



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/30/2015

TO: _____

FROM: James Caruso (805-781-5702 or jcaruso@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: LRP2014-00023 RIGHETTI TRUST (Teach About) – Proposed general plan amendment. See attached description. APN: 073-084-013

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

San Luis Obispo County Department of Planning and B

M

TEACH ABOUT PROJECT 'THE GLOBAL VILLAGE', INCLUDES A CHARITY EST/ EST

AG FH GS LCP

APPLICATION TYPE CHECK ALL THAT APPLY

- General Plan Amendment
- Ordinance Amendment
- Amendment wrap/uate
- Specific Plan
- Specific Plan Amendment
- Other _____

APPLICANT INFORMATION *Check box for contact person assigned to this project*

Landowner Name **Clarice E. Righetti Trust** Daytime Phone **805-995-3780**
 Mailing Address **13150 Santa Rita Road, Cayucas** Zip **CA 93430**
 Email Address: **paulmadonna@directv.net**

Applicant Name **Teach About** Daytime Phone **310-836-8226**
 Mailing Address **10639 Youngworth Road, Culver City** Zip **CA 90230**
 Email Address: **contact@teachabout.org**

Agent Name _____ Daytime Phone _____
 Mailing Address _____ Zip _____
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: **253.05 Acres** Assessor Parcel Number(s): **073-084-013**
 Legal Description: **RHO MORO CAY LT 19**
 Address of the project (if known): **887 Atascadero Road, Morro Bay CA 93442**
 Directions to the site (include gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: **Highway 1 to Highway 41 East/Atascadero Road, Morro Bay**
 Describe current uses, existing structures, and other improvements and vegetation on the property: **Grazing Land, House Rental, Barn, Sheds, Grasslands.**

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): **Teach about project The Global Village, includes a charity children's cancer center & cancer nursing college: See project description & application narrative.**

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 *Paul Madonna* Date 3-15-15

FOR STAFF USE ONLY

Current Land Use Category: _____ PAS? Yes No

Teach About Narrative of The Global Village

Attached are:

1. General Application Form;
2. Consent of Landowner;
3. Amendment Application;
4. Environmental Description Form;
5. Cost Accounting Agreement;
6. Cost Accounting Application;
7. Information Disclosure Form;
8. Endorsement Letter from the City of Morro Bay;
9. Project Description of The Global Village;
10. Conceptual diagram showing (1) proposed two buildings' locations and footprints, (2) road from Highway 41 to the proposed structures, and (3) locations and acreages of the proposed (a) agricultural easement, (b) organic farm, (c) ranch area, and (d) receiving center;
11. Topography map;
12. Soil report; and
13. A check for \$7,500.

Narrative Introduction

The purpose of this narrative is to provide a legal guarantee to government agencies (specifically the County of San Luis Obispo, the City of Morro Bay, the Coastal Commission and the LAFCO) and local communities (in particular the people of Morro Bay) that Teach About will now and forever conduct itself as a model citizen. Teach About guarantees that its project The Global Village will be dedicated to furthering every government agency's goals, policies and standards, and to improving the people of Morro Bay's quality of life through economic growth, social progress, and environmental protection, beauty and serenity.

Teach About's General Plan Amendment application (in particular for changing the current zoning exclusively for agriculture) notwithstanding, at the very outset Teach About is privileged to declare its plan and announce its commitment to starting and operating a large-scale husbandry at 887 Atascadero Road. The planned husbandry will include an organic farm of vegetables, herbs, fruits and flowers and a ranch for horses, sheep, goats, deer, antelope and llamas. It will result in a substantial agricultural production (farming and livestock) and thereby substantial output and revenue - many more times the output and revenue currently produced from grazing on the property, which is currently zoned exclusively for agriculture.

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Covenantal Undertakings

Following are 15 covenantal undertakings that Teach About legally binds itself to fulfilling at the appropriate times as determined by government agencies. Preparatory works for all of Teach About's covenantal undertakings will be completed prior to the City of Morro Bay's issuance of a building permit.

