



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 2/21/2013

TO: _____

FROM: Karen Nall, Development Review

PROJECT DESCRIPTION: SUB2012-00025 COAL 12-00081 MAJOR DOMO- Lot line adjustment between two parcels located off El Camino Real in Santa Margarita. APNs: 070-091-037 and 039.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

Date

Name

Phone

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot Lot Line Adjustment Parcel Map Tract Map
 Receiving Site Sending Site Road Abandonment Road Name
 Reversion to Acreage Reconsideration Condominium (new or conversion)

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Major Domo, LLC Daytime Phone 805-610-3381
 Mailing Address 22720 El Camino Real Santa Margarita, CA Zip Code 93453
 Email Address: _____

Applicant Name _____ Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name Kirk Consulting Daytime Phone 805-461-5765
 Mailing Address 8830 Morro Rd. Atascadero, CA Zip Code 93422
 Email Address _____

PROPERTY INFORMATION

Total Size of Site: +/- 1,705ac Assessor Parcel Number(s): 070-091-037 & 070-091-039
 Legal Description: COC#2001 OR 076581 / COC#2004 OR 4069803 (See LLA Map for full legal description)
 Address of the project (if known): 00000 El Camino Real Santa Margarita, CA 93453
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: East side of El Camino Real, North of Town of Santa Margarita

Describe current uses, existing structures, and other improvements and vegetation on the property:
Cattle Grazing, two stockponds, dirt road trail and 3 wells

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Lot Line Adjustment between two existing parcels

LEGAL DECLARATION

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

Property owner signature *Sarah State* Date 2/12/13

FOR STAFF USE ONLY				
Minimum Parcel Size: _____	<input type="checkbox"/> sq. feet	<input type="checkbox"/> acres	<input type="checkbox"/> by PAS?	<input type="checkbox"/> by Ordinance?

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: Parcel 1: 623ac Parcel 2: 1,082ac

Number of existing lots, parcels or certificates: 2 Existing parcel sizes: +/- 20 ac & +/-1,696 ac

What will the property be used for after division: No change in use: Agricultural

Is the property part of a previous LLA that you filed? Yes No

If Yes, what was the map number: Tract No: _____ CO _____ COAL _____

Have you reviewed county records to determine if the subject property has ever been the subject of:

A recorded certificate of compliance or a recorded map? Yes No

Building permits or other approval? Yes No

If you answered Yes to either question, please provide copies of all applicable materials.

Off-Site Improvements: Will off-site road or drainage improvements be required? Yes No

Surrounding parcel ownership: Do you own adjacent property? Yes No

If yes, what is the acreage of all property you own that surrounds the project site? 519ac

Describe existing and future access to the proposed project site: _____

El Camino Real / Highway

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

North: RL / EX Zone: Quarry South: Public/RSF School / Residential

East: RR/RL / EX Zone: Quarry / Residential West: RS / AG: Cattle Grazing / Residential

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 _____

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: Cal Fire

List available or proposed utilities: Gas Telephone Electricity Cable TV

Adjustments: Are you requesting any adjustments? Yes No If Yes, please complete:

Parcel & site design (21.03.010(c)) Access & circulation design (21.03.010(d))

Flood hazard & drainage (21.03.010(e)) Water supply (21.03.010(f))

Sewage Disposal (21.03.010(g)) Public Utilities (21.03.010(h))

Road Exception (21.03.010(d))

Briefly describe the reasons for the request _____

Quimby Ordinance (Section 21.09.010, et seq., of Title 21):

How are you proposing to meet the requirements of the Quimby Ordinance: N/A

- Dedicate property for park & recreation purposes Pay the in-lieu fee
- Request credit for common open space (if you are choosing this option, please complete below)

Acreage of open space: _____ Average slope of open space: _____

Describe the on-site recreational amenities being proposed and their location on the open space:

Specify the proposed ownership and method of maintenance of the open space: _____

Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):

Is your project a: N/A

- New housing project containing 11 or more dwelling units or parcels; OR
- Demolition or conversion of one or more dwellings (includes mobile homes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application.
- Demolition or conversion of one or more dwellings (includes mobile homes) to a non-residential use which is not "coastal dependent".



Letter of Transmittal

Date: February 11, 2013
To: Holly Phipps, County of San Luis Obispo
From: Jamie Kirk
RE: **Major Domo LLA – COAL 12-0081**

Enclosed is a Tentative Map for Lot Line Adjustment COAL 12-0081. The proposed lot line adjustment will adjust two existing lots of record. The existing parcels sizes are approximately 20 acres and 1,696 acres each. The lot line adjustment will result in two parcels of approximately 1,082 acres and 623 acres each. The purpose of the Lot Line Adjustment is to create two parcels that are better suited for viable agricultural purposes. The parcel line separating Parcel 1 and Parcel 2, although irregular in shape, is intended to conform to the natural topography of the site and provide Parcel 1 with road frontage/access on Highway 58.

