



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 1/29/2015

TO: _____

FROM: Airlin Singewald (805-781-5198 or asingewald@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: SUB2014-00040 COAL14-0112 SANTA MARGARITA CEMETERY – Proposed lot line adjustment to expand cemetery by approximately 0.75 acre. Site location is 7500 West Pozo Rd, Santa Margarita. APNs: 070-091-015 and -037

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

Lot Line Adjustment

LOT LINE ADJUSTMENT BETWEEN TWO PARCELS OF 2.95 AND 1,685.67 ACRES
NCSAL/ NCSAL AMS

AG

APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot
- Lot Line Adjustment
- Parcel Map
- Receiving Site
- Sending Site
- Road Abandonment
- Reversion to Acreage
- Road Name
- Condominium (new or conversion)
- Voluntary Merger
- Certificate of Compliance
- Amendment to approved land division

APPLICANT INFORMATION

Check box for contact person assigned to this project
 Landowner Name Santa Margarita Ranch Daytime Phone 540-3214
 Mailing Address 750 ASMO Street SLO Zip Code 93401
 Email Address: _____

Applicant Name Santa Margarita Cemetery Daytime Phone 835-5494
 Mailing Address Box 606 Santa Margarita Zip Code 93453
 Email Address: gilbert.a.cabrera@gmail.com

Agent Name Gilbert Cabrera, SMCD Daytime Phone 835-5494
 Mailing Address Box 51 Santa Margarita Ca Zip Code 93453
 Email Address: gilbert.a.cabrera@gmail.com

PROPERTY INFORMATION

Total Size of Site: 3.1 Assessor Parcel Number(s): both 070-091-015
070-091-037
 Legal Description: _____
 Address of the project (if known): 7500 West Pozo Road Santa Margarita CA
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: OFF WEST POZO ROAD
7500 West Pozo
 Describe current uses, existing structures, and other improvements and vegetation on the property:
public cemetery

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Request by cemetery
DISTRICT FOR Lot Line adjustment to expand cemetery by
approximately 0.75 acre.

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 Alberta Cabrera, Trustee Date 10/26/2014

FOR STAFF USE ONLY

Minimum Parcel Size: _____ sq. feet acres by PAS? 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?: _____

Number of existing lots, parcels or certificates: one Existing parcel sizes: _____

What will the property be used for after division: Public Cemetery

Is the property part of a previous subdivision 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? _____

Describe existing and future access to the proposed project site: existing access is via the entrance off Pozo Road aka Highway 58.

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

North: all agricultural South: _____

East: _____ West: _____

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 portable toilet

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: CAI Fire & Santa Marg 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 We want to increase parcel size via land donation to create additional burial plots/growth.

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

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

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

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

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

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 3.0 acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: _____

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural - Explain _____
 Commercial/Office - Explain public Facility
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach. _____
7. Does water meet the Health Agency's quality requirements? Yes No
Bacteriological? Yes No
Chemical? Yes No
Physical Yes No
Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

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

Sewage Disposal Information

N/A.

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

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ 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? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

- 1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
- 2. Name of Solid Waste Disposal Company: _____
- 3. Where is the waste disposal storage in relation to buildings? _____
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

Community Service Information

- 1. Name of School District: Atascadero Unified School District
- 2. Location of nearest police station: SERVED BY SLO COUNTY SHERIFFS DEPT
- 3. Location of nearest fire station: Santa Margarita Fire Dept & CAL FIRE
- 4. Location of nearest public transit stop: Santa Margarita
- 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: has been used as a cemetery since 1915
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
 If yes, please describe: _____
- 3. Has an archaeological surface survey been done for the project site? Yes No
 If yes, please include two copies of the report with the application.