1. Teach About hereby covenants and undertakes that it will do everything required and desired to enhance the county's pristine character, scenic beauty, agricultural identity, coastal integrity, economic development and quality of life.
2. Teach About hereby covenants and undertakes that as a model citizen it is binding itself to contribute to the fulfilment of the goals, purposes, policies, programs and standards enumerated in various government documents, including the Estero Area Plan and Local Coastal Plan.
3. Teach About hereby covenants and undertakes that 247 out of 252 acres, representing 98 percent of 887 Atascadero Road, will remain as open space, assisting in governments' and communities' admirable efforts to promote and emphasize the ideal of open space.
4. Teach About hereby covenants and undertakes that it will create a permanent agricultural easement of 223 acres out of the 243 acres on the north side of Highway 41. The property at 887 Atascadero Road, consisting of a total of 252 acres, is bisected by Highway 41, having on the north side of the highway 243 acres where The Global Village campus will be, and on the south side nine acres where the receiving center will be. As the enclosed topography map shows, approximately half of the 243 acres is filled with hard rock surface, totally unsuitable for agriculture – either farming or grazing. The permanent agricultural easement will forever prohibit the use of 223 acres (92 percent of the 243 acres) for any nonagricultural purpose. It will ensure that 887 Atascadero Road will essentially continue to be and remain forever an agricultural land. It will place a permanent and prohibitive limit on the property's use for nonagricultural purposes to no more than 20 acres, or 8 percent of the total acreage. It will forever categorically eliminate any use of more than 20 acres of 887 Atascadero Road for nonagricultural purposes.
5. Teach About hereby covenants and undertakes that those 20 acres – representing 8 percent of the total area, which will include the footprints for two proposed buildings and various pavilions for outdoor activities, as well as areas for landscapes surrounding the various structures - will be entirely in the rock-filled area, which is utterly unsuitable for agricultural purposes.
6. Teach About hereby covenants and undertakes that it will create an organic farm of a minimum of 50 acres to grow vegetables, herbs, fruits and flowers. The acreage for farming will be increased, provided more acres of farmable land are identified. At 887 Atascadero Road, there has been no mentionable farming for the past 80 years or so. Teach About's plan to start a minimum 50-acre organic farm will authenticate and enhance the agricultural identity of 887 Atascadero Road, commencing the cash crop production and thereby increasing the county's agricultural output and revenue. The proposed organic farm will actualize the property's intended use for agriculture and reinvent its agricultural identity.
7. Teach About hereby covenants and undertakes that it will create a ranch of a minimum of 50 acres in which horses, deer, antelopes, llamas, lambs and goats will be raised. The acreage for ranching will be increased provided that more acres of suitable land for

ranching are available, ensuring that whatever portion of the land that is not farmable and not filled with rocks will be entirely devoted to ranching, thus intensifying and diversifying the agricultural aspect of the property's current use for grazing.

8. Teach About hereby covenants and undertakes that it will not use any chemicals either in the farming or in the grazing areas, eliminating a major contributor to land and air pollution.
9. Teach About hereby covenants and undertakes that it will keep the nine-acre piece of land on the south side of Highway 41 as open space, with the exception that it will have a small platform exclusively for the fossil-fuel vehicles to load and unload materials and people.
10. Teach About hereby covenants and undertakes that no fossil-fuel vehicles will be allowed on The Global Village campus on the north side of Highway 41, eliminating the major menacing source of air pollution and contribution to global warming.
11. Teach About hereby covenants and undertakes that The Global Village employees will not be allowed to bring or park their private vehicles inside The Global Village, either on the south side or the north side of the highway, protecting The Global Village's neighboring communities from the nightmare of heavy traffic, and especially of fossil-fuel vehicle traffic and pollution.
12. Teach About hereby covenants and undertakes that it will build a 400-car parking lot on 3-4 acres of land in a nearby area, most likely in Los Osos, to provide parking for The Global Village employees.
13. Teach About hereby covenants and undertakes that The Global Village employees will be transported from the proposed parking lot by non-fossil fuel vans and buses to the campus. The vehicles that will be shuttling employees from the parking lot to the campus will be parked in the planned parking lot – on neither the south side nor the north side of the highway.
14. Teach About hereby covenants and undertakes that, as the attached conceptual diagram shows, the 200,000-square-foot and 100,000-square-foot proposed structures will be built on the farthest northeast corner of the 243-acre site. The sites were chosen based on the following four considerations: First, building sites should be in areas entirely unsuitable for either farming or ranching. The chosen sites are entirely in the rock-filled area, which is unsuitable for farming or ranching. Second, the chosen building sites should be close to neither the residential development on the west side nor the highway on the east side. The chosen building sites are approximately at the midpoint between the west-side residential development and east-side highway – and as far as possible from the residential development on the west side and Highway 41 on the east side. Third, the building sites should be on the farthest northern point, bordering only other agricultural lands and the farthest point away from both the southwest-side residential development and southeast-side highway. The chosen building sites are on the northern-most point of the property, which is the farthest point from the residential development, the highway, and The Global Village's farm, ranch area and entry from Highway 41. Fourth, the building sites should be

hidden from the residential development and the highway. The buildings on the chosen sites will be hidden from the residential development by rock protrusions and new tall trees and hidden from the highway by the angle of the buildings from the highway and tall trees.

15. Teach About hereby covenants and undertakes that the footprints of proposed structures, which include two buildings and several pavilions for outdoor activities, will be limited to only about five acres, constituting only 2 percent of the 243-acre piece of land on the highway's north side. The rock-filled 20-acre area designated for nonagricultural use will include two building sites of 3.5 acres, outdoor activity pavilions of 1.5 acres, and especially noteworthy landscaped area totaling 15 acres. The picturesquely landscaped 15-acre area will be a peaceful sanctuary, a prototype of environmental artistry and beauty. The immediate surrounding area of both buildings will be filled with tall trees so that no parts of the buildings will be seen from either the southwest-side residential development or from the southeast-side highway.

