



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 9/22/2010

TO: \_\_\_\_\_

FROM: Stephanie Fuhs, South County Team

**PROJECT DESCRIPTION:** DRC2010-00016 Brush Poppers Riding Club, Inc.- CUP for a riding arena, warm-up arena, parking and attendant facilities. 5 acres site located off Fowler Lane in Nipomo. APN: 075-291-015.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 10/14/10 please.

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

CONDITIONAL USE PERMIT/

CONDITIONAL USE PERMIT FOR A RIDING ARENA, WARMUP ARENA, PARKING AND SC/ RSC SEF

RR

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Buildi

### APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Tree Permit
- Plot Plan
- Zoning Clearance
- Site Plan
- Minor Use Permit
- Variance
- Other
- Conditional Use Permit/Development Plan
- Surface Mining/Reclamation Plan
- Modification to approved land use permit
- Curb, Gutter & Sidewalk Waiver

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

Landowner Name Brush Poppers Riding Club, Inc Daytime Phone \_\_\_\_\_  
 Mailing Address c/o Jeff Bell, President Zip Code \_\_\_\_\_  
 Email Address: 1085 Camino Caballo, Nipomo, 93444 bellimaging@att.net

Applicant Name same Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Agent Name David Watson Daytime Phone \_\_\_\_\_  
 Mailing Address PO Box 385, Pismo Beach, Ca Zip Code 93448-0385  
 Email Address: \_\_\_\_\_

### PROPERTY INFORMATION

Total Size of Site: 5 acres Assessor Parcel Number(s): 075-291-015  
 Legal Description: Lot 37 of Munger - Eucalyptus subdiv., Nipomo  
 Address of the project (if known): 2285 Fowler Lane, Nipomo  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Fowler Lane east of Hwy 1

Describe current uses, existing structures, and other improvements and vegetation on the property:  
single family residence + garage (2 bldgs).

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Riding Arena, Warmup Arena, parking, and attendant facilities

### 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 previously on file Date \_\_\_\_\_

**FOR STAFF USE ONLY**  
 Reason for Land Use Permit: \_\_\_\_\_

# LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

Type of project:  Commercial  Industrial  Residential  Recreational  Other CUP

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): none Piding Area

Describe existing and future access to the proposed project site: Fowler Lane

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? \_\_\_\_\_

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

North: golf course South: residential - vacant  
East: residential - vacant West: " "

### For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:  
Buildings: 960 sq. feet 0.02 % Landscaping: \_\_\_\_\_ sq. feet \_\_\_\_\_ %  
Paving: \_\_\_\_\_ sq. feet \_\_\_\_\_ % Other (specify) Arenas (2) = ± 42,800 ± (20%)  
Total area of all paving and structures: 960 ± (resid)  sq. feet  acres  
Total area of grading or removal of ground cover: ± 70,800  sq. feet  acres  
Number of parking spaces proposed: ± 40 sps Height of tallest structure: n/a  
Number of trees to be removed: 0 Type: \_\_\_\_\_  
Setbacks: Front 250' + Right 80' + Left 20' + Back 100' +

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  No (If yes, please submit copy)

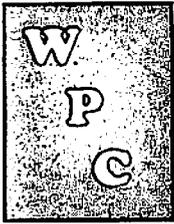
Proposed sewage disposal:  Individual on-site system  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for sewage disposal: \_\_\_\_\_  
Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: CDF

For commercial/industrial projects answer the following: (recreational)  
Total outdoor use area: ± 70,800  sq. feet  acres (2 arenas + parking)  
Total floor area of all structures including upper stories: 960 sq. feet (960 sf)  
EXIST. residence

### For residential projects, answer the following:

Number of residential units: one (existing) Number of bedrooms per unit: \_\_\_\_\_  
Total floor area of all structures including upper stories, but not garages and carports: \_\_\_\_\_  
Total of area of the lot(s) minus building footprint and parking spaces: \_\_\_\_\_



# **Watson Planning Consultants**

Post Office Box 383, Pismo Beach  
California 93448-0383 Tel 805-764-8728

*Specializing in Land Use and Comprehensive Planning Services*

September 2, 2010

**Re: "Applicant's Statement"  
2288 Fowler Lane, Nipomo  
APN 075-291-015  
Brush Poppers Riding Club, Inc. – Equestrian Arena**

## ***APPLICANT'S STATEMENT***

### Applicant's Objectives

It is the applicant's objective to construct and permanently occupy an equestrian arena consisting of a main arena, warm up arena, temporary paddocks during events, judge's platform, parking and access improvements, and an existing single family residence (rental unit) located on a parcel at 2288 Fowler Lane in Nipomo.