Agricultural Information

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

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

Special Project Information

- 1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
- 2. Will the development occur in phases? Yes No
 If yes describe: _____
- 3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
- 4. Are there any proposed or existing deed restrictions? Yes No

If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: _____

*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:

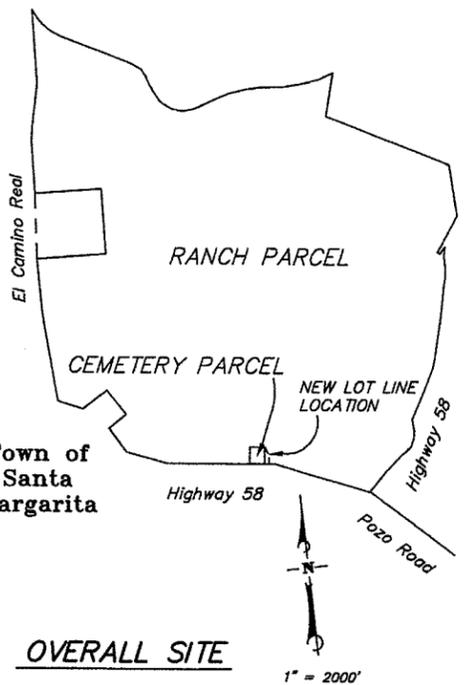
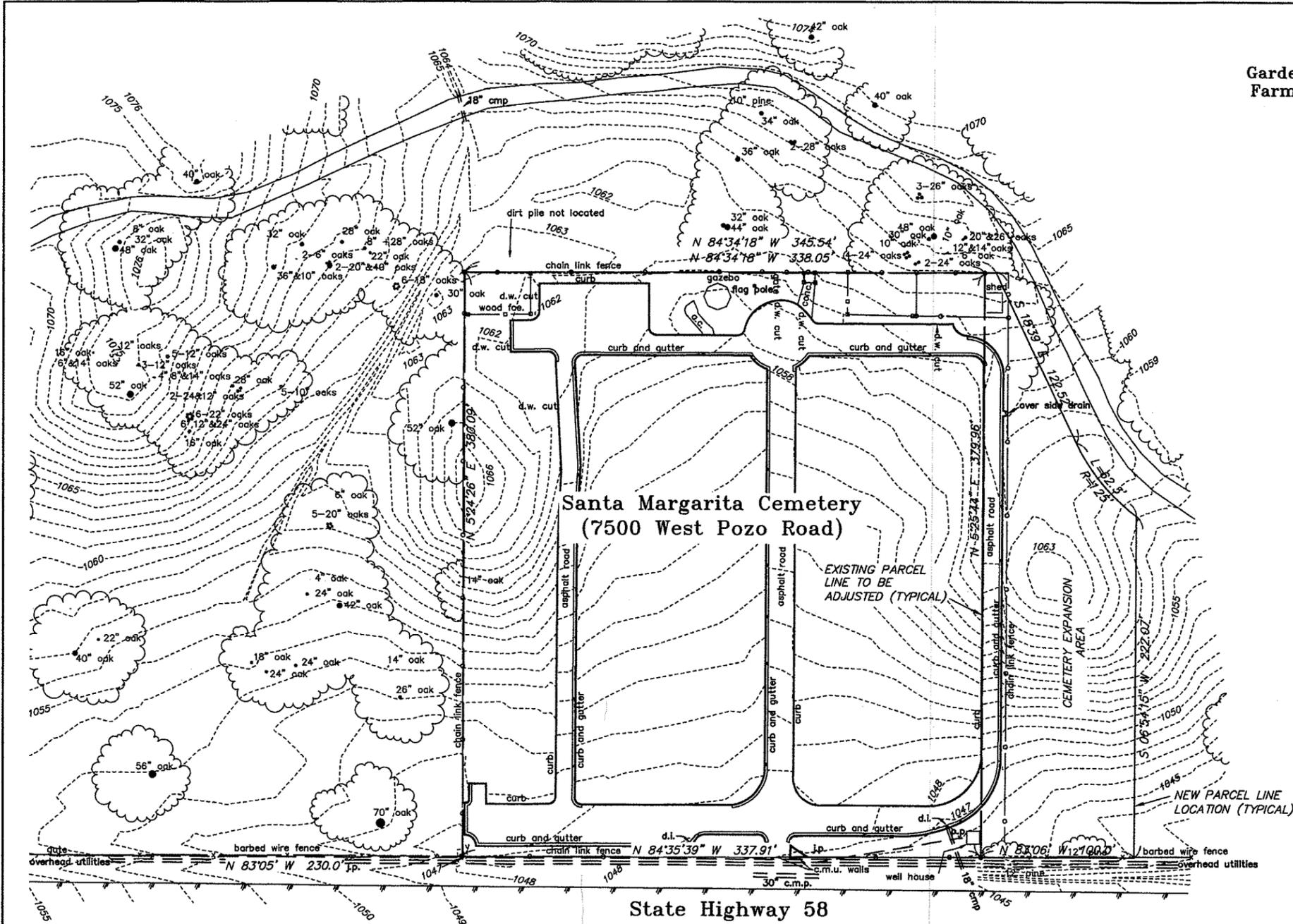
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: _____