Binding Commitments

As evidenced by the following commitments, Teach About, priding itself as a model citizen, will be using 887 Atascadero Road solely to further and contribute to the communities', county's, city's, Coastal Commission's, and LAFCO's resolve to:

1. Maintain agriculture as the dominant land-use priority, because every inch of 887 Atascadero Road usable for agriculture will be entirely devoted for farming or ranching;
2. Pursue agriculture as the cornerstone of the local economy, because Teach About's plan to commence farming and ranching and continue grazing will increase the agricultural output and revenue;
3. Ensure the area continues to be the scenic open space that delights locals and tourists, because 98 percent of the acreage of 887 Atascadero Road will be kept as open space, Teach About will add beautiful landscaping without lawns, and artistic and innovative architectural designs;
4. Protect the usage and ecology of Morro Bay Estuary, because 887 Atascadero Road does not border the estuary and there is no chance for The Global Village activities to cause any adverse consequence;
5. Preserve the scenic wonder called the Morros, because The Global Village will be far away from the Morros and the proposed structures will not obstruct the view of the Morros;
6. Conserve the coastal integrity and improve the access to the coast, because 887 Atascadero Road does not border with or have any entry to the coast, shoreline or bay, and The Global Village structures will not obstruct the view of the ocean, the bay or the Rock;
7. Continue the efforts to improve the air quality, because The Global Village will not allow any fossil fuel vehicles to come inside the campus and will not carry out any activity, or use any equipment or machines, that will have adverse air quality consequences;
8. Carry on the efforts to enhance the area's economic advancement, environmental improvement and quality of life, because The Global Village will be an economic boon to the area by accelerating economic growth and social progress, thus significantly improving the quality life with no adverse consequences to the environment;
9. Limit the residential development to a minimum to prevent environmental deterioration

and density acceleration, because The Global Village does not plan to build new housing units and its employees will be encouraged to find suitable housing from among the existing residential developments in the surrounding communities such as Morro Bay, Cayucos, Cambria, Los Osos, San Luis Obispo, Avila Beach, Pismo Beach, Shell Beach, Arroyo Grande, Santa Margarita, Atascadero, Templeton and Paso Robles;

10. Control new demands for water usage and wastewater, because the City of Morro Bay is in the planning stage of building a new wastewater-water purification plant next to The Global Village, and the completion of The Global Village's construction will be planned to coincide with the completion of the city's new wastewater-water purification plant;
11. Discourage subdivisions of agricultural lands, because the Teach About property on 887 Atascadero Road will never be subdivided or partitioned;
12. Encourage public education about and participation in the goals and plans to maintain the county's agricultural element, open-space element, environmental-protection element and economic-development element, because Teach About's resolve to conduct itself as a model citizen will help it to set examples for the county's other citizens.

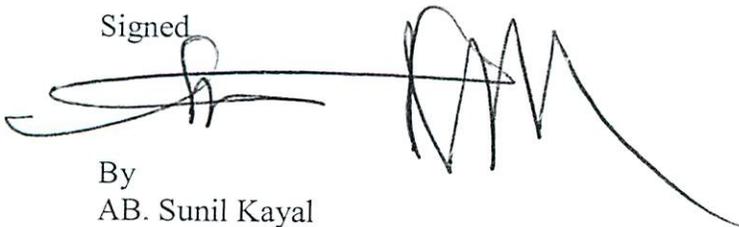
Property Annexation

As the attached endorsement letter from the City of Morro Bay states, Teach About has been assured by the city that it will start the process to annex 887 Atascadero Road as soon as Morro Bay issues the permit for its wastewater-water purification plant. The city cannot start the process earlier, because LAFCO will not entertain the city's application to annex 887 Atascadero Road to the City of Morro Bay until the city has issued the permit for its wastewater-water purification plant. Most likely, the City of Morro Bay will be concurrently initiating the annexation process for 887 Atascadero Road and the property in which the city's wastewater-water purification plant is to be built, because both properties are practically next to each other.

The Global Village Budget

For 2015, the budget for The Global Village will be \$494,800, and for 2016 it will be \$578,400. The founder of Teach About has committed to providing the required funding. Teach About plans to send out 30,000 requests for funding to major foundations, large corporations, billionaires and national developmental agencies of 24 countries, the Vatican and Taiwan, as well as international and multilateral organizations. Letter-sending has already begun, and will be completed no later than the end May 2015. Teach About is confident that it will be receiving the required \$90 million to start construction before January 2018. Teach About is equally certain that it will be receiving enough funding to cover the annual operating expenses of \$25 million before the end of 2019 to help open The Global Village in January 2020.

Signed



By
AB. Sunil Kayal
President of Teach About
On 17th day of March 2015

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 **Clarice E. Righetti Trust** Daytime Phone **805-995-3780**
Mailing Address **13150 Santa Rita Road, Cayucas** Zip **CA 93430**
Email Address: **paulmadonna@directv.net**

Applicant Name **Teach About** Daytime Phone **310-836-8226**
Mailing Address **10639 Youngworth Road, Culver City** Zip **CA 90230**
Email Address: **contact@teachabout.org**

Agent Name _____ Daytime Phone _____
Mailing Address _____ Zip _____
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: **253.05 Acres** Assessor Parcel Number(s): **073-084-013**

Legal Description: **RHO MORO CAY LT 19**

Address of the project (if known): **887 Atascadero Road, Morro Bay CA 93442**

Directions to the site (include gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: **Highway 1 to Highway 41 East/Atascadero Road, Morro Bay**

Describe current uses, existing structures, and other improvements and vegetation on the property:
Grazing Land, House Rental, Barn, Sheds, Grasslands.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): **Teach about project The Global Village, includes a charity children's cancer center & cancer nursing college: See project description & application narrative.**

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 *Paul Madonna* Date *3-18-15*

FOR STAFF USE ONLY

Current Land Use Category: _____ PAS? Yes No

AMENDMENT APPLICATION

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

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

- Land Use Element Estero 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)?: FH, GSA, LCP

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)?: _____

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

Page No. _____ 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. _____ 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: To build a charity children's cancer center & cancer nursing college with open space, agriculture & recreation.