### Property Profile, Location and Surroundings

The subject parcel is referenced as Lot 33 of Munger Eucalyptus Tract, and by Assessors Parcel Number 075-291-015. The property is a total of 5.00 acres in size.

The site is located in the Rural South County Planning Area.

The site includes a single family residence on the property that has been used for rental (residential occupancy). This use takes up approximately 10,000 sq ft of site area when you include the yard space, patio, driveway and garage improvements. The vast majority of the site is otherwise vacant.

The physical setting of the Subject Property has been evaluated by archaeological, noise and biological consultants retained by the Applicant. Their findings and reports characterized the site conditions as follows:

*'No cultural resources are recorded for the property on data base inventories. The (general) area has been the subject of at least 13 previous cultural resources surveys, ... and does not appear to contain significant resources'. (Hoover and Hoover; 2007)*

*'Daytime analyses reveal that minor exceedence of noise standards may occur during amplified announcements during organized events. A combination of daytime-early evening (pre-10pm) audio system limitations, limiting running commentary on events, setting announcement systems to low levels, and directing sound away from the southeast property line, will serve to minimize and mitigate noise levels'. (Dubbink; 2007)*

*'No significant biological resources are impacted by the proposed use for the property. The use of native plants to revegetate the site following installation of the arenas and parking areas is recommended. (Holland; 2008)*

## Existing and Proposed Improvements

The residence is a 960 sq ft main house in one level, with a detached but adjoining two car garage (690 sq ft) for the residence. A driveway from Fowler Lane to the residence exists. A water well on the property provides water supply. Delivery, storage and water distribution piping, a septic wastewater disposal system, and wire utility extensions exist for the house. The applicant's would retain the residence for rental use.

The proposed main riding arena would consist of a leveled area of approximately 130' in width by 250' in length (roughly 32,500 sq ft, or about  $\frac{3}{4}$  of an acre). To the north of the main arena would up to eight (8) small paddocks ranging between 15'-20' x 20' in size. These would allow temporary housing of horses during events. No overnight boarding is proposed.

Further to the north of the main arena is a smaller warm-up arena of approximately 60' x 150' in size (9,000 sq ft, or about  $\frac{1}{5}$ th of an acre).

Each of the arenas would include low perimeter fencing to define each arena area. Gates would be placed in various locations to permit easy ingress and egress to the arenas.

On the easterly side of the main arena a judge's platform or stand is anticipated. This area would be approximately 10' x 20' in area, and

would include a slightly raised platform for viewing. Portable restrooms are planned for use at the site during activities and events.

An informal parking area is planned to round out the project. Perimeter access driveways would lead to vehicle and trailer parking, primarily along the southern side of the property. About 20 standard vehicles and another 20 trailers up to 40'-50' in length are shown to be possible on the site plan layout. The lines on the site plan are not intended to be "formalized" markings, but rather a scaled layout to show that a potential number of spaces can be accommodated in this design concept. Access and parking areas would be dirt, base materials and/or decomposed granite type products.

Perimeter fencing ('T'-post and wire) exists on the northern boundary of the site, and would remain as is. Fencing would be completed on the balance of the site, of the same post and wire materials.

## Detailed Description of the Use of the Site by Brush Poppers

### Membership and "Public Use"

There are about 50 members of Brush Poppers at this time. The highest membership of the organization was approximately 200 (about ½ were horse owners and the other ½ were supporters that did not ride), when we had an arena for members use. We hope that following approvals for this Fowler Lane facility, our membership will grow again.

Brush Poppers is a non-profit membership organization. We exist solely for the purpose of providing our members and invited guest's equestrian facilities. We have agreed, at the Board of Supervisor's request, to establish a handful of events each year that are "open to the public", and by that we mean that organized events where we invite specific organizations and groups (that are not already members of Brush Poppers) to the site would be available for recreational experiences. We would anticipate such events to include boys and girls clubs, FHA programs in the area, and possibly school organizations that would be able to come to the site on these few occasions to ride and learn about equestrian care and activities. We do not intend to hold "open" public events where people would "come off the street" to an event or the site.

