



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 8/15/2012

TO: _____

FROM: Stephanie Fuhs, Inland Team

PROJECT DESCRIPTION: LRP2012-00001 CALIFORNIA SERENGETI GROUP- General Plan Amendment to change LUC from AG to CR. 8.72 acre site located off Soda Lake Road in California Valley. APN: 072-141-021.

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

Planning

GENERAL PLAN AMENDMENT AG TO CR

SHCA/ CAVA
CR

SEF

GENERAL APPLICA

San Luis Obispo County Department of Planning

APPLICATION TYPE CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name CALIFORNIA SERENGETI CORP Daytime Phone 805-475-2000
 Mailing Address P.O. BOX 3058 SANTA MARGARITA Zip 93453
 Email Address: _____

Applicant Name CALIFORNIA SERENGETI CORP Daytime Phone _____
 Mailing Address _____ Zip _____
 Email Address: _____

Agent Name KENNETH TAB Daytime Phone 805-475-2000
 Mailing Address P.O. BOX 3058 SANTA MARGARITA Zip 93453
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 8.72 ACRES Assessor Parcel Number(s): 072-141-021
 Legal Description: SEE ATTACHED
 Address of the project (if known): 12900 SODA LAKE RD. CALIF. VALLEY
 Directions to the site (include gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: 1.8 MILES SOUTH OF HWY 58 ON SODA LAKE RD
 Describe current uses, existing structures, and other improvements and vegetation on the property: MOTE, RESTAURANT, STORE, SERVICE STATION

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings):
ENLARGEN SIZE OF THE PARCELS TO 40.4 ACRES
PLEASE SEE ATTACHED PROJECT DESCRIPTION

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 Kenneth Tab, PRESIDENT Date 7/25/2012

FOR STAFF USE ONLY

Current Land Use Category: _____ PAS? Yes No

AMENDMENT APPLICATION

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

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

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

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

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

What is the Requested Land Use Category?:

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

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

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: PLEASE SEE ATTACHED

Describe existing and future access to the proposed project site: SODA LAKE RD

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

North: OPEN SPACE, AG South: OPEN SPACE, AG
East: OPEN SPACE, AG West: OPEN SPACE, AG

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: CDF

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: ALL acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ 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: COUNTY MAP SHOWS, BUT NO FLOOD IN LAST 100 YEARS
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: ONLY FOR CONSTRUCTION OF SEPTIC SYSTEM
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: COUNT ROAD GOES THRU PROJECT

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 SITE HAS POTABLE WATER 500 GPM
 Industrial: explain _____
3. What is the expected daily water demand associated with the project? NO CHANGE
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?
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 _____ 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? _____ 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? NONE
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
2. Location of nearest police station: NONE
3. Location of nearest fire station: 1/4 MILE CDF
4. Location of nearest public transit stop: NONE
5. Are services (grocery / other shopping) within walking distance of the project? Yes No
If yes, what is the distance? 0 feet / miles

Historic and Archeological Information

1. Please describe the historic use of the property: TOWN CENTER
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: 7 Hours of Operation: 24
2. How many people will this project employ? (UNKNOWN)
3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift _____
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: _____
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. _____ Between 4:00 to 6:00 p.m. _____
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 _____

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: _____
VERY POOR SOIL LACK OF WATER

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*: N/A

* 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: N/A

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): NONE

(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)

**Legal Description of Parcels with
APN 072-141-021**

Parcel: A

THAT PORTION OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 12 OF SAID TOWNSHIP AND RANGE, WHICH IS A POINT ON THE CENTERLINE OF SAN LUIS OBISPO COUNTY ROAD NO. 285; THENCE ALONG SAID CENTERLINE, SOUTH 6 36' 55" EAST 4100.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 83 23' 05" WEST 380.00 FEET; THENCE SOUTH 6 35' 55" EAST 500.00 FEET; THENCE NORTH 83 23' 05" EAST 380.00 FEET; THENCE NORTH 6 36' 55" WEST 500.00 FEET TO THE TRUE POINT OF BEGINNING.