Describe existing and future access to the proposed project site: Directly from Highway 41.

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

North: Agriculture South: Agriculture/Residential
East: Agriculture/Highway West: Residential/The Bay

Proposed water source: On-site well Shared well Other Springs
 Community System - List the agency or company responsible for provision: City of Morro Bay
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: City of Morro Bay
Do you have a valid will-serve letter? Yes If yes, please submit copy No

Fire Agency: - List the agency responsible for fire protection: Morro Bay Fire Station: 715 Harbor Street

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

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: See map attached acres
Moderate slopes of 10-30%: See map attached acres
Steep slopes over 30%: See map attached acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: There is a creek and several springs
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: From hwy 41 - See application narrative

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 farming & ranching
 Commercial/Office: explain Children's cancer center & cancer nursing college
 Industrial: explain _____
3. What is the expected daily water demand associated with the project? Not yet calculated
4. How many service connections will be required? Not yet determined
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: Well & Springs
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? ***Test to be 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. ***None has been done yet**
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ GPM
 Surrounding Well Logs Hydrologic Study Other _____

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

Sewage Disposal Information

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

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? N/A 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 : **N/A**
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 : **Do not know**

(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? **Will be connected to in the future**
 Yes No Distance to nearest sewer line: _____
Location of connection: _____
2. What is the amount of proposed flow? Not yet calculated g.p.d.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No **Will have the capacity**

Solid Waste Information

1. What type of solid waste will be generated by the project? Domestic Industrial
 Agricultural Other, please explain? Children's cancer center and nursing college
2. Name of Solid Waste Disposal Company: City of Morro Bay
3. Where is the waste disposal storage in relation to buildings? About one quarter of a mile
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: San Luis Coastal Unified School District
2. Location of nearest police station: 850 Morro Bay Boulevard
3. Location of nearest fire station: 715 Harbor Street
4. Location of nearest public transit stop: Not Known
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: Agriculture-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: _____
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: 365 Days/yr Hours of Operation: 24hrs
2. How many people will this project employ? 400
3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift 7am-3pm (250), 3pm-10pm(100), 11pm-7am (50)
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: Medical Waste
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. See application narrative Between 4:00 to 6:00 p.m. See application narrative
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 _____
See application narrative
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? Yes No
If yes, please describe _____

Agricultural Information

Only complete this section: 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: _____
See application narrative, topography map and soil report

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): _____
See application narrative
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: **In 2025 a research center is planned to be added**
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: **NOTE: plan to create an agricultural easement**

Energy Conservation Information

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

* 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: See application narrative

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): Not sure yet

(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)

Teach About The Global Village

Project Preamble: The Global Village is being created to furnish a new paradigm to treat children's cancer with an inventive approach and innovative environment by Teach About, a California 501 (C) (3) nonprofit corporation that was established in 1999 to teach humanity about the unbearable costs of violence, corruption and prejudice and the untold benefits of nonviolence, altruism and tolerance. Teach About guarantees frugality, transparency and incorruptness, as well as measurability, demonstrability and duplicability of The Global Village.

Project Profile: The Global Village is a multinational, multiracial, multiethnic and multicultural project that will include a world-class children's cancer center and the world's first cancer nursing college, providing free cancer treatment for children and cancer nursing training for young people. It will be delivering long-term cancer therapy to 300 children at any one time, as well as support to enable one of their parents to live with them, and cancer-nursing training to 150 young people. Since The Global Village is being created to benefit the entire world, it will include selected children with cancer and young trainees from the world's 192 countries, Taiwan and the Palestinian territories. It will employ 400 people.

Project Location: The Global Village is located on a 253-acre site at 887 Atascadero Road in the picturesque and pristine Central California town of Morro Bay, in the County of San Luis Obispo. It is graced by a spectacular and sweeping view of the Pacific Ocean, Morro Bay and the sacred Morro Rock, and by the harmony between the depth of the blue Pacific Ocean and the height of the polychromatic volcanic peaks called the Nine Sisters (the Morros). The Global Village campus will be on the 243-acre property on the north side of Highway 41, which bisects the property. Nine acres on the south side will serve as a receiving center.

Project Uniqueness: The Global Village represents a new paradigm for treating children with cancer. Its inventive approach and innovative environment will equip and motivate children to conquer cancer quicker and better, providing everything they need to lead a normal child's life in spite of their cancer. It will feature a holistic approach with myriad therapies to complement the most modern allopathic treatment. Its cancer nursing college will be the world's first.

