

January 14, 2016

San Luis Obispo County Planning Commissioner
976 Osos Street
San Luis Obispo, California 93408

Attn: Mr. James A. Bergman

Dear Mr. Bergman,

This letter is in support of olive processing on the farm at Kiler Ridge in Paso Robles, California.

Myself as well as CCOG supports and needs this operation conducted by Mr. Gregg Bone. Mr. Bone and his staff have done an outstanding job in developing their venue into a first-class milling and tourist location.

I will not "grind on" as to how agriculture is the supporting element of our community. To those who are complaining, I would say "get used to those farm odors, get used to the sounds of tractors and trucks, for this is the hard work which our community is based and was founded upon. So tighten up your belts, pull your hats down and join us."

I can be contacted at (805) 610-2053.

Respectfully,



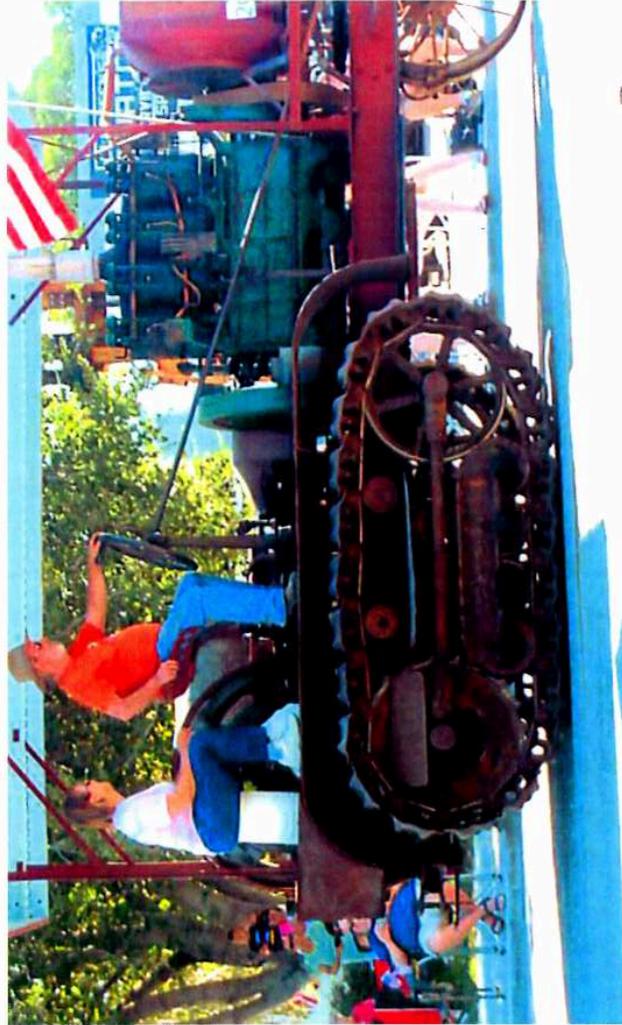
Robert Prophet,
Board Member/CCOG

Cc: Gregg Bone, Kiler Ridge

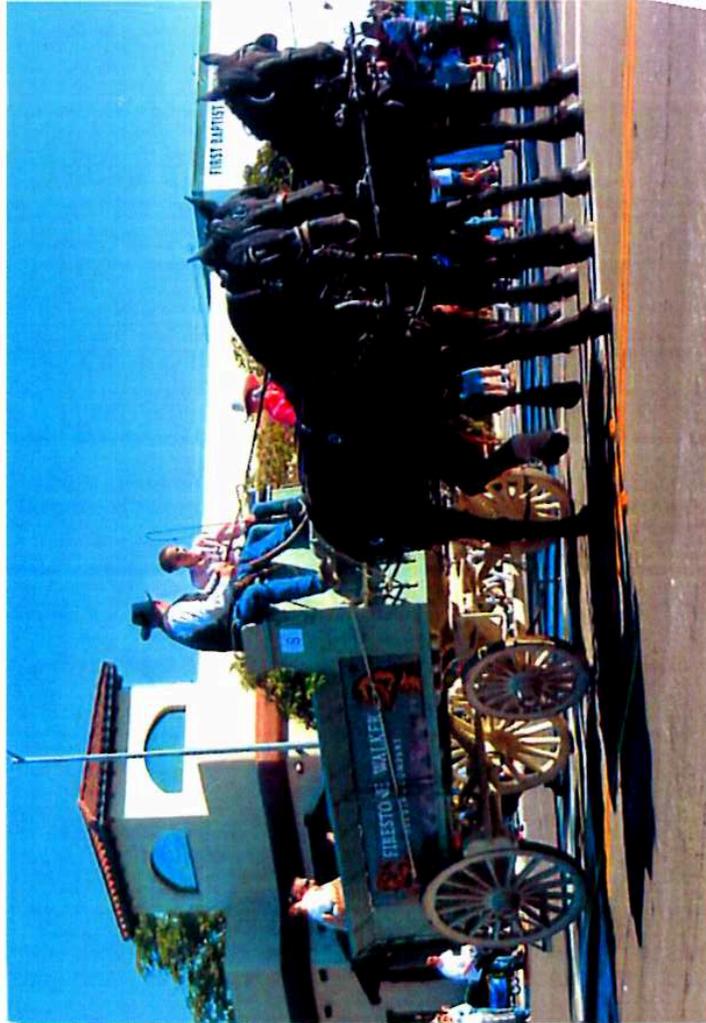




San Luis Obispo County Planning Com.
 c/o James A. Bergman
 976 Osos Street
 San Luis Obispo, CA 93401



Our final equipment
CIRCA 1930'S
Steel gear



This is a living example
of days gone by - kept
Alive - AMEN



Who We are in
Paso Robles, a wonderful
Central Mixed
2014



Olivia Hill Freeman
2013



Yes is the living heart
of Jesus Robles Fernandez
Embrace it whole you
CAN.

ATTACHMENT 5

Support for Kiler Ridge Land Use Application

This is property rights issue and runs in line with the land use ordinances on rural properties in our county. The Kiler Ridge application is really no different than what rural wine tasting rooms like Ectuse (minus the alcohol) have applied and gotten approval for. This is not a false equivalency, but should be considered an apples to apples comparison. There are many Bed and Breakfasts on ag land in the county with no agricultural usage whatsoever. I am not against them either, but at least Kiler Ridge is an actual ag business.

This is not an application for an oil refinery, motorcycle track, shooting range or hog farm! This project is and will be in keeping with local ag use and is low impact in every aspect.

I have not seen any problems with additional traffic or heard noise created by the project. I am more concerned with people driving on our road after having visited wineries than an olive oil establishment. I am not against wineries either.

Kiler Ridge is a great example of the best use of agricultural land and a nice addition to the county's growing agriculture and ag tourism industry. And adds much needed dollars to the counties tax base.

The project is very Green featuring organic farming methods, worm casting compost, solar power and efficient straw-bale construction. They are good stewards of the land and in doing so are fine neighbors.

The restaurant option is also what many wine tasting rooms have, which in their case, is a way to showcase their olive oil in prepared food. By no means should this be compared to a real restaurant that you would find in downtown Paso Robles.

I do not have any connection or loyalty to Kiler Ridge. I just don't believe there is any logical reason they should be prevented from growing their business.

In conclusion, I am in favor of their land use application and I urge the Land Use Commission to vote in favor of the Conditional Use Permit applied for by Kiler Ridge.

Thank you,

Anonymous

ATTACHMENT 5

To: Ms. Holly Phipps, MCRP
North County Planner
967 Osos Street, Room 300
San Luis Obispo, CA 93408

May 01, 2015

Dear Ms. Phipps

I am writing to you in opposition to DRC 2013-00096, a conditional use permit application submitted by Mr. Gregg Bone to expand his Kiler Ridge Olive Farm, located at 1111 Kiler Canyon Road, from a strictly agricultural installation to a full time restaurant, pizza kitchen, tasting room and event center. He is also proposing to truck in and process offsite olives at this location, a privilege that has only been granted to him by the County on a temporary basis only pending the outcome of this application.

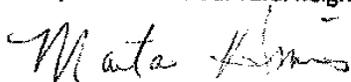
My primary objection to Mr. Bone's business plan is my personal health. The house that I live in full time is within 50 feet of the only driveway that affords access to Mr. Bone's property. We share this driveway with Mr. Bone. It is technically a surveyed unmaintained County road and it is not paved. The driveway is approximately 500 feet long. The surface is dry, loose and extremely dusty as vehicles use it to access Mr. Bone's property all day, every day.

I have extreme air born allergies as diagnosed by my doctor several years ago. I continue to seek treatment on an ongoing basis as these allergies frequently present themselves. I have been advised by my physician that dust is my worst enemy and he has prescribed me several allergy medications. I am no longer able to own and maintain pets. I have also changed the way I live as a result of the increased traffic on our dusty drive created by the accelerated activities at Mr. Bone's olive farm. We have to keep the house closed up and air conditioned when it would be more comfortable and energy efficient to have the house open when the weather is moderate. I am subjected to the constant dusting; vacuuming and cleaning of the interior of our home in an attempt to avoid aggravating my allergies. There is no question that my allergies have increased consistent with the increased activity at Kiler Ridge Olive Farm. In addition to my allergies, I worry that the increased dust production will expose my family and me to Valley Fever spores as this area is well known for that dust born disease that can be fatal in some cases.

In addition to the health hazard, we are subjected to a substantial and constant increase in noise from both passenger vehicles and large trucks that populate our mutual access road all day long on their way to Mr. Bone's property. In reading the project description, as submitted by Mr. Bone in behalf of this application, he proposes to substantially increase the already robust vehicle traffic on our mutual driveway. We live in a rural location on purpose. Our property, as well as Mr. Bone's, is zoned for agriculture. Unless interrupted, our neighborhood is very quiet and serene. Where we are willing to tolerate Mr. Bone's agricultural activities of growing olives and processing them into oil, we are not willing to tolerate the commercial and industrial enterprise as he describes it in the project description. I have reported Mr. Bone to County Code Enforcement several times as I know that he does not have the proper permits to do what he is doing according to County code. To date, it does not appear to have slowed him down in his effort to establish this commercial / industrial venture.

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In closing, I would like to emphasize how important both my short and long term health is to me. I am sixty years old and I am very aware of my sensitive allergy condition. It certainly has been exacerbated by the increased activities at Kiler Ridge olive farm. Additionally, I am concerned about the constant emotional stress that the increased traffic, noise and especially the dust has on my physical welfare. I have always been a proponent of agriculture and especially agriculture that is processed where it is grown. I live where I do by choice and I strenuously object to ventures like that of Mr. Bone as he attempts to invade our rural neighborhood with this industrial / commercial proposal.



Marta Annis

1275 Kiler Canyon Road

Paso Robles, CA 93449

805-434-8810

martaannis@yahoo.com

Mailing Address: P.O. Box 275, Templeton, CA 93465

Kiler Canyon Vineyard

***1565 Kiler Canyon Rd.
Paso Robles, CA 9344***

May 26, 2014

***Audrey Burmam, Owner
Kiler Ridge Olive Farm
1111 Kiler Canyon Road
Paso Robles, CA 93446***

Subject: "CUP for Kiler Ridge olive processing"

I am your neighbor and we share property lines. This is a letter of support for your application to process off-site olives at your facility and open a restaurant within the existing structure and patio area. We whole heartedly support this effort to improve the facilities in the area in a manner that adds to the employment, tourist trade and tax revenue base of both the city of Paso Robles and San Luis Obispo County.

We would add that it is our belief that off-site olive processing is completely analogous to off-site wine grape processing which is widely accepted in SLO County. Furthermore, we have observed that many wineries in SLO County have restaurant/public food serving areas. So, it is our belief that both items of your application are completely consistent with presently permitted and allowed activities in rural SLO County.

We would like to finally add that we are very appreciative of the existence of Kiler Ridge Farm and the associated olive orchard and olive processing facility. It is our view that your olive processing facility is a beautiful structure that adds to the rural agricultural ambience of the area. Finally, we have heard many highly complementary remarks from friends and neighbors about the professional and people friendly manner in which your facility is operated.

Sincerely,

***Don Hofer, Owner
Kiler Canyon Vineyard
1565 Kiler Canyon Rd.
Paso Robles, CA 93446
kcynvyrd@netscape.net***

To: Ms Holly Phipps, MCRP
North County and Winery Planner
976 Osos Street, Room 300
San Luis Obispo, CA 93408

April 30th, 2015

From: Cody Ferguson
P.O. Box 1168
805 Kiler Canyon Road
Paso Robles, CA 93447
805-238-5597

Subject: DRC 2013-00096 Bone / Conditional Use Permit / Olive Oil Processing, Restaurant and Event Center.

I am writing to object to DRC 2013-0096, a Conditional Use Permit (CUP) application submitted by Mr. Gregg Bone for an offsite industrial olive oil processing plant, an unlimited fulltime tasting room, retail sales, a full time restaurant, including a pizza kitchen and a full time event center hosting weekly events. The location of this property is 1111 Kiler Canyon Road.

My property is within 800 feet of Gregg Bone's Kiler Ridge Olive Farm and olive oil processing facility. My neighbors and I have been involved in opposing Mr. Bone's stated business plan since 2005-2006 when he first applied for a CUP/MUP from San Luis Obispo County and long before he ever broke ground on this location. As a result of a San Luis Obispo Planning Department hearing held on that application (CO-05-0116), Mr. Bone withdrew his request for a CUP/MUP in 2006 in favor of a regular building permit for an agriculture structure to house his olive mills and oil processing facility to press his onsite olives into oil. He was subsequently allowed to construct that out building, without fire sprinklers, for agriculture use only. His request for an exception to the existing SLO County Agriculture Ordinance to allow him to process offsite olives was also withdrawn at the same time in 2006 and it has never been approved by the County, except on a temporary basis.

Allow me to state at the outset of these objections that I am NOT opposed to Mr. Bone growing olives or processing the olives that he grows on site in accordance with current county regulations. In fact, I am a proponent of the practice of processing agriculture crops on site as it eliminates increased traffic congestion, air pollution and unnecessary road wear. However, I am vehemently opposed to the exceptions to this regulation that Mr. Bone is requesting in this application for a CUP.

To begin with I must take exception to some of the statements and unanswered questions that Mr. Bone has made on the General Application Form dated April 30, 2014. (Attached) Under 'Directions to the site', the description to the site is only semi-accurate as it is not the most direct route to 1111 Kiler Canyon Road, however, in any chosen route to the Bone property, South Vine Street and Kiler Canyon Road must be used for access. The traffic on both of these roads is already at or near a congestive state.

Page 2

In fact the County has conducted more than one traffic study on Kiler Canyon Road over the past decade and each time the road has been found to be at "over capacity" for the design with over 600 plus trips per day on given days. Additionally, in this application, Mr. Bone has stated under 'Commercial / Industrial Project Information' that there are no "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." Mr. Bone's answer is untrue as there are several 'blind' curves on Kiler Canyon Road, which is the main access to the property. One of the worst 'blind' curves on the way to and from the Bone project property is directly in front of my driveway and within a few feet of our residential structure. Mr. Bone answers NO to the question "Can the project be seen from surrounding public roads? This answer is also untrue as you can see the existing building from Kiler Canyon Road in either direction of travel. The gate code has not been provided to the County as requested on this application form.