Parcel: B

THAT PORTION OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE SURVEYOR GENERAL, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION, WHICH IS A POINT ON THE CENTERLINE OF SAN LUIS OBISPO ROAD NO. 285; THENCE ALONG SAID CENTERLINE, SOUTH 6 36' 55" EAST 4100.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 83 23' 05" EAST, 380.00 FEET; THENCE SOUTH 6 36' 55" EAST, 500 FEET; THENCE SOUTH 23' 55" WEST, 380 FEET; THENCE NORTH 6 36' 55" WEST, 500 FEET TO THE TRUE POINT OF BEGINNING.

APN: 072-141-021

LOT LINE ADJUSTMENT No. _____

EXHIBIT A
NEW LOT 1

A portion of Section 12, Township 30 South, Range 18 East, Mount Diablo Baseline and Meridian, in the County of San Luis Obispo, California, described as follows.

Said Section 12

EXCEPTING THEREFROM the southerly 1600.00 feet of the westerly 1100.00 feet, as measured at right angles from the westerly and southerly lines of said Section 12.

The above described NEW LOT 1 is as shown on Exhibit B, attached hereto and made a part hereof.

This description was prepared by me in conformance with the requirements of the Professional Land Surveyors Act.

Robert J. Reese

Robert J. Reese, LS 6208

07.13.2012

date



LOT LINE ADJUSTMENT No. _____

EXHIBIT A
NEW LOT 2

A portion of Section 12, Township 30 South, Range 18 East, Mount Diablo Baseline and Meridian, in the County of San Luis Obispo, California, described as follows.

The southerly 1600.00 feet of the westerly 1100.00 feet, as measured at right angles from the westerly and southerly lines of said Section 12.

EXCEPTING THEREFROM any portion of Section 12 lying easterly of the center of County Road No. 285.

The above described NEW LOT 2 is as shown on Exhibit B, attached hereto and made a part hereof.

This description was prepared by me in conformance with the requirements of the Professional Land Surveyors Act.

Robert J. Reese

Robert J. Reese, LS 6208

07.13.2012

date



LOT LINE ADJUSTMENT No. _____

EXHIBIT A
NEW LOT 3

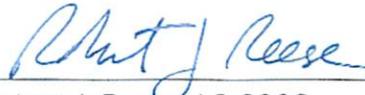
A portion of Section 12, Township 30 South, Range 18 East, Mount Diablo Baseline and Meridian, in the County of San Luis Obispo, California, described as follows.

The southerly 1600.00 feet of the westerly 1100.00 feet, as measured at right angles from the westerly and southerly lines of said Section 12.

EXCEPTING THEREFROM any portion of Section 12 lying westerly of the center of County Road No. 285.

The above described NEW LOT 3 is as shown on Exhibit B, attached hereto and made a part hereof.

This description was prepared by me in conformance with the requirements of the Professional Land Surveyors Act.



Robert J. Reese, LS 6208

07.13.2012

date



CALIFORNIA SERENGETI CORP.

A California Corp.

12900 Soda lake Road (P.O. Box 3058)

Santa Margarita, CA 93453

Tel. 805-475-2000 Fax 805-475-2203

Kenneth Tab, President

Email Address (KennethTab@aol.com)

**San Luis Obispo County
Planning Department**

Date: August 3, 2012

Project description attached to Application for General Plan & Ordinance Amendment

Property Description: Applicant California Serengeti Corp. (CSC) owns two legal parcel of land located at 12900 Soda Lake Rd, in California Valley as APN 072-141-021. Both parcels are assigned one APN by County. Each parcel is 4.36 acres and both are zoned commercial retail (CR). One parcel is at east side of the Soda Lake Rd Contain an existing restaurant and store and service station buildings. Other parcel is located on the west side of the soda Lake Rd and contains an existing twenty unit motel. Both Parcels and buildings generally known as The Town of California Valley. Both parcels are part of section 12 Township 30 South, Range 18 East, Mount Diablo Baseline and Meridian, in the County Of San Luis Obispo, Entire section is approx. 641.39 acres. Balance of above section is zoned agriculture and county has assigned two APN (072-141-022 and 072-141-023) some 40 years ago