The Global Village will be unlike any other pediatric oncology center, uniquely ensuring children's ready and easy access to unpolluted nature. Out of the 243 acres, only five acres will be built up. The remaining 238 acres will be open space, including a 10-acre lake; three ponds; a 50-acre zoological garden featuring horses, deer, goats, antelopes, llamas and lambs; and a 50-acre organic vegetable, herbal, fruit and flower garden. Trees of different species and blooms will be interspersed with every type of manmade outdoor facility children cherish. All necessary measures will be taken to save children from breathing polluted air, as well as to minimize the greenhouse gas effect and global warming – for instance, no fossil-fuel vehicle will be allowed on the 243-acre campus.

To ensure children's wellness and delight, The Global Village will be devoid of the "cancer ward blues," featuring an inviting atmosphere and a festive environment. Rather than being cooped up indoors, children will have every imaginable facility and opportunity to enjoy nature's marvels, delights, magic and thrills.

Project Distinction: The Global Village will be distinct because it offers 300 children at any one time from each of the world's countries and territories the privilege of living together while healing, learning, sharing and growing into global citizens. Its 150 nursing students from around the world will be provided with an opportunity to profit from each other's diversity. Apart from regular educational sessions, as guided by the mission of Teach About, The Global Village will teach both children and trainees lessons on the costs of

violence, prejudice and corruption; the rewards of nonviolence, altruism and tolerance; the grandeur of human dignity, human rights, and human equality; the merits of flawless democracy; the detriments of flawed democracy; the tragedy of despotism; and the squander of ideology.

Project Narrative: The main component of The Global Village will be a cutting-edge, state-of-the-art, world-class children's cancer center with modern facilities, advanced technologies, distinguished doctors and a proficient staff, providing the most advanced holistic long-term cancer care for 300 children at any one time. Each child will be living with one of his or her parents in a one-room, two-bath suite until he or she is healed. To help children heal better and quicker, the most modern allopathic treatment will be complemented by other therapies like Ayurveda, acupuncture, homeopathy, glycobiology, yoga, organic diet, herbal massage, and art therapy.

Underscoring the critical role of nature and outdoor activities in healing, The Global Village will ensure children's ready and easy access to nature. It will provide every imaginable recreational facility for activities like field sports, water sports, children's games, yoga, Pilates, tai chi, horseback riding, physical training, cycling, art lessons and sport coaching. Its outdoor facilities will include gardens, gazebos, pavilions, pathways, picnic areas, art parks, a zoological garden, a lake, ponds, aquatic facilities, a waterpark, sun decks, sport sites, running tracks, hiking trails and horse trails.

Overlooking the Ocean, the Bay and the Rock and featuring the Nine Sisters as its backdrop, the 200,000-square-foot main building will house the cancer center, nursing college and children's school. Behind it will lie a 100,000-square-foot building to house offices and auxiliary facilities.

Nowhere else in the world is there a school to train nurses specifically in the care of cancer patients. In return for free training, the graduates of the world's first cancer-nursing college will commit to working at The Global Village at a competitive salary for two years, followed by three years in their country of residence. In 2027, The Global Village will include a pediatric oncology research center to evaluate the extent to which its children's cancer center has succeeded with its inventive approach and innovative environment in healing children's cancer quicker and better than other children's cancer centers.

Nature's Role: To help children lead a normal life, The Global Village will offer myriad opportunities to be challenged and comforted by nature. Being explorers, children thrive in the outdoors. With their instinctive fascination and excitement about nature, they are captivated and intrigued, absorbed and enchanted, mystified and mesmerized by the sky's blueness, the horizon's brilliance, the sunset's splendor, the Ocean's vastness, the Bay's placidity, the hills' contours and the Rock's sacredness. The magical thrill of their communion with nature helps to foster their courage and confidence, nurture their motivation and optimism, build up their morale and spirit, and replenish their buoyancy and adventure, all of which will help to hasten their healing.

Progress Realized: Ongoing progress ensures that Teach About will be able to open The Global Village to provide cancer treatment for children and cancer nursing training for young people from around the world no later than January 2020. Its founder, a development economist with experience at the United Nations Secretariat, United Nations Institute for Training and Research, General Agreement on Tariffs and Trade, United Nations Development Programme, and World Bank, will be donating \$10 million through annual contributions. Since 1999 he has paid all of Teach About's expenses, and he plans to continue doing so until Teach About starts receiving donations. Various project development activities, including architectural and engineering plans, are in progress.

Guaranteed Transparency: Teach About will list contemporaneously on its website every donation received and every expenditure incurred. No more than 5 percent of its total annual receipts will be spent

on overhead, including fundraising costs. The founder, who is currently the chairman and president, will never accept a salary, and will pay all of his own travel expenses for Teach About.

Board of Directors: To ensure economy, thrift and integrity in the use of donations, a Board of Directors for Teach About will be constituted exclusively of donors who contribute \$10 million or more. Since the founder will be donating \$10 million, he is a member of the Board. No director will ever receive any remuneration. A committee of professionals and specialists will be created to advise the Board.

Project Budget: The Global Village initially needs \$450 million: \$90 million to construct two buildings totaling 300,000 square feet along with various outdoor facilities, and the remaining \$360 million to create an endowment that will generate \$25 million a year to cover yearly operating costs. Medical equipment and products will be sought as donations from medical corporations. The budget for the pediatric oncology research center will be presented in 2025.