Kiler Canyon Road is a narrow, winding road with numerous 'blind spots' between the closest feeder road, South Vine Street, and the Bone property. Having only a twenty foot wide road bed. Kiler Canyon Road is too narrow to allow for a center line according to California State law. It is also not posted for speed, however, as dangerous as it is, it is mysteriously a road recommended highly for recreational bicycle travel in several bicycle publications. To allow Mr. Bone to attract the increased daily vehicle traffic, including heavy truck traffic, in order to allow for his business plan is simply a design for eventual disaster for both the visitors and residents of Kiler Canyon.

It should be pointed out that Kiler Canyon Road already accommodates two vineyards with wineries, tasting rooms, two additional vineyards and a large, multi-room bed and breakfast. Combined with the additional residential structures that have been built over the last few years, the vehicle traffic has increased exponentially.

Returning to the CUP application as submitted by Mr. Bone, I will point out yet another question that has been answered untruthfully. Under 'Water Supply Information' Mr. Bone has indicated that his water well will be used for agricultural purposes only. All three boxes should have been checked. If Mr. Bone is allowed to have a CUP for his business plan he will be using his well water for agricultural purposes only during the irrigation of his olive trees, commercial purposes for his restaurant and event center and industrial purposes for olive oil processing. In doing so he will be seriously increasing his large water well output which could negatively affect the water level for all of us who rely on well water for existence and are in close proximity to the Bone property. His most immediate neighbors do not grow irrigated crops of any kind.

Additionally, under this same section of the application, Mr. Bone has neglected to answer the question; "What is the expected daily water demand associated with the project?" or the question "Has there been a sustained yield test on proposed or existing wells?" In as much as question number 8 has also been neglected, am I to assume that none of these tests have been conducted on his water supply ?

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No documents are attached to my copy of this application that indicates that there is enough water available to accommodate this project as presented.

Moving on to the section of the application entitled "Sewage Disposal Information". An important question has been ignored by Mr. Bone. "Has an engineered percolation test been accomplished?" is left unanswered. Additionally under this section, Mr. Bone has apparently answered yet another question erroneously. He answers the question and states that his proposed / existing leach field is 7100 feet away from any neighboring water wells. This is absolutely false as Mr. Bone's existing leach field is well within 7100 feet of several water wells including my own. In fact his leach field actually sits over two water wells that are immediately below the east side of his property at the bottom of a very steep hill. The addresses of those properties are: 888 and 1056 Kiler Canyon Road. There are two residences down hill on the west side of Mr. Bone's property that have water wells. Those addresses are 999 and 1000 Kiler Canyon Road.

Under 'Solid Waste information' the applicant states that the solid waste generated by his proposal will produce only agricultural waste. This is false and can be easily disproved by reading the applicants 'Project Description' that includes a restaurant, tasting room and an event center. These proposals will generate both domestic and industrial solid waste.

It should be noted that an archaeological surface survey of the proposed site has never been done.

Under 'Commercial / Industrial Project Information, Mr. Bone states in the application that his proposal will NOT raise the noise level in the immediate vicinity. This is false as the applicant proposes a fulltime restaurant and event center that will be open a minimum of 5 days per week from 9 a.m. to 6 p.m. Currently the noise generated by Mr. Bone's agricultural activities can be heard by the surrounding neighbors. Opening this agricultural installation to both commercial and industrial use on a daily basis will most certainly increase the noise level for those of us who live in the immediate vicinity. Once again the applicant has fabricated the truth in applying for his CUP / MUP. Additionally, under this section of Mr. Bone's application, there has NOT been a traffic study done on Kiler Canyon Road, the single access artery to the project site. The applicant has not answered the question as to how many "employees, customers and project-related trips to or from the project: Between 7:00-9:00 a.m. and between 4:00-6:00 p.m."

The applicant has falsely answered the question "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?" He answered NO to this question. As previously stated, Kiler Canyon Road is a narrow winding road with several blind spots between the closest access road, South Vine Street, and the project location. The road is currently over used for the design by both County and State standards. There has not been a recent traffic study on this road for several years. When last surveyed by the County the road tested as over used by several times the recommended traffic load.

Page 4

Since that time there have been the addition of a full time winery tasting room, a large bed and breakfast and several new homes, some with 'hobby' vineyards. Additionally, Kiler Canyon Road appears in several bicycle enthusiasts' publications as a recommended trail for recreational bicycle travel. In fact, a recent, huge, organized bicycle event, Eroica California, used Kiler Canyon Road as part of their course. Hundreds of bicycles travelled our treacherous canyon road over a week end. To increase the current traffic load with the proposed full time restaurant, event center and the processing of offsite olives is tantamount to purposely organizing future vehicle disaster. Kiler Canyon Road is a 20 foot road bed. By State of California law, a center line may not legally be painted in the middle of the road. The road is also NOT posted for speed. People drive speeds in excess of 50 miles per hour on this rural country road. In doing so they must 'cheat' the blind corners on the wrong side of the road. Minor accidents and near misses are prevalent on a regular basis. It is only a matter of time until one of these incidents results in a significant vehicle collision that seriously injures someone or even results in fatalities. The traffic load on Kiler Canyon Road should NOT be increased under the current conditions to accommodate this project.

Listed under "Other Related Permits" in the application are the current County permits that this applicant is in possession of at the time of this application. He lists 'County Land Use' permit. To my knowledge, if this Land Use Permit actually exists, it is for permission to farm olives and process his olives onsite. This is something that I have absolutely NO objection to, in fact I encourage this practice. Mr. Bone also lists a building permit for his operation. This building permit was obtained ONLY after a land use hearing was taken off calendar by the County hearing officer half way through the hearing because Mr. Bone was not prepared to answer the very same objections that I am presenting in this missive. He subsequently withdrew his application for a CUP / MUP in favor of a regular building permit for an agriculture only building that currently exists on his property. ALL County requirements, such as fire sprinklers, were dropped in favor of this agriculture only building that he seeks to turn into a full time restaurant, pizza kitchen and event center. Finally there is the assertion that he has a permit to open a restaurant because he received a SLO County Environmental Health permit for his commercial kitchen. SLO County should be seriously embarrassed by this permit as it was issued by the Environmental Health Department on an illegally built kitchen that was never requested or permitted by the Building and Planning Department. The County has subsequently NOT required the removal of this cooking facility from Mr. Bone's agriculture building for reasons unknown to me. Apparently our County government and its related departments do not talk to one another.

In closing, I will take this opportunity to ask a question. Why does the County hold hearings, pass agriculture zoning regulations and post them for all to read and rely on as our rules to follow when considering future land use functions? In this case, Mr. Bone, under current County regulation, has the ability to grow and process olives into oil. I encourage him in this effort; however, that has apparently NEVER been his true objective. The rules have NOT changed in any significant way since all of these questions were presented to Mr. Bone and the County in 2005-2006 when the residents of Kiler Canyon objected to these very same requests. At that time, the County had not issued Mr. Bone a building permit or for that matter a permit of any kind.

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Mr. Bone subsequently built his agriculture building with proper permits and continued to plant a few additional olive trees. Several times over the last few years, Mr. Bone has illegally opened a restaurant, a pizza kitchen and held events on his property, all without proper County permits. He has even had huge tour busses on his property for commercial ventures. His website has advertised all of these activities on a regular basis. As residents immediate to the project property we have complained to County Code Enforcement many times with only occasional results. This is in NO way a negative reflection on our current competent Code Enforcement Officer, Ms. Jill Coomer, as I believe that she has done everything that her superiors would allow her to effect in the way of enforcement. Subsequent to our complaints, the management of the Building and Planning Department made a decision to brand this permit process as an 'enforcement' case, shielding those of us who object to it from any information or communications. Additionally, this same management 'team' apparently removed most of the regular North County staff for our area from this case in favor of management replacements.

I remain available to talk about this application with anyone in County government that wishes to acquire additional information or discuss the history of this violation of the County's own rules. This proposed misuse of Mr. Bone's agriculture property in an agriculture zone is ill-advised, illegal and should NOT be mitigated into compliance.



Cody Ferguson
805 Kiler Canyon Road
P.O. Box 1168
Paso Robles, CA 93447
fergsbag@sbcglobal.net
805-238-5597

April 28, 2015

Attention: Holly Phipps, MCRP
North County & Winery Planner
976 Osos Street. Room 300
San Luis Obispo, CA 93408

Re: Land Use Application DRC 2013-00096 Bone

My property abuts Mr Bones. I'll start by saying that I have lived here 30 years and knew when I moved here that it was zoned agricultural. I have no problem with that fact. When Mr Bone bought the adjacent property he introduced himself explaining that he intended on growing olive trees on his property. He also stated that he would be processing the olives on his property. I had no problem with that as it's within the designated zoning for the property. However..... I do have a problem with this project going from an agricultural project to a commercial project. The project now that Mr Bone wants to do includes processing outside olives, a restaurant, weekly events and community crush days. This will greatly increase the car traffic on Kiler Canyon and also the driveway that we both share. This driveway, which is the old Kiler Canyon Road before it was straightened, is not wide enough for two cars to pass safely without one car having to pull over so the other car can pass. I may also add that there is a significant drop off on one side as you descend which is not reinforced with any type of retaining wall. Many a time I have had to back up the driveway when a truck or other vehicle is approaching coming the other way. The dust factor is another issue. This project should be reviewed by the Air Pollution Control District and an environmental study should be done. If this project is approved the traffic is going to be significantly increasing with the food truck deliveries for his proposed restaurant and flat bed trucks hauling outside olives to be crushed and then there are the regular cars attending special events. etc. The building itself where all these events and commercial operations are to take place is within 600 feet of my property line which is legal but will have a significant impact on my quality of life. Also there is only one entrance and exit from this property

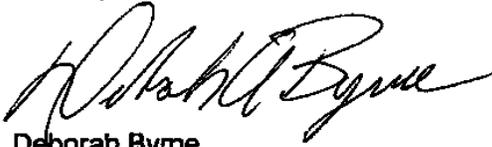
If Mr Bone wants to process additional olives he has 55 acres on which he can plant more olive trees. I have no problem with that. Outside olive processing should not be allowed, neither should a commercial restaurant be allowed or multiple events be allowed. Mr Bone knew the zoning when he bought the property..... In my opinion I believe that he had intentions of turning this into a commercial operation from the start and felt that he could bully his way into doing what he wants. Mr Bone says he wants to be a "good neighbor" however that is not my interpretation of what a good neighbor is. I feel that for the type of project Mr Bone has proposed here he should have bought property that was zoned commercial. Any money Mr. Bone has

spent in trying to implement all of this is really nobody's fault but his own as he knew from the start the zoning of the property he had bought. To assume that he would be able to do what he wanted anyway is presumptuous on his part.

Kiler Canyon Rd itself is still another issue which should be looked at. This is a narrow, curvy road with lots of blind curves. The road is over capacity as far as the traffic goes and has been for quite some time as the traffic study done in the early 80's shows. The traffic study done at that time showed Kiler Canyon Rd to be over capacity. That study was done quite some time ago and the traffic has increased significantly since that time.

I hope you will give this project proposed by Mr. Bone serious thought and Deny it it should not be mitigated as it does not fit into this area.

Thank you

A handwritten signature in black ink, appearing to read "Deborah Byrne". The signature is fluid and cursive, with the first name being more prominent.

Deborah Byrne
1285 Kiler Canyon Rd.
Paso Robles, CA 93446

805-975-8535



Fw: car wrecks on Kiler Canyon

Peter Byrne

to:

Roy Ogden, Cody Ferguson, Holly Phipps, Rogan Thompquist, Robert Halley, jcoomer@co.slo.ca.us, Deborah Byrne

04/06/2015 05:51 AM

Hide Details

From: Peter Byrne <peterpasol@yahoo.com> Sort List...

To: Roy Ogden <rogden@ogdenfricks.com>, Cody Ferguson <fergsbag@sbcglobal.net>, Holly Phipps <hphipps@co.slo.ca.us>, Rogan Thompquist <roganthompquist@hotmail.com>, Robert Halley <swtoldbob@sbcglobal.net>, "jcoomer@co.slo.ca.us" <jcoomer@co.slo.ca.us>, Deborah Byrne <deb4264@aol.com>

Please respond to Peter Byrne <peterpasol@yahoo.com>

2 Attachments



IMG 6880.jpeg IMG 6843.jpeg

FYI

----- Forwarded Message -----

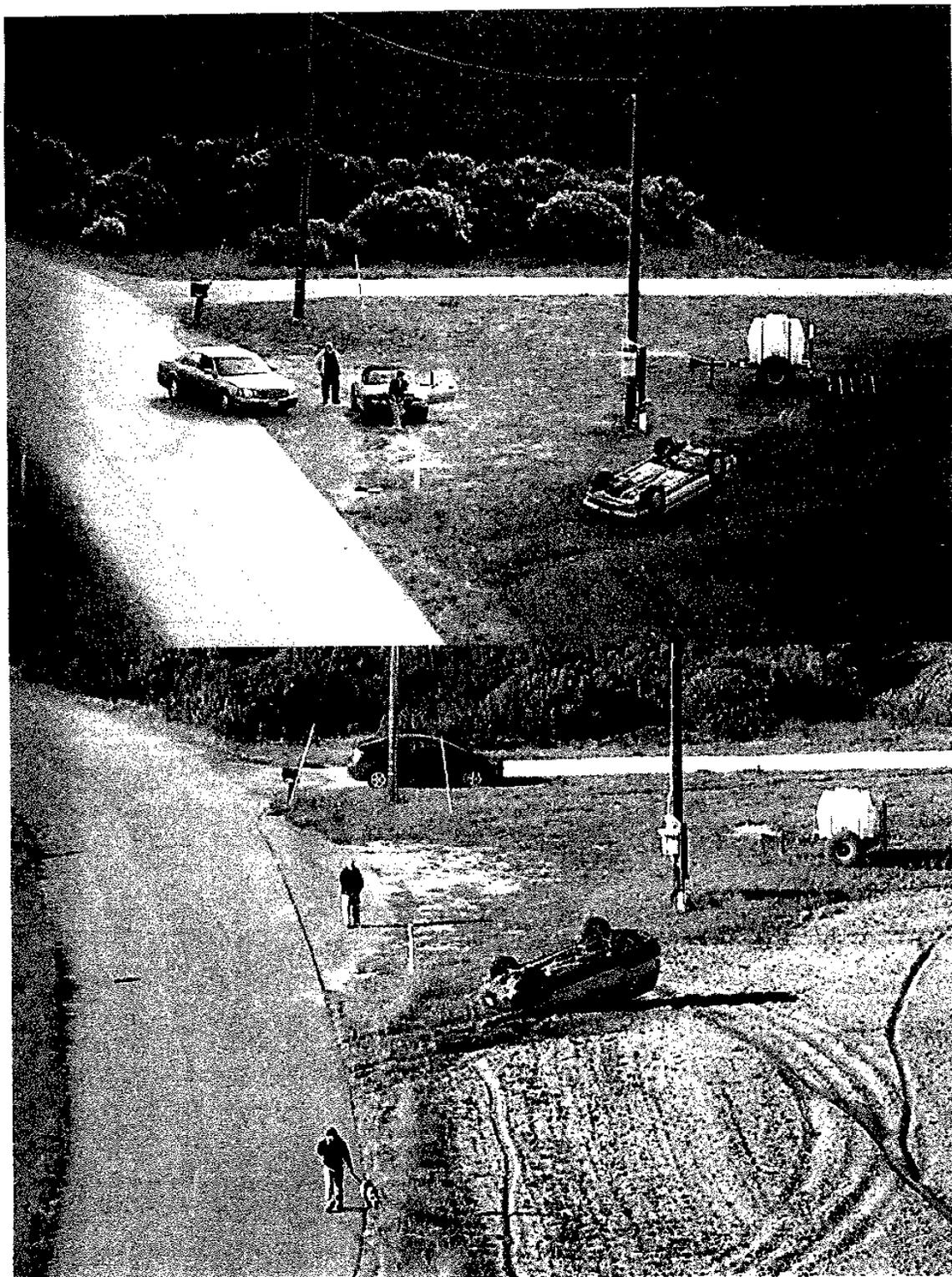
From: Wes Johnson <wjohnson@tcsn.net>

To: peterpasol@yahoo.com

Sent: Thursday, April 2, 2015 11:46 AM

Subject: car wrecks on Kiler Canyon

You might want to add these pics to your car wrecks on Kiler Canyon album. You'll notice these are two separate wrecks which happened about a month apart on the corner on our southwest...