### Nature of the Use – Weekdays, Evenings and Weekends

This arena would be available to members use at any time; generally from 7am in the mornings until 9pm at night. There may be some members that use the facility to exercise their horses

several days during a week. Our experience has been that such use has been limited to one or two riders a day, and usually only a few days of each week. It is our hope that the site and our membership could grow into a daily use, generally during the daylight hours.

Organized events of the club would generally be limited to Saturdays and Sundays, from about 9am through the middle of the afternoon. Less frequently we may have an event that occurs in the evening, Friday, Saturday or Sunday, usually during the hours of 6-9pm. We would expect one to two organized member events a month, on average, dependent on the time of year and weather conditions. We would expect as few as 10 members and as many as about half, or 25 members at these organized events, over the window of time for the event. Rarely do we expect a majority of the members to attend events at the same time.

#### Public Address System

We do anticipate an address system during these organized events. Such a system would be used to call riders to the arena, and to announce events and scores or times at the end of the riding event. Commentary and continuous announcements would not occur, and sound would be directed away from the southeastern property line to limit off-site conveyance of sounds to our closest neighbors.

#### Arena Lighting for Evening Events

We anticipate installing some overhead lighting for the arena and facilities for use during organized events. We do not anticipate these lights being used by individual members; only during organized and announced evening events. As noted previously, all evening events (and therefore any event lighting) would conclude on or before 9pm at night.

#### Dust Control

Prior to events at the arena, the site would be watered down to limit dust exiting the site during the events. We also anticipate in the future installing some automatic irrigation systems that would assist in watering down the arenas, paddocks, entry/exit roads and parking areas, and greatly simplify the ability to prepare the site for events and activities such as this.

#### Fowler Lane Road Conditions and Maintenance

Fowler Lane is an unimproved private roadway. Our site is a little over 4,200 feet from Highway 1. The road is used by some 27 or so

properties between our site and Highway 1, including two (2) large agricultural operations near Highway 1.

The road is a sandy path that has been subject to isolated drainage and surface conditions that make the traveled surface somewhat irregular to use. Brush Poppers recognizes that we will be increasing use of this road with our use, and will cooperate in the clearing and maintenance of the road, not just along our property, but in cooperation with other owners, the entire length to Highway 1. We view this as a private road and use for our members, but are willing to aid in maintenance for the benefit of our neighbors.

To address questions that may be raised concerning traffic, we view this use as generally consistent with traffic generation for a residence. This is because we would compare the traffic generation of a typical single family home (averaging 10 vehicle trips a day or about 300 trips per month) to our use, at generally similar numbers to the residential use. (Assuming 2 members every day of the month = 4 trips (one in-one out) x's 30 days = 120 trips/month + 2 events per month x's as many as 25 members = 2 events/month x's 25 persons/event x's 4 trips = 200 trips/month for an overall total of about 320 trips/month). And as suggested earlier under the description of this use, we expect actual use to be less than these levels, perhaps lowering traffic generation for the equestrian uses to fewer than a typical residence.

#### Outreach and Neighborhood Compatibility

Brush Poppers prides itself in being good neighbors, as well as good stewards of the lands we occupy and use. In this context we can reasonably assume that certain events and activities on the property may impact or otherwise concern some of our neighbors. Brush Poppers will maintain a list of land owners and residents along Fowler Lane and provide at least two (2) annual mailings to our neighbors to inform them of upcoming events and activities at the property. We would also identify our officers and ways in which they can contact us if there are issues or concerns that arise. We are confident that this outreach will improve neighborhood relations and provide opportunities for us to deal with concerns before they become larger nuisances or problems.

We would also suggest providing an annual report to the Planning Department about the activities and events at the site, and a summary of the adjustments and improvements to our functions to reinforce that Brush Poppers is doing everything within reason to be

responsive to neighborhood issues and concerns, and operating the proposed use in a responsible and code-complying manner.

### Locations of Trees on the Subject Property

Trees shown on the site plan would be retained in this design.

### Potentially Hazardous Areas

To the applicant's knowledge, no hazardous materials or site conditions exist that would prevent use of the site as proposed.

### Exceptions To County Development Regulations

No exceptions to land use or ordinance standards are anticipated under our referenced design.

