



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 11/6/08

TO: _____

FROM: Nick Forester, North County Team

PROJECT DESCRIPTION: LRP2008-00004 MAJOR DOMO- General Plan Amendment to re-zone 2.5 acre parcel from AG to Public Facilities. APN: 070-091-037.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 11/21/08 please.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No _____

APPLICATION TYPE CHECK ALL THAT APPLY

- General Plan Amendment Ordinance Amendment Amendment w/update
 Specific Plan Specific Plan Amendment Other _____

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Major Domo LLC Daytime Phone []
Mailing Address 750 Pismo Street, San Luis Obispo Zip 93401
Email Address: _____

Applicant Name Santa Margarita Cemetery District Daytime Phone [8]
Mailing Address P. O. Box 806, Santa Margarita Zip 93453
Email Address: _____

Agent Name [] Santa Margarita Cemetery Dist. Daytime Phone 805-438-5704
Mailing Address P. O. Box 587, Santa Margarita Zip 93453
Email Address: []

PROPERTY INFORMATION

Total Size of Site: 2.95 Acres Assessor Parcel Number(s): 070-091-037

Legal Description: Refer to APN

Address of the project (if known): Approximate address is 9800 Pozo Road, Santa Margarita, CA

Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Travel N on Highway 101 to Santa Margarita exit aka Highway 58 East.

Travel East through Santa Margarita, at the end of town, turn right onto Highway 58 East, travel 1 mile, site on left side.

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

Although current zoning is Ag the use of the parcel since appx 1919 has been as the Santa Margarita Cemetery. Existing structures include a well/pump house and a maintenance shed. Trees and plants on the property vary from those typical to the area to one or two palms planted by relatives of interred residents.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): The project will be to change the "USE" of approximately

3.5+ acres surrounding the Santa Margarita Cemetery, from Ag use to public cemetery use. The addition of the land will be the result of a gift by the Major Domo LLC and its principals.

LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature [Signature] Date 7/24/08

FOR STAFF USE ONLY

Current Land Use Category: _____

PAS? Yes No

AMENDMENT APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

SEE ATTACHED DEVELOPER'S STATEMENT.

What are the Element(s) or Ordinance(s) requested for amendment:

- Land Use Element Salinas Area Plan Framework for Planning
- Ag & Open Space Element Local Coastal Plan Land Use Ordinance
- Coastal Zone LUO Real Property Division Ordinance Construction Ordinance
- Growth Management Ordinance Other _____

If you are proposing an amendment to the maps of the general plan, complete the following:

What is the Existing Land Use Category?:

- Open Space Recreation Agriculture Rural Lands
- Residential Rural Residential Suburban Residential Single Family
- Residential Multi-Family Commercial Retail Commercial Service
- Industrial Office & Professional Public Facilities

What is the Existing Combining Designation(s)?: _____

What is the Requested Land Use Category?

- Open Space Recreation Agriculture Rural Lands
- Residential Rural Residential Suburban Residential Single Family
- Residential Multi-Family Commercial Retail Commercial Service
- Industrial Office & Professional Public Facilities

What is the Requested Combining Designation(s)?: **Request is a re-zone from existing AG land to Public Facilities, appx 3.5 acres ± surrounding existing Santa Margarita Cemetery site.**

If you are proposing an amendment to the text of the general plan, complete the following:

Page No. Not Applicable (N/A) Paragraph: _____ Attach a copy of the existing text clearly specifying the language proposed for change and the proposed changes

If you are proposing an amendment to an ordinance, complete the following:

Section No. N/A Attach a copy of the existing text clearly specifying the language proposed for change and the proposed changes

For all amendment requests, complete the following:

Reason for the request: **The Santa Margarita Cemetery is running out of available space and will be unable to meet public demands for a burial place. The added land will mitigate this potential catastrophe.**

Describe existing and future access to the proposed project site: **Access now is via one entrance to the cemetery off of Highway 58. Future access will be off of Highway 58 one entrance.**

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: AG - Open Range South: AG - Open Range
East: AG - Open Range West: AG - Open Range

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

Community System - List the agency or company responsible for provision: _____
Do you have a valid will-serve letter? Yes If yes, please submit copy No

Proposed sewage disposal: Individual on-site system Other **We use an on-site portable handicap accessible toilet, there is no on-site discharge of sewage.**

Community System -List the agency or company responsible for sewage disposal: _____
Do you have a valid will-serve letter? Yes If yes, please submit copy No

Fire Agency: - List the agency responsible for fire protection: **CDF Parkhill Station & Santa Margarita Volunteer Fire Dept.**

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

Answer ALL of the questions as accurately and completely as possible.

Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.

If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.

Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the info

The data entered here will be applicable to the 3.5 acres surrounding the Santa Margarita Cemetery District as opposed to the entire APN acreage. It is only the 3.5 acres surrounding the existing cemetery site that is the subject of this application.

1. Describe the topography of the site:

Level to gently rolling, 0-10% slopes: 3.5± acres acres

Moderate slopes of 10-30%: None acres

Steep slopes over 30%: None acres

2. Are there any springs, streams, lakes or marshes on or near the site? Yes No

If yes, please describe: _____

3. Are there any flooding problems on the site or in the surrounding area Yes No

If yes, please describe: _____

4. Has a drainage plan been prepared? Yes No

If yes, please include with application.

5. Has there been any grading or earthwork on the project site? Yes No

If yes, please explain: _____

6. Has a grading plan been prepared? Yes No

If yes, please include with application.

7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No

8. Is a railroad or highway within 300 feet of your project site? Yes No

9. Can the proposed project be seen from surrounding public roads? Yes No

If yes, please list: Highway 58 East

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural: explain Irrigation of existing flora for use the the cemetery staff as well as those visiting interned relatives.
 Commercial/Office: explain _____
 Industrial: explain _____
3. What is the expected daily water demand associated with the project? On the average, less than 25 gal.
4. How many service connections will be required? None. _____
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: There is an existing operable well on cemetery land.
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes please attach Attached.
7. Does water meet the Health Agency's quality requirements? No record of any testing having been done.
Bacteriological? Yes No Chemical? Yes No
Physical? Yes No Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test See attached copy of report. _____ GPM
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy There is no on-site septic system on this vacant land, nor on the cemetery site. The cemetery utilizes a handicap accessible portable toilet.
2. What is the distance from proposed leach field to any neighboring water wells? 0 feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed? Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No

(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line?
 Yes No Distance to nearest sewer line: _____
Location of connection: _____
2. What is the amount of proposed flow? None. _____ g.p.d.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No Not Applicable (N/A)

Solid Waste Information

1. What type of solid waste will be generated by the project? Domestic Industrial
 Agricultural Other, please explain? _____
2. Name of Solid Waste Disposal Company: Waste Alternatives - Atascadero
3. Where is the waste disposal storage in relation to buildings? There is none on the existing land, on the cemetery site, the receptacle is a minimum of 50' away from the closest bldg.
4. Does your project design include an area for collecting recyclable composting materials? Yes No

Community Service Information

1. Name of School District: Atascadero Unified
2. Location of nearest police station: Atascadero PD, 10 + miles to the northwest.
3. Location of nearest fire station: Santa Margarita Volunteer Fire Dept is about 1 1/2 miles west of site.
4. Location of nearest public transit stop: In the community of Santa Margarita about 1 1/2 miles west of site.
5. Are services (grocery / other shopping) within walking distance of the project? Yes No
If yes, what is the distance? _____ feet / miles

Historic and Archeological Information

1. Please describe the historic use of the property: The land surrounding the cemetery has been and is AG in nature and has been used for cattle grazing.
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
If yes, please describe: The cemetery was created from donated land in or about 1919 and has been in operation since.
3. Has an archaeological surface survey been done for the project site? Yes No
If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

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

1. Days of Operation: 7 days a week Hours of Operation: Daylight to dusk.
2. How many people will this project employ? No more than at present, two part-time employees.
3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift
There are no set hours of work, workers work as needed for interments and maintenance.
4. Will this project produce any emissions (i.e. gasses, smoke, dust, odors, fumes, vapors,)?
 Yes No
If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? Yes No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output)
6. What type of industrial waste materials will result from the project? Explain in detail:
There will be no industrial waste associated with proposed, expanded cemetery operations.