Kiler Ridge CUP
Rogan Thompquist

to:

hhipps@co.slo.ca.us

12/31/2015 03:08 PM

Hide Details

From: Rogan Thompquist <roganthompquist@hotmail.com>

To: "hhipps@co.slo.ca.us" <hhipps@co.slo.ca.us>

Holly Phipps December 31, 2015

Co County Planning Department
County Government Center
San Luis Obispo, CA 93408

RE: Conditional Use Permit Application DRC2013-00096; Bone; Kiler Ridge Olive Farm.

Dear Ms Phipps and County Planning Commissioners,

I am a neighbor and can clearly see the activities of "Kiler Ridge Olive Farm". I have written concerning this CUP in the past. I wish to repeat some information and add information and proposals based on conditions and the history of this CUP.

I oppose allowing any use permit for Kiler Ridge Olive Farm. The application inappropriately asks for a permit to perform industrial and commercial activities in our area which is zoned Agricultural and Rural Residential. Kiler Canyon is a winding unmarked road with blind corners and no shoulder. Olive oil processing is industrial, and involves trucks and trailers and short term employees who are unfamiliar with the road. This CUP requests other public activities that would involve many more cars and delivery trucks. This proposed permit is not compatible with our community.

Kiler Canyon Road is a designated Bicycle Path. Walkers and joggers also use Kiler Canyon Road in increasing numbers. Very little of Kiler Canyon Road allows for two cars to pass in the presence of a pedestrian or bicyclist. Allowing this use permit would endanger lives and diminish the value of our lives and our property.

The application for a restaurant is particularly absurd and clearly must require a change of zoning to be allowed. Zoning laws should be enforced to protect legitimate businesses and allow people to build their homes and plan their lives. Changing the zoning of this area should be done in a legal, orderly manner. Spot zoning is illegal.

The activities of the proposed businesses will have significantly negative effects for the community but nothing will be done to offset these effects. The abandoned county road leading to the Bone facility and their road and parking lot are all dirt and many days of the year a visible dust cloud rises whenever vehicles travel there. These roads should be paved. It should also have a turn around for those times trucks and cars are denied entrance by the closed gates. The infrastructure of Kiler Canyon is not adequate to handle the increase in traffic required for this proposed use. The applicant should be required to make most of Kiler Canyon Road safer to make up for the danger the project adds. That would require improvements to a mile of road or more.

All parties agree that the applicants are allowed to process the olives from trees of their own and adjacent properties. However, Kiler Ridge envisions trucking in many, many times the amount of fruit that is being grown on the property. Unlike making wine, olive oil processing is simply an extractive industrial process that should be done in a place with adequate roads and facilities. (There is in fact, already more than needed processing capacity in the county.)

During building, the owners intentionally did not install fire sprinklers in their "ag building" but they have had public assembly there. They operated a restaurant without a permit after lying about what was being built. In the past the owners have brought in outside processing without a permit. In the past they have had events without permit or proper egress roads. The abandoned county road needs engineering and widening. In the past the applicants have brushed the dirt on that piece of road to hide cracks right before county agents visited. Currently, the owners have not applied for an event permit because they know they clearly cannot legally qualify, but past experience has shown they will willfully violate the law in spite of danger to the public.

If you do permit outside processing or public activities at this site, I request that you include a sunset clause that would revoke the permit if the owners violate permit requirements. The number of vehicles and people allowed to assemble should be specifically limited. There needs to be enforcement.

The owners have chosen to put their buildings and dirt parking lot on top of a hill that used to be covered with almond trees. The building and vehicles and equipment can be seen in places on Kiler Canyon Road and from many of the neighbor houses. The dirt parking lot on top of the hill causes vehicle lights to shine in all directions. I would request that the owners install visible screening.

Although I ask for enforceable conditions, I believe that zoning and meaningful Community Planning would not allow this Conditional Use Permit. Unless we openly enforce or publicly change the zoning of this and other areas, our future will be decided by those with the greatest disregard for the rest of the community.

Thank you,

Rogan Thompquist
1045 Kiler Canyon
Road, Paso Robles, CA 93446

PS I am also sending this as a letter



The Kiler Ridge Olive Farm weekend of November 7-9th

Cody Ferguson, Rogan Thompquist,
marta Annis to: jcoomer@co.slo.ca.us, brobeson@co.slo.ca.us,
Robert Hailey, Jim Babcock, Holly Phipps, Vicky
Please respond to marta Annis

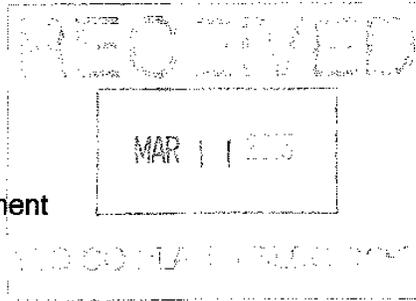
11/13/2014 03:56 PM

To whom it may concern

I am very angry and concerned about MR . Bones doing all the many things he does at his Olive Farm knowing he doesn't have approval from the county except for processing olives. This last weekend there were many cars and trucks going up and down our narrow road. Not only has the amount of traffic increased, and so has the noise factor and the amount of dust from the volume of cars and trucks going up and down all day long, especially on weekends. Such was this weekend! I was told that Mr Bones could not have any tours nor tasting nor gatherings but he is operating his business as if he had all the proper permits. He had a gathering which lasted till ten pm at the Kiler Ridge Olive Ridge farm on Saturday night on the eighth with loud music and many guests. I saw and heard many cars going up to his farm for this gathering. It sounded like a disc jockey type music,very loud and the guests were partying heavily from all the hollering they were all making!

After this last weekend, I hope there will be no repeats on this type of gatherings. Thank You

Marta Annis



Holly Phipps

March, 2015

c/o County Planning Department
County Government Center
San Luis Obispo, CA 93408

RE: Conditional Use Permit Application DRC2013-00096; Bone; Kiler Ridge Olive Farm

Dear Ms Phipps and County Planning Board members,

I oppose allowing a use permit for Kiler Ridge Olive Farm. The application inappropriately asks for a permit to perform industrial and commercial activities in our area which is zoned Agricultural and Rural Residential. Kiler Canyon lacks the infrastructure for trucks and commercial traffic. Olive oil processing is industrial. The application for a restaurant is particularly absurd and clearly must require a change of zoning to be allowed. Zoning laws should be enforced to protect legitimate businesses and allow people to build their homes and plan their lives. If you want to change the zoning of this area it should be done in a legal, orderly manner. Spot zoning is illegal.

The activities of the proposed businesses will have significantly negative effects for the community but nothing will be done to offset these effects. The abandoned county road leading to the Bone facility is dirt and many days of the year a visible dust cloud rises whenever cars travel on that and on the dirt road into the Bone facility. This piece of road should be paved. It should also have a turn around for those times trucks and cars are denied entrance by the closed gates. The infrastructure of Kiler Canyon is not adequate to handle the increase in traffic required for this proposed use. The applicant should be required to make most of Kiler Canyon Road safer. That would require improvements to a mile of road or more. Kiler Canyon Road is a designated Bicycle Path. Walkers and joggers also use Kiler Canyon Road in increasing numbers. Very little of Kiler Canyon Road allows for two cars to pass in the presence of a pedestrian or bicyclist. Allowing this use permit would endanger lives and diminish the value of our lives and our property.

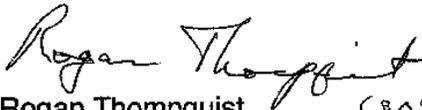
All parties agree that the applicants are allowed to process the olives from trees of their own and adjacent properties. However, Kiler Ridge envisions trucking in many, many times the amount of fruit that is being grown on the property. Unlike making wine, olive oil processing is simply an extractive industrial process that should be done in a place with adequate roads and facilities. (There is in fact, already more than needed processing capacity in the county.)

The buildings on the Bone property were not legally built for public access and should not now be allowed a use permit. The history of behavior since 2006 shows that the owners will engage in illegal activity if they think they can get away with it. The county has allowed itself to be confused and secretive in not enforcing permit violations. Any kind of use permit will allow the corruption to continue. Allowing permits will open the

county to a major law suit. A code enforcement officer has said, "It is all or nothing" with Greg Bone. No use permit should be allowed.

If you believe in zoning and believe in Community Planning you will not allow this Use Permit.

Sincerely,


Rogan Thompquist (805) 234-7124
1045 Kiler Canyon Road,
Paso Robles, Ca

DRC2013-00096

DRC2013-096

BONE GREGORY /

CONDITIONAL USE PERMIT/

OLIVE OIL PROCESSING AND RESTAURANT

SAL/ RSAL

AG

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

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 Gregg Bone Daytime Phone 310-962-0142
 Mailing Address 424 Peach Tree Lane, Paso Robles Zip Code 93446
 Email Address: _____

Applicant Name Gregg Bone Daytime Phone _____
 Mailing Address same as above Zip Code _____
 Email Address: _____

Agent Name Planning Solutions Daytime Phone 805-801-0453
 Mailing Address 1360 New Wine Place, Templeton Zip Code 93465
 Email Address: planning.solutions@charter.net

PROPERTY INFORMATION

Total Size of Site: 57.08 acres Assessor Parcel Number(s) 018-271-021 + 022

Legal Description: RHO PR BNT SB LT1 + PTN LT2+3

Address of the project (if known): 111 Kiler Canyon Road, Paso Robles

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Highway 101 north, exit 46 west, right on Vine Street, left on Kiler Canyon Road

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

Ag Processing facility, olive orchard, two septic systems

PROPOSED PROJECT

Restaurant/olive oil processing

Describe the proposed project (inc. sq. ft. of all buildings): please refer to Project Description typed on separate sheet of paper

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 [Signature]

Date 4.30.2014

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building

File No _____

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address): 1111 Kiler Canyon Rd, Paso Robles identified as Assessor Parcel Number 018-271-02P + 022, for which a construction permit, land use permit, land division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county requesting an approval for: CUP (specify type of project, for example: addition to a single family residence; or general plan amendment), do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.
2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
3. If prior notice is required for an entry to survey or inspect the property. Please contact:
Print Name: _____
Daytime Telephone Number: _____
4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property _____

PERSON OR ENTITY GRANTING CONSENT:

Print Name: Gregg Bone
 Print Address: 424 Peach Tree Lane Paso Robles, CA 93446
 Daytime Telephone Number: 310-962-0142
 Signature of landowner: [Signature] Date: 4.30.2014

AUTHORIZED AGENT:

Print Name: Planning Solutions / Pamela Jardini
 Print Address: 1360 New Wine Place Templeton 93465
 Daytime Telephone Number: 805-801-0453
 Signature of authorized agent: [Signature] Date: 4.30.2014

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): 1.15 miles from Vine Street for restaurant on-site
800 sq. ft limitation of eating area

Describe existing and future access to the proposed project site: Hwy 101 north, exit 46 west, right on Vine Street, left on Kiler Canyon Road

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: Ag, Res. Rural South: Ag
East: Ag West: Ag

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 3,400 sq. feet 0.00136 %
Paving: 1.58 acres 0.027 %
Landscaping: _____ sq. feet _____ %
Other (specify) Patio Area Covered 616 sq. ft
Total area of all paving and structures: 1.66 sq. feet acres
Total area of grading or removal of ground cover: 0 sq. feet acres
Number of parking spaces proposed: _____ Height of tallest structure: 31' 0"
Number of trees to be removed: 0 Type: n/a
Setbacks: Front 300 Right 300 Left 300 Back 300

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: _____

For commercial/industrial projects answer the following:
Total outdoor use area: 616 sq. feet acres
Total floor area of all structures including upper stories: 3,400 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: _____ acres
 Moderate slopes of 10-30%: 57.08 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: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
 If yes, please describe: _____
- 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: Prior grading for Ag Processing Bldg + access
- 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: _____

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 Olive Oil processing facility existing
 Commercial/Office - Explain _____
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? none - well water
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: existing well
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? 2100 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: _____
- 3. Where is the waste disposal storage in relation to buildings? _____
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No

Community Service Information

- 1. Name of School District: Paso Robles Unified School District
- 2. Location of nearest police station: Pas Robles
- 3. Location of nearest fire station: Paso Robles
- 4. Location of nearest public transit stop: Paso Robles
- 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:
Olive Orchard, Ag processing for on-site olives, tasting room
- 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: 5 days a week Hours of Operation: 9-6
- 2. How many people will this project employ? 5 employees
- 3. Will employees work in shifts? Yes No
 If yes, please identify the shift times and number of employees for each shift
2 for farm, 5 restaurant, 1 tasting room
- 4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: _____
- 5. Will this project increase the noise level in the immediate vicinity? Yes No
 If yes, please explain: _____
 (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
- 6. What type of industrial waste materials will result from the project? Explain in detail: _____
- 7. Will hazardous products be used or stored on-site? Yes No
 If yes, please describe in detail: _____
- 8. Has a traffic study been prepared? Yes No If yes, please attach a copy.

9. Please estimate the number of employees, 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: NO

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): n/a
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 *: Existing Ag Processing Bldg constructed from Straw Bale
- *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:
- _____
- _____

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): ED-05-243

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): County land use, Bldg Permit, Env. Health Permit

(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.