### Environmental Studies Submitted

- Botanical Report, VL Holland; 23 August 2008
- Phase 1 Archaeological Survey, Holland and Holland; Sept. 2007
- Noise Study, David Dubbink Associates; September 2007

### Project Consulting Team

The following firms and individuals have been involved in the planning for this project:

#### **Surveying**

Garing Taylor  
Arroyo Grande

#### **Watson Planning Consultants**

David Watson, AICP  
Pismo Beach

#### **Civil Engineering**

Craig Ziel  
San Luis Obispo

#### **Noise Analysis**

David Dubbink  
San Luis Obispo

#### **Biology**

VL Holland  
San Luis Obispo

#### **Archaeology**

Hoover and Hoover  
Arroyo Grande

Brush Poppers Fowler Lane Owners List

APN	Owner / Address	Notes
075-271-003	Toney Pilato 2734 Fowler Lane	
075-271-004	Douglas Dunn 2724 Fowler Lane	
075-271-005	Cecil Casey 2714 Fowler Lane	
075-271-006	Laveda Britton 2640 Fowler Lane	
075-271-008	Domenico Dellapenna 2594 Fowler Lane	
075-271-009	Bruce Dunn vacant	
075-271-010	Chris & Ingrid Edelback 2570 Tienda	
075-271-011	Jamie Farao 2628 Fowler Lane	
075-271-012	Rosemary Vernon 2610 Fowler Lane	
075-271-015	Ronald Smith 2727 Arden Way	
075-271-016	James Miller 2715 Arden Way	
075-272-036	John & Sharon Broberg 2771 Woodland Hills Road	open space
075-291-004	Jerry Miller 2375 Fowler Lane	across street ??
075-291-014	Jerry Miller 2375 Fowler Lane	across street ??
075-291-005	Cypress Ridge Hm Bldrs vacant open space	
075-291-006	Bernice Putty no address	
075-291-007	Bernice Putty no address	
075-291-010	Carlotta Waldron 2250 Fowler Lane	

APN	Owner / Address	Notes
075-291-015	Brush Poppers 2288 Fowler Lane	Brush Poppers
075-291-016	Roy Jeter 2260 Fowler Lane	
075-291-018	Guadalupe Vega 2358 Fowler Lane	
075-291-019	Emory & Sarah Jackson 2375 Woodland Hills Rd	2375 WH Rd
075-291-020	Thomas Pietz 2378 Fowler Lane	2365 WH Rd
075-291-021	Afatab Munshi 2369 Fowler Lane	
075-291-022	Wayne Scheideck 2307 Fowler Lane	fence ?? 2315 F Lane
075-291-026	Charles & Bethany Schmidt 2383 Fowler Lane	
075-291-028	David & Mary Apodaca no address	
075-291-031	Scott Cyr no address	
075-291-034	Scott Cyr no address	
075-291-038	Ronald Hanson 2425 Woodland Hills Rd	
075-291-040	Steven Foat 2401 Woodland Hills Rd	
075-311-000	ag operations ??	
075-311-030	Donna Weeks 2715 Fowler Lane	
075-311-031	Simon & Sheila Smith 2891 Fowler Lane	
075-311-032	Eise Drenkler 2831 Fowler Lane	
075-311-039	Joaquin & Martha Aguilar 2751 Woodland Hills Rd	