Applicant requests for permission to enlarge one CR parcel to 20.1 acres the other to 20.3 acres for total of 40.4 acres for both parcels by Lot Line adjustment and zone change from agriculture to CR by reducing size of both agriculture parcels (072-141-022 & 23) by 31.7 acres

Back Ground History: In early 1960S El Chicote Partnership subdivided some 20,000 acres of old smith ranch to over 7,000 (2.5 acre parcels) and built a small town of California Valley. Town only covers less than 9 acres. At same time they formed California Valley Village lines covering all the subdivision and the town and four sections undivided land around the town which was left for future development of commercial facilities and expansion of the town and others. Once El Chicote sold all the parcels, they basically left the area and did not do anything else with future development or any other improvement

California Serengeti in 2001 Purchased both CR parcels APN 072-141- 021

along with agriculture parcel of APN 072-242-022 from County of San Luis Obispo on a Tax sale. At Same time Planning Dept staff assured us that above parcel was a legal parcel. Few years later CSC also purchased last parcel of section 12 APN 072-141-023 from our affiliate Company American Serengeti Corp.

In 2004 CSC filed an application with planning Dept. For major redevelopment of CR Parcel 072-141-021, by remodeling existing buildings and adding few new buildings in order turning it to a Destination wellness and rehab center. Because of the limited size of CR (8.72 Acres) we were advised by Planning Dept. Staff that since Rehab center was allowed use in agriculture land we should move our project to the largest parcel 072-141-023 since ratio of the coverage of development area to the total site is important consideration for planning Dept in an approval process .Planning staff advised us that 072-141-023 was a legal parcel. We took Planning Dept. Staff's advice and spend several hundred thousand dollars in order complete our application in order to comply with requirement of the County and moved our project to Parcel 072-141-023

In late 2010 Planning Dept. along with strong opposition of Agriculture Dept. denied our project. Our total project covered 15 acres of 487 acres of parcel 072-141-023. Per planning dept. staff report, but in reality less than 3 acres was covered by buildings rest was used for landscaping. We appealed To Board of supervisor and they also denied the project in late 2011, Even so we asked to amend our application to make it a smaller project and relocated it closer to our existing CR parcel, that also was denied.

At same time Planning Dept. and Board of Supervisors approved two solar project covering more than 6000 acres of agriculture land in same neighborhood.

In late 2010 CSC entered to an option agreement with Sunpower Corp. to sell both parcels of 022 and 023 to their affiliate Company HPR for mitigation use with condition that CSC can keep 53 acres of the agriculture land surrounding the CR parcel 021. For above reason we applied to county for lot line adjustment in order reduce the size of the one of the existing agriculture parcels to 53 acres and increase the size of other parcel by remaining acreage.

After spending a lot of time and money, the county informed us that lot line adjustment is not possible since according their findings both 022 and 023 are illegal parcels, even so County had sold us 072-141-022 as legal parcel and to my personal knowledge for more than 35 years county has been sending and collecting separate tax bills as they were legal parcels. More important when county sold parcel 072-141-022 sold it to us as legal parcel. Additionally planning dept. which denied our project (DRC2003-00059) on parcel 072-141-023 they accepted it as legal parcel and proceeded accordingly even as of date of filing this application according staff of Planning Dept. their Records clearly shows that both above parcels are legal parcels

In Conclusion we respectfully request Planning Dept.to approve our application for Zone change and increasing the size of our CR Parcels to 20.1 and 20.3 acres for total of commercial area to 40.04 acres for following reasons:

