



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/28/2013

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

FROM: Karen Nall, Development Review

PROJECT DESCRIPTION: DRC2012-00078 GREENGATE FARMS SLO LLC- Conditional Use Permit for temporary events, permanent farmstand, limited food facility and artifact display. APNS:44-161-008, 044-401-042, and 044-233-010.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date Name Phone

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

### APPLICATION TYPE - CHECK ALL THAT APPLY

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

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

Landowner Name Greengate Farms SLO LLC Daytime Phone \_\_\_\_\_  
 Mailing Address 1039 Murray St. Suite 200 San Luis Obispo, CA Zip Code 93405  
 Email Address: \_\_\_\_\_

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

Agent Name Kirk Consulting-Jamie Kirk or Mandi Pickens Daytime Phone 805-461-5765  
 Mailing Address 8830 Morro Road, Atascadero, CA Zip Code 93422  
 Email Address: \_\_\_\_\_

### PROPERTY INFORMATION

Total Size of Site: +/-210 acres Assessor Parcel Number(s): 044-161-008; 044-401-042; 044-233-010

Legal Description: ptn lots 52 & 53 RHO Corral de Piedra CC90-40175/ lot 8, pt parcel 3 PM 13/9

Address of the project (if known): 300 Greengate Rd San Luis Obispo Ca 93401

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: SR 227 (Broad St.) south continue past airport, property is on the left just past the Price Canyon/SR227 intersection. Property can be accessed off of Greengate Rd or off of private driveway off of Corbett Canyon Rd.

Describe current uses, existing structures, and other improvements and vegetation on the property:

Single family residences, vacation rental, barns, equestrian facility, arenas, 75 acres vineyards, 67 acres crops, 40 acres irr. pasture, ag roads

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Temporary Events; Permanent Farmstand/Limited Food Facility; artifact display (museum)

### 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  Date 3/19/12

**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

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): Modification of the Farmstand Ag product sales limitations - Section 22.30.010 D

Describe existing and future access to the proposed project site: Access will come from driveway off of Greengate Rd and road off of Corbett Canyon Rd.

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: Agriculture- Residences/ Old Edna Deli                      South: Agriculture-grazing/ Cold Canyon Landfill  
East: Agriculture- vineyards    West: Agriculture-vineyards

### For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: existing bldgs sq. feet \_\_\_\_\_ %                      Landscaping: \_\_\_\_\_ sq. feet \_\_\_\_\_ %

Paving: \_\_\_\_\_ sq. feet \_\_\_\_\_ %                      Other (specify) \_\_\_\_\_

Total area of all paving and structures: \_\_\_\_\_  sq. feet     acres

Total area of grading or removal of ground cover: none proposed     sq. feet     acres

Number of parking spaces proposed: see proj. description    Height of tallest structure: 34' - ex. barn

Number of trees to be removed: none    Type: \_\_\_\_\_

Setbacks:            Front 123'                      Right 1,700'                      Left 80'                      Back 1,050'

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: Cal Fire-SLO stations

### For commercial/industrial projects answer the following:

Total outdoor use area: varies per event site     sq. feet     acres

Total floor area of all structures including upper stories: \_\_\_\_\_ sq. feet

### For residential projects, answer the following:

Number of residential units: \_\_\_\_\_ 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: \_\_\_\_\_

# ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

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

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

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

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

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

## Physical Site Characteristic Information

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

- Describe the topography of the site:  
Level to gently rolling, 0-10% slopes: +/- 190 acres  
Moderate slopes of 10-30%: +/- 20 acres  
Steep slopes over 30%: \_\_\_\_\_ acres
- Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: ponds, Twin Creek borders the northern property line
- Are there any flooding problems on the site or in the surrounding area?  Yes  No  
If yes, please describe: None
- Has a drainage plan been prepared?  Yes  No  
If yes, please include with application.
- Has there been any grading or earthwork on the project site?  Yes  No  
If yes, please explain: For horse arena, ag road and all existing development
- Has a grading plan been prepared?  Yes  No  
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project?  Yes  No
- Is a railroad or highway within 300 feet of your project site?  Yes  No
- Can the proposed project be seen from surrounding public roads?  Yes  No  
If yes, please list: White Barn can be seen from SR 227

**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 temporary events; lim. food facility, farmstand, commercial kitchen  
 Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? \_\_\_\_\_
4. How many service connections will be required? portable restrooms may be desired during events
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: well and water storage tanks
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 \_\_\_\_\_ G.P.M.  
 Surrounding Well Logs     Hydrologic Study     Other \_\_\_\_\_

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

**Sewage Disposal Information**

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

1. Has an engineered percolation test been accomplished?  
 Yes     No    If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? \_\_\_\_\_ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?  
 Yes     No
4. Has a piezometer test been completed?  
 Yes     No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?  
 Yes     No (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

**If a community sewage disposal system is to be used:**

1. Is this project to be connected to an existing sewer line?     Yes     No  
Distance to nearest sewer line: \_\_\_\_\_ Location of connection: \_\_\_\_\_
2. What is the amount of proposed flow? \_\_\_\_\_ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?     Yes     No

**Solid Waste Information**

- 1. What type of solid waste will be generated by the project?  
 Domestic    Industrial    Agricultural    Other, please explain? \_\_\_\_\_
- 2. Name of Solid Waste Disposal Company: Integrated Waste Management Authority
- 3. Where is the waste disposal storage in relation to buildings? rear
- 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 Obispo Unified School District
- 2. Location of nearest police station: Pismo Beach Police Station
- 3. Location of nearest fire station: Cal Fire-San Luis Obispo stations
- 4. Location of nearest public transit stop: San Luis Obispo Airport
- 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:  
Equestrian Facility-Greengate Farms, events, irrigated grazing pastures, crop production, single family residential vineyards
- 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: refer to project description   Hours of Operation: refer to project description
- 2. How many people will this project employ? refer to project description
- 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: dust will be controlled by onsite water or other preferred method
- 5. Will this project increase the noise level in the immediate vicinity?    Yes    No  
 If yes, please explain: will abide by County Noise Ordinance  
 (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: none
- 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, customers 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 if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.**

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

**Special Project Information**

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

**Energy Conservation Information**

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

\*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

**Environmental Information**

1. List any mitigation measures that you propose to lessen the impacts associated with your project:  
The use of existing structures and access, no site disturbance.

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): ABC

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

# INFORMATION DISCLOSURE FORM

San Luis Obispo County Department of Planning and Building

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

**TIME LIMITS FOR PROCESSING AND PUBLIC NOTICE DISTRIBUTION REQUIREMENTS** - California state law (California Government Code Section 65941.5) requires that the county provide the following information to applicants, when a permit application is filed:

Not later than 30 days after a land use or land division application is received, the county must notify the project applicant or designated representative in writing either that the application is complete, or that items are necessary to complete the application. If you are not notified in writing, the application is considered complete. Any land use or land division application must be approved or denied within three months of adoption of the Negative Declaration or determination that the project is exempt, or within six months of the certification of an Environmental Impact Report. The County of San Luis Obispo processes the land use application and the environmental review concurrently, so these decisions are made simultaneously. (Government Code Sections 65943 and 65950, et seq.)

A project applicant may make a written request to the county to receive notice of any proposal to adopt or amend the general plan and the land use, real property division, building and construction, road name and addressing, and growth management ordinances which might reasonably be expected to affect that applicant's project. The county offers a subscription service for notification of either: (1) all applications received by the county, or (2) Planning Commission agendas. The cost for each of these services is established by the county fee ordinance. (Government Code Sections 65945, 65945.3 and 65945.5)

When a property was created through recordation of a final or parcel map, and it is within five years of recordation, the county cannot withhold or condition the issuance of building permits for residential units based on conformance with conditions that could have been imposed as conditions of the tentative map, except where: (1) A failure to do so would place subdivision residents or residents in the immediate area in a condition perilous to health, safety or both; or (2) The condition is required in order to comply with state or federal law. (Government Code Section 65961)

Copies of Government Code Sections are available at the County of San Luis Obispo Law Library, County Government Center, San Luis Obispo, California.

**RIGHT TO FARM DISCLOSURE** - The County of San Luis Obispo recognizes the statewide policy to protect and encourage Agriculture. Sections 3482.5 and 3482.6 of the California Civil Code and Chapter 5.16. of the San Luis Obispo County Code protect certain, pre-existing agricultural production and processing operations ("agricultural operation") from nuisance claims. If your property is near a protected agricultural operation, you may be subject to certain inconveniences and/or discomforts which are protected by law. In order for the agricultural operation to be protected, the following requirements of Civil Code Sections 3482.5 and 3482.6 must be satisfied:

(1) The agricultural operation must be conducted or maintained for commercial purposes; (2) The agricultural operation must be conducted or maintained in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality; (3) The agricultural operation predated the affected use(s) on your property; (4) The agricultural operation has been in existence for more than three years; and (5) The agricultural operation was not a nuisance at the time it began.

# Greengate Farms

San Luis Obispo, California

## Conditional Use Permit Supplemental Statement

### Introduction

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Greengate Farms is seeking a phased Conditional Use Permit from the County of San Luis Obispo to utilize existing structures and outdoor areas for Temporary Events, a Permanent Farm Stand/Limited Food Facility, a small museum-historic exhibition display, and a community Farmer's Market. This project description provides a discussion of the proposed components in addition to the property's background and vision.

The main components of the Conditional Use Permit proposal include:

1. Temporary Events (LUO Section 22.30.610)
2. Ag Retail Sales - Permanent Farm Stand (LUO Section 22.30.075)
  - a. Modification to sales area devoted to prepackaged food available for sale
3. Limited Food Facility (LUO Section 22.30.570)
  - a. Modification to the location standards for the limited food facility.
4. Museum (LUO Section 22.30.250)
5. Farmers Market (LUO Section 22.30.330)

A Conditional Use Permit is required for permit submittal since the application includes a limited food facility and modifications to the sales area devoted to the sale of pre-packaged items in the farm stand; otherwise the temporary events and other components would only require a Minor Use Permit application.

### Greengate Farms History

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Greengate Farms began as a dairy farm back in the 1800's and has been an equestrian facility since the 1960's. Greengate Farms is most recognized under the ownership of Jay and Dorothy Stream. The Stream family occupied the ranch from the 1950's until 2012. During their period of ownership, the ranch was utilized as a world renowned Arabian horse boarding, training and breeding facility. Jay Stream was a Past President of the International Arabian Horse Association (IAHA), inspired the Arabian Horse Society and was the President Emeritus of the World Arabian Horse Organization (WAHO), having served as President for 31 years. His international recognition popularized the ranch as it became home to world class Arabian events and extravagant galas and events attended by celebrities, such as his close friend Wayne Newton and Middle Eastern royalty. The current owners of Greengate Farms would like to celebrate the properties past by restoring the property to its previous grandeur.

## **Purpose Statement**

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Restore and update the existing structures and infrastructure, continue the historic agricultural uses, (i.e. equestrian facility, row crops, and cattle grazing) increase the agricultural productivity of the site, including the recent installation of 75 acres of vineyards, and supplement the current agricultural uses on the site with compatible low impact ag tourism / visitor serving uses.

The property has been utilized for galas and events in the past, primarily to draw visitors to the equestrian venue. The current owner's intend to continue this traditional and wish to provide additional opportunities for the public to experience the unique qualities of Greengate Farms. These additional opportunities will be through educational and recreational activities on the site. It is the hope that the limited visitor serving uses on the site will not only supplement and diversify the on-site agricultural uses, but will also be a means to provide the visitor with a connection to the farm and the on-site ag uses as well as local agriculture in general.

*"Our vision is to provide the surrounding communities with a facility where parents can introduce their children to horses and livestock, an active outdoor lifestyle, and the beauty of open space and agricultural land."*

## **Property Characteristics and Existing Uses**

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### **Project Site:**

The proposed project site is located at 300 Green Gate Road, San Luis Obispo, in the heart of the Edna Valley. The site is situated east of the Price Canyon/HWY 227 intersection and south of the East Corral de Piedra Creek. The site continues south of the creek past Green Gate Road down to Corbett Canyon Road. The project site is +/-210 acres (APN 044-161-008, 044-401-042, 044-233-010). The property is located within the San Luis Obispo Planning Area-Rural Area General Plan designation, is zoned Agriculture and has a Flood Hazard and Airport Review Area combining designation overlays on portions of the property. The entire site is utilized for residential, equestrian and agriculture. Agriculture is the site's primary use and focus.

Surrounding uses include agriculture zoned properties to the east (Agriculture, rural residences), west (winery, Old Edna Deli and Trinity Hall), south (agriculture and public facility-Cold Canyon Landfill) and north (agriculture and rural residences).

### **Structure Siting:**

The site is relatively flat to moderate slopes and is intensified in agriculture (vineyards, pastures & other crops). The property is mostly planted with vineyards, irrigated pastures, and vegetable crops along with mature trees and riparian vegetation along the creeks and ponds. The northern property line follows the East Corral de Piedra Creek corridor. Just south of the creek, the property features gently rolling terrain, which includes an elevated knoll comprising of the main residence home site and the main stable barn. The topography includes gently sloping pastures, drainage swales, and two ponds.

**Access:**

There are two access points onto Greengate Farms. The main access point is from HWY 227 onto Green Gate Road. Green Gate Road is a County maintained road which serves a limited number of parcels. There is an additional access road that intersects with Corbett Canyon Road along the southern property line; this road is currently used for vineyard / agricultural access (RCD road grading permit GRA2012-00010).

**Existing Development & Uses:**

Greengate Farms' primary operation is devoted to agriculture and agriculture production.. There are a variety of ag uses onsite and portions of the property are currently being leased for ag production. The primary use is vineyards, row crops, cattle grazing, and the equestrian facility. Greengate Farms is currently planted with +/- 75 acres in vines: (Chardonnay and Pinot Noir varieties) +/- 67 acres of rotating vegetable crops (cabbage, sprouts, bell peppers for examples), and +/-40 acres of irrigated pasture.

There are two (2) stable barns, several other barns as well as older and smaller homes, and a main residence. The residences and unidentified barns are not part of the project proposal. [Unless identified on the project exhibits or discussed below (i.e. old barn, white barn)]

**Agricultural Operation**

**Vineyards:** Approximately 75 acres are planted in Chardonnay and Pinot Noir varieties. Plantings roam south and east of the main residence.