Ordinance Consistency:

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.

The proposed lot line adjustment is equal to or better than the existing situation for the following reasons.

- Parcel 1: The existing substandard lot will be increased in size from +/- 20 acres to +/- 623 acres in size. The reconfigured parcel will exceed the 320 acre minimum parcel size for the Ag Land Use Category. From a zoning perspective, this is *better* than the existing situation.
- Parcel 2: Parcel 2 is proposed to be 1,082 acres in size. The parcel will remain in compliance with the 320 acre minimum parcel size requirements for the Ag Land Use Category. From a zoning perspective this is *equal* to the existing situation.

- The proposed lots are more uniform in configuration than the existing parcel layout, from a zoning and building perspective this is *better* than the existing situation.
- The proposed lot configuration is better suited to agricultural uses in that the increase in size and the reconfiguration of the substandard lot would result in a lot that would be *better* suited to future agricultural uses.

Environmental Review:

There is no development currently proposed on the site and no development is proposed as part of the lot line adjustment request. Because development is not proposed at this time, the appropriate time to evaluate potential impacts of future development on the site would be at the time of application for future building and/or land use permits. The lot line adjustment itself will not have an impact on the environment and sensitive environmental resources therefore this project qualifies for a General Rule Exemption under CEQA (Section 15061b.3).

15061. REVIEW FOR EXEMPTION

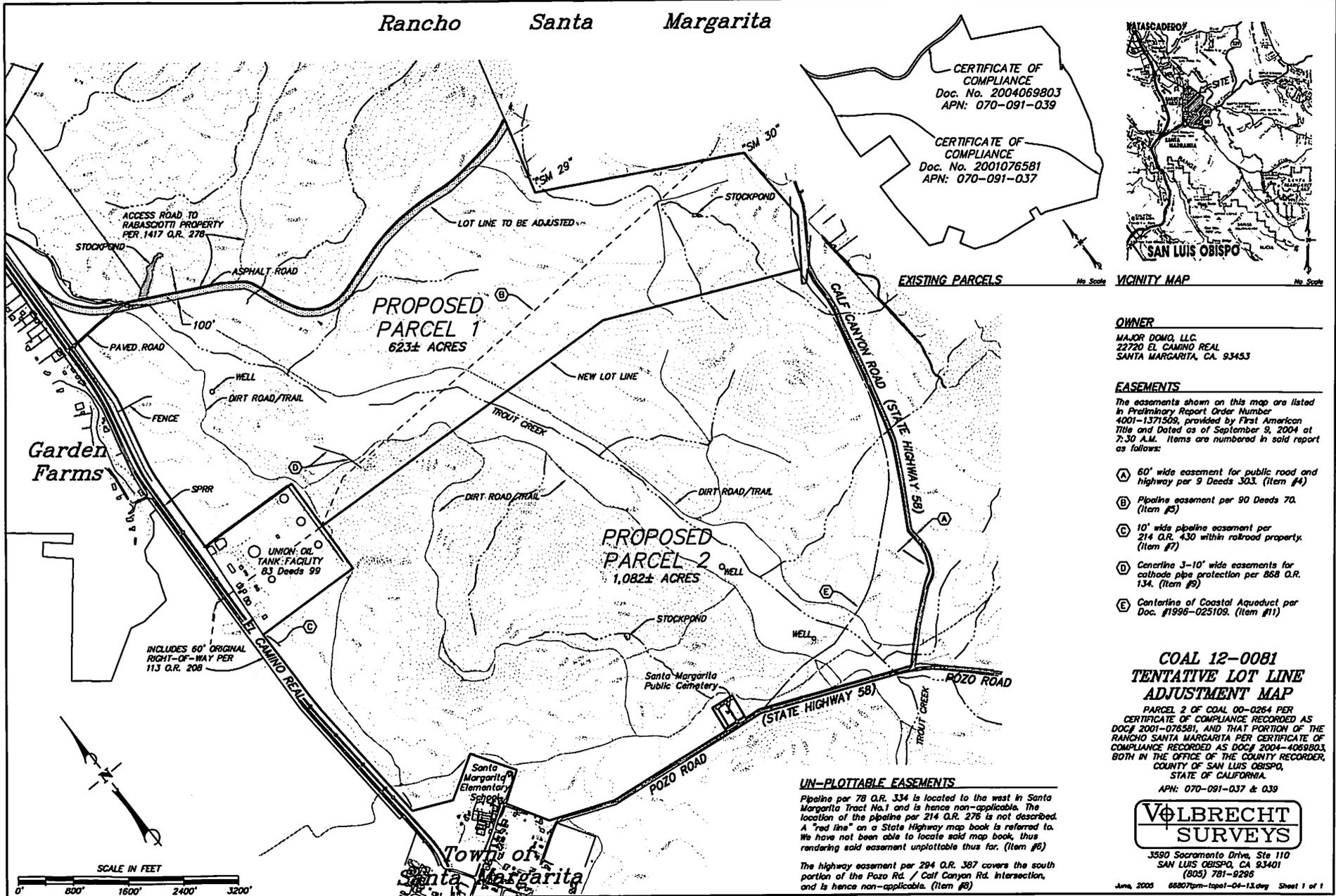
- (a) Once a lead agency has determined that an activity is a project subject to CEQA, a lead agency shall determine whether the project is exempt from CEQA.
- (b) A project is exempt from CEQA if:
 - (3) The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The attached material should be sufficient to accept the application as complete for processing and proceed forward to a Planning Department Hearing. If you have any additional questions please contact me at 461-5765.