7. Will hazardous products be used or stored on-site? Yes No
 If yes, please describe in detail: _____
8. Has a traffic study been prepared? Yes No If yes, please attach a copy
9. Please estimate the number of employees, customer and other project-related traffic trips to or from the project.
 Between 7:00 - 9:00 a.m. None. Between 4:00 to 6:00 p.m. 3-5
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees?
 Yes No If yes, please specify what you are proposing _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? Yes No
 If yes, please describe Entrance now is sometimes hazardous depending on the size of funeral. A new entrance will be proposed with more visibility and better off road parking. This will occur in phase 2 of the expansion w/Caltrans, Hwy 58 is a state road.

Agricultural Information

Only complete this section: 1) within the Agricultural land use category or 2) your site is currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e. poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail:
The land is currently suitable of cattle grazing, however the greater need is the expansion of the cemetery.

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc. (these also need to be shown on your site plan):
No recreation facilities, all existing oaks will remain and some new tree/shrub planting may occur to bring the expanded facility in concert with the existing facility.
2. Will the development occur in phases? Yes No
 If yes describe We plan to utilize the 100' section to the east of the existing facility now, the balance will take 10+ years.
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No
 If yes, explain: The addition of a columbarium for above ground cremation interments.
4. Are there any proposed or existing deed restrictions? Yes No
 If yes, please describe: None known.

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project*: At present there is no planned need to expand current energy usage.