**Cattle:** The site has multiple irrigated pastures and corral areas for cattle. They are located mainly immediately near the main residence, and in between the horse stable barn and HWY 227.

**Crops:** Approximately +/- 67 acres are planted with rotating vegetable crops. Each year quantities range depending on demand and climate; however cabbage, sprouts, and bell peppers are typically planted on a consistent basis.

**Equestrian:** The equestrian facility was established in the 1960's upon construction of the show barn. Continued uses of the property for equestrian purposes has existed since that time and gained notoriety under the Stream family ownership. The equestrian facilities are currently being restored to refurbish the ranch's historic use as a horse boarding, training, and breeding facility. The equestrian facility improvements include the show barn, various stables, nearby garage, pastures, and two arenas as noted on the overall site plan. The horse stables are being rehabilitated and the arenas and pastures are back in operation. A business license and building permit for upgrades to and revitalization of this operation have been issued. Stickler Performance Horses, which is operated by Jimmy and Kim Stickler, is managing the equestrian operation.

Per Table 2-2 of the County Land Use Ordinance Equestrian Facilities are defined as an agricultural use.

**TABLE 2-2 - ALLOWABLE LAND USES AND PERMIT REQUIREMENTS**

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)						Specific use Standards
	AG	RL	RR	RS	RSF	RMF	
<b>AGRICULTURE, RESOURCE, AND OPEN SPACE USES</b>							
Ag Processing	A2	A2	CUP				22.30.070
Agricultural Accessory Structures	P	P	P	P			22.30.030,060
Animal Facilities - Specialized, except as follows	CUP	CUP	CUP	CUP			22.30.100
Animal hospitals & veterinary medical facilities	MUP	MUP	CUP				22.30.100
Beef and dairy feedlots	CUP	CUP					22.30.100
Fowl and poultry ranches	MUP	MUP	MUP	MUP			22.30.100
Hog ranches	CUP	CUP					22.30.100
Horse ranches and other equestrian facilities	MUP	MUP	MUP	MUP	CUP		22.30.100

The California Department of Conservation defines Equestrian Facilities as a commercial agricultural use, where breeding and training of horses for commercial sale is occurring. In addition to the boarding /riding stables, both of these uses are occurring on the site.

**Permit History**

Site Restoration: Several additional site upgrades have occurred recently in efforts to restore and enhance the dilapidated structures onsite. They involve the following upgrades and associated permits:

**Residential Upgrades:**

- Main Residence- Interior Upgrades-Remodel/Repair/Fire Sprinklers -PMT2012-01061
- Ranch Headquarters SFR (+/-1,247sf)- Interior Upgrades –Remodel/Repair- PMT2012-01019-, Fire Sprinklers-PMT2012-01308
- Demolition of Dilapidated SFR (+/-1,406sf)-PMT2012-01234

**Agricultural Enhancements:**

- Vineyard Service Roads and Drainage Improvements –Alternative Review- GRA2012-00010
- Vineyard Installation Prep-Erosion Stabilization, Culvert-Alternative Review- GRA2012-00006
- Ag Well Electrical Panel and Gas Line-PMT2012-01168

**Equestrian:**

- Show Barn-Interior Structural Repair-PMT2012-000215
- Equestrian Office Repair/Remodel- PMT2012-00956
- Electrical-PMT2012-01044
- Horse Arena-Minor Grading-PMT2012-00534

**Existing Operations and associated Business Licenses:**

- Vacation Rental - ZON2012-00296
- Horse and Breeding Facility (Equestrian) - ZON2012-00204; ZON 2012-00205

## **Proposal Description**

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The proposed project is a request for a phased Conditional Use Permit to allow Temporary Events, a Limited Food Facility, Permanent Farm Stand, Farmer's Market, and small Museum-Artifacts Display on the project site. The following information will discuss each proposed component in detail relative to the uses, locations onsite, proposed operations, and applicable Land Use Ordinance requirements.

### **Phasing Plan:**

Phase 1: Temporary Events

Phase 2: Farm Stand / Limited Food Serving Facility

Phase 3: Museum

Phase 4: Farmer's Market

## **1. Temporary Events**

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### Temporary Events-Annual Program

**25 events with up to 500 people**

**50 events with up to 300 people**

**50 activities with up to 200 people**

### **Event Types- General Discussion**

The goal to hosting these activities and events are to supplement Greengate's historical hospitality legacy and fulfill the purpose statement discussed above. Diversifying the type of events that will be able to occur at Greengate Farms will present the opportunity to share the property's historical and agricultural richness with the public through an educational, interactive and recreational experience.

Greengate Farms plans to partner with schools and community programs in the area to offer educational gardens, an agricultural curriculum as well as creating unique opportunities for students to interact with horses and farm animals.

### Events:

Event types (hypothetically and not limited to): The 'event' definition would assume the larger events, such as: expos (Farming) symposiums (Wine & Farming seminars), weddings, holiday parties, class reunions and the like.

- Agriculture Food & Craft Shows
- Barn Dances (Square Dancing, etc.)
- Harvest Festivals
- Flower Shows or Festivals
- Family Reunions
- Rodeo
- Food Festivals
- Wine Symposiums
- Weddings

### Activities:

Examples of 'activities' could include, but not be limited to: Country cooking seminars, horse riding retreats, ranch tours, educational retreats, community group meetings, and corporate retreats.

- Educational or Technical Tours
- Ranch Skills (horseshoeing, leatherwork, camp cooking, horse training, etc.)
- U-Pick Operations
- Hay Rides
- Horse Riding
- Corporate picnics
- Wilderness Experiences
- Farm or Ranch Work Experience (roundup, haying, fencing, calving, cutting wood etc.)
- Photography / Painting

Events and activities are proposed to occur 125 calendar days per year (under the assumption that events/activities do not occur on the same day). There may be situations where the property is utilized simultaneously within the same day. For example, a private party may want to have a cooking seminar during the day and in the evening the Old Barn may be occupied for a corporate dinner. However if they were all to occur on separate days, it would be anticipated that Greengate Farms would host events 125 days of the year. This would involve events/activities occurring onsite 2-3 times a week. Greengate Farms will continue to operate, unaltered by event activities, as a vineyard, farm and equestrian facility, 365 days a year.

### Non-Profit Events:

The Events and Activities listed above do not include Non-Profit Events. The Land Use Ordinance currently does not regulate Non-Profit Events. Greengate Farms intends to continue to make the property available for use by local non-profits for fundraising activities. The ownership understands

the important and vital services non-profit organizations provide to the local community. It is part of the ownership philosophy that the Temporary Event program at Greengate Farms include a 'give-back' component and that Non-Profit events at the site are not restricted unintentionally.

Comparison of Approved Temporary Events in San Luis Obispo Planning Area

There have been two other Temporary Event permits approved in the San Luis Obispo Planning Area; DRC 2010-00043 (The Land Conservancy in Partnership with County General Services) and DRC 2006-00031 (Madonna Properties, LLC). The Temporary Event program proposed as part of the Greengate Farms application is less intense than the event programs approved on the other properties.

*DRC 2003-00031: Madonna Properties LLC*

Site Area: 24.44 Acres

Number of Events: 365 days a year: 60 events a year, one event defined as 12 consecutive days or four successive weekends in a row

Number of Attendees: No Limit

Outdoor Amplified Sound: Sunday – Thursday: one hour after sunset; Friday and Saturdays: 9:00 pm

Time Limits on Use Permit: None – The use permit once vested, runs with the land.

*DRC 2010-00043: The Land Conservancy in Partnership with County General Services*

Site Area: 6.25 Acres

Number of Events: 300 days a year

Number of Attendees: 100 events with up to 200 attendees & 200 events with up to 100 attendees

Outdoor Amplified Sound: Not Addressed

Time Limits on Use Permit: None – The use permit once vested, runs with the land.

*Greengate Farms Proposal:*

Site Area: 210 Acres

Number of Events: 125 days a year

Number of Attendees: 25 events with up to 500 people, 50 events with up to 300 people, 50 activities with up to 200 people

Outdoor Amplified Sound: 10:00 am - 10:00 pm – unless related to agricultural event 8:00 am – 10:00 pm

Time Limits on Use Permit: None – The use permit once vested, runs with the land.

## Event Locations-Physical Locations and Operational Description

The applicant is requesting the option to host temporary events, indoors and outdoors, in various areas onsite. All proposed event locations are identified on the site plan and discussed below.

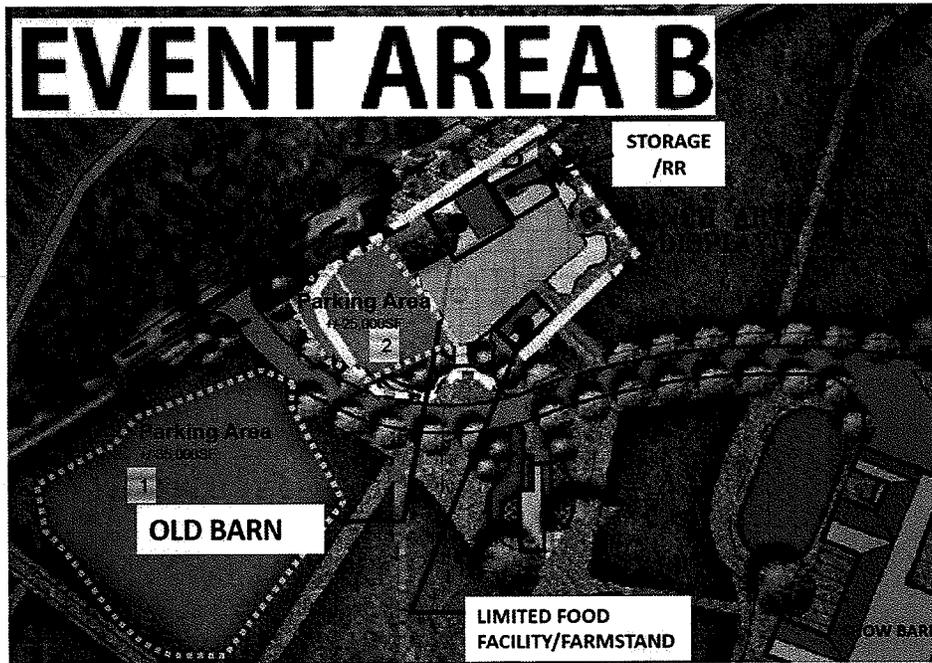


Temporary Events Overall Location Exhibit

Main House-Exterior Location (labeled “Event Area A” on site plan): The main house’s exterior (perimeter identified on the plans) is intended to be used for outdoor events. This area will likely be used with or without a tent, with the option for outdoor amplified music. With the exception of the garage area, the interior of the residence is not proposed for use by the public. Event parking will be located below at the main parking area near the old barn.



Old Barn (labeled "Event Area B" on site plan) - This event location involves both indoor and outdoor event areas. The old barn can accommodate visitors within the barn or outside in the courtyard. An adjacent garage is proposed to be utilized for both ag and event storage and will provide permanent restrooms to be utilized for events and for the limited food/farm stand use. Outdoor amplified music is proposed in this location.



Ponds (labeled "Event Area C" on site plan): The pond site is an outdoor event area. The intention for this location is to allow horseback rides, walking and such around the perimeter. Vehicle access will not be permitted near the ponds. No permanent structures (except for possibly a small gazebo) or improvements are proposed in this location. Events such as wedding ceremonies, funerals, or other

ceremonial type of activities may occur at this location. There is a nearby pasture where visitors can park while utilizing this event location. Outdoor amplified music is proposed in this location. This area will be grazed prior to the event and cattle/horses will be rotated to another paddock prior to the event.



White Barn (labeled "Event Area D" on site plan) The White Barn is proposed to be utilized for indoor events. On occasion, the outdoor the area behind the barn may be used for events. There are ample parking areas adjacent to the barn. Should overflow parking be necessary, visitors will be directed to park near the old barn and walk or be carted over to the white barn area. Outdoor amplified music is not proposed in this location.



Parking (identified below in orange Options #1-5)

The site has several options for event overflow parking. The areas are all existing and suitable event overflow parking areas, that are non-combustible materials and under 10% slope. Not all areas will be utilized for parking at once. These parking areas provide 'options' depending on which event area and number of visitors are in attendance as well as what areas are being used for grazing at the time of an event. For instance, for the larger 500 attendee events, approximately 80,000sf of area will be required and can be accommodated at the larger parking areas (options 1, 4&5). These areas combined provide adequate (+/-90,000sf) overflow parking area, compliant with event overflow parking standards. The smaller events have many options and are likely to only utilize one of the parking options, which are all compliant with temporary parking requirements. The parking area option #3 will most likely be utilized for the smaller intimate events/activities near the ponds (Event Area C). Events and activities at the White Barn (Event Area D) will most likely utilize parking area options 4 & 5 depending on attendees. The majority of the parking areas are irrigated pastures. During events or activities, the pastures that are being utilized for parking, will be free of cattle/horses and they will be rotated elsewhere. When the areas are not being used for parking, they will continue to be used as part of the cattle and/or horse grazing program.



Existing Equestrian Activity Areas:

Equestrian related activities (horse sales, horse shows, training clinics, etc) will continue to occur in the barn, pastures, and arenas.



LUO Requirements for Temporary Events

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**22.30.610 - Temporary Events**

Where allowed by Section 22.06.030, temporary events are subject to the standards of this Section. (Swap meets are subject to the standards of Section 22.30.530 - Sales Lots and Swap Meets.)

**A. Permit requirements.** Minor Use Permit approval, except as follows.

**B. Time limit.** A temporary event shall be held in a single location for no longer than 12 consecutive days, or four successive weekends, except where a different time limit is established by other applicable provisions of the County Code or through Minor Use Permit approval.

*This application is for a Conditional Use Permit for Temporary Events and other uses (limited food facility, farm stand, etc.). The Temporary Events will fall within the time limit set forth in LUO Section 22.30.610B as stated above.*

**C. Location.** The site of any temporary event other than public events and parades shall be located no closer than 1000 feet to any Residential Single-Family land use category.

*The site is surrounded by properties designated as Agriculture.*

**D. Site design standards.** All temporary events are subject to the following standards, regardless of whether a land use permit is required, except where alternate standards are established by Chapters 6.56 or 8.64 of the County Code.