If your property is near an agricultural operation in the unincorporated area of the County which satisfies the above requirements, you may at times be subject to one or more inconveniences and/or discomfort arising from that operation. Such inconveniences may include (depending upon the type of agricultural operation protected), but are not necessarily limited to, the following: noise, odors, fumes, dust, legal pesticide use, fertilizers, smoke, insects, farm personnel and truck traffic, visual impacts, night time lighting, operation of machinery and the storage, warehousing and processing of agricultural products or other inconveniences or discomforts associated with the protected agricultural operations. For additional information pertaining to this disclosure and the Right to Farm Ordinance, or concerns with an agricultural operation, please contact the San Luis Obispo County Agricultural Commissioner's Office.

HAZARDOUS WASTE AND SUBSTANCE SITES AND LANDFILL DISCLOSURE - Please verify whether your project is on the Known Hazardous Waste and Substances Sites List pursuant to AB 3750 and if you are within 1/2 mile of certain landfills (see back of sheet).

PLEASE COMPLETE AND SIGN BELOW

I acknowledge that I have read and understand the information and policy and detailed above: (1) Time Limits for processing and (2) Public Notice Distribution requirements and (3) the Right to Farm Disclosure.

AND

I acknowledge that I have reviewed the list of Identified Hazardous Waste and Substances Sites List and the Landfill Disclosure on the back of this form and find the following: (1) The site is not shown on the list of Identified Hazardous Waste and Substances Site; (2) The site is not shown on the list dated April 1998, or any later list published by the State Office of Planning and Research and (3) I have read the disclosure statement on landfill operations.

Signature 4.30.2014
Date

Print Name: Gregg Bone

October 4th, 2014

Supervisor Mecham
County Government Building
San Luis Obispo, CA
Via: vshelby@slo.ca.us

Dear Supervisor Mecham,

I am writing to ask you to continue your support of the agricultural tradition of San Luis Obispo County. Specifically, I request that you hasten the approval of Gregg and Audrey Bone's conditional use permit (CUP) for their Kiler Ridge Olive Farm in time for this year's olive harvest.

My wife and I run an organic community supported farm on Kiler Canyon Road. We grow a mixture of fruit and vegetables, including oil olives for our specialty retail market. In the past we have had the pleasure of milling our olives at Kiler Ridge, but this year it has come to our attention that Kiler Ridge might not be able to mill "off site" olives this fall because their CUP has not yet been approved, although Kiler Ridge applied for their CUP in a timely manner and should be allowed to process "offsite" olives under the county's existing mill grace period. We understand that currently Kiler Ridge is only allowed to mill its own olives or its immediate neighbor's olives. This situation seems counter to the post harvest traditions of SLO County. One of the agricultural strengths of our beautiful and diverse county has historically been the possibility for a farm to set up processing equipment to handle their own and other local farms' products (nuts, fruit, milk and meat), which helped farms stay viable because they were not entirely dependent on commodity prices or outside processors. This has helped keep jobs and a diverse variety of farms healthy and prosperous in our county of SLO.

When we have taken our olives to be milled at Kiler Ridge, it has always been a pleasure to see the care and concern Gregg Bone shows for aesthetics and the environment at his attractive, quiet, and efficient mill. We are aware that a small handful of vociferous neighbors, (who are not involved in agriculture) have objected to change on Kiler Canyon Road, specifically to Kiler Ridge operating as a financially sound farm, but we sincerely believe it is a positive change that will help keep our county agriculture interesting, diverse and healthy for

generations. Kiler Ridge is an asset to the neighborhood and community, and is one of the many world class attractions that bring people to San Luis Obispo County for the food, culture and life here. There has been much change in SLO recently, but let us not undermine the very things that make our county unique, attractive and economically stable.

Please help facilitate the finalization of Gregg Bone's CUP so he can continue with his real passion for growing and producing the highest quality olive oil possible, and fellow farmers can be assured of a local, state of the art mill to process their own olives each fall.

Sincerely,

Quill Chase

Quill Chase
Kiler Canyon CSA Farm
PO Box 2234
Paso Robles, CA, 93447
quillchase@gmail.com
805-239-9503



Kiler Ridge Olive Farm - CUP (Conditional Use Permit)

Robert Stevens

to:

Supervisor Mecham

09/30/2014 02:33 PM

Cc:

Supervisor Mecham, Supervisor Mecham, Supervisor Mecham, Supervisor Mecham,
Supervisor Mecham, Michelle Kalish

Hide Details

From: Robert Stevens <bobcumae@gmail.com> Sort List...

To: Supervisor Mecham <vshelby@co.slo.ca.us>

Cc: Supervisor Mecham <ahill@co.slo.ca.us>, Supervisor Mecham <bgibson@co.slo.ca.us>,
Supervisor Mecham <cray@co.slo.ca.us>, Supervisor Mecham <darnold@co.slo.ca.us>,
Supervisor Mecham <hphippis@co.slo.ca.us>, Michelle Kalish <michellecumae@gmail.com>

Supervisor Mecham,

My name is Bob Stevens and we bought our property off of Adelaida Road in 2000 after decades of enjoying long visits in and around Paso Robles, even went fishing with my late Farther on Nacimiento lake in the 60's. Paso Robles for decades became my sanctuary. Unlike the Bay Area it has always held great promise where people treated each other with respect, acceptance and fairness.

We planted our fist olive trees in 2003 and started Cumae Ranch. Kiler Ridge is where we prefer to mill our crop. Kiler Ridge is the closest, very dependable, provides excellent advise and in my opinion the most professional. If I can not mill at Kiler Ridge, I will most like not harvest this year, which will be a personal business lost for me but also another crop reduction for the great county of San Luis Obispo.

My confidence in the political leadership of this county is beginning to wavier and the promise which I once thought Paso Robles held is fading.

I ask you *Mr. Frank Mecham* what can you do to restore my believe in the political leadership for San Luis Obispo county.

Sincerely

Bob Stevens
Owner of Cumae Olive Oil Ranch.



RE: Gregg Bone's Kiler Ridge Olive Farm CUP
nancy husten

to:
fmecham@co.slo.ca.us

09/29/2014 08:04 PM

Cc:

"hphipp@co.slo.ca.us", "cray@co.slo.ca.us", "bgibson@co.slo.ca.us", "ahill@co.slo.ca.us",
"darnold@co.slo.ca.us", "vshelby@co.slo.ca.us", "Pamela Jardini ."

Hide Details

From: nancy husten <njhusten@yahoo.com> Sort List...

To: "fmecham@co.slo.ca.us" <fmecham@co.slo.ca.us>

Cc: "hphipp@co.slo.ca.us" <hphipp@co.slo.ca.us>, "cray@co.slo.ca.us" <cray@co.slo.ca.us>, "bgibson@co.slo.ca.us" <bgibson@co.slo.ca.us>, "ahill@co.slo.ca.us" <ahill@co.slo.ca.us>, "darnold@co.slo.ca.us" <darnold@co.slo.ca.us>, "vshelby@co.slo.ca.us" <vshelby@co.slo.ca.us>, "Pamela Jardini ." <planningsolutions@charter.net>

Please respond to nancy husten <njhusten@yahoo.com>

To whom it may concern, 9-29-14

My name is Nancy Husten, I am the owner of San Luis Soap Co. located in San Luis Obispo, CA. Kiler Ridge Olive Farm has been an excellent customer of mine for the past few years. Gregg supplies me with his olive oil and I make soaps and Hand Balms for him to retail in his tasting showroom.

I've recently been made aware that Gregg and Audrey, owners of Kiler Ridge Olive Farm have applied for a conditional use permit. As a resident of San Luis Obispo for the past 39 years, I fully support their proposed plan as well as there current farm and business practices. With the north county wine industry getting such bad press regarding the water situation, I would think that *growing & promoting* diversity in agricultural tourism would benefit ALL.

Kiler Ridge Olive Farm is an attractive facility that fits in with the rural neighborhood *and* its owners have a commitment to environmental sustainability in farming, facility and milling operations.

Kiler Ridge Olive Farm is a jewel of the north county. It should be promoted and supported by our county officials.

Thank you for your consideration,
Nancy Husten



Kiler Ridge milling services
Kay Mangone

to:

fmecham@slo.ca.us

09/26/2014 01:12 PM

Cc:

"hphipps@co.slo.ca.us", "cray@co.slo.ca.us", "bgibson@co.slo.ca.us", "ahill@co.slo.ca.us",
"darnold@co.slo.ca.us"

Hide Details

From: Kay Mangone <colinavistaranch@att.net> Sort List...

To: "fmecham@slo.ca.us" <fmecham@slo.ca.us>

Cc: "hphipps@co.slo.ca.us" <hphipps@co.slo.ca.us>, "cray@co.slo.ca.us"
<cray@co.slo.ca.us>, "bgibson@co.slo.ca.us" <bgibson@co.slo.ca.us>, "ahill@co.slo.ca.us"
<ahill@co.slo.ca.us>, "darnold@co.slo.ca.us" <darnold@co.slo.ca.us>

Please respond to Kay Mangone <colinavistaranch@att.net>

Dear Supervisor Mecham:

My husband and I own a small olive farm in Paso Robles. Yesterday, since our Tuscan varieties are ready for harvesting, Mario called Gregg Bone at Kiler Ridge to set up a date for next week. Gregg informed him he is prohibited from milling off-site olives this year.

As Treasurer of the Central Coast Olive Growers, with 70+ member growers, I am well aware of the new olive processing ordinances passed by the supervisors. I am also aware there was an 18 month grace period so all mills in the county can get in compliance. When Gregg milled our olives last year, he informed us he had applied for his Conditional Use Permit before the grace period would expire, so therefore should not be in violation of the ordinance. We understand his issue will not be resolved by harvest for this year.

Kiler Ridge has milled our olives for the last 2 years and they are the closest mill to our farm, which allows us to go straight from harvest to milling in the shortest amount of time. We have won several awards for our oil, all of which were milled by Kiler Ridge.

We called around yesterday, and 2 of the last 4 mills left in SLO county will not be operable in time for our harvest. So now what are we to do? With the loss of 3 of the 5 mills in SLO county, must we go outside the county to mill our olives?

Gregg Bone has extensive knowledge on growing, harvesting, and milling olives and, since we are new to olive farming, has been our go-to person when we have questions and concerns.

Please show your support for us and all other small agricultural businesses and help resolve this problem for Gregg at Kiler Ridge and all other olive mills in San Luis Obispo County.

Thank you,

Kay Mangone

Colina Vista Ranch
Calabrese Extra Virgin Olive Oil
(805) 239-1045

ATTACHMENT 5



RE: Olive Processing and Gregg Bone's Kiler Ridge Olive Farm CUP

Barry Ross to: fmecham

09/25/2014 10:48 AM

Cc: hphippis, cray, bgibson, ahill, darnold

-second attempt-

Hello Frank,

You & I have met and discussed many PR city and recently SLO county issues over the last 9 years. I have always found you to be very supportive of business, agriculture & critical businesses needed in SLO North County.

I write you today to ask for your support of the local services provided by Gregg Bone's Kiler Ridge Olive Farm - Olive Oil Mill. My wife & I are Olive Growers and have been exclusively using the milling services which Gregg provides. It's important for us to be able to rely on local milling services since it is not feasible to travel long distances to possible other milling services due to degradation of the Olives during the 1st few hours after they have been harvested. It is also not financially feasible for us to purchase our own olive mill, especially for the small quantity we harvest.

From what we understand so far; Gregg has submitted a CUP which will not be processed through the Planning Department in time for this season. County Enforcement has shut down his ability to mill off-site olives even though the ordinance finds him in compliance since he applied for the CUP before the grace period expired.

Thus Gregg's facility is not allowed to mill off-site olives this year! If this is true, this will affect both us and many other olive growers in our area, and most likely will negatively impact the viability of the olive oil business in SLO County.

We plan to begin our 2014 olive harvest season as-soon-as within the next 30~45 days.

We ask you, other county supervisors & county staff to do whatever you can to support agriculture and small business in SLO County by addressing this issue promptly.

After all, local milling capacity in SLO County is critical, and the quality & efficiency of Gregg's milling and his attention to processing fruit quickly before it degrades, is absolutely necessary for smaller SLO county Olive Growers & Olive Oil Producers. Gregg's facility is a clean, beautiful & a quiet facility that fits the agricultural setting for which it was designed & built.

Thank you in advance for your support & county reconsideration & prompt resolution of this matter.

Feel free to cc this e-mail to your other staff, supervisors or other SLO county staff.

Barry Ross
Barry & Linda Ross
Templeton, CA



Olive processing in the central coast

Terrace Hill to: vshelby@co.slo.ca.us
"audreyburnam@kileridge.com", Gregg Bone,
Cc: "hphipp@co.slo.ca.us", "cray@co.slo.ca.us",
"bgibson@co.slo.ca.us", "ahill@co.slo.ca.us",

09/23/2014 07:57 AM

Dear Supervisor Mecham,

My wife Shannon and I are small growers of olives in San Miguel.

We have about 1,700 trees on 18 acres.

We would like to express our support for Greg and Audrey of Kiler Ridge milling to continue to mill olives while their Conditional Use Permit is being processed.

As you know there are a very limited number of locations to mill our olives into oil in the central coast. Greg and Audrey offer great services at fair price. Without facilities such as theirs we would be unable to mill our olives.

Please allow them to continue to help local growers who have enough issues dealing with the drought and other expenses.

Thank you for your consideration

Frank Tucker
Terrace Hill



Planning department approval for Kiler Ridge olive milling

Peter Allman-Ward

to:

fmecham

09/19/2014 04:21 PM

Cc:

hphipp, cray, bgibson, ahill, darnold

Hide Details

From: "Peter Allman-Ward" <paw@allmanward.com> Sort List...

To: <fmecham@slo.ca.us>

Cc: <hphipp@co.slo.ca.us>, <cray@co.slo.ca.us>, <bgibson@co.slo.ca.us>, <ahill@co.slo.ca.us>, <darnold@co.slo.ca.us>

Dear Supervisor Mecham,

In 2001 my wife and I invested in the economic growth of San Luis Obispo County by planting both grapes and olives on my 250 acre property on Santa Rosa Creek Road, which we have owned since 1992. In 2006 I became aware of the plans to build and operate an olive milling operation at 1111 Kiler Canyon Road, and in October 2006 I emailed Karen Nail in the San Luis Obispo Planning Department to support Greg Bone's application to build an olive processing facility, which application was to be discussed at a public hearing to be held on November 3, 2006.

I find it incomprehensible that in the United States, supposedly the land of unparalleled efficiency, why the San Luis Obispo County Department of Planning and Building has failed to come to a decision after more than 7 years - and without even an explanation of the Department's reasons for its lack of progress.

In the last 10 years, we have all seen enormous economic growth in the northern part of San Luis Obispo county, mainly attributable to the expansion of the wine industry and the region's achievement of a (now) world-wide reputation. I believe the olive industry can also provide similar benefits, including attracting a similar type of high end tourism, but only if the county supports, rather than hinders its development. A significant requirement for the development of the olive oil industry is to have locally based and available milling capabilities, as olives degrade quickly after harvest. Accordingly, the San Luis Obispo County Planning Department must be responsive to any application to invest in the County's olive milling infrastructure.

It is not feasible, nor desirable, for each grower to build a milling capability to process his or her own fruit. Neither is it feasible to drive long distances to process harvested olives (for the reason stated above.)