3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No
If yes, please describe and provide "ED" number(s): _____

Other Related Permits

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

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



SURVEYOR'S STATEMENT
 I HEREBY STATE THAT THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE LOT DIVISION ORDINANCE OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

Alan L. Volbrecht 12/11/2014
 ALAN L. VOLBRECHT Date
 L.S. 5201



BENCHMARK
 THE ELEVATIONS SHOWN HEREON ARE BASED ON NGS BENCHMARK DISK DESIGNATED "H 903" AND HAVING A PUBLISHED ELEVATION OF 1099.44' N.A.V.D. 1988.

BOUNDARY NOTE
 BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD PER MAP FILED IN BOOK 50, AT PAGE 82 OF LICENSED SURVEYS (R) AND SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY. NO BOUNDARY SURVEY WAS PERFORMED AT THIS TIME.

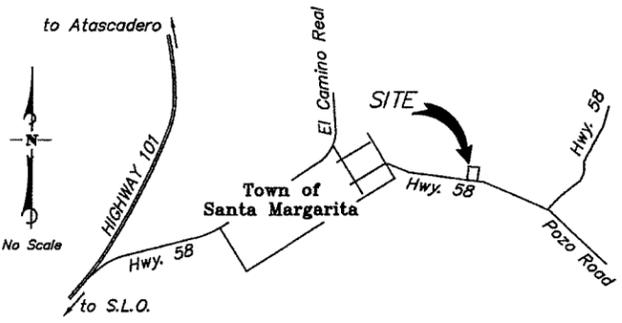
SCALE IN FEET
 0' 50' 100' 150' 200'

PROJECT AREAS
 PROJECT TOTAL = 1,688.62 ACRES

	BEFORE LLA	AFTER LLA
CEMETERY PARCEL:	2.95 AC.	3.63 AC.
RANCH PARCEL:	1,685.67 AC.	1,684.99 AC.

OWNERS / APN'S
 070-091-015
 SANTA MARGARITA CEMETERY DISTRICT
 POST OFFICE BOX 606
 SANTA MARGARITA, CA 93453
 CONTACT: MR. JIM EELLS