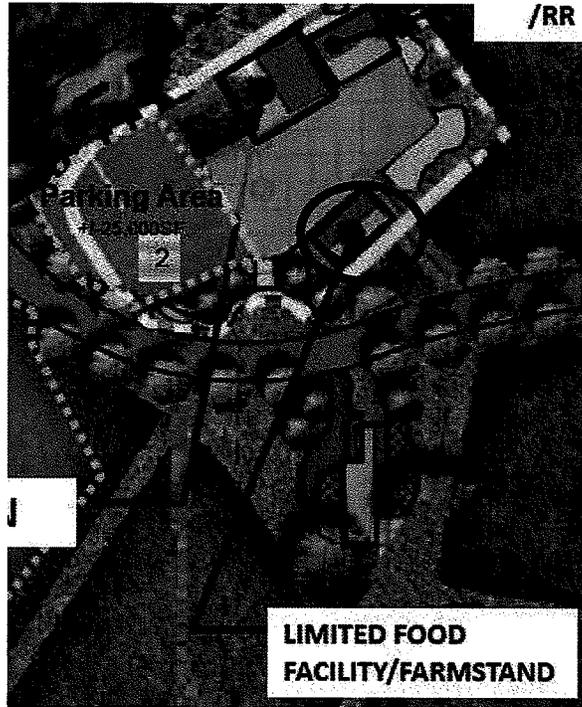
- 1. Access.** Outdoor temporary events shall be provided a minimum of two unobstructed access points, each a minimum of 18 feet wide, from the event site to a publicly maintained road.
- 2. Parking.** Off-street parking shall be provided private events as follows with such parking consisting at minimum, of an open area with a slope of 10 percent or less, at a ratio of 400 square feet per car, on a lot free of combustible material.
  - a. Seated spectator events.** One parking space for each 12 square feet of seating area.
  - b. Exhibit event.** One parking space for each 75 square feet of exhibit area.
- 3. Fire protection.** Facilities to be provided as required by the County Fire Department.
- 4. Water supply and sanitation.** Facilities to be provided as required by the Health Department.

*There are two, existing unobstructed access points to the event site to a publicly maintained road (HWY 227 and Corbett Canyon Rd). Both existing access points comply with County and Cal Fire access standards for temporary events. Designated event overflow parking areas are identified on the site plan; which are under 10% slope and are capable of accommodating proposed attendance numbers. Existing fire suppression and other fire protection measures will be evaluated by Cal Fire as part of the CUP review and for any conversion building permits for commercial occupancy. Existing water supply will be evaluated by the Health Department during CUP and building permit review.*

*Refer to parking discussion above discussing available and compliant parking area options. The largest event proposed at 500 persons would require 80,000sf of temporary event parking area. The site has many options for overflow parking which can adequately provide and meet County standards.*

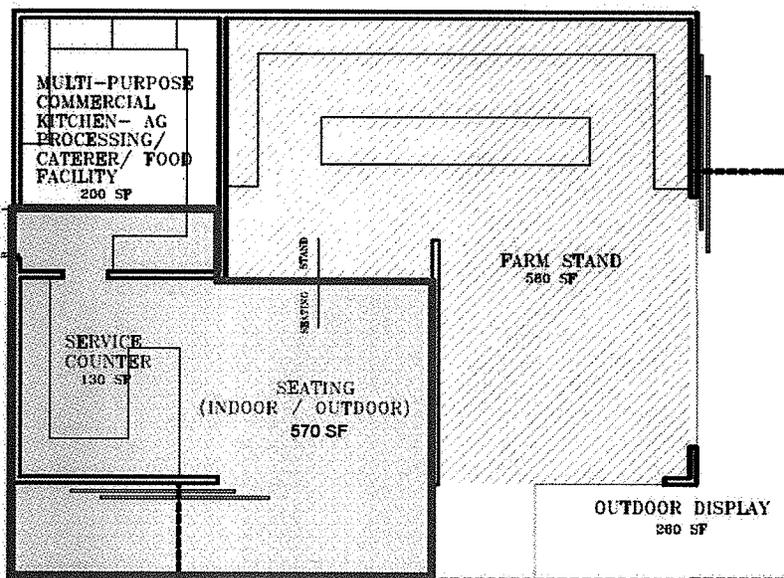
## ***2. Limited Food Facility/Permanent Farm Stand (labeled "Farm Stand" on the overall site plan) Location and Operational Description***

The proposal includes a conversion of a 1,400sf detached garage, located across from the Old Barn, in order to house a limited food facility and permanent farm stand. The limited food facility will allow for made to order food for onsite consumption. The owners wish to process their quality produce onsite in the ag processing kitchen and provide 'farm to table' meals to their guests.



Limited Food Service Facility

Approximately 800sf of an existing 1,400sf garage is proposed to be converted and devoted to a limited food facility. The limited food facility area involves an indoor and outdoor seating area, service counter and shared use of a commercial kitchen (multipurpose kitchen). The limited food facility will be a small scale, deli-like operation with means to serve visitors associated with the equestrian facilities, activities, and other visitors in the area.



In order to establish a limited food facility in the Agriculture land use category, the site and operation must meet a list of criteria. Below are the pertinent Land Use Ordinance requirements and a description of how the project is compliant with the standards.

### LUO Requirements for Limited Food Serving Facility (Section 22.30.570)

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#### Visitor Use

- c. A limited food service facility may be established in the Agriculture land use category where there is an existing conforming visitor-serving use (e.g.: winery, riding stable, health resort), and where the use is clearly incidental, related and subordinate in nature and size to the primary operation of the winery as a production facility or to the existing visitor-serving use where the use is not a winery. The limited food service facility shall be within the same structure as the wine tasting facility, or the winery facility where no tasting is proposed, or within the same structure as the visitor serving use where the use is not a winery.
- 

- Must have an established visitor serving use (e.g. winery, riding stable, health resort)

*The established visitor serving use is the boarding component of the equestrian facility known as Greengate Farms. Greengate Farms equestrian facility was established in the 1960's.*

- Limited food facility must be incidental, related and subordinate to size and operation of visitor serving use

*The proposed limited food facility will be incidental to the equestrian facility as the equestrian facility occupies over 15,000sf of area devoted to stables, barns, arenas and exhibition areas. The limited food facility is a small component (800sf) and will provide ability for visitors to have lunch or other meals onsite while they at Greengate Farms.*

#### Site Area

- B. Minimum site area. 6,000 square feet in urban areas; one acre in rural areas.**
- 

- Site must be a minimum of 6,000sf

*Greengate Farms is 200+ acres which far exceeds min. site area requirements*

## Location

- C. Location and access.** In Residential categories, the site of a restaurant shall be located on a collector or arterial; the site of a store selling food or beverages for off-premise consumption shall be located at the intersection of two collectors, arterials or combination of both. Such uses may be sited on local streets in Recreation and Office and Professional categories. The site of a limited food service facility in the Agriculture category shall be located within 5 miles from an urban or village reserve line, and on or within one mile of an arterial or collector.
- 

- Limited food facility must be located within the same structure as the visitor serving use

*The limited food facility is not located within the same structure as the equestrian facility. It is proposed to be located below the main barn near and across from the old barn in a converted garage. This area will be shared with the permanent farm stand and dual purpose kitchen.*

*It is preferred for the limited food facility to be located a further distance and not within the same structure of the equestrian facility in order to respect the boarded horses.*

*This application involves a request to modify the location standards for the limited food facility.*

Limited food facility must be located within 5 miles from an urban or village reserve line, and within one mile of an arterial or collector road.

*The limited food facility is located within 5 miles of Edna's village reserve line (approximately 2,200 feet to VRL boundary line) and is located within one mile of an arterial road since the property fronts HWY 227, an arterial road.*

## Hours

- D. Hours of operation.** The conduct of retail business in residential or agricultural areas is limited to the hours between 7:00 a.m. and 9 p.m. daily. A limited food service facility in the Agriculture land use category is restricted to the hours the wine tasting facility, or the winery facility where no tasting is proposed, or the visitor serving use where the use is not a winery, is open to the public.
- 

The operation plans to conduct business from 7am-9pm or same hours as equestrian facility.

## Size

**E. Size of accessory restaurant.** The size of a limited food service facility in the Agriculture category shall contain no more than 800 square feet of kitchen and dining area, including any outdoor dining area.

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- Limited food facility (kitchen, dining and any outdoor dining) may not contain more than 800sf

*The limited food facility proposed is a maximum of 800sf. It includes a portion of a dual purpose kitchen (ag processing/caterer's kitchen/limited food prep), service counter and indoor and outdoor seating.*

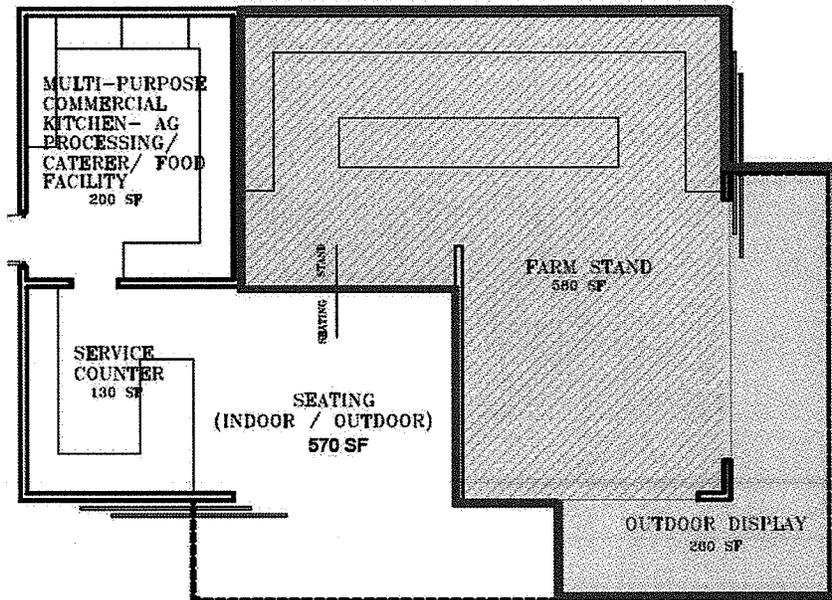
## Multipurpose Kitchen

A multipurpose commercial kitchen (+/-200sf) is proposed to be located within the existing garage. The kitchen will serve as an ag processing, catering, and limited food facility kitchen. The idea is to provide a kitchen that can accommodate a variety of needs for the site's proposed operation. The ag processing component will allow agricultural products grown on the site to be processed and either sold at the farm stand or consumed at the onsite limited food facility. This endorses the farm to table concept and provides a viable connection to the agricultural community for visitors. The kitchen can also be utilized for staging of outside caterers during events. They can utilize it for prep work and/or heating and cooling facilities when events are occurring onsite. Further, the kitchen will be used to prepare 'made to order' food for the limited food facility.

## **3. Agricultural Retail Sales - Permanent Farm Stand (Section 22.30.075)**

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The proposal is requesting an 840sf permanent farm stand within the same structure as the limited food facility. This area will be occupied by indoor and outdoor display and specialty produce and retail areas. It is the intent of the owners to use this limited area (840 sf) to showcase locally grown, in season fresh products, as well locally grown packaged / processed food items. The modification of this standard will allow the farm stand to act not only as a retail outlet for fresh local produce but also a retail outlet for local artisan type products, such as cheese, olive / walnut oil, meat, wine, juice, etc. The modification will allow the retail component to be operational and products on the shelves year round, as well as provide a retail outlet to market local agricultural and food producers.



*LUO Requirements for Agricultural Retail Sales*

**A. Limitation on use.**

2. **Farm Stand.** Farm Stands allowed under this section are defined as a structure or portion thereof, where at least 50 percent of the floor area of the stand is dedicated to selling fruits, vegetables, flowers, shell eggs, nuts, raw fiber or honey that is grown or produced by the operator and the stand is located on the site where the products offered for sale are grown or produced or the sale of prepackaged non-potentially hazardous food, including olive oil, from a state approved source grown or produced on-site. The remaining 50 percent of the floor area of the stand may be used for the selling of fruits, vegetables, flowers, shell eggs, nuts, raw fiber or honey that is grown off site. The sale of prepackaged non-potentially hazardous food from a state approved source not grown or produced on site and other non-food ancillary items is limited to 50 square feet of storage and sales area and may include bottled water and soft drinks. Food preparation is prohibited except for food sampling or tasting.

The farm stand is requesting a modification from the pre-packaged (not grown or produced onsite) and other non-food ancillary items 50sf sales and storage area limitation. Please see modification discussion below.

## **B. Design Standards.**

- 1. Sales Area Limitation.** The floor area of the structure, portion of a structure and/or any outdoor display area shall be limited to a total of 500 square feet unless otherwise authorized by Minor Use Permit approval.

The project includes 840sf of indoor and outdoor floor area. The request to exceed the sales area limitation is included with this Conditional Use Permit application.

- 2. Use of Structures.** Agricultural Retail Sales located in a structure shall be permitted as required by applicable building codes.

The existing structure will require a building permit to convert it from a garage to a farm stand.

- 3. Location.** The principal access driveway to a site with a Field Stand or Farm Stand in a residential land use category shall be located on or within one mile of an arterial or collector. The driveway approach shall conform with current county standards for construction and sight distance.

The farm stand is located within one mile from an arterial road (SR 227).

- 4. Setbacks.** Agricultural Retail Sales shall be located a minimum of 50 feet from the front property line, 30 feet from side and rear property lines, but no closer than 400 feet to any existing residence outside the ownership of the applicant. If it is not possible to maintain 400 feet from a residence outside of the ownership of the applicant, the setback can be modified through a Minor Use Permit.

The farm stand exceeds the setback requirement as it is well beyond 50 feet from the front property line and 30 feet from side/rear property lines (+1,000' in all directions). The farm stand is also +1,200 feet from the nearest residence outside of ownership.

- 5. Parking.** One parking space is required per 250 square feet of structure or outdoor display area. Parking shall be provided as follows, with such parking consisting at a minimum of an open area with a slope of 10 percent or less, at a ratio of 400 square feet per car, on a lot free of combustible material, on areas of the site that are not Class I soils as defined by the Natural Resource Conservation Service (NRCS), and outside of the public road right-of-way. Parking areas shall be located in an off-street area accessed by a driveway which conforms to local fire agency standards. The parking area shall be surfaced with crushed rock, Class II aggregate base or similar semi-permanent all weather surface.