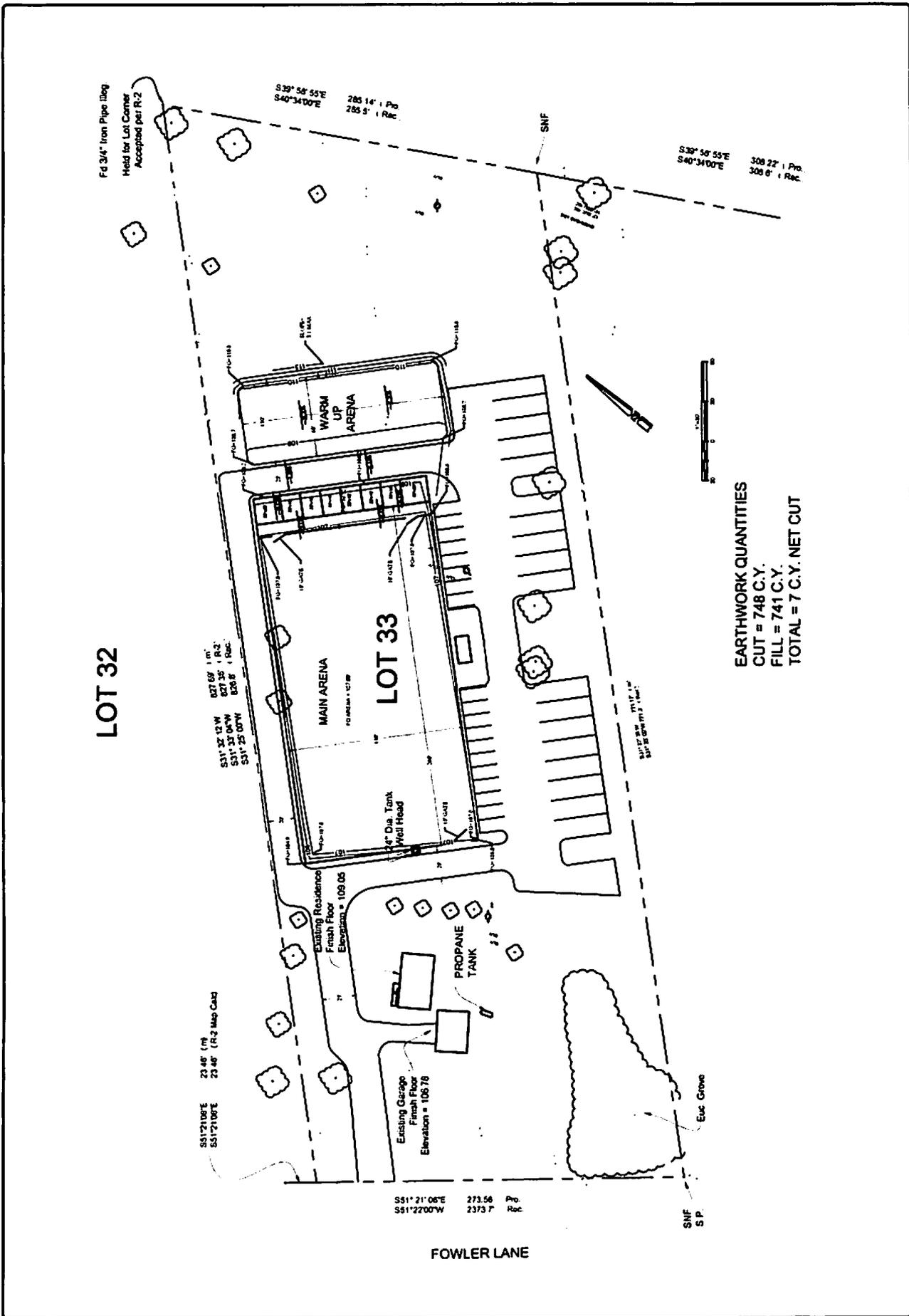
DATE: 02/22/11  
BY: [Signature]

DAVID WATSON A/E  
PLANNING CONSULTANTS  
11400 CENTRAL EXPRESSWAY, SUITE 200  
IRVINE, CALIFORNIA 92618  
(949) 261-7278