As you may be aware, olive harvest season is imminent. It is critical, not just for me, but for all the others who have invested in our business of growing olives, to be able to rely on local milling services. I am led to understand that County Enforcement has shut down Kiler Ridge and Gregg Bone is not allowed to mill olives from off-site growers, even though he applied for a continued use permit before the grace period expired. Worst of all, after 7 years, the Planning Department still seems to be incapable of making a determination or being able to act on the CUP before this year's harvest occurs. Accordingly I may be forced either to abandon my crop, or pay someone outside the County to process my olives. Neither outcome makes me very happy, and should not make the County's Supervisors very happy either.

So, for all the reasons stated above, I wholeheartedly support Gregg Bone's olive milling facility at 1111 Kiler Canyon Road and request prompt issuance of a continued use permit for his activities to allow him to provide needed agricultural services to local growers.

Respectfully yours,
Peter Allman-Ward

Allman-Ward Associates, Inc.
11510 Santa Rosa Creek Road
Templeton, CA 93465
Tel: 805-238-3744 / 213-680-7743
Cell: 702-927-0640



Kiler Ridge Milling
Paul Hoover

to:
fmecham, 'Gregg Bone', paul
09/17/2014 09:01 PM

Cc:
vshlby, hhipps, cray, bgibson, ahill, darnold
Hide Details

From: "Paul Hoover" <paul@stillwatersvineyards.com> Sort List...

To: <fmecham@slo.ca.us>, "Gregg Bone" <greggbone@kilerridge.com>, <paul@stillwatersvineyards.com>

Cc: <vshlby@co.ca.us>, <hhipps@co.slo.ca.us>, <cray@co.slo.ca.us>, <bgibson@co.slo.ca.us>, <ahill@co.slo.ca.us>, <darnold@co.slo.ca.us>

Please respond to <paul@stillwatersvineyards.com>

My husband and I came to San Luis Obispo County in 1976. We have been active members of the business community ever since that date. Whether in the hotel business, insurance industry, working in the Atascadero School District or as members of the active Winery tourism trade, we feel we have been huge participants in the growth of this county. We have owned our own vineyard and olive orchard for ten years in Paso Robles. During those ten years, we have turned our olive fruit from our pristine 125 year old orchard over to many different processors for our oil production. For the first four years of our production, we went out of the county to Los Olivos, because we could not find the right fit for our high standards. For two following years, we experimented unsuccessfully with some local crushers. Then we met Greg Bonne - he had the knowledge, he had the professionalism, he had the right equipment in a clean, environmentally friendly building. Just can't fathom to think what you think he may be doing wrong...

Olive harvest is beginning soon (with the extreme temps in North County, our grape harvest has been one for the record books - please do not take a viable and talented crusher away from us after all we have been through)

We have tried other milling sources for a couple of years, and watched our fruit sit out for days until they finally got their act together...Trust me, the Bonnes are our first and only choice for our fruit!

If Gregg is not allowed to mill off site sources of fruit, our olive oil business will also suffer greatly.

If Paso Robles is going to become a viable contender in the wine and olive oil business, we need to have professional processors with the milling capabilities to handle the amounts of fruit that it will take to put Paso on the map as an olive oil destination!

Supervisor Mecham - I request, and kind of demand, that you make this a priority and speed this thru all of the hoops and jumps that are required. Kiler Ridge Oil Processing is a small, locally owned facility that is serving many other SMALL, locally owned businesses. They are what will keep Paso strong. By shutting down their rights to do business, you are only hurting all of us who truly have faith in you to help us keep our businesses

alive. We know you will do the right thing!

Patricia Hoover

STILL WATERS VINEYARDS
CELL 805.235.6538
TASTING ROOM 805.237.9231
WWW.STILLWATERSVINEYARDS.COM



Olive Processing and Gregg Bone's Kiler Ridge Olive Farm CUP
Kathryn Keeler

to:

vshelby

09/17/2014 03:47 PM

Cc:

hphipps, cray, bgibson, ahill, darnold, Stuart de Haaff

Hide Details

From: Kathryn Keeler <kathrynkeeler1@gmail.com> Sort List...

To: vshelby@slo.ca.us

Cc: hphipps@co.slo.ca.us, cray@co.slo.ca.us, bgibson@co.slo.ca.us, ahill@co.slo.ca.us, darnold@co.slo.ca.us, Stuart de Haaff <stuartdehaaff@gmail.com>

Dear Supervisor Mecham,

We bought our property in the Ranchita Canyon nine years ago in the hopes of establishing a family farm, much as my Grandfather had done. It took six long years for the trees to grow sufficiently that we had enough olives for oil, which we pressed ourselves. We quickly learned that pressing olives oneself does not produce the quality of oil one needs to become certified extra virgin, let alone award-winning.

By our second year of olive oil production, we began searching for olive mills, only to find there were very few olive mills on the central coast. One is a mobile mill and requires a minimum of three tons of olives. There are few that will press small lot batches, such as ours.

We finally did find a mill for our 2012-2013 season. The oil from that season was not only certified extra virgin, but we won three awards for the oil that year. Those small victories were enough to launch our small business in the direction we had hoped.

We spent a great deal of time researching Health Department Requirements and passing our inspection, all to become ready to sell our product to the public. We spent the time personally to develop, set up, and maintain a website and e-commerce site and begin marketing our oil, all the while tending to our 2013-2014 crop, which was looking to be the best crop we've ever had. Arrangements were made at a mill other than Kiler Ridge for the milling, the olives were constantly monitored and picked on November 2nd at the most optimal ripeness, and we delivered the olives within hours of picking.

When we called the mill to find out when we could pick up our oil, they couldn't find it -- for two weeks. We began to panic. We called and emailed, and it was not until mid-December we were told we could pick up our olives. Long story short, the mill had had a problem with it and hadn't told us. All of our hard work of nine years and the especially hard work to establish our business in the last year was gone because we had no olives to sell.

We made the decision that this was never going to happen to us again and we were going to find a mill that implemented strict standards, so that we were never harmed in this manner again. However, as I learned, there are very few mills on the Central Coast. Some of these mills have quantity standards. Of the remaining mills, there is only one mill, Kiler Ridge, that has the highest standards and rigorous protocol and is reliable and runs its mill as a quality business. Kiler Ridge treats their clients' olives as they would treat their own,

After speaking with Mr. Bone, we went over and toured his facility and decided Kiler Ridge would be the best mill to mill our olives. We have attempted to get past the devastating loss to our business by the other mill mishandling our olives and felt a positive plan of action would move us forward in the correct direction. We have spent the year nurturing and growing our trees. We had planned to take our olives to Kiler Ridge for milling in several weeks.

If we cannot take our olives to Kiler Ridge, we have no acceptable options and may have to throw out our entire year's harvest. When we have to do that, we may just need to make the decision that with all of the government regulation required to go into business, and now the government interference in Mr. Bone's attempt to run a business, it may just be too hard to do business on the Central Coast, which is a terrible loss to us, especially since we just planted 120 more trees this spring.

We encourage you to support Gregg Bone's CUP request promptly. You will not only be supporting a local business, Kiler Ridge, but all of the local olive growers that Kiler Ridge supports by milling their olives, thus, keeping our businesses running, which also benefits the economy through label designer, printers, bottle distributors, local shipping companies, and people we hire to help us work on our farm. The loss of Kiler Ridge to the local olive growers would be a terrible loss to the community, the local olive growers, and the Central Coast economy.

Please promptly support and encourage the other Supervisors to support and approve Mr. Bone's CUP application. Our olives are literally hanging on each of your decisions.

Thank you.

Very truly yours,

Kathryn A. Keeler and Stuart M. de Haaff
Rancho Azul y Oro
www.ranchoazulyoro.com
(T) [818.225.9325](tel:818.225.9325)
(C) [818.929.9054](tel:818.929.9054)



Olive Oil Milling

Richard Meisler

to:

fmecham

09/16/2014 02:53 PM

Cc:

"hphipps@co.slo.ca.us"

Hide Details

From: Richard Meisler <thefortunehunter@hotmail.com>

To: <fmecham@slo.ca.us>

Cc: "hphipps@co.slo.ca.us" <hphipps@co.slo.ca.us>

Supervisor Mecham, cc Holly Phipps , Planning Department I
County Government Building San Luis Obispo,CA

We are olive growers in SLO county . San Miguel Olive Farm. Harvest is right around the corner.

It is important that we can rely on quality olive processing. Kiler ridge has the finest milling equipment are quality people to do the the processing.

It has been brought to my attention that the Gregg Bone facility is not allowed to mill olives off-site this year.

This has a negative impact for many of the olive growers in the community. Including SMOF. Gregg Bone has what we all need, clean milling and reputable business practices, including environmental sustainability.

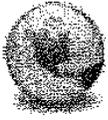
County enforcement has shut down his ability to to mill off site olives although the ordinance finds him IN COMPLIANCE since he applied for the CUP before the grace period expired.

I am asking you Frank Mecham and Holly Phipps show support for this business facility and this family. Also addressing this issue properly.

Thank you,

Richard and Myrna Meisler

San Miguel Olive Farm



Olive Oil Request

Andy Niner

to:

fmecham@slo.ca.us

09/16/2014 12:05 PM

Cc:

"hphipps@co.slo.ca.us", "cray@co.slo.ca.us", "bgibson@co.slo.ca.us", "ahill@co.slo.ca.us",
"darnold@co.slo.ca.us"

Hide Details

From: Andy Niner <aniner@ninerwine.com> Sort List...

To: "fmecham@slo.ca.us" <fmecham@slo.ca.us>

Cc: "hphipps@co.slo.ca.us" <hphipps@co.slo.ca.us>, "cray@co.slo.ca.us" <cray@co.slo.ca.us>, "bgibson@co.slo.ca.us" <bgibson@co.slo.ca.us>, "ahill@co.slo.ca.us" <ahill@co.slo.ca.us>, "darnold@co.slo.ca.us" <darnold@co.slo.ca.us>

Dear Supervisor Mecham,

I'm writing to request that you to do what you can to make sure current olive oil milling CUP applications are processed in time for this year's harvest.

A little background:

- I'm the President of Niner Wine Estates and live in San Luis Obispo.
- Our core business is wine but we have a total of 351 olive trees on our property.
- We have historically harvested our olives every fall to make olive oil which we bottle and sell out of our tasting room.
- We have used Gregg at Kiler Ridge to mill our olives in the past because of his knowledge and commitment to quality.

Our issue:

- We do not have milling equipment on-site and it does not make sense for us to invest in it given our current business model and focus.
- We are 2-3 weeks away from harvesting the olives and have been told we can't use Kiler Ridge this year as their CUP permit has not been processed.
- We do not have a satisfactory alternative to Kiler Ridge as we have concerns about the quality of mobile on-site millers (we'd rather not make olive oil than compromise quality) and trucking our olives out of the county does not make financial sense.

Our request:

- Please do what you can to make sure current CUP applications are processed in time for harvest (2-3 weeks) so we can mill our olives at Kiler Ridge.
- In doing so you will be supporting us and lots of growers like us. Specifically small businesses where it doesn't make sense to invest in milling equipment but want to make quality olive oil – in this county – out of olives we grow ourselves.

Thank you very much. If you have any interest in chatting about this further please don't hesitate to contact me on my cell phone (below).

Best regards,
Andy Niner

Cell: 805-458-0933



Landuse Application DRC 2013-00096 Bone
Gwen Severson

to:
hhipps
09/04/2014 11:11 AM

Sent by:
gwenseverson@gmail.com
Hide Details
From: Gwen Severson <gwen@gwenseverson.com>

To: hhipps@co.slo.ca.us

Sent by: gwenseverson@gmail.com

History: This message has been replied to.

Hi Holly,

I live at 1680 Kiler Canyon Rd and we are grape growers and have lived here since 2006. I am also a local realtor and care a lot about our neighborhood and our community.

I have been up to Kiler Ridge and I like what I have seen. Greg and Audry have been great hosts, willing to teach anyone about the olive oil making process and eager to help locals who even want to process their own olives. I think what they have been doing has been great. We have sent friends there countless times, because it's a nice change from the regular winery tours.

I am not concerned about increased traffic on Kiler Canyon. We have already noticed it pick up since we moved in, and unfortunately it's just the way things go when you live in the heart of one of the best wine countries in the world. Our neighbors are making award winning wines and that is bringing plenty of traffic to Kiler Canyon. I really don't see the Bone's project as being a nuisance in any way.

Gwen Severson, Realtor
Certified Luxury Home Marketing Specialist
Re/Max Parkside Real Estate
DRE License # 01307227
Cell 805-610-6517
gwen@gwenseverson.com
www.gwenseverson.com

ATTACHMENT 5

To: Ms. Holly Phipps, MCRP
North County Planner
967 Osos Street, Room 300
San Luis Obispo, CA 93408

May 01, 2015

Dear Ms. Phipps

I am writing to you in opposition to DRC 2013-00096, a conditional use permit application submitted by Mr. Gregg Bone to expand his Kiler Ridge Olive Farm, located at 1111 Kiler Canyon Road, from a strictly agricultural installation to a full time restaurant, pizza kitchen, tasting room and event center. He is also proposing to truck in and process offsite olives at this location, a privilege that has only been granted to him by the County on a temporary basis only pending the outcome of this application.

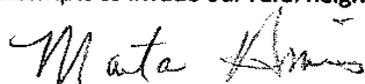
My primary objection to Mr. Bone's business plan is my personal health. The house that I live in full time is within 50 feet of the only driveway that affords access to Mr. Bone's property. We share this driveway with Mr. Bone. It is technically a surveyed unmaintained County road and it is not paved. The driveway is approximately 500 feet long. The surface is dry, loose and extremely dusty as vehicles use it to access Mr. Bone's property all day, every day.

I have extreme air born allergies as diagnosed by my doctor several years ago. I continue to seek treatment on an ongoing basis as these allergies frequently present themselves. I have been advised by my physician that dust is my worst enemy and he has prescribed me several allergy medications. I am no longer able to own and maintain pets. I have also changed the way I live as a result of the increased traffic on our dusty drive created by the accelerated activities at Mr. Bone's olive farm. We have to keep the house closed up and air conditioned when it would be more comfortable and energy efficient to have the house open when the weather is moderate. I am subjected to the constant dusting; vacuuming and cleaning of the interior of our home in an attempt to avoid aggravating my allergies. There is no question that my allergies have increased consistent with the increased activity at Kiler Ridge Olive Farm. In addition to my allergies, I worry that the increased dust production will expose my family and me to Valley Fever spores as this area is well known for that dust born disease that can be fatal in some cases.

In addition to the health hazard, we are subjected to a substantial and constant increase in noise from both passenger vehicles and large trucks that populate our mutual access road all day long on their way to Mr. Bone's property. In reading the project description, as submitted by Mr. Bone in behalf of this application, he proposes to substantially increase the already robust vehicle traffic on our mutual driveway. We live in a rural location on purpose. Our property, as well as Mr. Bone's, is zoned for agriculture. Unless interrupted, our neighborhood is very quiet and serene. Where we are willing to tolerate Mr. Bone's agricultural activities of growing olives and processing them into oil, we are not willing to tolerate the commercial and industrial enterprise as he describes it in the project description. I have reported Mr. Bone to County Code Enforcement several times as I know that he does not have the proper permits to do what he is doing according to County code. To date, it does not appear to have slowed him down in his effort to establish this commercial / industrial venture.