The farm stand will require 3 parking spaces (840sf/250=3.36 spaces). There is an existing, flat dg parking area near the farm stand, which can accommodate the required spaces (1,200sf of parking area).

- 6. **Discontinued agricultural use.** In the event that the agricultural use that justified the Agricultural Retail Sales is discontinued for more than one growing season in consultation with Agriculture Department, all use of the site for Agricultural Retail Sales shall be terminated.

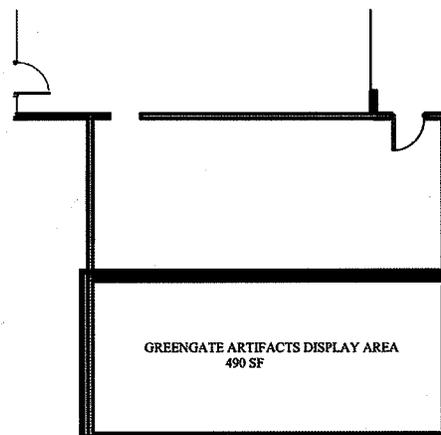
This requirement will be an understood project condition.

- E. **Exceptions.** A Conditional Use Permit may be used to modify the limitation on use and the site design standards as set forth in Subsections A. and B.

The requirements mentioned above can be modified through a Conditional Use Permit. This Conditional Use Permit requests a modification of the amount of sales area that can be devoted to pre-packaged food, not grown or produced onsite (Section 22.30.075 A.2). The limitations state that only 50sf may be devoted to storage and sales of pre-packaged non-potentially hazardous food from a state approved source not grown or produced onsite and other non-food ancillary items. The modification request includes the ability to provide 300sf of area devoted to pre-packaged food not grown or produced onsite. The modification will allow the retail component to be operational with products on the shelves year round, as well as provide a retail outlet to market local agricultural and food producers.

#### 4. Museum

A small museum, Greengate Artifacts Display Area, is proposed to occupy a +/-490sf portion of an existing garage near the riding stables. The purpose of this museum is to showcase the property's rich equestrian history and memorabilia in exhibition displays and kiosks on site.



Since the 1960's, Greengate Farms has been known for its equestrian uses. More recently in the last few decades under the Stream ownership, it has been known for its prestigious Arabian Horse breeding and boarding equestrian facility. The longtime owners, Jay and Dorothy Stream, were deeply invested in the Arabian Horse community. Jay was the President of the International Arabian Horse Association for 30+ years and also pioneered the World Arabian Horse Organization. This worldwide establishment and recognition ultimately put Greengate Farms on the map.

Greengate Farms was frequently visited by worldwide elite, such as Saudi Arabian princess, past President Ronald Reagan and celebrities such as Wayne Newton, Lucille Ball, and Alex Madonna.

### *LUO Requirements for Museums*

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Limitations on Use. Museums are allowed on the Agriculture zoned properties only where the facility displays times which are primarily agricultural, local historical, ecological or environmental interest.

#### **22.30.250 - Libraries and Museums**

- A. Limitation on use.** In the Agriculture or Rural Lands land use categories, libraries and museums are allowable only where the facility displays items primarily of agricultural, local historical, ecological, or environmental interest.

*The display will provide photography, equestrian equipment, awards, and other memorabilia relevant to the site's equestrian, agricultural and local history.*

- B. Limitation on project area.** In the Agriculture land use category, no development shall occur on prime agricultural soils, and the total area of site disturbance shall not exceed two percent of the gross site area or one acre, whichever is greater.

*The museum proposal does not involve new construction; therefore site disturbance is not proposed. The museum is proposed to be located in a 490sf portion of an existing garage, which is located adjacent to the equestrian show barn (main barn where horses are boarded).*

- C. Access and circulation.** Direct access shall be provided from a county-maintained road, unless otherwise approved through a Minor Use Permit or Conditional Use Permit. The project shall not result in an adverse impact to the circulation system.

*The museum structure can be accessed from the two property accesses roads available which have direct access to Greengate Rd/SR 227 and Corbett Canyon Rd, all of which are county maintained roads.*

**D. Setbacks.** In the Agriculture, Rural Lands and Residential Rural land use categories, all structures shall be set back a minimum of 50 feet from all property lines and a minimum of 100 feet from a dwelling on any other property.

*The structure in which the museum is planned to be located exceeds the setback standard.*

**E. Retail sales.** In the Agriculture, Rural Lands, Residential Rural, Office and Professional, and Public Facilities land use categories, libraries and museums may include the incidental retail sales of books, gifts, souvenirs, and other items only if they are related to the items being exhibited.

*The museum may have a very small limited amount of retail provided, which will display items listed above (books, souvenirs, etc related to items being showcased).*

### Findings

**F. Required findings.** A land use permit may be approved only where the Review Authority makes the following findings in addition to those required in Sections 22.62.060.C.4:

1. The use will not adversely affect or conflict with surrounding agricultural lands and uses and will not adversely affect water supplies for existing or expanded agricultural uses; and
2. The project will be designed and developed in a manner that protects environmentally sensitive resources.

*These findings can be made since the museum use will be located within an existing structure. It is a small space utilized to showcase a limited amount of artifacts of the site and local history. This small indoor area will not interfere with existing ag operations. The use of an existing building will also protect any potential to impact environmental resources.*

### **5. Farmers' Market**

In the future, the applicant would like to utilize the White Barn building as an indoor's farmer's market type of venue and a co-op. This area is close to the road which provides exposure to travelers and is in between South County and San Luis Obispo ag areas which present a centralized point where one can gather local produce.



**C. Farmers' markets.** A farmers' market in compliance with this Section is the temporary use of a site for the sale of food and farm produce items from parked vehicles. Farmers' markets are subject to all applicable provisions of Sections 1392 et seq. of the California Food and Agriculture Code. (The sale of agricultural products in roadside stands is subject to Section 22.30.056; the sale of seasonal agricultural products is subject to Subsection F.)

**1. Permit requirement.** Minor Use Permit approval.

The farmer's market is part of this Conditional Use Permit application.

**2. Limitation on use.** Farmers' markets are limited to the sale of food and produce items, including raw and prepared foodstuffs, plants and cut flowers.

The purpose of the proposed Farmer's market is to sell local ag products which include raw and prepared food, plants and cut flowers.

**3. Location.** Farmers' markets are limited to the Agriculture, Commercial, Industrial, Public Facilities and Recreation land use categories.

The proposed farmer's market location is at the White Barn, located on an Agriculture land use category.

**4. Duration of use.** Farmers' markets shall occur no more than three days per week on any site, unless the Minor Use Permit approval specifically authorizes a longer duration.

The farmer's market operation would be available to a variety of farmer's market vendors, such as a Cal Poly Agriculture farmer's market one day and certified farmer's the following day. The preference is to have options available throughout the week and provide an available space for the various agriculture vendors.

### ***Agriculture Element and Board of Supervisors' Policy Compliance***

The proposed project is consistent with surrounding uses. The site's primary use is, and will continue to be, agriculture – vineyards, irrigated row crops, irrigated pasture, cattle grazing, and horse training/breeding. All temporary events and other visitor serving uses will be held within existing buildings and/or confined outdoor areas identified on the site plan. No new construction or disturbance is proposed. Therefore, the proposed visitor serving / supplemental non-agricultural uses will not result in any impacts to the existing on site agricultural operations.

The proposed project is consistent with the Land Use Element of the County of San Luis Obispo's General Plan and Agricultural Department policies. The visitor serving / supplemental non-agricultural

uses are allowed use in an Agriculture land use category, subject to County of San Luis Obispo Land Use Ordinance Section 22.30.610 as discussed in a previous section.

In addition, the project is consistent with the County's Agriculture Department policies because this project is utilizing existing structures and the activities are confined to existing developed areas. The limited visitor serving uses will not interfere with the ongoing agricultural operations.

#### Ag Policy 6

Temporary Events, the farm stand, and the limited food serving facility are all subject to Ag Policy 6-Visitor Serving and Retail Commercial Uses and Facilities (AGP6). AGP 6 allows and encourages limited visitor serving uses on ag lands for purposes of benefiting the ag industry. The policy provides a mechanism for visitor serving uses to exist as long as they are clearly incidental and secondary to the primary agriculture use of the site.

The farm stand is an 840sf area which will promote the sales of onsite and local agricultural products. The farm stand's purpose is to sell agricultural products in a 'direct to consumer' environment. This also provides an opportunity for visitors to purchase products onsite and experience the connection to the agricultural activity. The farm stand is a relatively small area devoted to selling the ag production grown on site, which is clearly incidental to the existing onsite agricultural production (75 acres in vineyards, 67 acres planted in vegetable crops, cattle, +/-40 acres irrigated pasture).

The limited food facility is another avenue in which visitors can experience and taste local agricultural products. It is at this limited location that one can have the 'farm to table' experience. Many of the ingredients and food will be processed in the ag processing kitchen for both the farm stand and the limited food facility. Here visitors can explore their local artisan palette preference by allowing the option for made to order food. Not only can the visitor consume ag products from the land but they can also witness where some of the ingredients may come from. This provides a valuable educational experience for people who may not be privy to agricultural operations. Visitors can experience all that Greengate Farms has to offer by participating in equestrian activities, having a trail ride, cooking lesson and winding down to have a meal which incorporates ingredients from the land. The limited food facility is 800sf including a portion of the multipurpose kitchen, indoor/outdoor seating. It is not only secondary to the visitor serving use onsite (equestrian facilities) but is also secondary to the existing agricultural operations. It is a secondary use that will enhance the experience at Greengate.

Both of these venues, farm stand and limited food facility, promote and comply with Ag Policy 6 as they are incidental to the ag operation onsite and benefit the local ag industry by providing a dual, limited serving facility on ag land.

#### Temporary Events Ordinance BOS Interpretation 2009

In October of 2009 the Board of Supervisor's adopted a Resolution with the intent to clarify how temporary events should be evaluated in the agricultural areas. The Board of Supervisor's made the following findings:

1. That the recitals set forth hereinabove are true, correct and valid.
2. The Board of Supervisors makes the following interpretation regarding the application of Section 22.30.610 of the Land Use Ordinance, Title 22 of the County Code:
  - a. That a single Minor Use Permit can authorize multiple temporary events per site and the Review Authority will set a finite time limit for the life of the permit as part the action taken on the permit.
  - b. That Temporary Events are defined as “any use of a structure or land for an event for a limited period of time where the site is not to be permanently altered by grading or construction”. That the use of existing structures temporarily during events, and grading not requiring a grading permit, does not constitute permanent alteration of the site. Also, that the interior remodeling of an existing structure that is limited to that needed to meet building occupancy and ADA requirements without expanding the building footprint, is not permanent alteration of the site.
  - c. That the applicable Review Authority shall continue to make a determination of what constitutes primary agricultural use and allowable secondary

and incidental uses on a case by case basis in consultation with the Agriculture Department pursuant to existing Agriculture and Open Space Policy 6.

This proposal is consistent with the Board of Supervisor’s resolution for the Temporary Events Section 22. 30.610 interpretations:

- a. The proposal is requesting 75 temporary events and 50 activities to be held onsite per year. This request is in the form of a Conditional Use Permit application and not a Minor Use Permit due to the inclusion of the limited food serving facility in the application. Because of the historical nature and use of the property, it is requested that the land use permit for the temporary events run with the land, with no finite time limit, similar to the 2012 approval of the temporary event permit for the Octagon Barn (DRC 2010-00053 – Condition 52). [rkk- and Madonna Inn?]
- b. Temporary Events are proposed for a limited period of time throughout the year and no *permanent* alteration (grading or construction) of the site is proposed. The applicant is proposing to utilize existing buildings and outdoor areas for temporary events. The Board of Supervisors provided interpretation of LUO Section 22.30.610 in 2009, recognizing that ag structures could be utilized for temporary events and that certain structural and health and safety upgrades (Building Occupancy, ADA as long as building footprint doesn’t expand) are warranted without categorizing it as a ‘permanent alteration’ of the ag structure and site. In order to ensure these safety measures it was understood that certain fire safety measures and accessibility would be required. The project includes such improvements to the barn and residential accessory structures in order to meet health and safety measures required by the Building and Fire Codes. The proposal will not alter the site, or expand the existing footprint, but will upgrade the existing buildings as required by the Building Code. Upgrades to buildings may include the following: installation of fire sprinklers, provisions for proper sanitary facilities, structural upgrades and ADA accessibility.
- c. The Review Authority will evaluate this proposal, in conjunction with the Agriculture Department to determine its primary agricultural use onsite and evaluate, on a case-by-case

basis, whether the secondary use proposed is an allowable use in relation to Ag Policy 6. The Temporary Event Program use, is temporary, and therefore, not the permanent primary use of the site. The primary use of the site includes the production and management of vineyards and vegetable crops in addition to other ag uses onsite (cattle / horses). Temporary events, 125 days out of the year (maximum), will not hinder this agricultural use. The event areas are strategically located within the existing development envelopes well away from the intensified agricultural production areas. The vineyard and crop production can continue to remain as the primary use and temporary events as a secondary use.

### AG Policy 31

Ag Policy 31- Recreational Use of Agriculture Lands is an additional ag policy that is referred to when referencing recreational uses on Agriculture land. Temporary Events are defined in Table 2-2 as a Recreational Use therefore it is intuitive that AGP 31 is the primary policy in which to evaluate Temporary Events. AGP 31's intention is to promote recreational uses on privately owned land on a case-by-case basis, where such uses are compatible with the on-site and off-site agriculture and environmental resources.

Temporary events on this property will take place in and around existing structures and landscape. The area is nestled amongst agriculture which will provide the opportunity for guests to observe and therefore appreciate rural vineyard production, crop production and cattle grazing. Environmental resources, if any, will be protected since the proposal will not require site disturbance.