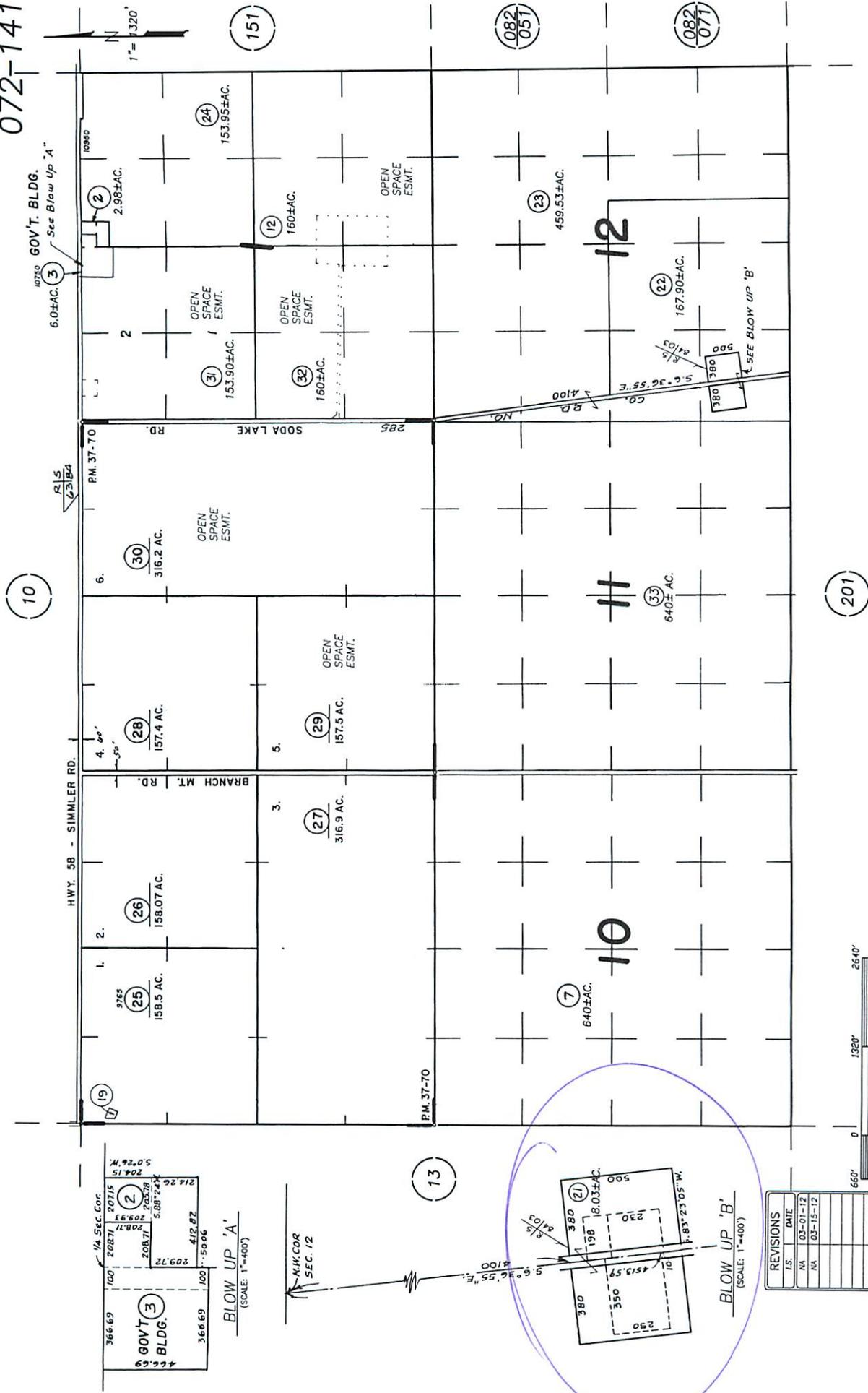
1-Area of the land that we are asking for zone change absolutely has no agriculture value or use and has not been used for any agriculture purposes for more than 50 years and will never be used in future since it will remain open space as part of mitigation land

2- Because of lack and quality of water in the area and percolation problem with soil for establishment of septic system which needs much large area to be functional, to develop any kind self-supporting commercial facilities in California Valley a Town that designed by developer and approved by county for 20,000 people needs more than 8.72 acres Commercial land to survive.