Page 2

In closing, I would like to emphasize how important both my short and long term health is to me. I am sixty years old and I am very aware of my sensitive allergy condition. It certainly has been exacerbated by the increased activities at Kiler Ridge olive farm. Additionally, I am concerned about the constant emotional stress that the increased traffic, noise and especially the dust has on my physical welfare. I have always been a proponent of agriculture and especially agriculture that is processed where it is grown. I live where I do by choice and I strenuously object to ventures like that of Mr. Bone as he attempts to invade our rural neighborhood with this industrial / commercial proposal.



Marta Annis

1275 Kiler Canyon Road

Paso Robles, CA 93449

805-434-8810

martaannis@yahoo.com

Mailing Address: P.O. Box 275, Templeton, CA 93465

ATTACHMENT 5

To: Ms Holly Phipps, MCRP
North County and Winery Planner
976 Osos Street, Room 300
San Luis Obispo, CA 93408

April 30th, 2015

From: Cody Ferguson
P.O. Box 1168
805 Kiler Canyon Road
Paso Robles, CA 93447
805-238-5597

Subject: DRC 2013-00096 Bone / Conditional Use Permit / Olive Oil Processing, Restaurant and Event Center.

I am writing to object to DRC 2013-0096, a Conditional Use Permit (CUP) application submitted by Mr. Gregg Bone for an offsite industrial olive oil processing plant, an unlimited fulltime tasting room, retail sales, a full time restaurant, including a pizza kitchen and a full time event center hosting weekly events. The location of this property is 1111 Kiler Canyon Road.

My property is within 800 feet of Gregg Bone's Kiler Ridge Olive Farm and olive oil processing facility. My neighbors and I have been involved in opposing Mr. Bone's stated business plan since 2005-2006 when he first applied for a CUP/MUP from San Luis Obispo County and long before he ever broke ground on this location. As a result of a San Luis Obispo Planning Department hearing held on that application (CO-05-0116), Mr. Bone withdrew his request for a CUP/MUP in 2006 in favor of a regular building permit for an agriculture structure to house his olive mills and oil processing facility to press his onsite olives into oil. He was subsequently allowed to construct that out building, without fire sprinklers, for agriculture use only. His request for an exception to the existing SLO County Agriculture Ordinance to allow him to process offsite olives was also withdrawn at the same time in 2006 and it has never been approved by the County, except on a temporary basis.

Allow me to state at the outset of these objections that I am NOT opposed to Mr. Bone growing olives or processing the olives that he grows on site in accordance with current county regulations. In fact, I am a proponent of the practice of processing agriculture crops on site as it eliminates increased traffic congestion, air pollution and unnecessary road wear. However, I am vehemently opposed to the exceptions to this regulation that Mr. Bone is requesting in this application for a CUP.

To begin with I must take exception to some of the statements and unanswered questions that Mr. Bone has made on the General Application Form dated April 30, 2014. (Attached) Under 'Directions to the site', the description to the site is only semi-accurate as it is not the most direct route to 1111 Kiler Canyon Road, however, in any chosen route to the Bone property, South Vine Street and Kiler Canyon Road must be used for access. The traffic on both of these roads is already at or near a congestive state.

Page 2

In fact the County has conducted more than one traffic study on Kiler Canyon Road over the past decade and each time the road has been found to be at "over capacity" for the design with over 600 plus trips per day on given days. Additionally, in this application, Mr. Bone has stated under 'Commercial / Industrial Project Information' that there are no "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." Mr. Bone's answer is untrue as there are several 'blind' curves on Kiler Canyon Road, which is the main access to the property. One of the worst 'blind' curves on the way to and from the Bone project property is directly in front of my driveway and within a few feet of our residential structure. Mr. Bone answers NO to the question "Can the project be seen from surrounding public roads? This answer is also untrue as you can see the existing building from Kiler Canyon Road in either direction of travel. The gate code has not been provided to the County as requested on this application form.

Kiler Canyon Road is a narrow, winding road with numerous 'blind spots' between the closest feeder road, South Vine Street, and the Bone property. Having only a twenty foot wide road bed. Kiler Canyon Road is too narrow to allow for a center line according to California State law. It is also not posted for speed, however, as dangerous as it is, it is mysteriously a road recommended highly for recreational bicycle travel in several bicycle publications. To allow Mr. Bone to attract the increased daily vehicle traffic, including heavy truck traffic, in order to allow for his business plan is simply a design for eventual disaster for both the visitors and residents of Kiler Canyon.

It should be pointed out that Kiler Canyon Road already accommodates two vineyards with wineries, tasting rooms, two additional vineyards and a large, multi-room bed and breakfast. Combined with the additional residential structures that have been built over the last few years, the vehicle traffic has increased exponentially.

Returning to the CUP application as submitted by Mr. Bone, I will point out yet another question that has been answered untruthfully. Under 'Water Supply Information' Mr. Bone has indicated that his water well will be used for agricultural purposes only. All three boxes should have been checked. If Mr. Bone is allowed to have a CUP for his business plan he will be using his well water for agricultural purposes only during the irrigation of his olive trees, commercial purposes for his restaurant and event center and industrial purposes for olive oil processing. In doing so he will be seriously increasing his large water well output which could negatively affect the water level for all of us who rely on well water for existence and are in close proximity to the Bone property. His most immediate neighbors do not grow irrigated crops of any kind.

Additionally, under this same section of the application, Mr. Bone has neglected to answer the question; "What is the expected daily water demand associated with the project?" or the question "Has there been a sustained yield test on proposed or existing wells?" In as much as question number 8 has also been neglected, am I to assume that none of these tests have been conducted on his water supply ?

Page 3

No documents are attached to my copy of this application that indicates that there is enough water available to accommodate this project as presented.

Moving on to the section of the application entitled "Sewage Disposal Information". An important question has been ignored by Mr. Bone. "Has an engineered percolation test been accomplished?" is left unanswered. Additionally under this section, Mr. Bone has apparently answered yet another question erroneously. He answers the question and states that his proposed / existing leach field is 7100 feet away from any neighboring water wells. This is absolutely false as Mr. Bone's existing leach field is well within 7100 feet of several water wells including my own. In fact his leach field actually sits over two water wells that are immediately below the east side of his property at the bottom of a very steep hill. The addresses of those properties are: 888 and 1056 Kiler Canyon Road. There are two residences down hill on the west side of Mr. Bone's property that have water wells. Those addresses are 999 and 1000 Kiler Canyon Road.

Under 'Solid Waste information' the applicant states that the solid waste generated by his proposal will produce only agricultural waste. This is false and can be easily disproved by reading the applicants 'Project Description' that includes a restaurant, tasting room and an event center. These proposals will generate both domestic and industrial solid waste.

It should be noted that an archaeological surface survey of the proposed site has never been done.

Under 'Commercial / Industrial Project Information, Mr. Bone states in the application that his proposal will NOT raise the noise level in the immediate vicinity. This is false as the applicant proposes a fulltime restaurant and event center that will be open a minimum of 5 days per week from 9 a.m. to 6 p.m. Currently the noise generated by Mr. Bone's agricultural activities can be heard by the surrounding neighbors. Opening this agricultural installation to both commercial and industrial use on a daily basis will most certainly increase the noise level for those of us who live in the immediate vicinity. Once again the applicant has fabricated the truth in applying for his CUP / MUP. Additionally, under this section of Mr. Bone's application, there has NOT been a traffic study done on Kiler Canyon Road, the single access artery to the project site. The applicant has not answered the question as to how many "employees, customers and project-related trips to or from the project: Between 7:00-9:00 a.m. and between 4:00-6:00 p.m."

The applicant has falsely answered the question "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?" He answered NO to this question. As previously stated, Kiler Canyon Road is a narrow winding road with several blind spots between the closest access road, South Vine Street, and the project location. The road is currently over used for the design by both County and State standards. There has not been a recent traffic study on this road for several years. When last surveyed by the County the road tested as over used by several times the recommended traffic load.

Page 4

Since that time there have been the addition of a full time winery tasting room, a large bed and breakfast and several new homes, some with 'hobby' vineyards. Additionally, Kiler Canyon Road appears in several bicycle enthusiasts' publications as a recommended trail for recreational bicycle travel. In fact, a recent, huge, organized bicycle event, Eroica California, used Kiler Canyon Road as part of their course. Hundreds of bicycles travelled our treacherous canyon road over a week end. To increase the current traffic load with the proposed full time restaurant, event center and the processing of offsite olives is tantamount to purposely organizing future vehicle disaster. Kiler Canyon Road is a 20 foot road bed. By State of California law, a center line may not legally be painted in the middle of the road. The road is also NOT posted for speed. People drive speeds in excess of 50 miles per hour on this rural country road. In doing so they must 'cheat' the blind corners on the wrong side of the road. Minor accidents and near misses are prevalent on a regular basis. It is only a matter of time until one of these incidents results in a significant vehicle collision that seriously injures someone or even results in fatalities. The traffic load on Kiler Canyon Road should NOT be increased under the current conditions to accommodate this project.

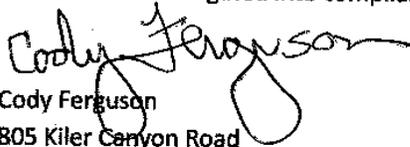
Listed under "Other Related Permits" in the application are the current County permits that this applicant is in possession of at the time of this application. He lists 'County Land Use' permit. To my knowledge, if this Land Use Permit actually exists, it is for permission to farm olives and process his olives onsite. This is something that I have absolutely NO objection to, in fact I encourage this practice. Mr. Bone also lists a building permit for his operation. This building permit was obtained ONLY after a land use hearing was taken off calendar by the County hearing officer half way through the hearing because Mr. Bone was not prepared to answer the very same objections that I am presenting in this missive. He subsequently withdrew his application for a CUP / MUP in favor of a regular building permit for an agriculture only building that currently exists on his property. ALL County requirements, such as fire sprinklers, were dropped in favor of this agriculture only building that he seeks to turn into a full time restaurant, pizza kitchen and event center. Finally there is the assertion that he has a permit to open a restaurant because he received a SLO County Environmental Health permit for his commercial kitchen. SLO County should be seriously embarrassed by this permit as it was issued by the Environmental Health Department on an illegally built kitchen that was never requested or permitted by the Building and Planning Department. The County has subsequently NOT required the removal of this cooking facility from Mr. Bone's agriculture building for reasons unknown to me. Apparently our County government and its related departments do not talk to one another.

In closing, I will take this opportunity to ask a question. Why does the County hold hearings, pass agriculture zoning regulations and post them for all to read and rely on as our rules to follow when considering future land use functions? In this case, Mr. Bone, under current County regulation, has the ability to grow and process olives into oil. I encourage him in this effort; however, that has apparently NEVER been his true objective. The rules have NOT changed in any significant way since all of these questions were presented to Mr. Bone and the County in 2005-2006 when the residents of Kiler Canyon objected to these very same requests. At that time, the County had not issued Mr. Bone a building permit or for that matter a permit of any kind.

Page 5

Mr. Bone subsequently built his agriculture building with proper permits and continued to plant a few additional olive trees. Several times over the last few years, Mr. Bone has illegally opened a restaurant, a pizza kitchen and held events on his property, all without proper County permits. He has even had huge tour busses on his property for commercial ventures. His website has advertised all of these activities on a regular basis. As residents immediate to the project property we have complained to County Code Enforcement many times with only occasional results. This is in NO way a negative reflection on our current competent Code Enforcement Officer, Ms. Jill Coomer, as I believe that she has done everything that her superiors would allow her to effect in the way of enforcement. Subsequent to our complaints, the management of the Building and Planning Department made a decision to brand this permit process as an 'enforcement' case, shielding those of us who object to it from any information or communications. Additionally, this same management 'team' apparently removed most of the regular North County staff for our area from this case in favor of management replacements.

I remain available to talk about this application with anyone in County government that wishes to acquire additional information or discuss the history of this violation of the County's own rules. This proposed misuse of Mr. Bone's agriculture property in an agriculture zone is ill-advised, illegal and should NOT be mitigated into compliance.



Cody Ferguson
805 Kiler Canyon Road
P.O. Box 1168
Paso Robles, CA 93447
fergsbag@sbcglobal.net
805-238-5597

April 28, 2015

Attention: Holly Phipps, MCRP
North County & Winery Planner
976 Osos Street. Room 300
San Luis Obispo, CA 93408

Re: Land Use Application DRC 2013-00096 Bone

My property abuts Mr Bones. I'll start by saying that I have lived here 30 years and knew when I moved here that it was zoned agricultural. I have no problem with that fact. When Mr Bone bought the adjacent property he introduced himself explaining that he intended on growing olive trees on his property. He also stated that he would be processing the olives on his property. I had no problem with that as it's within the designated zoning for the property. However..... I do have a problem with this project going from an agricultural project to a commercial project. The project now that Mr Bone wants to do includes processing outside olives, a restaurant, weekly events and community crush days. This will greatly increase the car traffic on Kiler Canyon and also the driveway that we both share. This driveway, which is the old Kiler Canyon Road before it was straightened, is not wide enough for two cars to pass safely without one car having to pull over so the other car can pass. I may also add that there is a significant drop off on one side as you descend which is not reinforced with any type of retaining wall. Many a time I have had to back up the driveway when a truck or other vehicle is approaching coming the other way. The dust factor is another issue. This project should be reviewed by the Air Pollution Control District and an environmental study should be done. If this project is approved the traffic is going to be significantly increasing with the food truck deliveries for his proposed restaurant and flat bed trucks hauling outside olives to be crushed and then there are the regular cars attending special events. etc. The building itself where all these events and commercial operations are to take place is within 600 feet of my property line which is legal but will have a significant impact on my quality of life. Also there is only one entrance and exit from this property

If Mr Bone wants to process additional olives he has 55 acres on which he can plant more olive trees. I have no problem with that. Outside olive processing should not be allowed, neither should a commercial restaurant be allowed or multiple events be allowed. Mr Bone knew the zoning when he bought the property..... In my opinion I believe that he had intentions of turning this into a commercial operation from the start and felt that he could bully his way into doing what he wants. Mr Bone says he wants to be a "good neighbor" however that is not my interpretation of what a good neighbor is. I feel that for the type of project Mr Bone has proposed here he should have bought property that was zoned commercial. Any money Mr. Bone has



The Kiler Ridge Olive Farm weekend of November 7-9th

Cody Ferguson, Rogan Thompquist,

marta Annis to: jcoomer@co.slo.ca.us, brobeson@co.slo.ca.us,

11/13/2014 03:56 PM

Robert Halley, Jim Babcock, Holly Phipps, Vicky

Please respond to marta Annis

To whom it may concern

I am very angry and concerned about MR . Bones doing all the many things he does at his Olive Farm knowing he doesn't have approval from the county except for processing olives. This last weekend there were many cars and trucks going up and down our narrow road. Not only has the amount of traffic increased, and so has the noise factor and the amount of dust from the volume of cars and trucks going up and down all day long, especially on weekends. Such was this weekend! I was told that Mr Bones could not have any tours nor tasting nor gatherings but he is operating his business as if he had all the proper permits. He had a gathering which lasted till ten pm at the Kiler Ridge Olive Ridge farm on Saturday night on the eighth with loud music and many guests. I saw and heard many cars going up to his farm for this gathering. It sounded like a disc jockey type music, very loud and the guests were partying heavily from all the hollering they were all making!