Furthermore, the proposal is consistent with the intentions of both Ag Policies 6 and 31 and can meet the suggested findings for holding events on Agricultural land recommended in the Board of Supervisors Staff Report for Temporary Events:

1. **Where an agricultural use exists on site, the proposed use will not affect and will be incidental to the continuing use of the site as a productive agricultural unit providing food or fiber; and**
  2. **The proposed use will result in no detrimental effect upon the continuance or establishment of agricultural uses on surrounding properties.**
  3. **The area proposed for the Event use, including parking, structures, access, etc., has been minimized, to the maximum extent feasible, so as to not interfere with agricultural production.**
1. The primary use on the site is Agriculture. The site is intensified in with over 75 acres in vineyards and additional areas, 67 acres in crop production and +/- 40 acres devoted to irrigated pasture and cattle grazing. Holding events will be accessory to the existing ag operation and will ultimately encourage ag related events and activities that will help promote agriculture vitality and will allow the existing operation to foster.
  2. The proposed use will not affect the ag use onsite and will utilize existing access and structures.

3. The proposed temporary events will utilize existing structures and access, eliminating site disturbance, which will continue to maintain the current ag production.

### San Luis Obispo Area Plan Standards

The Greengate Farms property is located in the San Luis Obispo Area Plan designation. The following area plan standards apply to the project.

#### **22.108.020 - Areawide Standards**

The following standards apply throughout the San Luis Obispo Planning Area, or within specific land use categories or specific areas listed below.

- A. Undergrounding - Conditional Use Permit projects.** All projects requiring Conditional Use Permit approval shall provide for utilities being placed underground unless the Commission determines either that the proposed development will be of low intensity or in an isolated location; or that supporting overhead utilities will not be visible from public roads; or that overriding operational, economic or site conditions of the project warrant waiver of this requirement.

The project application involves a Conditional Use Permit which is subject to placing utilities underground for new development. It is unclear if this standard applies to existing or new utilities. The project is requesting a waiver of this requirement since the project does not require the installation of new utilities and due to the size of the overall project site (210 acres) and the extent of the existing utilities, undergrounding all existing utilities on the site would be cost prohibitive. The site conditions warrant a waiver, since the project activities will occur within existing structures / developed areas, of which have existing utilities to service.

conservation easements.

- D. Production agricultural areas.** New development shall be designed to minimize the loss of existing and potential production agricultural areas by the placement of buildings and new parcels outside the most agriculturally capable areas. For the purposes of this standard, production agricultural areas consist of prime soils (Class I and II irrigated soils according to the U.S. Natural Resource Conservation Service) and other areas capable of agricultural production which primarily consist of Class III and IV soils, but may also include productive areas with Class VI soils.

The project proposal does not propose any new development, only the adaptive reuse of existing structures. The existing development will not interfere with existing agriculture onsite, nor will proposed activities be located on prime soils. The use will only promote existing ag activities.

## Environmental

### *Traffic*

Input from Public Works Department is being requested prior to preparing a traffic study for the proposed uses onsite. Greengate Farms has two existing access points from County maintained roads. One is at Greengate Rd, which ultimate intersects with Highway 227 (Caltrans) and the other is off of Corbett Canyon Rd. Several agricultural roads traverse the site for access to the vineyards and residences. These roads (identified in red on the site plan below) can also serve as temporary event access. The onsite agricultural operations will not be hindered when the roads are utilized by events, since there are many other ag roads that can service the vineyards and crops.



Existing Circulation/Overflow Parking Exhibit

### *Fire Safety*

The site is designated within a Moderate Fire zone. The site has two existing agriculture access roads that can service all event sites. Both roads will be conditioned to meet Cal Fire standards. All structures proposed to be utilized by the public have more than adequate room around them to be accessed in the event of an emergency. Any structure utilized by the public will be required to have a commercial fire sprinkler system to accommodate its change in occupancy. Additional Cal Fire measures (such as additional water storage for fire suppression) will be addressed in the project fire safety plan.

### *Noise*

An acoustical study is currently being performed by Dr. David Dubbink, which will analyze all potential noise levels at all proposed event areas (indoors and outdoors) and potential noise

impacts to nearest neighbors. The nearest neighbor is +1,000' feet away from the closest event area. Outdoor amplified music is proposed at all event areas (except for outside the White Barn area) and will be evaluated during the analysis.

*Site Overlay Combining Designations*

The site is within a designated Flood Hazard Area and has portions of the property within the Airport Review Area.

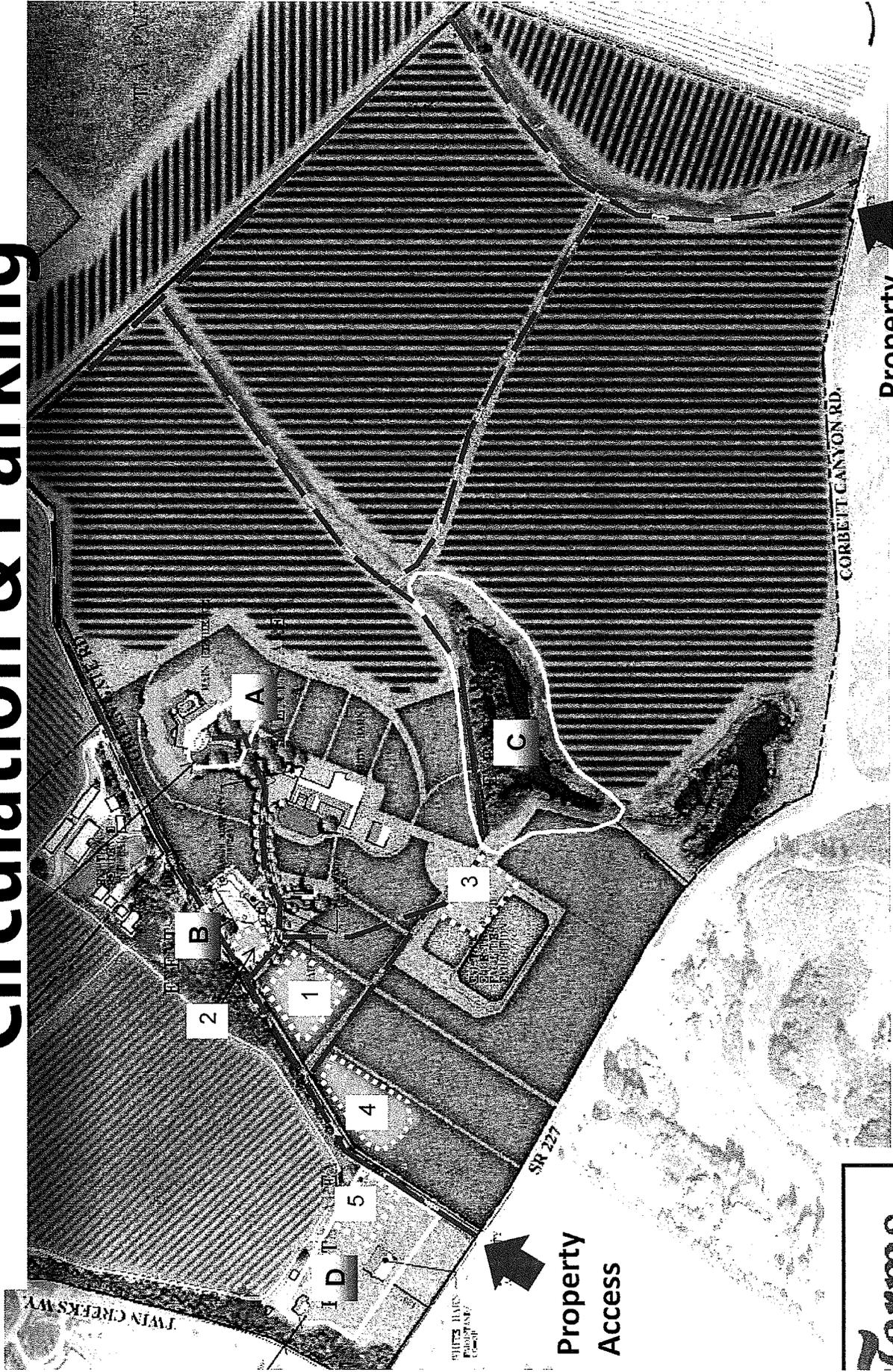
*Soils*

The soils that have been identified on the Green Gate Farm property per the USDA Soil Survey are Diablo & Cibo clays, Lodo clay loam, Marimel sandy clay loam, Mocho silty clay loam, Pismo-Tierra complex, Salinas silty clay loam, and Tierra loam. There are limited amounts of Class II soils onsite which are not proposed for visitor serving / supplemental non-agricultural uses.

*Water*

Greengate property currently has several wells (ag and domestic) and water storage tanks onsite.