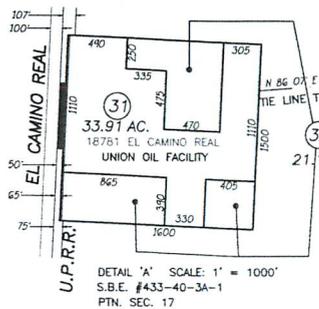
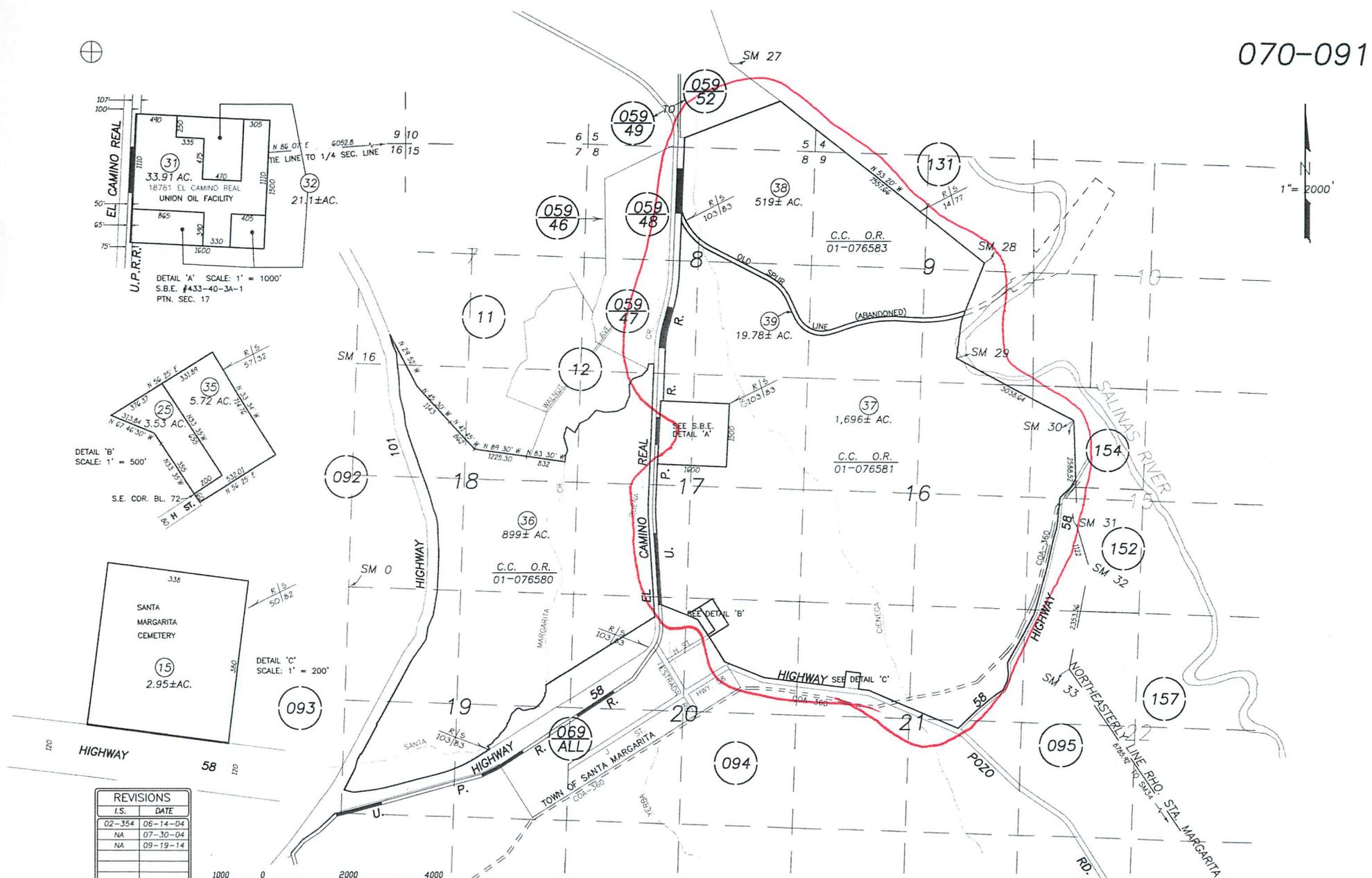
070-091-037
 MAJOR DOMO LLC.
 750 PISMO STREET
 SAN LUIS OBISPO, CA 93401