After this last weekend, I hope there will be no repeats on this type of gatherings. Thank You

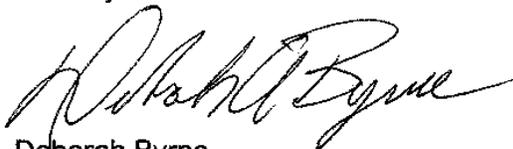
Marta Annis

spent in trying to implement all of this is really nobody's fault but his own as he knew from the start the zoning of the property he had bought. To assume that he would be able to do what he wanted anyway is presumptuous on his part.

Kiler Canyon Rd itself is still another issue which should be looked at. This is a narrow, curvy road with lots of blind curves. The road is over capacity as far as the traffic goes and has been for quite some time as the traffic study done in the early 80's shows. The traffic study done at that time showed Kiler Canyon Rd to be over capacity. That study was done quite some time ago and the traffic has increased significantly since that time.

I hope you will give this project proposed by Mr. Bone serious thought and Deny it it should not be mitigated as it does not fit into this area.

Thank you



Deborah Byrne
1285 Kiler Canyon Rd.
Paso Robles, CA 93446

805-975-8535

Vickie Shelby

10/9/14

Assistant to Supervisor Frank Mecham

RE: Bone request for 90day variance to import olives for processing prior to a landuse permit being approved.

One of the current justifications for allowing a 90 variance for the DRC 13-00096 application is that the applicant has current contracts with outside growers to press olives and that growers have no other place to turn to in order to process their olives and that would create an economic loss and hardship for them.

However, there are seven local olive processing facilities (see attached) that can process outside olives for others. There is no reason to allow a variance for the rationale that other facilities cannot be found.

In addition, contracts should not have been made with outside olive growers **in the first place** as the applicant never had a landuse permit to process outside olives. He also never had building permits or CAL FIRE permission for the restaurant, pizza kitchen, tasting room or the holding of special events. See attached restaurant menu.

Currently to my knowledge, the applicant has no acceptable application for a landuse permit as the application has been rejected by the County Planning Department as inadequate and needs to be revised. So it makes no sense to allow an exception to a land use requirement for a landuse permit that might not ever be issued in the first place.

Allowing a variance may cause issues in the future for the County by setting a use precedent that would force the issuance of landuse permit based on previously allowing a temporary variance.

One of the issues that would need to be addressed in a land use application would be dust from traffic on the existing county access road w/in 20' of an existing dwelling. Mitigation might require the access road to be chip sealed.

How would a 90 day variance beginning immediately mitigate road dust? Dust blows into the adjacent dwelling with the passing of each car and truck as witnessed in the past from unpermitted restaurant and tasting room traffic along with commercial vehicle supply traffic.

Even if there may be a temporary use allowed by CAL FIRE, that does not address the increased traffic along Kiler Canyon Rd. This road is dangerous as pedestrians and bicycles use this road constantly, it has no shoulders, is too narrow for a centerline and had a 1984 (approximate) road study stating that Kiler Canyon had already exceeded it's design capacity.

A new land use permit might address this issue with a new road study. But how would a 90 day variance address this issue?

Issuing a variance would prejudice a future landuse application by setting a precedent and this proposed variance should be rejected.

Holly Phipps, MCRP

North County & Winery Planner

976 Osos St, Rm 300

San Luis Obispo, CA 93408

Planning Commission Members,

This letter is in regard to the Kiler Ridge Olive Processing facility located at 1111 Kiler Canyon Road APNs 018-271-021 & 22 and DRCs2013-00096 BONE and DRC 2005-00084 (withdrawn).

The following is not a case of "Not In My Back Yard" syndrome. The applicant's land is zoned agricultural and none of the neighbors oppose an agricultural use. My own property is currently dry farmed and has been long before I purchased it approximately 30 years ago.

However, the amount of traffic, dust, car noise generated by the illegal restaurant, pizza kitchen, community crush days, importation of off-site olives for processing, jeep and bus tours should preclude this project being approved just as applying for a chicken ranch in downtown Paso would not be allowed. This operation has been in use for approximately four years without required land use or building tenant improvement permits for the commercial kitchen, events and tours and we have a good history of what the traffic generated will be based on past use.

At times there are good planning reasons NOT to approve a project and this project as proposed is one of them. This application is for a **discretionary** use permit...the use need not be allowed

Attached to this email are numerous supporting documents and related pictures. I have selected a few to give to you; however, there are many more related to this case.

Also ,if you are viewing a paper copy of this letter, included below is a link to Drop Box where you can access the above noted supporting documents and related pictures.

<https://www.dropbox.com/sh/6et8mfoeifw84k4/AACFeYdtnDwDUUpOYk7pFW70la?dl=0>

In 2006, a number of neighbors attended a MUP hearing DRC 2005-00084 regarding an application by Kiler Ridge Olive Farm (Mr.Greg Bone) to import outside olives for processing.

Approximately 20 neighbors went to the MUP hearing and had concerns about or objected to what the applicant was proposing. Most of the objections related to increased traffic, road safety, noise from machinery, and road dust. Half way through this meeting, the County Planning hearing officer suggested to Mr.Bone that he was not prepared for the meeting and the meeting was suspended and taken off calendar.

Shortly thereafter Mr Bone withdrew his MUP application, obtained a building permit for an ag building for processing on-site olives only and proceeded to do what he originally wanted to do without the MUP. Then in addition to processing outside olives for several years, having special events, tours and food parings , he opened up a pizza kitchen and a full blown restaurant (see attached menu) without a now required Conditional Use Permit (CUP).

The building is not sprinklered,*** there is only one means of access and egress, the access road width is not per County Fire Code or the Land Use Ordinance and there are no building permits for the restaurant, commercial kitchen and tasting room among other violations.

*****Fire Improvement Insp CDF**

*CAL FIRE/County Fire final granted 8/17/11, CIB. Final granted upon information provided by applicant that NO tasting or special events take(s) place within structure. The applicant is fully aware that changes to the use of structure, occupancy classification and/or square footage will require the installation of a commercial fire sprinkler system.
4/14/2009*

He held events such as a "First Annual Full Moon Rise Viewing" and other gatherings without proper permits. There is a letter included from CAL FIRE noting that any change in use from ag processing would require the building to be sprinklered as would any change in use.

Additionally, he has had large freeway type tour busses bringing people up to the property from as far away as Coachella Valley and Northern California.

In approximately April 2014, County Code Enforcement opened a case on his operation. As a result, his Health Department permit for the unpermitted commercial kitchen was withdrawn as he did not have a building permit for the commercial kitchen.

In November 2014, the County Planning Department issued a 90 day variance so that Mr Bone could process outside olives even though he had no MUP or CUP among other issues. After expiration of the variance last January, he has continued with his tour operations including jeep tours (see attached photos).

We now have an established traffic pattern that far exceeds the original estimate of 12 trips per day for the tasting room and employees and 8 trucks per day during the peak pressing season. Recently we have had a hard car count of 40+ cars for a single event.

This is a **discretionary** use permit. A restaurant, events, commercial kitchen, jeep tours, bus tours, food paring need not be allowed. Processing olives ONLY should be allowed as that is a consistent Ag Use, amplified music should not be allowed, the dirt road should be paved, tour busses should not be allowed, tasting, if allowed, should be by appointment only and at certain hours only. Hot food paring should not be allowed as the applicant will open a restaurant as he did in the past without permits and you can rest assured he will do it again. The commercial kitchen should be removed.

This project does not fit into the neighborhood as these uses are not Ag uses and should not be allowed. If the applicant wants a restaurant then move it downtown where it belongs.

Currently, on weekends there is constant traffic and traffic noise from approximately 1030 am until 5-5:30pm seven days a week. With each passing car a cloud of dust billows up and over my house. You need to have a referral to APCD regarding the road dust. It is not sufficient to just address vehicle emissions and not address road dust.

There is also a health risk from Valley Fever spores in the dust. If dust had time to settle out before hitting the residence, this would not be an issue.

The only way to mitigate dust is to chip seal or pave the access road.

When the previously unpermitted illegal restaurant (see attached menu) was in operation, gatherings went on until late in the evening. They held the First Annual Moon Rise event which carried on well into dark. All this took place without a Land Use Permit as the applicant had withdrawn his application in 2009 and then proceeded to do what he wanted to do anyway. This will all take place again unless the commercial kitchen is removed and a Health Department permit for a kitchen is not issued.

The only way you can mitigate the increased traffic on Kiler Canyon is to not allow the project as submitted, not allow the restaurant, not allow weekly events and not allow the importation of outside olives for processing.

In summation:

The access road should be **paved**.

The access road (Old Kiler Canyon) should be **widened** from 15'-18' to meet CAL Fire standards of 24' for a commercial use. Also the access road is not safe for two-way traffic.

A **road study** should be completed on Kiler Canyon proper as the road exceeded it's design limits many years ago. There is no shoulder on Kiler Canyon and site distance is limited to about 50' on some of the blind curves. The road is use for biking, hiking, jogging and even baby walks (hard to believe but true). The road is currently on bike trail maps, has bike races (just two weeks ago) and has had numerous car accidents (see attached pictures) over the years including three over the bank accidents.

There must be a **referral to Public Works** in the Environmental analysis. This should include a traffic counter study on the access road and a speed study on Kiler Canyon at the intersection of the access road and Kiler Canyon at the bottom of a steep hill. These are relatively simple and inexpensive studies and should be addressed as part of the Environmental Impact Analysis.

There must be a **referral to APCD** regarding road dust.

There should be a referral to **Environmental Health** regarding Valley Fever spores in the dust.

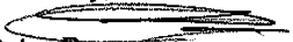
The project should be used for **processing olives** only.

Tours should be limited to appointment only.

THERE SHOULD BE NO RESTAURANT.

Again, this a **discretionary** use permit and some issues simply cannot be mitigated.

Sincerely,


Peter Byrne

805 235 9616

October 4th, 2014

Supervisor Mecham
County Government Building
San Luis Obispo, CA
Via: vshelby@slo.ca.us

Dear Supervisor Mecham,

I am writing to ask you to continue your support of the agricultural tradition of San Luis Obispo County. Specifically, I request that you hasten the approval of Gregg and Audrey Bone's conditional use permit (CUP) for their Kiler Ridge Olive Farm in time for this year's olive harvest.

My wife and I run an organic community supported farm on Kiler Canyon Road. We grow a mixture of fruit and vegetables, including oil olives for our specialty retail market. In the past we have had the pleasure of milling our olives at Kiler Ridge, but this year it has come to our attention that Kiler Ridge might not be able to mill "off site" olives this fall because their CUP has not yet been approved, although Kiler Ridge applied for their CUP in a timely manner and should be allowed to process "offsite" olives under the county's existing mill grace period. We understand that currently Kiler Ridge is only allowed to mill its own olives or its immediate neighbor's olives. This situation seems counter to the post harvest traditions of SLO County. One of the agricultural strengths of our beautiful and diverse county has historically been the possibility for a farm to set up processing equipment to handle their own and other local farms' products (nuts , fruit, milk and meat) , which helped farms stay viable because they were not entirely dependent on commodity prices or outside processors. This has helped keep jobs and a diverse variety of farms healthy and prosperous in our county of SLO.

When we have taken our olives to be milled at Kiler Ridge, it has always been a pleasure to see the care and concern Gregg Bone shows for aesthetics and the environment at his attractive, quiet, and efficient mill. We are aware that a small handful of vociferous neighbors, (who are not involved in agriculture) have objected to change on Kiler Canyon Road, specifically to Kiler Ridge operating as a financially sound farm, but we sincerely believe it is a positive change that will help keep our county agriculture interesting, diverse and healthy for

generations. Kiler Ridge is an asset to the neighborhood and community, and is one of the many world class attractions that bring people to San Luis Obispo County for the food, culture and life here. There has been much change in SLO recently, but let us not undermine the very things that make our county unique, attractive and economically stable.

Please help facilitate the finalization of Gregg Bone's CUP so he can continue with his real passion for growing and producing the highest quality olive oil possible, and fellow farmers can be assured of a local, state of the art mill to process their own olives each fall.

Sincerely,

Quill Chase

Quill Chase
Kiler Canyon CSA Farm
PO Box 2234
Paso Robles, CA, 93447
quillchase@gmail.com
805-239-9503



Fw: Regarding a possible 90day variance for Kiler Ridge facility to allow importation of offsite olives for processing prior to landuse approval

James Bergman, Matt Janssen, Holly Phipps,
Vicki Shelby to: Jill Coomer, Bill Robeson, Donnelly,
Laurie@CALFIRE

10/14/2014 08:47 AM

Cc: Frank Mecham

Here are some photos and and information we received today.

Vicki M. (Shelby) Fogleman
Legislative Assistant for
First District Supervisor Frank R. Mecham
1055 Monterey St., D430
San Luis Obispo CA 93408
(805) 781-4491/FAX (805) 781-1350

email: vshelby@co.slo.ca.us

"Thinking a smile all the time will keep your face youthful" - Frank G. Burgess
"Wrinkles should merely indicate where smiles have been" - Mark Twain

----- Forwarded by Vicki Shelby/BOS/COSLO on 10/14/2014 08:41 AM -----

From: Peter Byrne <peterpaso1@yahoo.com>
To: "laurie.donnely@fire.ca.gov" <laurie.donnely@fire.ca.gov>, "brobeson@co.slo.ca.us" <brobeson@co.slo.ca.us>, "hphipp@co.slo.us" <hphipp@co.slo.us>, Peter Byrne <peterpaso1@yahoo.com>, "vshelby@co.slo.ca.us" <vshelby@co.slo.ca.us>
Cc: Cody Ferguson <fergsbag@sbcglobal.net>, Rogan Thompquist <roganthompquist@hotmail.com>, Jim Babcock <jbabcock356@gmail.com>
Date: 10/13/2014 06:01 PM
Subject: Regarding a possible 90day variance for Kiler Ridge facility to allow importation of offsite olives for processing prior to landuse approval

It is my understanding that County Planning staff and CALFIRE will be coming out the week of October 14-17th for a site visit to evaluate the access road and possible fire requirements for a 90 day temporary variance to allow importation of offsite olives at the Kiler Ridge/ Bone olive processing facility.

The following link with attachments might be points to take into consideration during the site visit. Note signing up for DropBox is not required to view the photos. Hopefully, the link works. Let me know if it doesn't. Thanks!