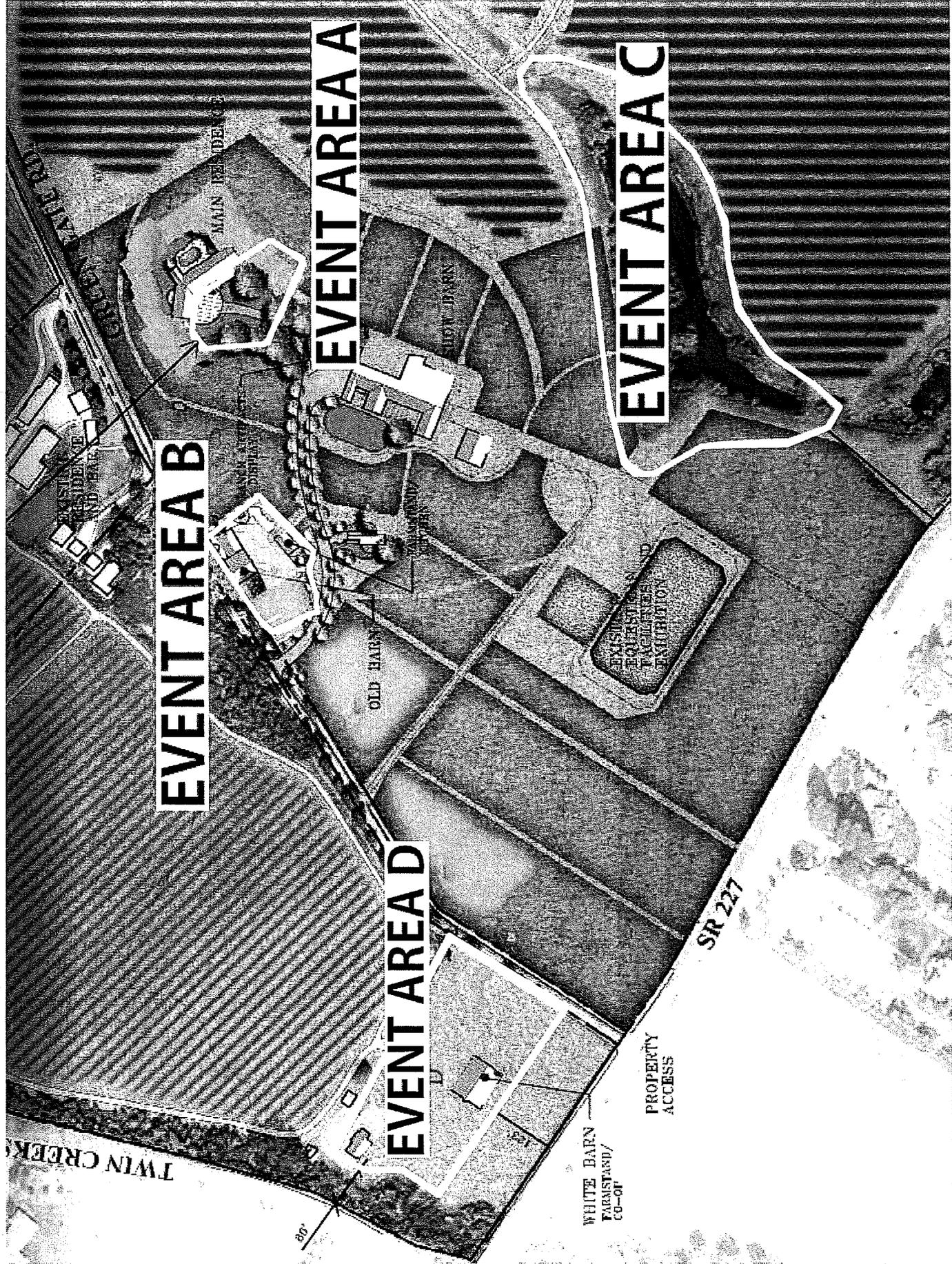
# Circulation & Parking



Property Access

Property Access

Zoning



**EVENT AREA B**

**EVENT AREA A**

**EVENT AREA C**

**EVENT AREA D**

TWIN CREEK

SR 227

PROPERTY ACCESS

WHITE BARN FARMSTAND/CO-OP

EXISTING EQUIPMENT FACILITIES EXHIBITION

OLD HAYRACK

BANK APT. DISPLAY

MAIN RESIDENCE

HIGH BARN

LOW BARN

80°

# Events Area A



**MAIN RESIDENCE**

**Outdoor Event Area- Option for Tent  
Main Residence is Not a Part**

**EVENT AREA A**

**SHOW BARN**

**COUNTRY CLUB DR**

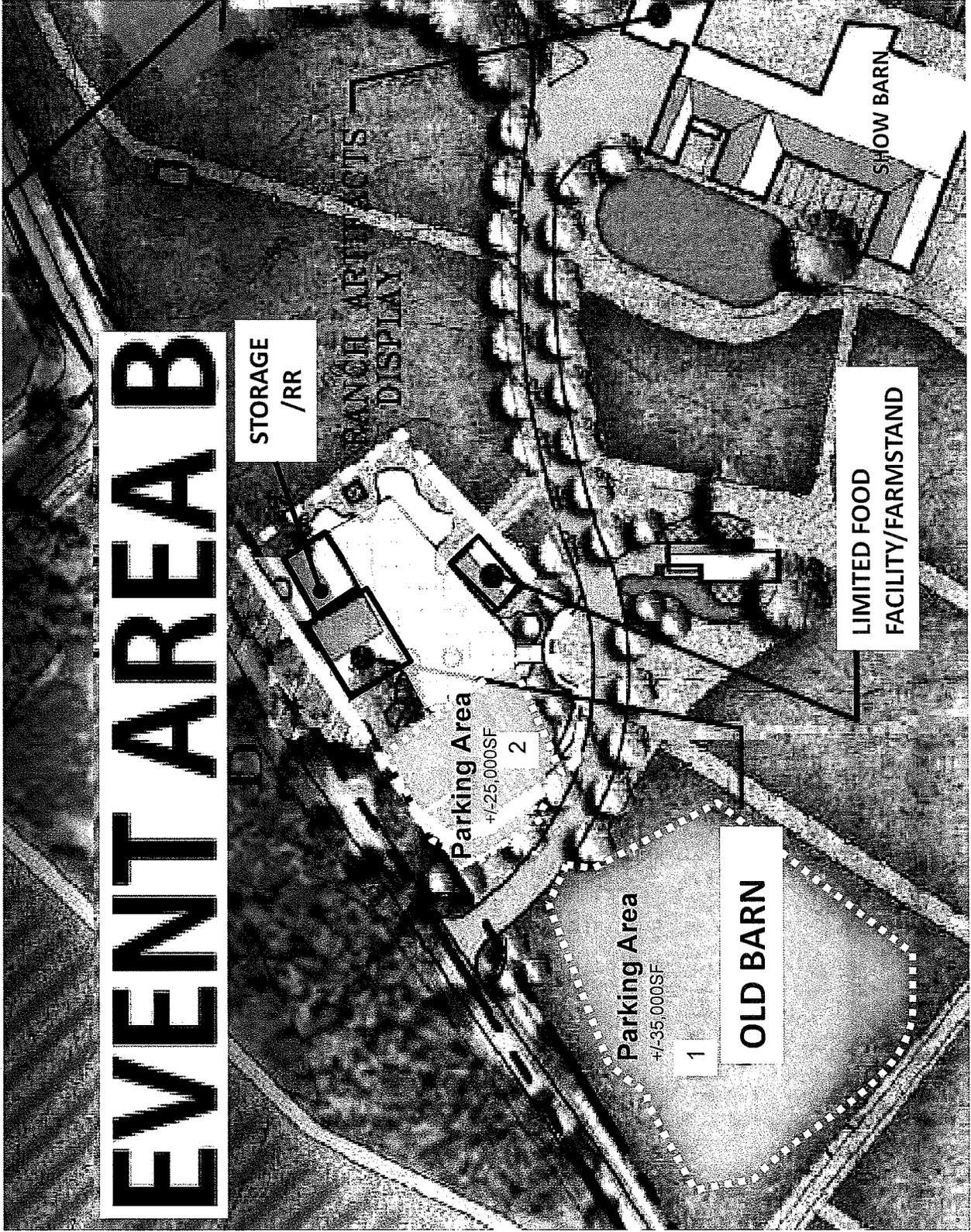