Global Funding: Although The Global Village is created for the benefit of every country in Africa, the Americas, Asia, Australia and Oceania, and Europe, for funding Teach About will rely only on 28 countries selected on the basis of their ranks in social progress, per capita income and press freedom, as well as the Vatican and Taiwan. Requests for funding will be exclusively sent to those 28 countries' and Taiwan's international development assistance agencies, major foundations, large corporations and billionaires. Funding will also be sought from the Vatican and international and multilateral agencies.

Funding Request: Teach About requests that Philanthropic Foundation determine the size of its donation with due consideration for both the merit and needs of The Global Village.

AB Sunil Kayal



APPROXIMATE SCALE



GLOBAL VILLAGE - MORRO BAY

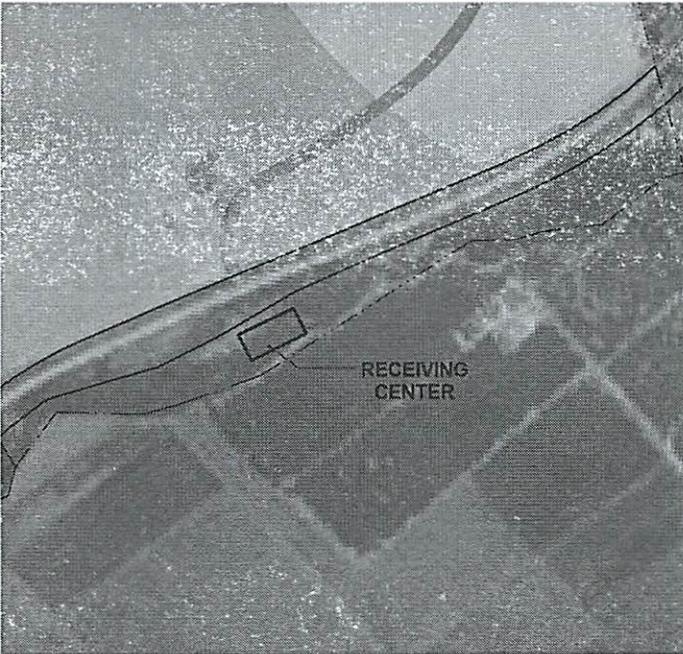
887 ATASCADERO ROAD

CONCEPTUAL SITE DIAGRAM

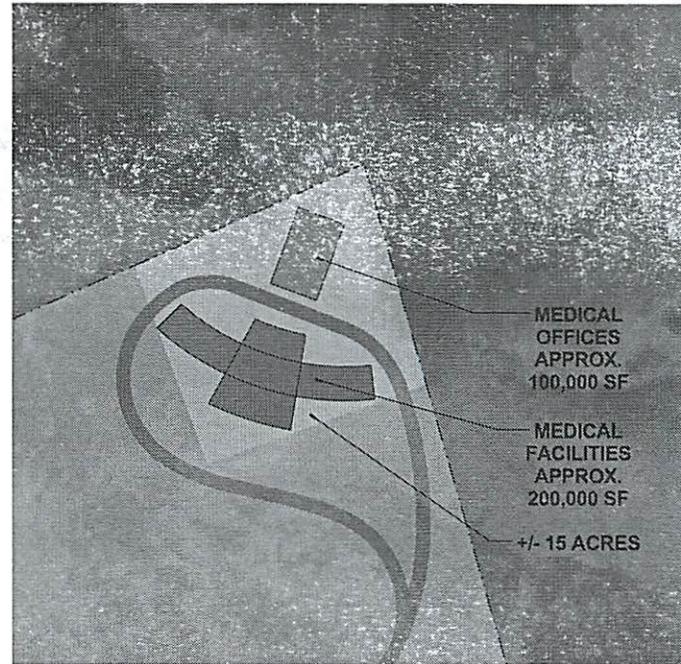
MORRO BAY, CALIFORNIA

AXIA
architects

03.06.15



2 RECEIVING CENTER ENLARGED PLAN
1" = 200'-0"



1 MEDICAL FACILITIES ENLARGED PLAN
1" = 200'-0"

GLOBAL VILLAGE - MORRO BAY

887 ATASCADERO ROAD

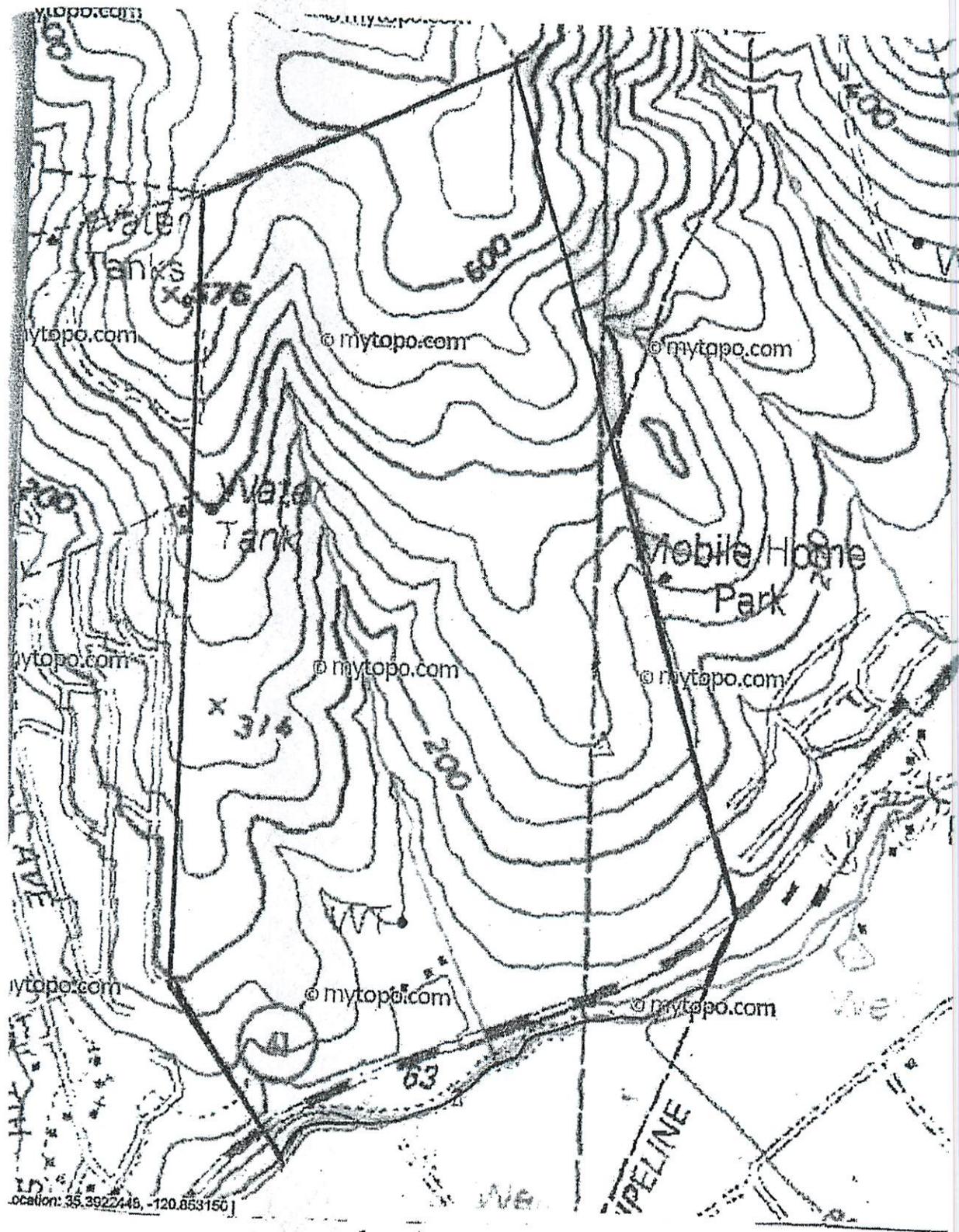
CONCEPTUAL ENLARGED PLANS

MORRO BAY, CALIFORNIA

AXIA
a r c h i t e c t s

03 06 15

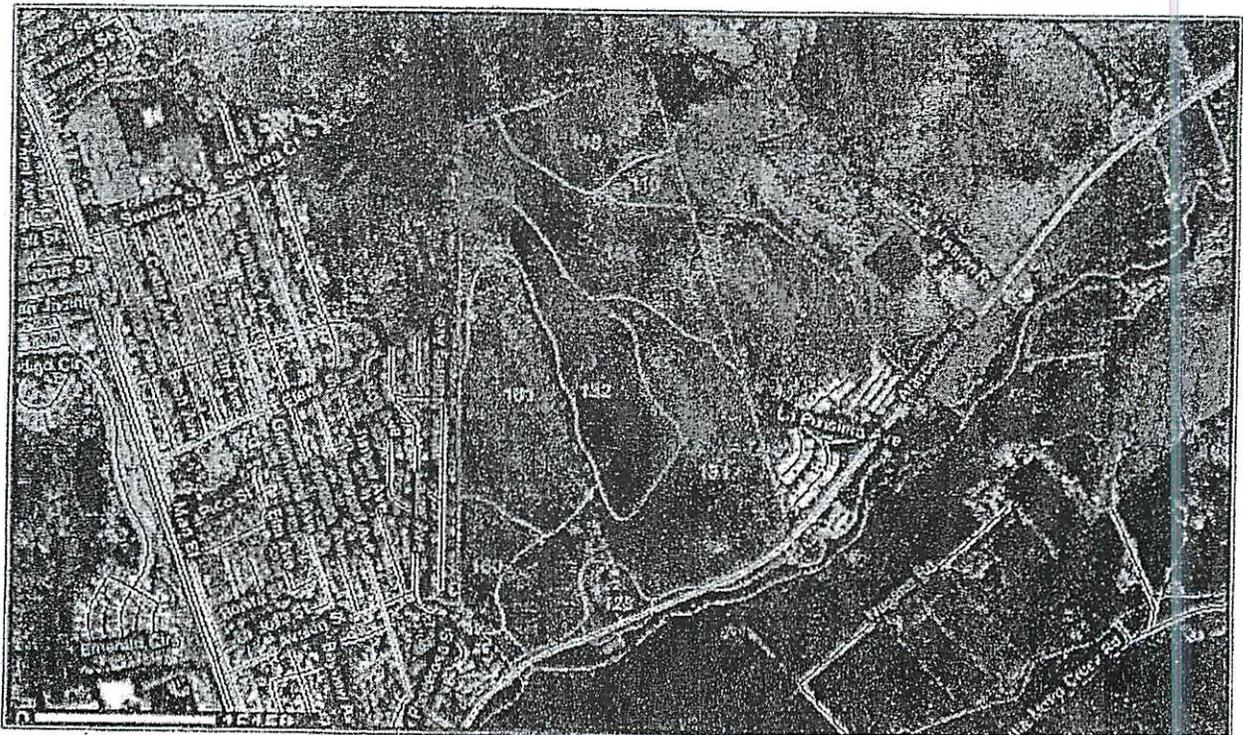
TOPOGRAPHY MAP



Location: 35.3922448, -120.8531561

SOIL REPORT

Map Symbol	Soil Name	Slope	Soil Cap. Rating	Permeability	Water Capacity	Surface Runoff	Water Erosion	Est. % of Ranch