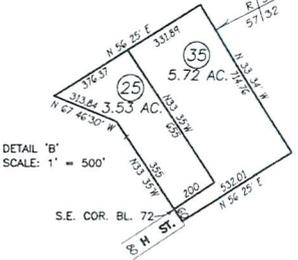
LOT LINE ADJUSTMENT MAP
COAL 14-0112

BEING A LOT LINE ADJUSTMENT OF THE SANTA MARGARITA CEMETERY SITE AS SHOWN ON MAP FILED IN BOOK 50, AT PAGE 82 OF RECORDS OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

AT GeoSystems
 Civil Engineers
 Land Surveyors
 Geospatial Mapping
 3590 Sacramento Dr, Suite 110,
 San Luis Obispo, CA 93401
 (805)781-9296 www.atgeosys.com



DETAIL 'A' SCALE: 1" = 1000'
S.B.E. #433-40-3A-1
PTN. SEC. 17



DETAIL 'B' SCALE: 1" = 500'



DETAIL 'C' SCALE: 1" = 200'

REVISIONS	
I.S.	DATE
02-354	06-14-04
NA	07-30-04
NA	09-19-14



GB 01-03-02 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 091



Basemap

Garden Farms VRL

Garden Farms VRL

RL

RL

RR

Las Pilita Planning Area

RR

AG

North County Planning Area Planning Area

San Marcos River Sub Area Planning Area

INDRS

PF

RSF

CSREG

RS

CR

CR

RS

CR

IND

RSF

AG

CSREG

PF



Parcel Summary Report For Parcel # 070-091-015

1/29/2015
10:28:28AM

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 SANTA MARGARITA DISTRICT CEMETERY

Address Information

<u>Status</u>	<u>Address</u>
P	07500 WE POZO RD NCSAL

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>
RHOSTMGR	0000	PTN	North Cty. Plan	North County I PF				Y		

Parcel Information

<u>Status</u>	<u>Description</u>
Active	002.00AC CEMETERY

Notes

Tax Districts

ATASCADERO
SAN LUIS OBISPO JT(27,40)
SANTA MARGARITA PUBLIC
NO. 05
AREA NO. 21

Case Information

<u>Case Number:</u>	<u>Case Status:</u>
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Parcel Summary Report For Parcel # 070-091-015

1/29/2015
10:28:28AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

70587 FNL Primary Parcel

Description:

CONST ELECT 100A TO WELL 1 HP

DRC2014-00077 REC Primary Parcel

Description:

CONDITIONAL USE PERMIT TO AUTHORIZE THE EXPANSION OF THE SANTA MARGARITA CEMETERY

SUB2014-00040 REC Primary Parcel

Description:

LOT LINE ADJUSTMENT BETWEEN TWO PARCELS OF 2.95 AND 1,685.67 ACRES RESULTING IN TWO NEW PARCELS OF 3.96 AND 1,684.99 ACRES



Parcel Summary Report For Parcel # 070-091-037

1/29/2015
10:28:44AM

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 / Townshp</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	North Cty. Plan	North County I 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
SAN LUIS OBISPO JT(27,40)
SANTA MARGARITA PUBLIC
NO. 05
AREA NO. 21



Parcel Summary Report For Parcel # 070-091-037

1/29/2015
10:28:44AM

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 WIT 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 APV 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



Parcel Summary Report For Parcel # 070-091-037

1/29/2015
10:28:44AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

S890255C WIT Related Parcel

Description:

PROP 114 CERT OF COMP

S910054P WIT Related Parcel

Description:

SUBDIVISION OF 15 PARCELS

S930109L WIT Related Parcel

Description:

ADJUSTMENT OF 15 PARCELS

SUB2014-00040 REC Related Parcel

Description:

LOT LINE ADJUSTMENT BETWEEN TWO PARCELS OF 2.95 AND 1,685.67 ACRES RESULTING IN TWO NEW PARCELS OF 3.96 AND 1,684.99 ACRES