**VEGETATION**

**SWITCHGEAR**

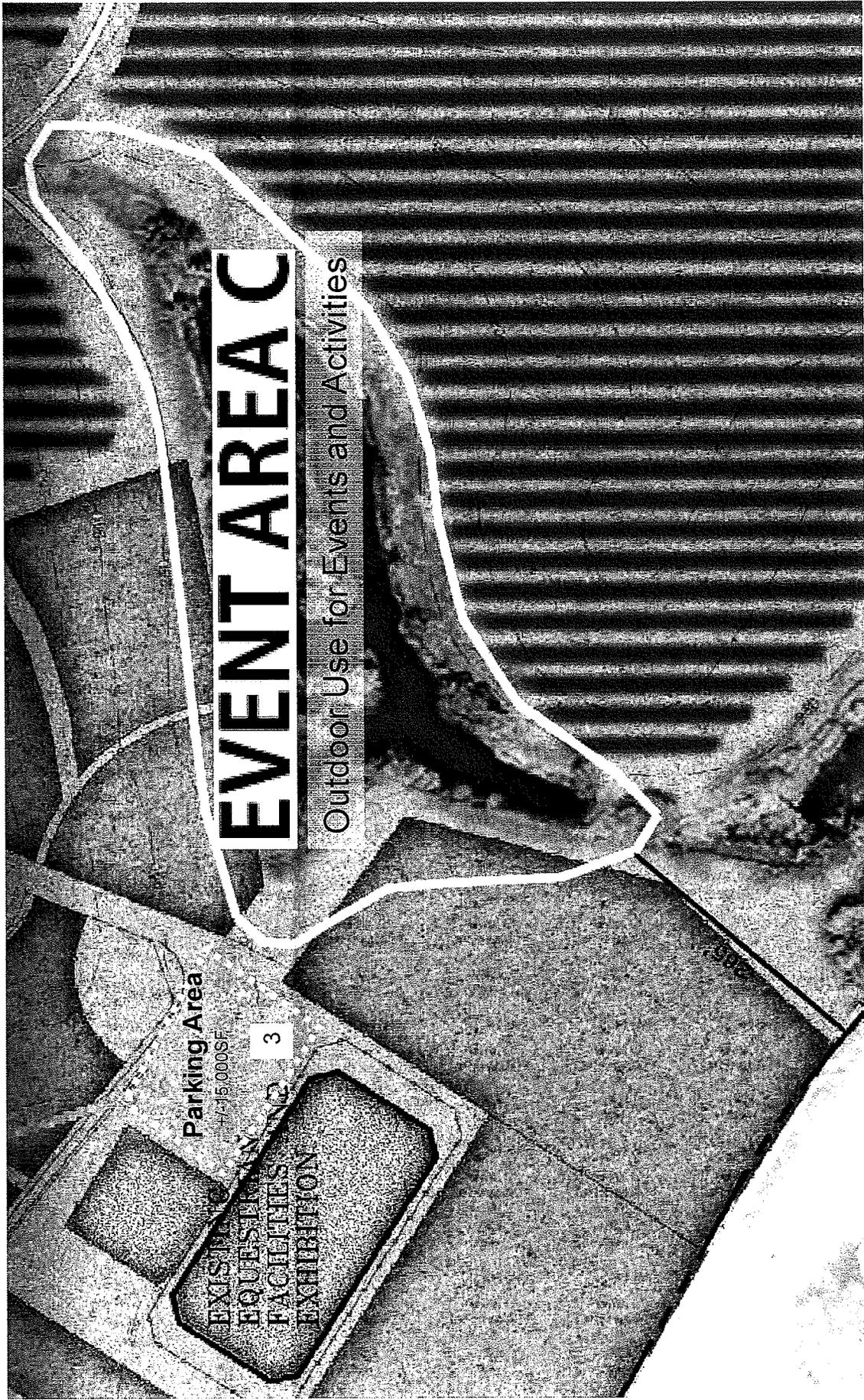
**DISPENSARY**

# Events Area B

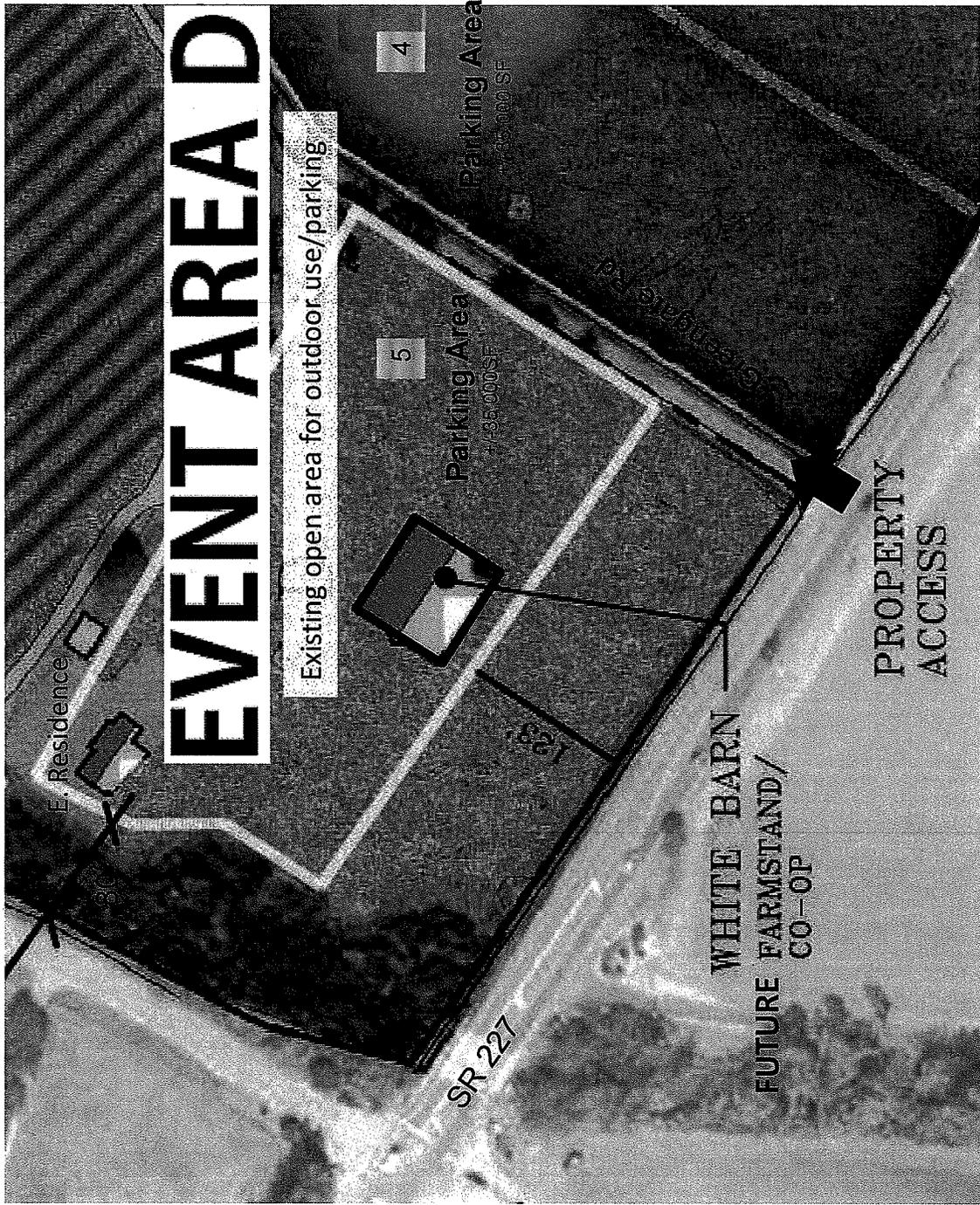
## EVENT AREA B

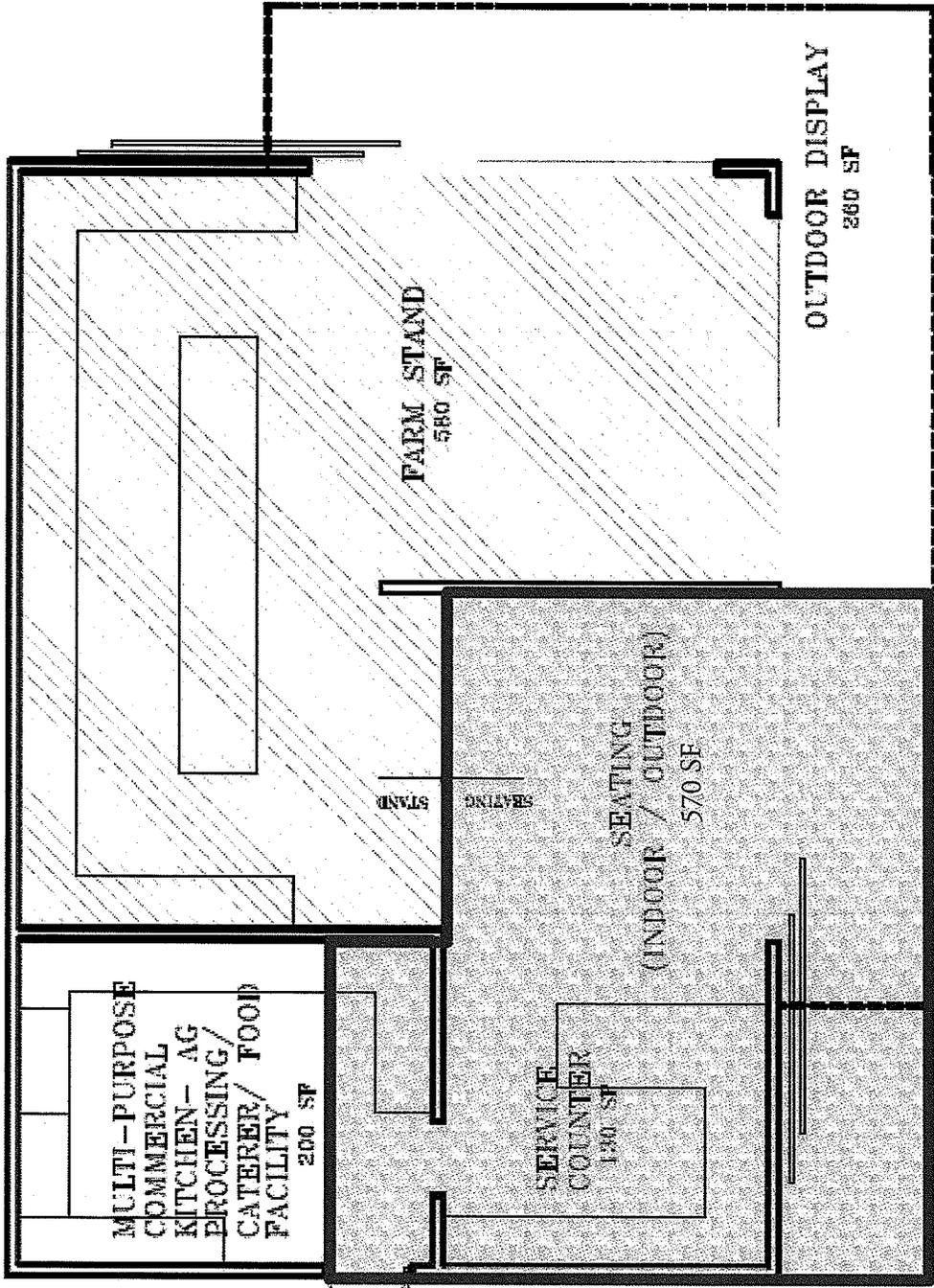


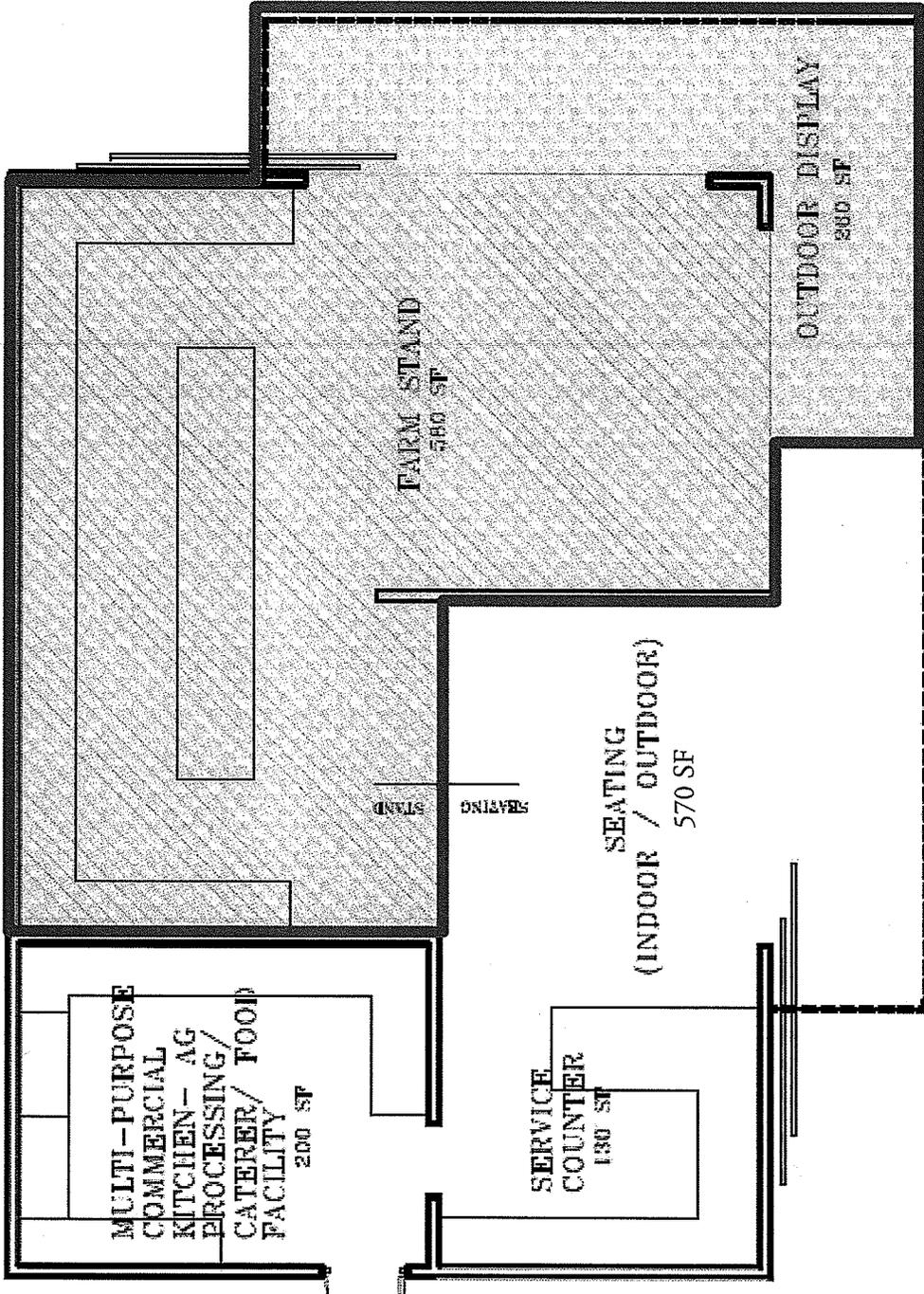
# Events Area C

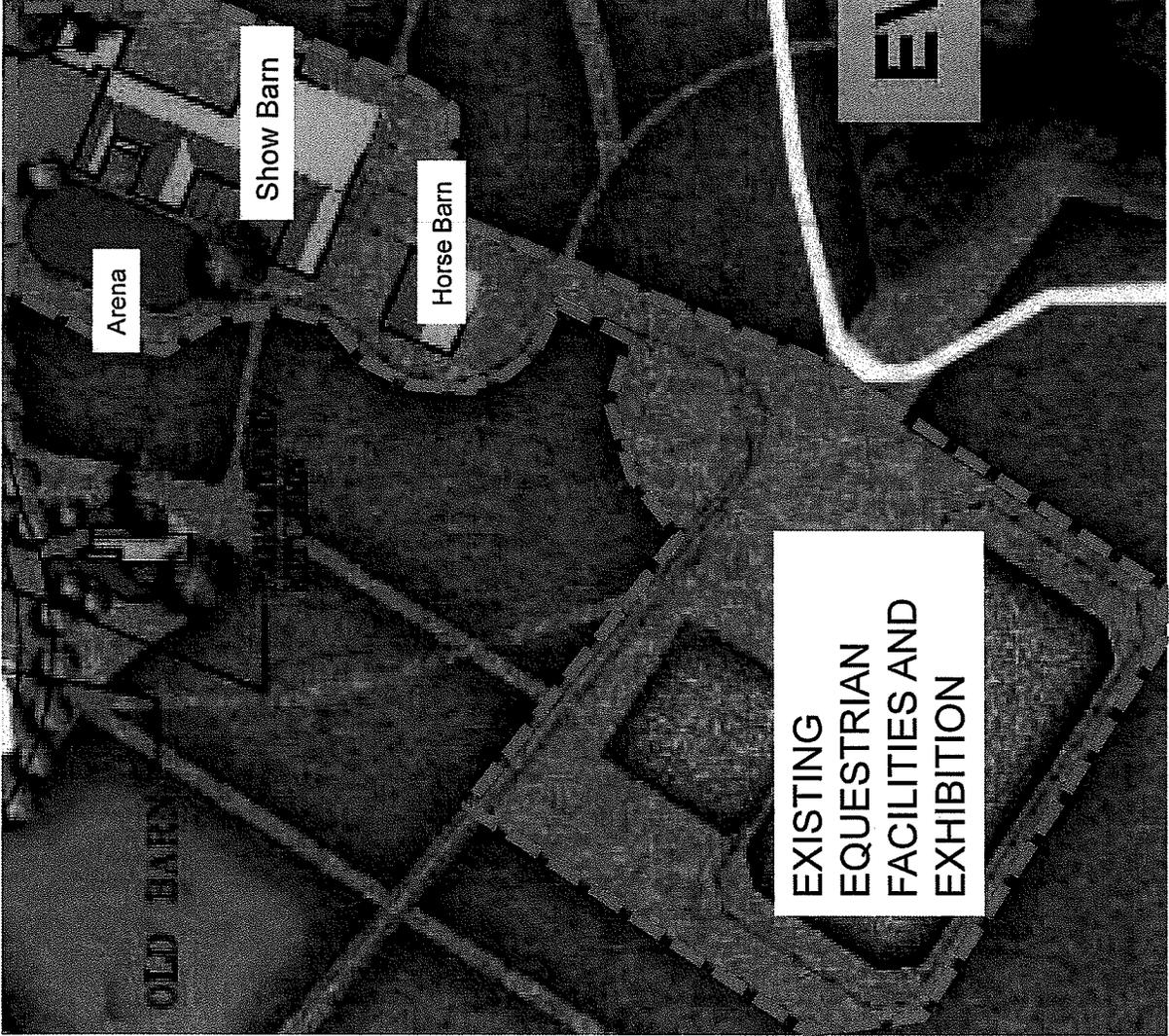


# Events Area D









Atena

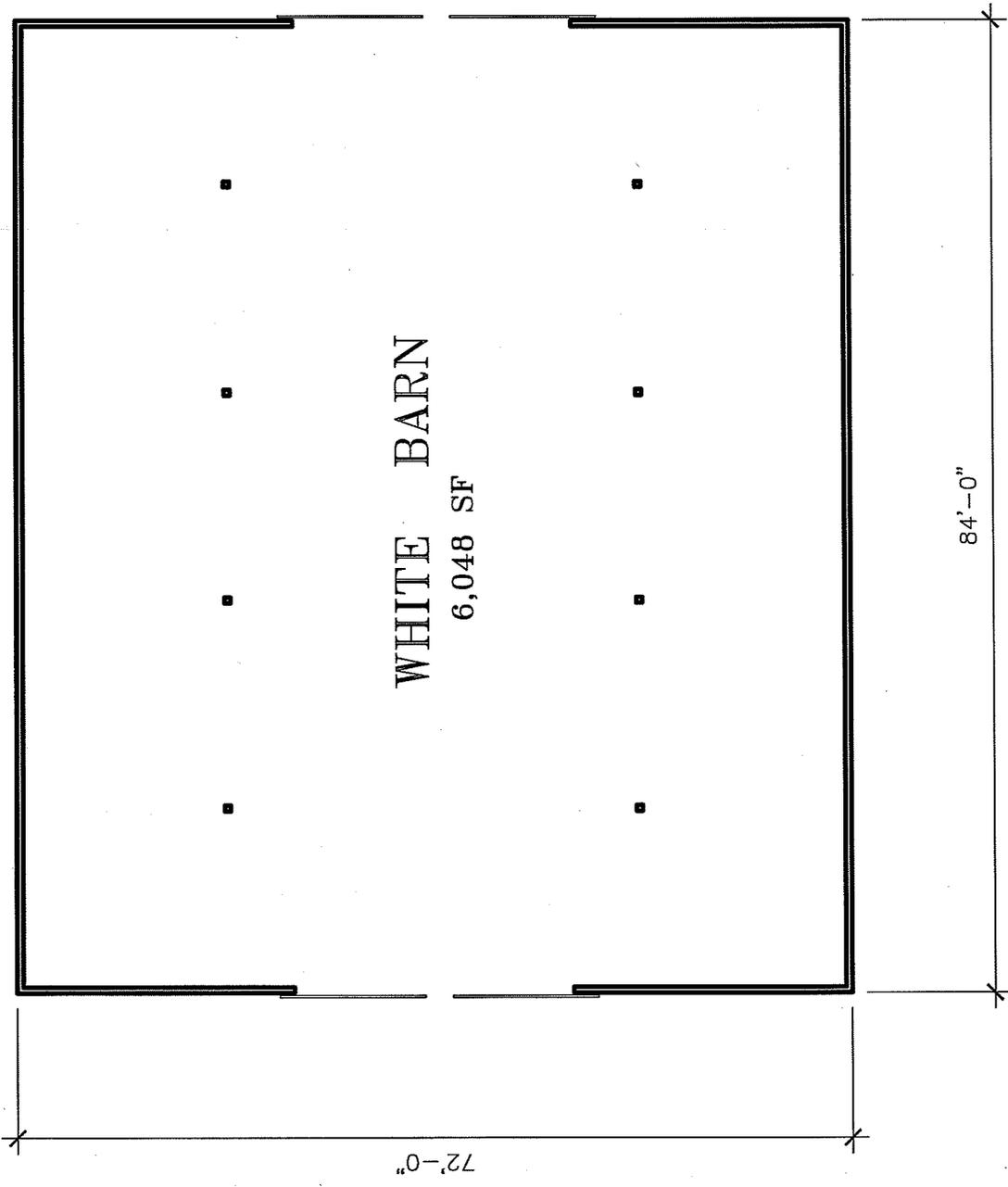
Show Barn

Horse Barn

EXISTING  
EQUESTRIAN  
FACILITIES AND  
EXHIBITION

EV

OLD BARN

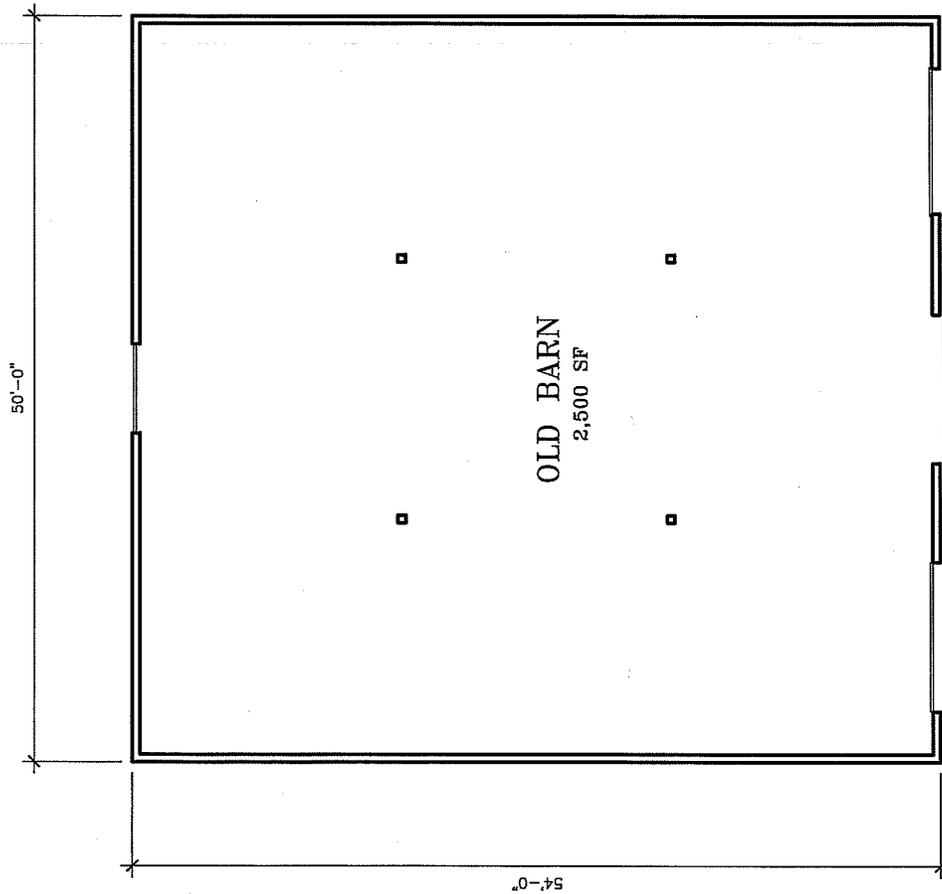


WHITE BARN

6,048 SF

72'-0"

84'-0"