3-CSC still likes a smaller destination wellness center in in California Valley to be developed in our 40,4 acres area once general plan and ordinance amendment is approved

Sincerely 
Kenneth Tab, President

072-141



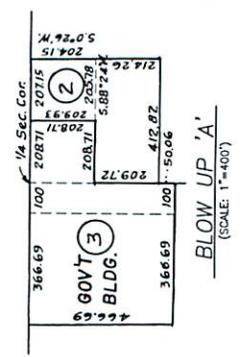
10710 GOV'T. BLDG.
6.0±AC. (3) See Blow Up 'A'

(10)

(151)

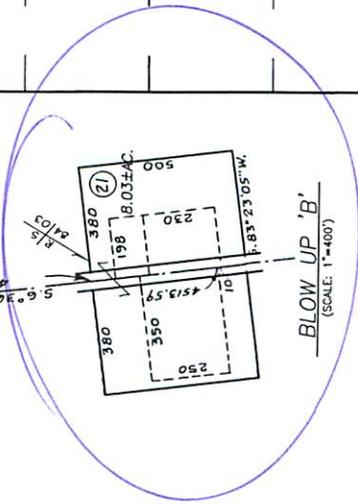
(082/051)

(082/071)



MJK COR
SEC. 12

(13)



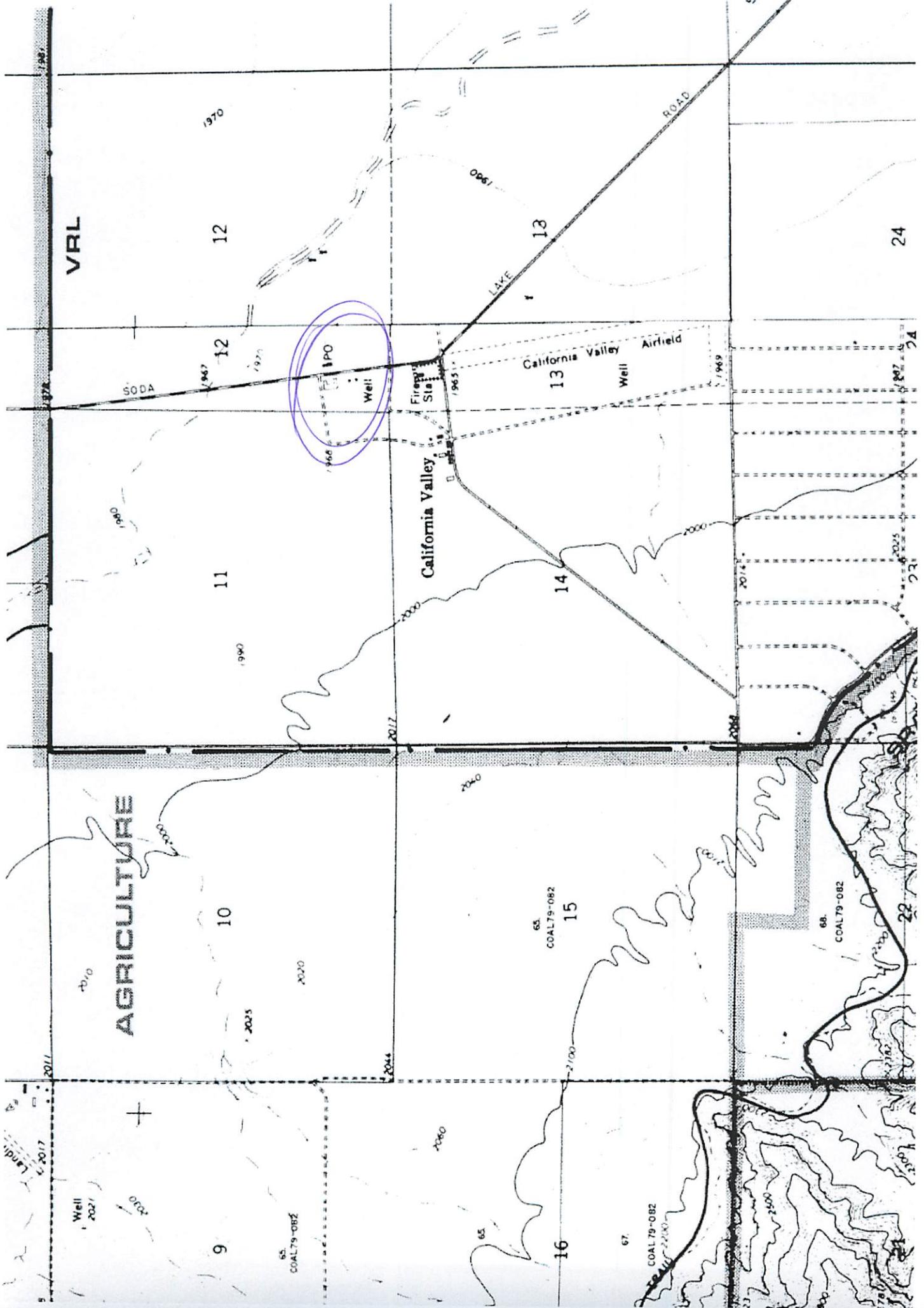
REVISIONS	LS.	DATE
	NA	03-01-17
	NA	03-15-17



THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

ASSESSOR'S MAP COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 072 PAGE 141

T.30S. ; R.18E. ; SECTIONS 1, 2, 3, 10, 11 & 12. M.D.B.&M.





100 m

400 ft

CS-120-004789



Parcel Summary Report For Parcel # 072-141-021

8/14/2012
5:05:51PM

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 CALIFORNIA SERENGETI CORP
 PO BOX 3058 SANTA MARGARITA CA 93453-3058

OWN CALIFORNIA SERENGETI CORP A CA CORP

Address Information

<u>Status</u>	<u>Address</u>
P	12906 SODA LAKE RD CAVA
P	12900 SODA LAKE RD CAVA
P	12915 SODA LAKE RD CAVA
P	12917 SODA LAKE RD CAVA

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>
T30S	R18E	12P	California Valle	Shandon/Carri	CR			Y	VP / VP	E020351M / E030120

Parcel Information

<u>Status</u>	<u>Description</u>
Active	T30S R18E PTN SEC 12

Notes
 SEE PARCEL TAG FOR PARCEL LEGALITY INFORMATION. JSM

Tax Districts
 ATASCADERO UNIFIED SCHOOL
 SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
 NO. 05 ROAD-CO/SUPVR
 CALIFORNIA VALLEY COMM. SERVICE
 AREA NO. 17 COUNTY SERVICE



Parcel Summary Report For Parcel # 072-141-021

8/14/2012
5:05:51PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 17-IMPROVEMENT NO. 01 COUNTY SERVICE

AREA NO. 21 COUNTY SERVICE

Case Information

Case Number:

COD2003-00120

Case Status:

CLD

Primary Parcel

Description:

PREFAB PARTS OF A RESTAURANT

COD2007-00356

CLD

Primary Parcel

Description:

STORAGE OF METAL BUILDINGS

COD2008-00499

CLD

Primary Parcel

Description:

OCCUPIED RV

COD2009-00141

CLD

Primary Parcel

Description:

CONST W/O PERMIT

COD2011-00261

COL

Primary Parcel

Description:

OPERATING MOTEL WITHOUT BUSINESS LICENSE

COD2011-00302

REC

Primary Parcel

Description:

STORED PORTABLE RESTAURANT EQUIPMENT

COD2011-00859

REC

Primary Parcel

Description:

CONST W/O PERMIT

DRC2011-00055

ACC

Primary Parcel

Description:

MUP TO REMODEL EXISTING MOTEL AT WEST SIDE OF THE SODA LAKE RD AND ADDITION OF 30 FREE STANDING CABINS WITH COVERED PARKING AROUND MOTEL. THE PROJECT ALSO INCLUDES THE REFURBISHMENT OF TWO EXISTING FAST FOOD PRE-MANUFACTURED BUILDINGS AND RELOCATION TO THE EAST SIDE OF THE SODA LAKE ROAD.

