

much more than the prior occupant, a bank, could ever have used. I know you are aware that we are in the midst of a severe water shortage and our community has been tasked to reduce water usage for the benefit of all.

Owners of vacant lots are still not able to secure building permits because of these restrictions, therefore it is not logical that a fast food restaurant would be allowed.

Please listen to the pleas of many concerned residents of Los Osos and deny the appellant's request.

Respectfully,

Vita Miller



Fw: Proposed McDonald's in Los Osos - Formal LOCAC comments attached

Bruce Gibson to: cr_board_clerk Clerk Recorder
Sent by: **Cherie McKee**

04/07/2014 11:14 AM

----- Forwarded by Cherie McKee/BOS/COSLO on 04/07/2014 11:14 AM -----

From: Vicki Milledge <vickilocacchair@earthlink.net>
To: Bruce Gibson <bgibson@co.slo.ca.us>
Cc: Adam Hill <ahill@co.slo.ca.us>, Frank Mecham <fmecham@co.slo.ca.us>, Debbie Arnold <district5@co.slo.ca.us>, Caren Ray <cray@co.slo.ca.us>, Cherie McKee <cmckee@co.slo.ca.us>, Kerry Brown <kbrown@co.slo.ca.us>
Date: 04/03/2014 12:26 PM
Subject: Proposed McDonald's in Los Osos - Formal LOCAC comments attached

Please accept our latest recommendation as described in the attachment below.

Vicki Milledge
LOCAC Chairperson



McDonald's letter 2.pdf



LOCAC

Los Osos Community Advisory Council

April 3, 2014

Bruce Gibson
District 2 Supervisor

Re: Proposed McDonald's Project for Los Osos

Dear Mr. Gibson:

On March 31, 2014, the Los Osos Community Advisory Council voted 4-2-0 to recommend that the McDonald's project go forward with the conditions recommended by the Planning Commission. These conditions include that the project not have a drive-through.

We remain puzzled and deeply concerned about the water use numbers attached to the project. The water use information was provided by the Golden State Water Company at the behest of owners of the shopping center where the proposed McDonald's would be located. We cannot even imagine how the small amount of landscaping that exists at the former bank site can use the amount of water that has been reported. We strongly urge you and your colleagues to investigate this situation very carefully. As you all know, Los Osos is in a level three water crisis and has been for some time.

Sincerely,

Vicki Milledge, LOCAC Chairperson

cc: Cherie McKee; Supervisors Frank Meechum, Adam Hill, Caren Ray, Debby Arnold;
LOCAC members

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