110	Briones-Tierra complex	15-50%	VII	Very slow & rapid	Very low or low or moderate	Rapid	High	<5%
128	Cropley clay	2-9%	II & III	Slow	High	Slow or medium	Slight or moderate	<5%
131	Diablo & Cibo clays	15-30%	IV	Slow	Very low to moderate to very high	Rapid	Moderate	25-30%
132	Diablo & Cibo clays	30-50%	VI	Slow	Very low to moderate to very high	Rapid	High	15%
148	Lodo clay loam	15-30%	VI	Moderate	Very low or low	Rapid	High	5-10%
160	Los Osos loam	15-30%	IV	Slow	Low or moderate	Rapid	High	<5%
161	Los Osos loam	30-50%	VI	Slow	Low or moderate	Rapid	High	15-20%
183	Obispo-Rock outcrop complex	15-75%	VII	Slow	Very low or low	Rapid	Very high	15%
192	Psamments & Fluvents, occasionally flooded		VI					<5%





AG

Adelaida Sub Area
Planning Area

AG

North County Planning Area
Planning Area

AG

City of Morro Bay

REC

REC

Coastal Zone
Planning Area

City of Morro Bay

Morro Bay

Estero Planning Area
Planning Area

AG



Parcel Summary Report For Parcel # 073-084-013

3/20/2015
10:38:12AM

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 MADONNA PAUL
 13150 SANTA RITA RD CAYUCOS CA 93430-1565

OWN RIGHETTI CLARICE

OWN RIGHETTI CLARICE E

Address Information

<u>Status</u>	<u>Address</u>
P	00887 ATASCADERO RD EST

Lot Information:

<u>Tract / Twncshp</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>
073084	013	0001	Estero Planning	Estero Plannin	FH	SRV	SRA	N	VP	E990196S / E010052L
RHOMORCY	0000	0019	Estero Planning	Estero Plannin	AG	LCP	GS	Y	VP	P86042903 / E922680

Parcel Information

<u>Status</u>	<u>Description</u>
Active	RHO MORO CAY LT 19

Notes