E020351

CLD

Primary Parcel

Description:

MULTI VIOL; SUBSTANDARD DWELLING & OCC RV

Parcel Summary Report For Parcel # 072-141-021

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600



LRP2012-00001 REC Primary Parcel

Description:

GENERAL PLAN AMENDMENT AG TO CR

P950506Z APP Primary Parcel

Description:

WEDDING CHAPEL/HOTEL/RESTAURANT/GROCERY

P970728Z APP Primary Parcel

Description:

MOTEL & RESTAURANT DBA VALLEY MOTEL & RESTAURANT

PMT2003-03853 FNL Primary Parcel

Description:

RE-ROOF REPLACE WITH COMP SHINGLES (TEAR OFF EXISTING SHAKE RE-SHEET WITH OSB REPLACE WITH COMP)

PMT2004-01461 FNL Primary Parcel

Description:

REROOF MOTEL - REMOVE WOOD SHAKE, RESHEATH, REROOF WITH COMPOSITION SHINGLE

PMT2005-00889 FNL Primary Parcel

Description:

REPLACE EXISTING (1) SEPTIC - ON SITE WASTE WATER DISPOSAL SYSTEMS

PMT2009-00239 WIT Primary Parcel

Description:

RE ROOF EXISTING GAS STATION - REMOVE WOOD SHINGLES - REPLACE W/ COMPOSITION 20Y - 1/2" OSB - CLASS A

PMT2012-00251 REC Primary Parcel

Description:

AS BUILT CHANGE BATHROOM ELECTRICAL OUTLETS TO GFI 20 UNITS AND REPAIR SEPTIC LINES FROM ROOMS TO MAIN COLLECTING LINE AS NEEDED. A/C WERE REPLACED WITH PLUG IN MODELS.

PRE2011-00015 REC Primary Parcel

Description:

PRE2011-00032 REC Primary Parcel

Description:

ZON2004-00281 APV Primary Parcel

Description:

RESTAURANT

ZON2004-00971 APV Primary Parcel

Description:

BUS LIC-NEWSPAPER



Parcel Summary Report For Parcel # 072-141-021

8/14/2012
5:05:51PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

ZON2007-00645 APV Primary Parcel

Description:

RESTAURANT, CONVENIENCE STORE.

ZON2011-00159 APV Primary Parcel

Description:

CONVERT EXISTING CONVENIENCE STORE TO 1256 SQ FT OF OFFICE-NO ELECTRIC, MECHANICAL, PLUMBING, STRUCTURAL OR DISABLED ACCESS PROPOSED. NO BUILDING PERMIT REQUIRED. SUNPOWER

ZON2011-00188 APV Primary Parcel

Description:

MOTEL/HOTEL

ZON2012-00042 APV Primary Parcel

Description:

QUICK MART

D980097P CMP Related Parcel

Description:

FIBEROPTIC NETWORK

DRC2003-00059 DEN Related Parcel

Description:

A 15 ACRES REHABILITATION FACILITY ON AGRICULTURE LAND

REVISED PROJECT DESCRIPTION 1/14/10

SERVICE STATION, RESTAURANT, MOTEL, RETAIL SALES AND OFFICE/ PROFESSIONAL USES. THE PROJECT WILL ENCOMPASS SITE RENOVATION WITH AN END RESULT OF 8 BUILDINGS COMPLEMENTING ONE ANOTHER, CREATING A DESTINATION RESORT.