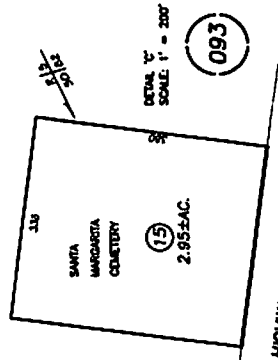
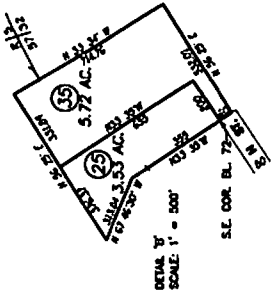
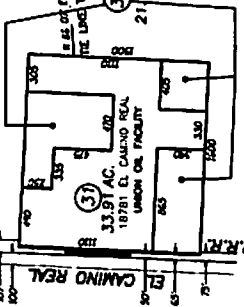
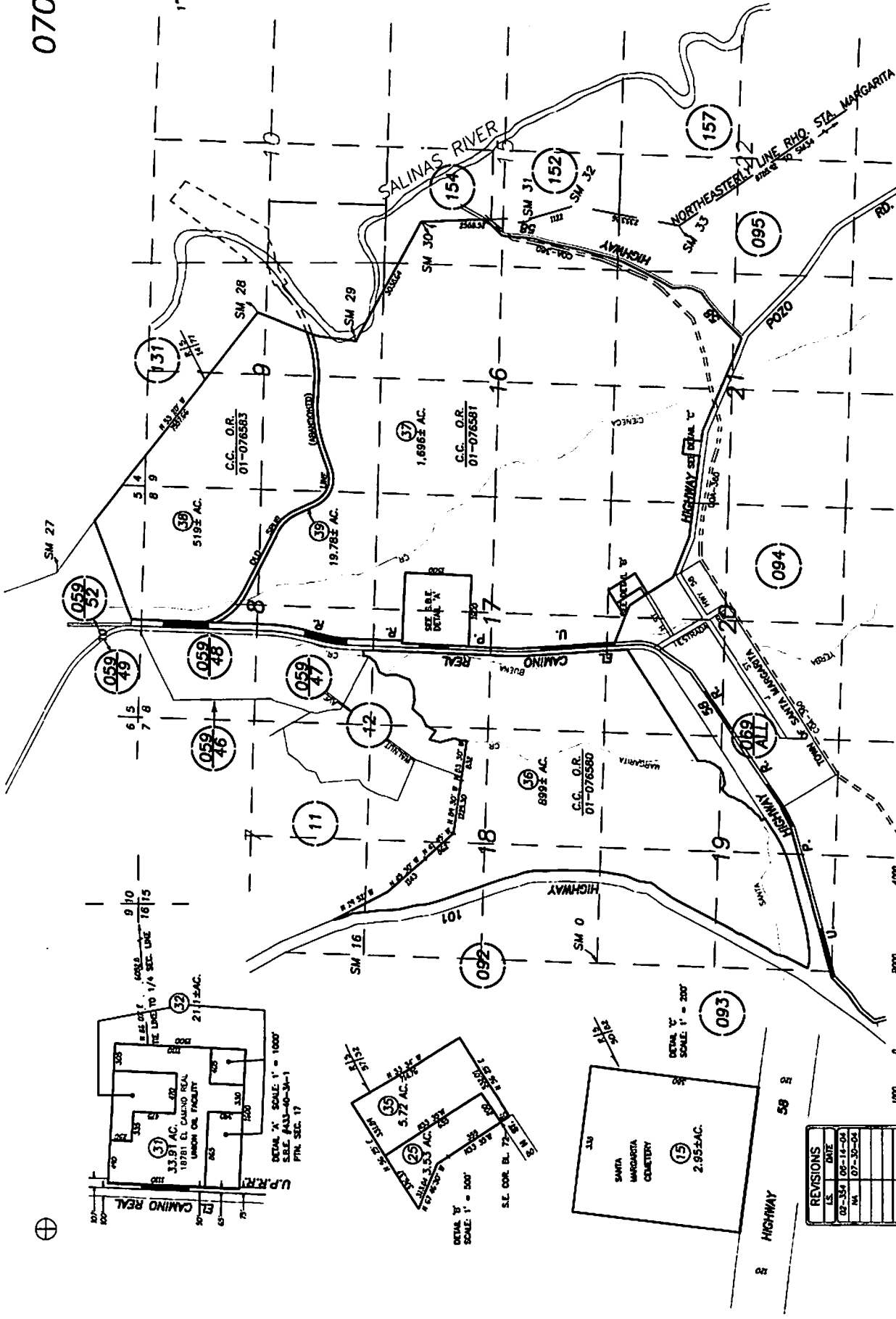
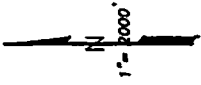
* The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project: The re-zone of allowable land use from AG to public facilities will be the mitigating measure needed to accomodate the expansion of the cemetery which is running out of space for interments.
The cemetery expansion should not have any negative affect on the existing environment in this area.
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: See attached copy of biological report prepared by Althouse & Meade.
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No
If yes, please describe and provide "ED" number(s): See Item 3 under Historical Archeological above

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Applications will be made for a General Plan amendment as well as a lot line adjustment. These will be submitted concurrently.
(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)