 APN IS ONE LEGAL PARCEL PER DEED 303 OR 496. JSM 8/24/12

Tax Districts
 SAN LUIS COASTAL
 SAN LUIS OBISPO JT(27,40)
 CAYUCOS-MORRO
 NO. 02
 AREA NO. 21



Parcel Summary Report For Parcel # 073-084-013

3/20/2015
10:38:12AM

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:

COD2007-00221 CLD Primary Parcel

Description:

OCC RV, SUBSTANDARD DWELLING

D010397P WIT Primary Parcel

Description:

GAS LINE REPAIR/REPLACE

D030082P ACC Primary Parcel

Description:

530 CU. YDS GRADING

D960337D WIT Primary Parcel

Description:

COMM FACILITY DISPATCH/PAGING, CELLULAR

DRC2011-00041 REC Primary Parcel

Description:

DEVELOPMENT PLAN TO REMOVE EXISTING WATER TANK AND REPLACE WITH TWO (2) NEW WATER STORAGE TANKS. GRADING ON SLOPES OVER 20 %.

E010052 RES Primary Parcel

Description:

VEHICLE STORAGE

E020044 RES Primary Parcel

Description:

MULTIPLE VIOLATIONS

E990196 RES Primary Parcel

Description:

SUBS LIVING AREAS

LRP2014-00023 REC Primary Parcel

Description:

TEACH ABOUT PROJECT 'THE GLOBAL VILLAGE', INCLUDES A CHARITY CHILDREN'S CANCER CENTER & CANCER NURSING COLLEGE

PMT2002-14496 WIT Primary Parcel

Description:

WIT - GRADING MAJOR MEETING W/ CYMB THEY AGREED TO DO PLAN CHECK & INSPECTION ON OUR BEHALF. SEE CITY OF MORRO BAY BLDG PERMIT # ???, MIKE HODGE, ENGINEER OF RECORD. SOILS ENG ??



Parcel Summary Report For Parcel # 073-084-013

3/20/2015
10:38:12AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PRE2008-00050

REC

Primary Parcel

Description:

PRE2014-00037

MET

Primary Parcel

Description:

CHILDREN'S CANCER CENTER AND CANCER NURSING COLLEGE.