Regards,

Jamie Kirk
Kirk Consulting
jamie@kirk-consulting.net
Phone: 805-461-5765 ext 11

Rancho Santa Margarita



CERTIFICATE OF COMPLIANCE
Doc. No. 2004069803
APN: 070-091-039

CERTIFICATE OF COMPLIANCE
Doc. No. 2001076581
APN: 070-091-037



OWNER

MAJOR DOMO, LLC
22720 EL CAMINO REAL
SANTA MARGARITA, CA. 93453

EASEMENTS

The easements shown on this map are listed in Preliminary Report Order Number 4001-1371509, provided by First American Title and Dated as of September 9, 2004 at 7:30 A.M. Items are numbered in said report as follows:

- (A) 60' wide easement for public road and highway per 9 Deeds 303. (Item #4)
- (B) Pipeline easement per 90 Deeds 70. (Item #5)
- (C) 10' wide pipeline easement per 214 Q.R. 430 within railroad property. (Item #7)
- (D) Centerline 3-10' wide easements for cathode pipe protection per 868 Q.R. 134. (Item #9)
- (E) Centerline of Coastal Aqueduct per Doc. #1996-025109. (Item #11)

COAL 12-0081 TENTATIVE LOT LINE ADJUSTMENT MAP

PARCEL 2 OF COAL 00-0264 PER CERTIFICATE OF COMPLIANCE RECORDED AS DOC# 2001-076581, AND THAT PORTION OF THE RANCHO SANTA MARGARITA PER CERTIFICATE OF COMPLIANCE RECORDED AS DOC# 2004-4069803, BOTH IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

