

CALIFORNIA SERENGETI CORP.

A California Corp.

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**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