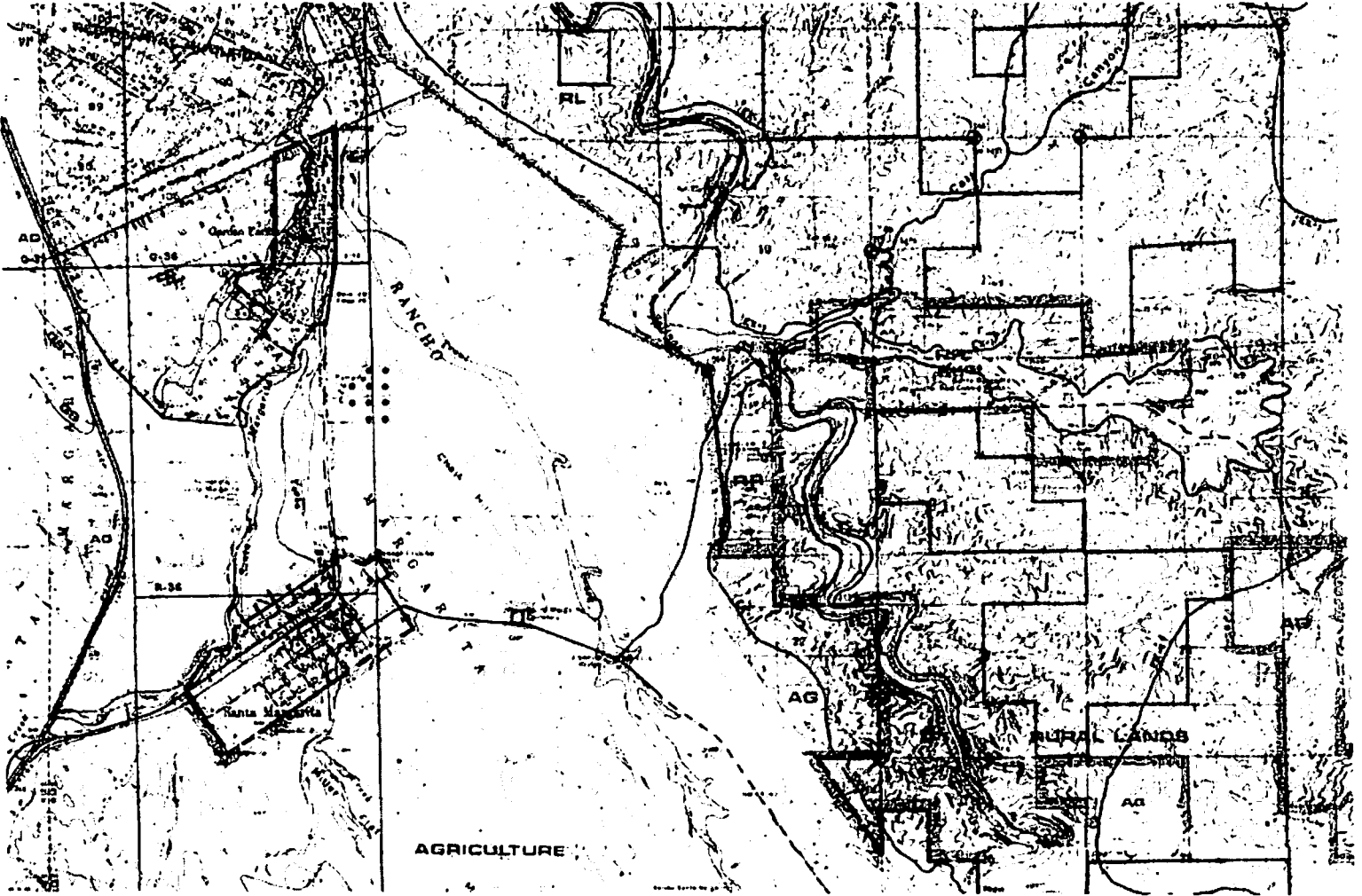


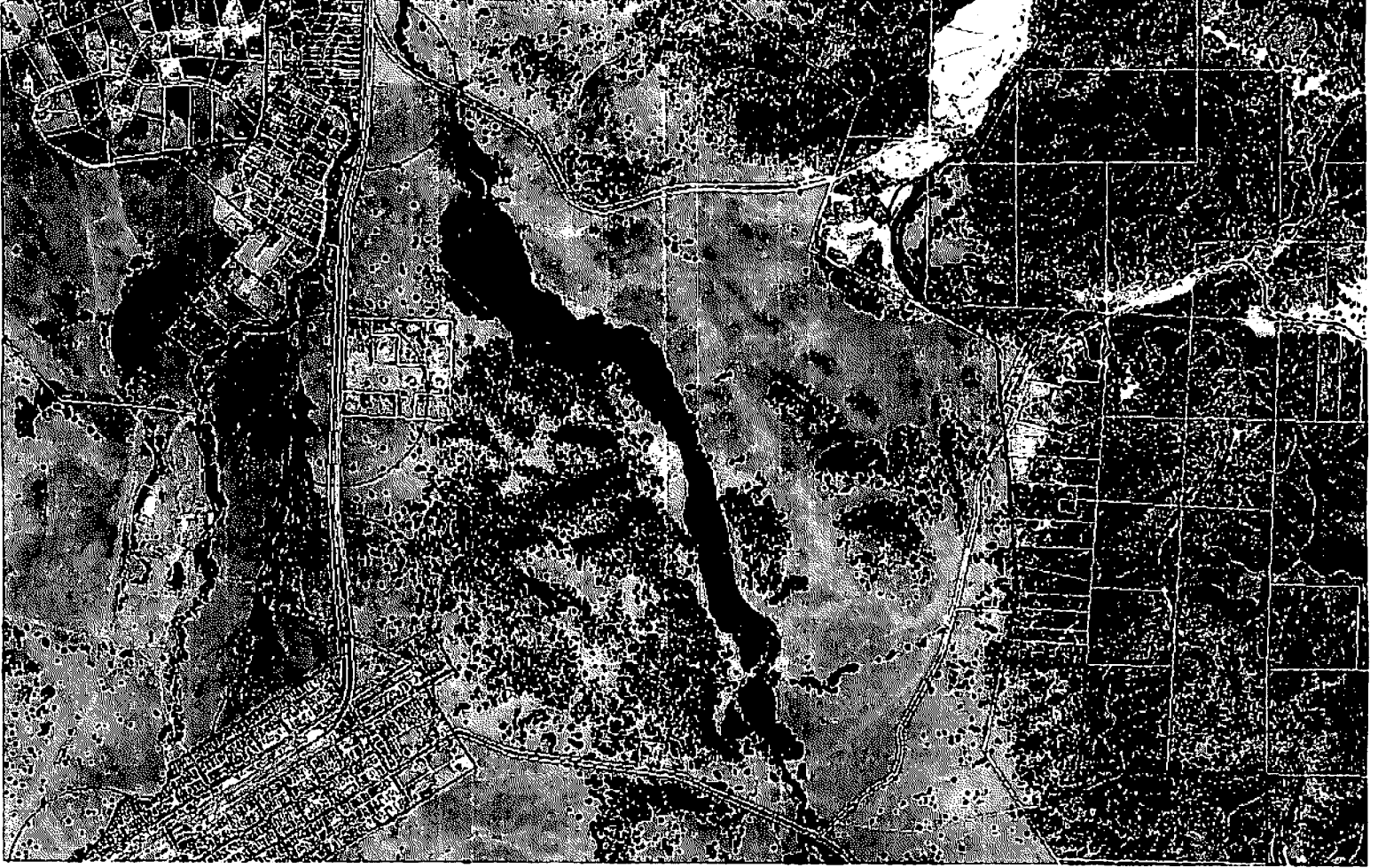
LS	DATE
02-354	06-14-04
NA	07-30-04

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

COASTAL AQUEDUCT, REACH IV, DRAWING NO'S. S-9A-74, 75, 76, 77, 78, 78-1 & 79
 PTN. T. 29 S.; R. 13 E.
 RANCHO SANTA MARGARITA, R.M. Bk. A . Pg. 42

ASSESSOR'S MAP COUNTY OF
 SAN LUIS OBISPO, CA
 BOOK 070 PAGE 095







Parcel Summary Report For Parcel # 070-091-037

8/1/2008
12:51:50PM

San Luis Obispo County Department of Planning and Building

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

Address Information

Status Address
0 el camino RSAL

Lot Information:

Community: RSAL
Planning Area: SAL

<u>Lot Type</u>	<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Lot</u>	<u>Land Use Elements</u>	<u>Lot Flags</u>	<u>Misc</u>
T	COAL00	264	0002	Y	AG / FH		

People Information

<u>Role</u>	<u>Name and Address</u>	<u>Phone Numbers and Contact info</u>	<u>Notes</u>
OWN	MAJOR DOMO LLC 750 PISMO ST SLO CA 93401-3922		
OWN	MAJOR DOMO LLC A CA LLC	EMAIL: %PACIFIC IMPROVEMENT LLC	

Parcel Information

<u>Status</u>	<u>Description</u>	<u>Notes</u>
Active	T29S R13E PTN SEC 5,8,15- 17 & 20-22 (PTN RHO S N	