APN: 070-091-037 & 039

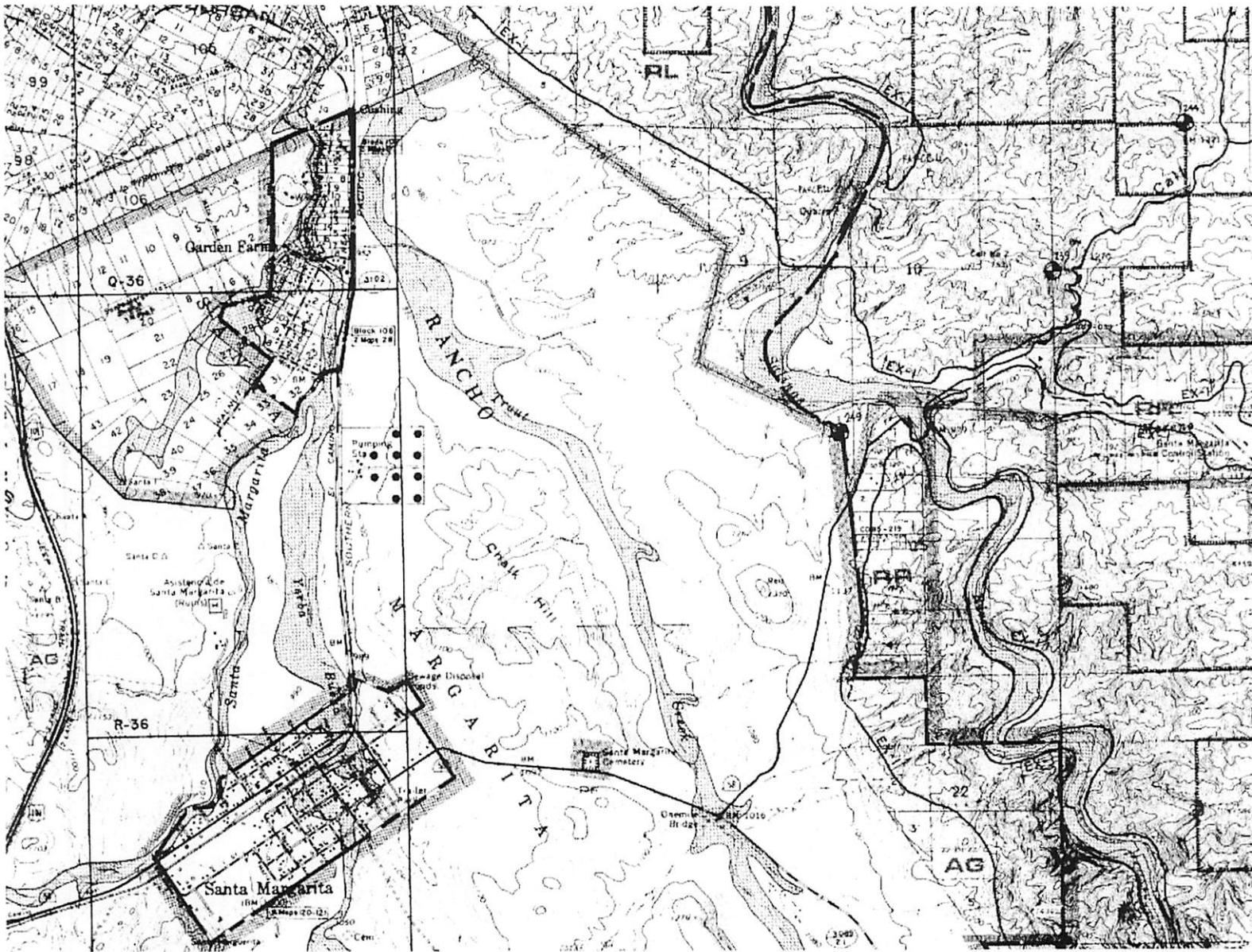


3590 Sacramento Drive, Ste 110
SAN LUIS OBISPO, CA 93401
(805) 781-9296

UN-PLOTTABLE EASEMENTS

Pipeline per 78 Q.R. 334 is located to the west in Santa Margarita Tract No.1 and is hence non-applicable. The location of the pipeline per 214 Q.R. 276 is not described. A "red line" on a State Highway map book is referred to. We have not been able to locate said map book, thus rendering said easement unplotable thus far. (Item #6)

The highway easement per 294 Q.R. 387 covers the south portion of the Pozo Rd. / Cajon Canyon Rd. intersection, and is hence non-applicable. (Item #8)







Parcel Summary Report For Parcel # 070-091-037

2/21/2013
4:32:46PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN MAJOR DOMO LLC
22720 EL CAMINO REAL #A1 SANTA MARGARITA CA
93453-
OWN MAJOR DOMO LLC A CA LLC

Address Information

Status Address

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
COAL00-	264	0002	Salinas Rural	Salinas	AG	FH		Y		

Parcel Information

Status Description

Active T29S R13E PTN SEC 5,8,15- 17 & 20-22 (PTN RHO S M)

Notes

Tax Districts

ATASCADERO UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
SANTA MARGARITA PUBLIC CEMETERY
NO. 05 ROAD-CO/SUPVR
AREA NO. 21 COUNTY SERVICE



Parcel Summary Report For Parcel # 070-091-037

2/21/2013
4:32:47PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

LRP2008-00004 REC Primary Parcel

Description:

RE-ZONE 2.95 ACRE CEMETERY SITE FROM AGRICULTURE TO PUBLIC FACILITIES

PRE2006-00031 REC Primary Parcel

Description:

EXPANSION OF SANTA MARGARITA CEMETERY 100 FT TO EAST

S020354L WIT Primary Parcel

Description:

LOT LINE ADJUSTMENT

SUB2004-00369 WIT Primary Parcel

Description:

LOT LINE ADJUSTMENT - ADJ THE 3 EXISTING PARCELS

SUB2008-00010 REC Primary Parcel

Description:

LOT-LINE ADJUSTMENT BETWEEN 2 PARCELS OF 2.95 ACRES & 1,685 AC PROPOSED TO BE ADJUSTED TO 6.46 & 1,682 AC

SUB2012-00025 REC Primary Parcel

Description:

LOT-LINE ADJUSTMENT BETWEEN TWO PARCELS

G850060M INA Related Parcel

Description:

LU/LCP-M TO CR

G910006S ISP Related Parcel

Description:

SPECIFIC PLAN SANTA MARGARITA RANCH

G970009W CMP Related Parcel

Description:

DEVELOPEMENT AGREEMENT FOR S MARG RANCH

S000110L RDD Related Parcel

Description:

PROP 5 LOT ADJUSTMENT

S770068C RDD Related Parcel

Description:

PROP 65 CERT OF COMP