OLD BARN  
2,500 SF

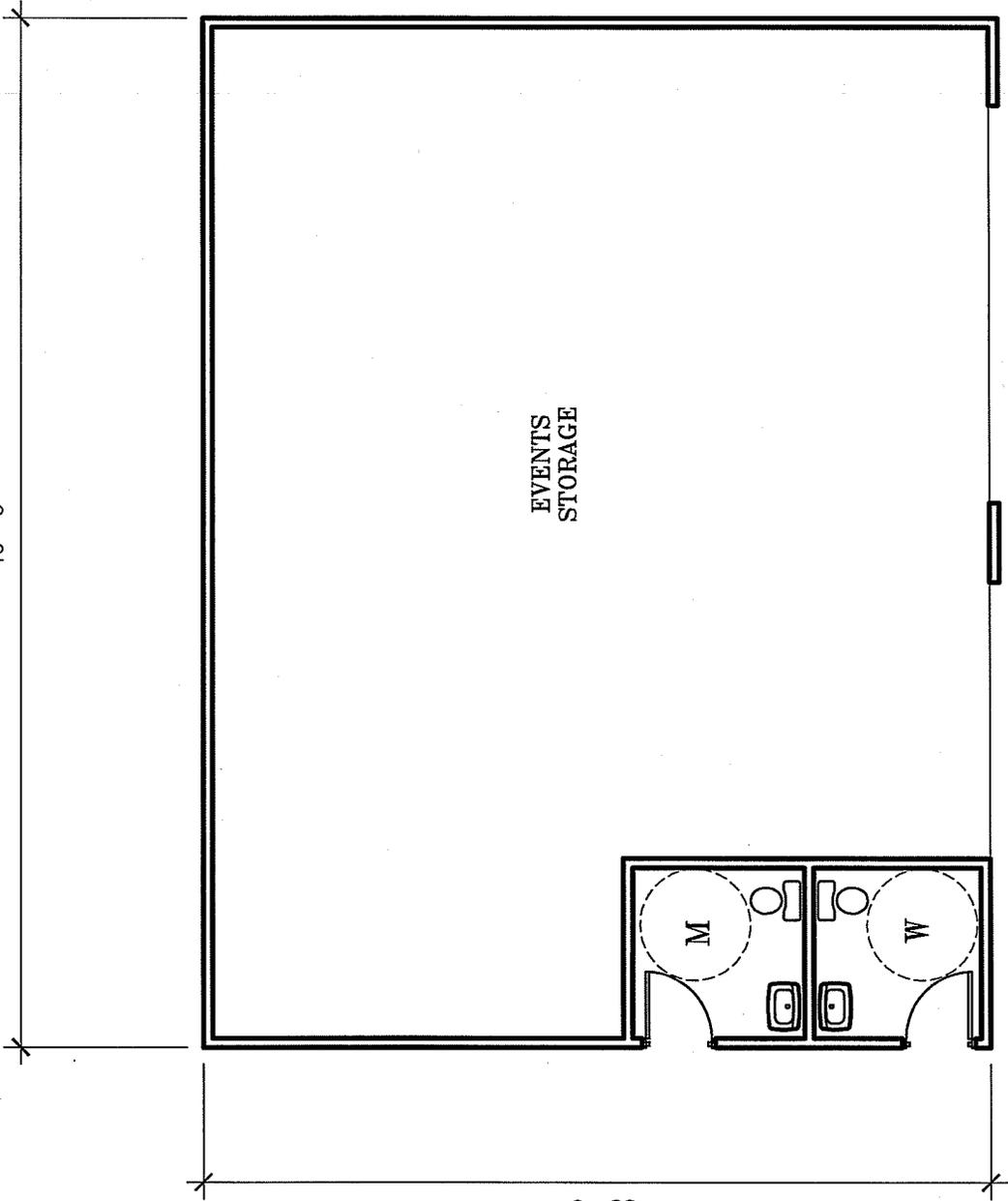
50'-0"

54'-0"

46'-6"

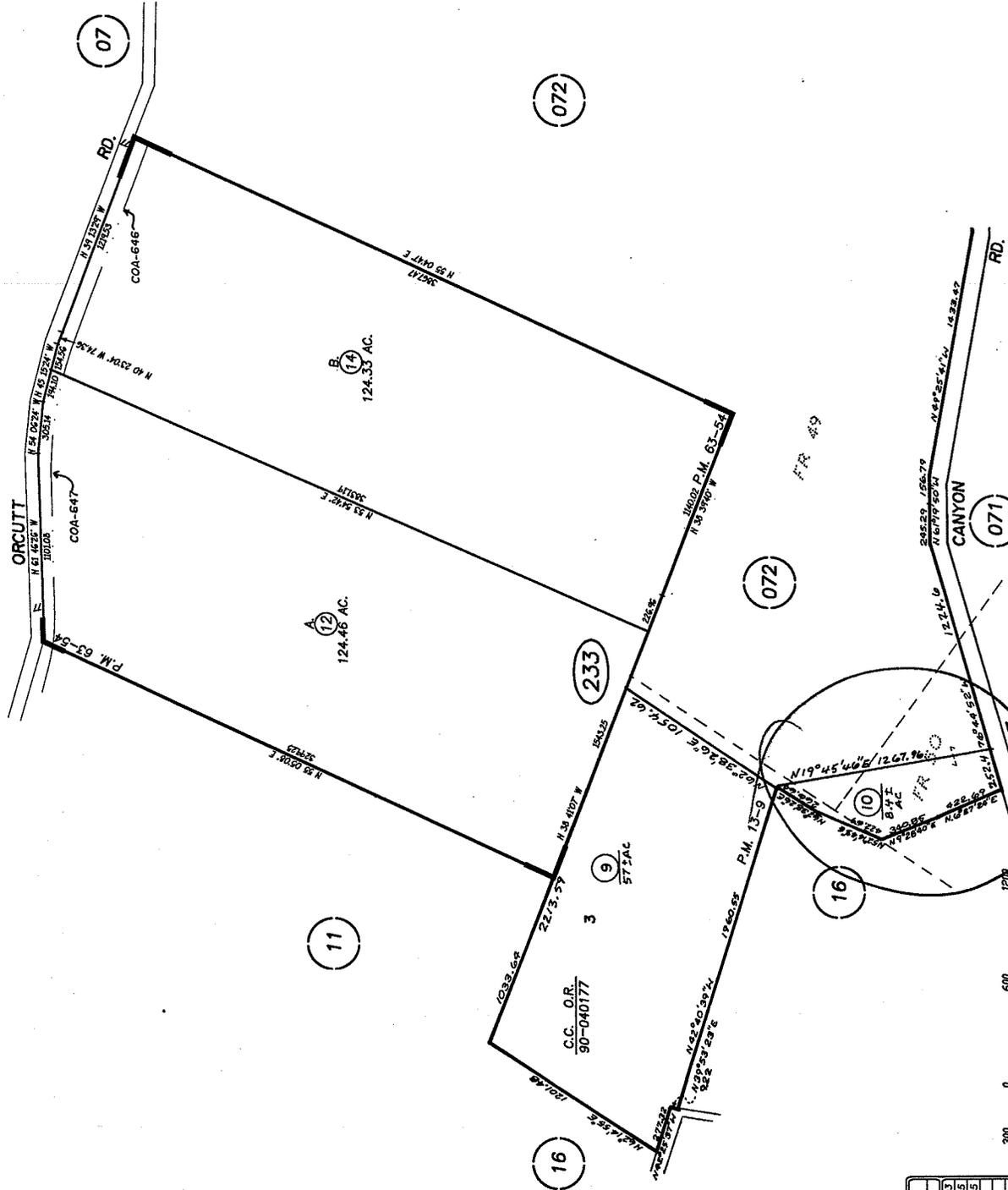
EVENTS  
STORAGE

35'-6"









44-111  
-161  
-171  
-231

REVISIONS	
LS	DATE
WA	07-28-03
06-035	06-15-03
06-035	06-16-03

300 0 600 1200  
 THIS MAP IS PREPARED FOR  
 07-28-03 ASSESSMENT PURPOSES ONLY.





# Parcel Summary Report For Parcel # 044-161-008

## 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 STREAM DOROTHY M  
 8515 N 73RD PL SCOTTSDALE AZ 85258-  
 OWN STREAM JAY W  
 OWN STREAM LIVING TRUST

### Address Information

**Status Address**  
 P 00300 GREEN GATE RD RSLO

### Lot Information:

Tract / Township	Block / Range	Section	Community	Plan/Area	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
APV.C12-	0044	0001						Y		
APV.C12-	0044	0002						Y		

### Lot Information:

Tract / Township	Block / Range	Section	Community	Plan/Area	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
COAL89-	330	1P	San Luis Obisp	San Luis Obis	AG	AR		Y	L2	
RHOCORDP	0000	53P	San Luis Obisp	San Luis Obis				N		E0500307

### Parcel Information

**Status Description**  
 Active RHO COR D P PTN LTS 50 & 52 & 53

### Notes

CHECK WITH BILL ROBESON BEFORE ANY PERMIT INTAKE ON THIS PROPERTY.

### Tax Districts



# Parcel Summary Report For Parcel # 044-161-008

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

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

**Case Information**

**Case Number:** **Case Status:**

88656 FNL Primary Parcel

**Description:**

INST 100A/240V PHASE 3 ELEC TO AG WELL W/30HP PUMP

C6545 FNL Primary Parcel

**Description:**

100 AMP 3 PHASE SERVICE PANEL REPLACEMENT FOR EXSISTING AG WELL

COD2005-00307 CLD Primary Parcel

**Description:**

SUBSTANDARD/HAZARDOUS STRUCTURE

COD2012-00056 CLD Primary Parcel

**Description:**

BARN REPAIR W/O PERMIT - AIRPORT REVIEW AREA REQUIRES PERMIT

DRC2012-00078 REC Primary Parcel

**Description:**

TEMPORARY EVENTS; PERMANENT FARMSTAND/LIMITED FOOD FACILITY; ARTIFACT DISPLAY(MUSEUM).

GRA2012-00006 REC Primary Parcel

**Description:**

IN PREPARATION FOR VINEYARD INSTALLATION: 1) REPAIR OF EROSION FEATURES WITHIN DRAINAGE WAY AND CONSTRUCTION OF A GRASSED WATERWAY, 2) INSTALLATION OF CULVERT UNDER AN EXISTING AG ROAD.

GRA2012-00007 REJ Primary Parcel

**Description:**

GRADING FOR HORSE ARENA - NOT AUTHORIZED: REQUIRES COUNTY GRADING PERMIT.

GRA2012-00010 CMP Primary Parcel

**Description:**

AG ROAD - EXISTING AG ROAD, REPLACE EXISTING CULVERT UNDER AG ROAD, REMOVE CONCRETE BERM IN SWALE ADJACENT TO EXISTING AG ROAD, REESTABLISH EXISTING DRAINAGE BY RESHAPING FLATTENED AREA PREVIOUSLY USED AS AG ROAD.

PMT2012-00215 FNL Primary Parcel

**Description:**



# Parcel Summary Report For Parcel # 044-161-008

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County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

BARN REPAIR (2600 SF) - REROOF, FOUNDATION REPAIR, REPLACE STRUCTURAL MEMBERS AND RESIDE WHERE NECESSARY, DEMO  
1600 SF SHADE STRUCTURE  
PMT2012-00534 FNL Primary Parcel

**Description:**

MINOR GRADING FOR HORSE ARENA. WDWID# 340W001010  
PMT2012-00956 ISS Primary Parcel

**Description:**

REMODEL AND REPAIR OF EXISTING OFFICE WITHIN BARN (495 SF)  
PMT2012-01019 ISS Primary Parcel

**Description:**

INTERIOR REMODEL OF RANCH HANDS QUARTERS (1247 SF), CONVERT GARAGE TO BEDROOM, INCLUDING BUT NOT LIMITED TO  
REPLACEMENT OF WINDOWS & DOORS, UPGRADE PLUMBING & ELECTRICAL. WUI NR. (FIRESPRINKLERS - PMT2012-01308)  
PMT2012-01044 ISS Primary Parcel

**Description:**

400 AMP SERVICE - SINGLE PHASE - WITH 2 METERS - 200 AMP FOR FUTURE SFD. 200 AMP FOR EXISTING BARN & 2 GARAGE  
SUBPANELS, FUTURE WELL  
PMT2012-01061 ISS Primary Parcel

**Description:**

REMODEL/REPAIR EXISTING SFR (4760 SQ FT) AND (E) GARAGE (1350 SQ FT.) WITH SPRINKLERS. CONVERT GARAGE TO GAME ROOM.  
PMT2012-01168 FNL Primary Parcel

**Description:**

INSTALL NATURAL GAS LINE WITH GM INDUSTRIAL ENGINE, 66 KW GENERATOR AND 50 HP - 480V - 3 PHASE - VFD ELECTRICAL PANEL  
TO SERVE AG WELL  
PMT2012-01234 ISS Primary Parcel

**Description:**

DEMO SFD (1010 SF LIVING, 286 SF GARAGE, 110 SF PORCH/COVERED PATIO - SF FIGURES GIVEN TO US BY ARCHITECT - NOT VERIFIED  
WITH ASSESSOR'S OFFICE)  
PMT2012-01308 ISS Primary Parcel

**Description:**

FIRE SPRINKLERS FOR RANCH HAND QUARTERS (PMT2012-01019) NFPA 13D 2010 EDITION/ PIPING CPVC/ SPRINKLERS RELIABLE RFC49  
RFC49 RA0616/ PROPOSED WATER SYSTEM WITH WATER STORAGE TANK AND PUMP PROVIDING 60 PSI AT THIS BUILDING.  
PRE2011-00061 REC Primary Parcel

**Description:**

SUB2011-00057 RDD Primary Parcel

**Description:**

PROP 2 CERTS OF COMPLIANCE



# Parcel Summary Report For Parcel # 044-161-008

## San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600



ZON2012-00204	APV	Primary Parcel
<b>Description:</b>		
HORSE TRAINING & BOARDING		
ZON2012-00205	APV	Primary Parcel
<b>Description:</b>		
HORSE TRAINING/BOARDING		
ZON2012-00296	APV	Primary Parcel
<b>Description:</b>		
VACATION RENTAL		