BRUSHPOPPERS RIDING CLUB  
IRVINE, CA

SHEET

1



**EARTHWORK QUANTITIES**  
 CUT = 748 C.Y.  
 FILL = 741 C.Y.  
 TOTAL = 7 C.Y. NET CUT

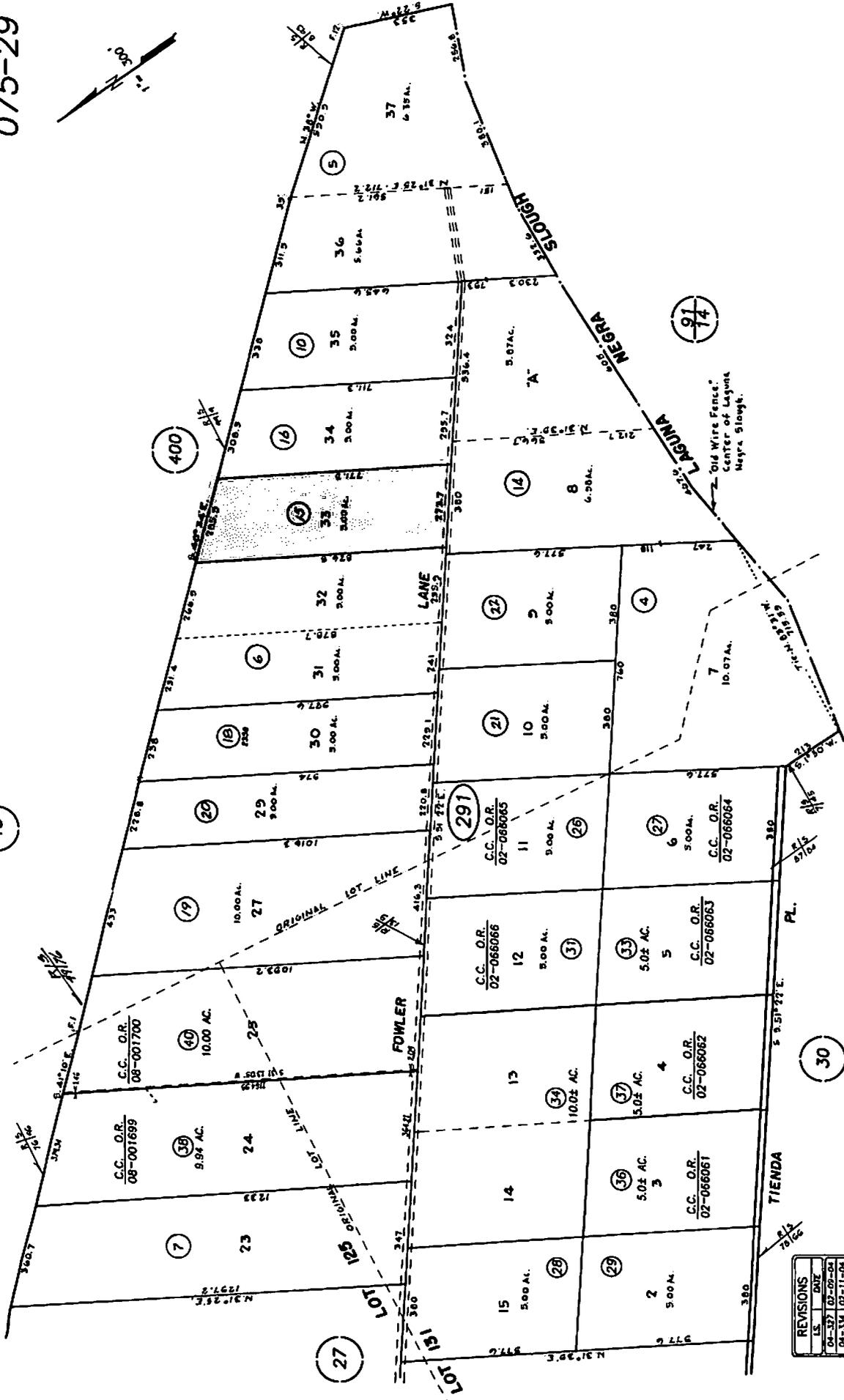


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91  
74

30

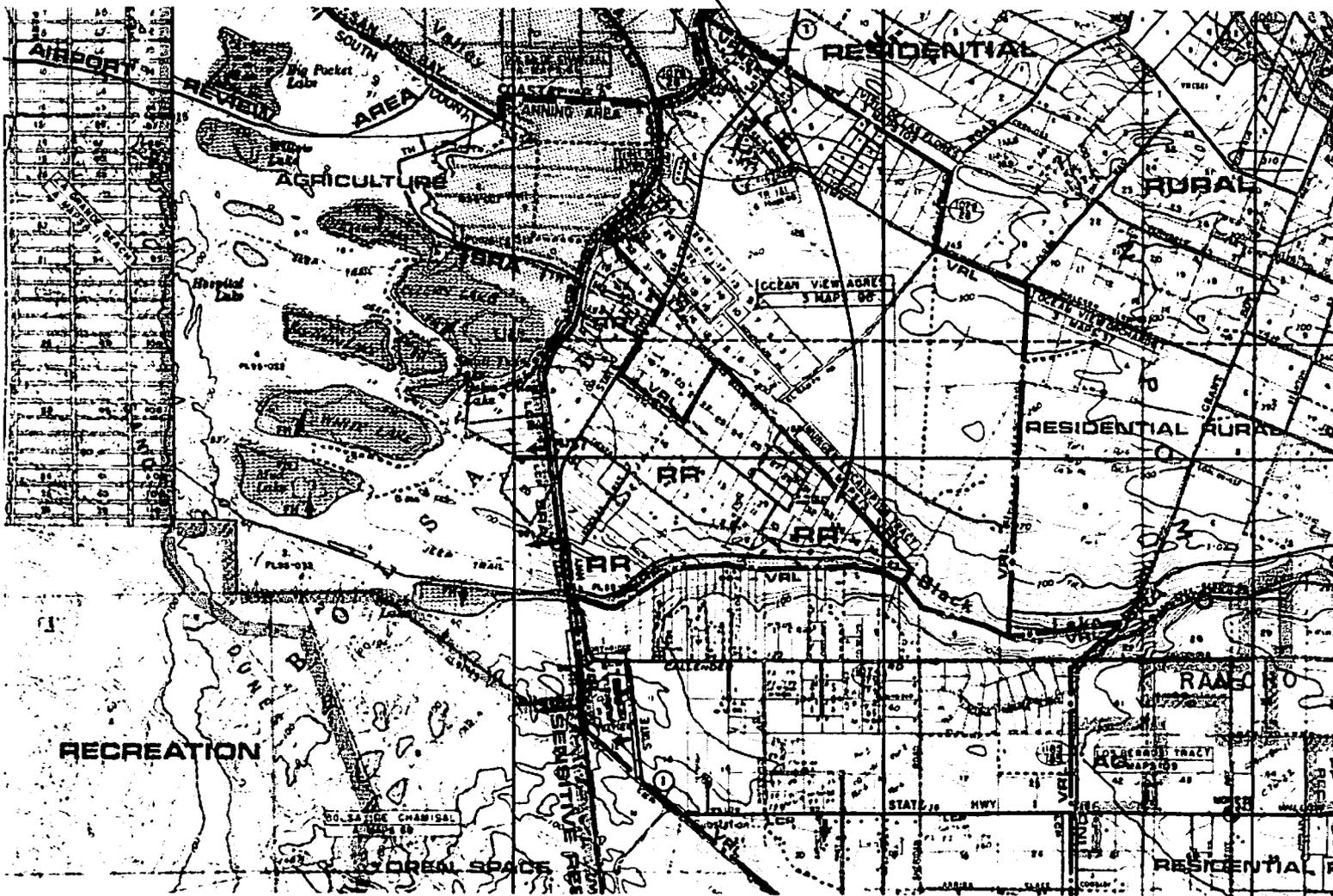


REVISIONS	NO.	DATE
01-10	01-10-01	
02-10	02-10-01	
03-10	03-10-01	
04-10	04-10-01	
05-10	05-10-01	
06-10	06-10-01	
07-10	07-10-01	
08-10	08-10-01	
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37-10	37-10-01	
38-10	38-10-01	
39-10	39-10-01	
40-10	40-10-01	

150' 0 300' 600'

THIS MAP IS PREPARED FOR  
L<sup>2</sup> 07-66-00 ASSESSMENT PURPOSES ONLY.

SITE





# Parcel Summary Report For Parcel # 075-291-015

9/21/2010  
3:13:20PM

## 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    BRUSH POPPERS RIDING CLUB INC  
          PO BOX 184 ARROYO GRANDE CA 93421-0184

### Address Information

Status            Address  
P                    02288 FOWLER LN RSC

### 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>
075291	015	0001	South County R	South County	RR			U		

### Parcel Information

Status    Description  
Active    MUNGER TR LT 33

### Notes

#### Tax Districts

LUCIA MAR UNIFIED SCHOOL  
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE  
ARROYO GRANDE CEMETERY  
COASTAL SAN LUIS RESOURCE CONSV.  
SAN LUIS PORT & HARBOR  
NO. 04 ROAD-CO/SUPVR  
AREA NO. 21 COUNTY SERVICE

### Case Information

Case Number:            Case Status:



## Parcel Summary Report For Parcel # 075-291-015

9/21/2010  
3:13:20PM

### San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

DRC2010-00016      REC      Primary Parcel

**Description:**

CONDITIONAL USE PERMIT FOR A RIDING ARENA, WARMUP ARENA, PARKING AND ATTENDANT FACILITIES.

PMT2009-00213      FNL      Primary Parcel

**Description:**

REPLACE SEPTIC TANK (1200 GALLON) AND LEACH LINE (100 FEET)

PRE2007-00003      REC      Primary Parcel

**Description:**

FOR RIDING CLUB USE. 5 ACRE SITE IN NIPOMO MESA AREA.