Peter Byrne
805 235 9616

90 day variance



90 day variance

Shared with Dropbox

View on www.dropbox.com Preview by Yahoo

ATTACHMENT 5

Attached is a letter to Vickie Shelby from me addressing this proposition. Also attached is a link to a cloud with photos showing the placement of uncompacted fill on the original 15' wide access road to make it look 18' wide, a letter from CAL FIRE verifying the crack and subsiding fill, an overall picture of the access road and location of the dwelling adjacent to the access road, a tour bus stuck on Kiler Canyon Rd at the base of the access road, similar in size to previous tour buses allowed on site by the applicant and a copy of the menu from the unpermitted restaurant in operation for several years prior to closure by code enforcement. This restaurant in combination with ongoing tours generated a great deal of traffic on the



access road, Vickie Shelby10.docx CENTAL COAST OLIVE PROCESSING FACILITIES.docx



Olive Oil Milling

Richard Meisler

to:

fmecham

09/16/2014 02:53 PM

Cc:

"hphipps@co.slo.ca.us"

Hide Details

From: Richard Meisler <thefortunehunter@hotmail.com>

To: <fmecham@slo.ca.us>

Cc: "hphipps@co.slo.ca.us" <hphipps@co.slo.ca.us>

Supervisor Mecham, cc Holly Phipps , Planning Department I
County Government Building San Luis Obispo,CA

We are olive growers in SLO county . San Miguel Olive Farm. Harvest is right around the corner.

It is important that we can can rely on quality olive processing. Kiler ridge has the finest milling equipment are quality people to do the the processing.

It has been brought to my attention that the Gregg Bone facility is not allowed to mill olives off-site this year.

This has a negative impact for many of the olive growers in the community. Including SMOF. Gregg Bone has what we all need, clean milling and reputable business practices, including environmental sustainability.

County enforcement has shut down his ability to to mill off site olives although the ordinance finds him IN COMPLIANCE since he applied for the CUP before the grace period expired.

I am asking you Frank Mecham and Holly Phipps show support for this business facility and this family. Also addressing this issue properly.

Thank you,

Richard and Myrna Meisler

San Miguel Olive Farm



Planning department approval for Kiler Ridge olive milling

Peter Allman-Ward

to:

fmecham

09/19/2014 04:21 PM

Cc:

hphipp, cray, bgibson, ahill, darnold

Hide Details

From: "Peter Allman-Ward" <paw@allmanward.com> Sort List...

To: <fmecham@slo.ca.us>

Cc: <hphipp@co.slo.ca.us>, <cray@co.slo.ca.us>, <bgibson@co.slo.ca.us>, <ahill@co.slo.ca.us>, <darnold@co.slo.ca.us>

Dear Supervisor Mecham,

In 2001 my wife and I invested in the economic growth of San Luis Obispo County by planting both grapes and olives on my 250 acre property on Santa Rosa Creek Road, which we have owned since 1992. In 2006 I became aware of the plans to build and operate an olive milling operation at 1111 Kiler Canyon Road, and in October 2006 I emailed Karen Nail in the San Luis Obispo Planning Department to support Greg Bone's application to build an olive processing facility, which application was to be discussed at a public hearing to be held on November 3, 2006.

I find it incomprehensible that in the United States, supposedly the land of unparalleled efficiency, why the San Luis Obispo County Department of Planning and Building has failed to come to a decision after more than 7 years - and without even an explanation of the Department's reasons for its lack of progress.

In the last 10 years, we have all seen enormous economic growth in the northern part of San Luis Obispo county, mainly attributable to the expansion of the wine industry and the region's achievement of a (now) world-wide reputation. I believe the olive industry can also provide similar benefits, including attracting a similar type of high end tourism, but only if the county supports, rather than hinders its development. A significant requirement for the development of the olive oil industry is to have locally based and available milling capabilities, as olives degrade quickly after harvest. Accordingly, the San Luis Obispo County Planning Department must be responsive to any application to invest in the County's olive milling infrastructure.

It is not feasible, nor desirable, for each grower to build a milling capability to process his or her own fruit. Neither is it feasible to drive long distances to process harvested olives (for the reason stated above.)

As you may be aware, olive harvest season is imminent. It is critical, not just for me, but for all the others who have invested in our business of growing olives, to be able to rely on local milling services. I am led to understand that County Enforcement has shut down Kiler Ridge and Gregg Bone is not allowed to mill olives from off-site growers, even though he applied for a continued use permit before the grace period expired. Worst of all, after 7 years, the Planning Department still seems to be incapable of making a determination or being able to act on the CUP before this year's harvest occurs. Accordingly I may be forced either to abandon my crop, or pay someone outside the County to process my olives. Neither outcome makes me very happy, and should not make the County's Supervisors very happy either.

So, for all the reasons stated above, I wholeheartedly support Gregg Bone's olive milling facility at 1111 Kiler Canyon Road and request prompt issuance of a continued use permit for his activities to allow him to provide needed agricultural services to local growers.

Respectfully yours,
Peter Allman-Ward

Allman-Ward Associates, Inc.
11510 Santa Rosa Creek Road
Templeton, CA 93465
Tel: 805-238-3744 / 213-680-7743
Cell: 702-927-0640

Holly Phipps, MCRP

North County & Winery Planner

976 Osos St, Rm 300

San Luis Obispo, CA 93408

Planning Commission Members,

This letter is in regard to the Kiler Ridge Olive Processing facility located at 1111 Kiler Canyon Road APNs 018-271-021 & 22 and DRCs2013-00096 BONE and DRC 2005-00084 (withdrawn).

The following is not a case of "Not In My Back Yard" syndrome. The applicant's land is zoned agricultural and none of the neighbors oppose an agricultural use. My own property is currently dry farmed and has been long before I purchased it approximately 30 years ago.

However, the amount of traffic, dust, car noise generated by the illegal restaurant, pizza kitchen, community crush days, importation of off-site olives for processing, jeep and bus tours should preclude this project being approved just as applying for a chicken ranch in downtown Paso would not be allowed. This operation has been in use for approximately four years without required land use or building tenant improvement permits for the commercial kitchen, events and tours and we have a good history of what the traffic generated will be based on past use.

At times there are good planning reasons NOT to approve a project and this project as proposed is one of them. This application is for a **discretionary** use permit...the use need not be allowed

Attached to this email are numerous supporting documents and related pictures. I have selected a few to give to you; however, there are many more related to this case.

Also ,if you are viewing a paper copy of this letter, included below is a link to Drop Box where you can access the above noted supporting documents and related pictures.

<https://www.dropbox.com/sh/6et8mfoeifw84k4/AACFeYdtnDwDUUpOYk7pFW70la?dl=0>

In 2006, a number of neighbors attended a MUP hearing DRC 2005-00084 regarding an application by Kiler Ridge Olive Farm (Mr. Greg Bone) to import outside olives for processing.

Approximately 20 neighbors went to the MUP hearing and had concerns about or objected to what the applicant was proposing. Most of the objections related to increased traffic, road safety, noise from machinery, and road dust. Half way through this meeting, the County Planning hearing officer suggested to Mr. Bone that he was not prepared for the meeting and the meeting was suspended and taken off calendar.

Shortly thereafter Mr Bone withdrew his MUP application, obtained a building permit for an ag building for processing on-site olives only and proceeded to do what he originally wanted to do without the MUP. Then in addition to processing outside olives for several years, having special events, tours and food parings , he opened up a pizza kitchen and a full blown restaurant (see attached menu) without a now required Conditional Use Permit (CUP).

The building is not sprinklered,*** there is only one means of access and egress, the access road width is not per County Fire Code or the Land Use Ordinance and there are no building permits for the restaurant, commercial kitchen and tasting room among other violations.

*****Fire Improvement Insp CDF**

*CAL FIRE/County Fire final granted 8/17/11, CIB. Final granted upon information provided by applicant that NO tasting or special events take(s) place within structure. The applicant is fully aware that changes to the use of structure, occupancy classification and/or square footage will require the installation of a commercial fire sprinkler system.
4/14/2009*

He held events such as a "First Annual Full Moon Rise Viewing" and other gatherings without proper permits. There is a letter included from CAL FIRE noting that any change in use from ag processing would require the building to be sprinklered as would any change in use.

Additionally, he has had large freeway type tour busses bringing people up to the property from as far away as Coachella Valley and Northern California.

In approximately April 2014, County Code Enforcement opened a case on his operation. As a result, his Health Department permit for the unpermitted commercial kitchen was withdrawn as he did not have a building permit for the commercial kitchen.

In November 2014, the County Planning Department issued a 90 day variance so that Mr Bone could process outside olives even though he had no MUP or CUP among other issues. After expiration of the variance last January, he has continued with his tour operations including jeep tours (see attached photos).

We now have an established traffic pattern that far exceeds the original estimate of 12 trips per day for the tasting room and employees and 8 trucks per day during the peak pressing season. Recently we have had a hard car count of 40+ cars for a single event.

This is a **discretionary** use permit. A restaurant, events, commercial kitchen, jeep tours, bus tours, food paring need not be allowed. Processing olives **ONLY** should be allowed as that is a consistent Ag Use, amplified music should not be allowed, the dirt road should be paved, tour busses should not be allowed, tasting, if allowed, should be by appointment only and at certain hours only. Hot food paring should not be allowed as the applicant will open a restaurant as he did in the past without permits and you can rest assured he will do it again. The commercial kitchen should be removed.

This project does not fit into the neighborhood as these uses are not Ag uses and should not be allowed. If the applicant wants a restaurant then move it downtown where it belongs.

Currently, on weekends there is constant traffic and traffic noise from approximately 1030 am until 5-5:30pm seven days a week. With each passing car a cloud of dust billows up and over my house. You need to have a referral to APCD regarding the road dust. It is not sufficient to just address vehicle emissions and not address road dust.

There is also a health risk from Valley Fever spores in the dust. If dust had time to settle out before hitting the residence, this would not be an issue.

The only way to mitigate dust is to chip seal or pave the access road.

When the previously unpermitted illegal restaurant (see attached menu) was in operation, gatherings went on until late in the evening. They held the First Annual Moon Rise event which carried on well into dark. All this took place without a Land Use Permit as the applicant had withdrawn his application in 2009 and then proceeded to do what he wanted to do anyway. This will all take place again unless the commercial kitchen is removed and a Health Department permit for a kitchen is not issued.

The only way you can mitigate the increased traffic on Kiler Canyon is to not allow the project as submitted, not allow the restaurant, not allow weekly events and not allow the importation of outside olives for processing.

In summation:

The access road should be paved.

The access road (Old Kiler Canyon) should be **widened** from 15'-18' to meet CAL Fire standards of 24' for a commercial use. Also the access road is not safe for two-way traffic.

A road study should be completed on Kiler Canyon proper as the road exceeded it's design limits many years ago. There is no shoulder on Kiler Canyon and site distance is limited to about 50' on some of the blind curves. The road is use for biking, hiking, jogging and even baby walks (hard to believe but true). The road is currently on bike trail maps, has bike races (just two weeks ago) and has had numerous car accidents (see attached pictures) over the years including three over the bank accidents.

There must be a **referral to Public Works** in the Environmental analysis. This should include a traffic counter study on the access road and a speed study on Kiler Canyon at the intersection of the access road and Kiler Canyon at the bottom of a steep hill. These are relatively simple and inexpensive studies and should be addressed as part of the Environmental Impact Analysis.

There must be a **referral to APCD** regarding road dust.

There should be a referral to **Environmental Health** regarding Valley Fever spores in the dust.

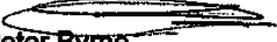
The project should be used for **processing olives** only.

Tours should be limited to appointment only.

THERE SHOULD BE NO RESTAURAUNT.

Again, this a **discretionary** use permit and some issues simply cannot be mitigated.

Sincerely,


Peter Byrne

805 235 9616



RE: Gregg Bone's Kiler Ridge Olive Farm CUP
nancy husten

to:

fmecham@co.slo.ca.us

09/29/2014 08:04 PM

Cc:

"hphipp@co.slo.ca.us", "cray@co.slo.ca.us", "bgibson@co.slo.ca.us", "ahill@co.slo.ca.us",
"darnold@co.slo.ca.us", "vshelby@co.slo.ca.us", "Pamela Jardini ."

Hide Details

From: nancy husten <njhusten@yahoo.com> Sort List...

To: "fmecham@co.slo.ca.us" <fmecham@co.slo.ca.us>

Cc: "hphipp@co.slo.ca.us" <hphipp@co.slo.ca.us>, "cray@co.slo.ca.us" <cray@co.slo.ca.us>, "bgibson@co.slo.ca.us" <bgibson@co.slo.ca.us>, "ahill@co.slo.ca.us" <ahill@co.slo.ca.us>, "darnold@co.slo.ca.us" <darnold@co.slo.ca.us>, "vshelby@co.slo.ca.us" <vshelby@co.slo.ca.us>, "Pamela Jardini ." <planningsolutions@charter.net>

Please respond to nancy husten <njhusten@yahoo.com>

To whom it may concern, 9-29-14

My name is Nancy Husten, I am the owner of San Luis Soap Co. located in San Luis Obispo, CA. Kiler Ridge Olive Farm has been an excellent customer of mine for the past few years. Gregg supplies me with his olive oil and I make soaps and Hand Balms for him to retail in his tasting showroom.

I've recently been made aware that Gregg and Audrey, owners of Kiler Ridge Olive Farm have applied for a conditional use permit. As a resident of San Luis Obispo for the past 39 years, I fully support their proposed plan as well as their current farm and business practices. With the north county wine industry getting such bad press regarding the water situation, I would think that *growing & promoting* diversity in agricultural tourism would benefit ALL.

Kiler Ridge Olive Farm is an attractive facility that fits in with the rural neighborhood and its owners have a commitment to environmental sustainability in farming, facility and milling operations.

Kiler Ridge Olive Farm is a jewel of the north county. It should be promoted and supported by our county officials.

Thank you for your consideration,
Nancy Husten



Kiler Ridge Milling

Paul Hoover

to:

fmecham, 'Gregg Bone', paul

09/17/2014 09:01 PM

Cc:

vshlby, hhipps, cray, bgibson, ahill, darnold

Hide Details

From: "Paul Hoover" <paul@stillwatersvineyards.com> Sort List...

To: <fmecham@slo.ca.us>, "Gregg Bone" <greggbone@kilerridge.com>, <paul@stillwatersvineyards.com>

Cc: <vshlby@co.ca.us>, <hhipps@co.slo.ca.us>, <cray@co.slo.ca.us>, <bgibson@co.slo.ca.us>, <ahill@co.slo.ca.us>, <darnold@co.slo.ca.us>

Please respond to <paul@stillwatersvineyards.com>

My husband and I came to San Luis Obispo County in 1976. We have been active members of the business community ever since that date. Whether in the hotel business, insurance industry, working in the Atascadero School District or as members of the active Winery tourism trade, we feel we have been huge participants in the growth of this county. We have owned our own vineyard and olive orchard for ten years in Paso Robles. During those ten years, we have turned our olive fruit from our pristine 125 year old orchard over to many different processors for our oil production. For the first four years of our production, we went out of the county to Los Olivos, because we could not find the right fit for our high standards. For two following years, we experimented unsuccessfully with some local crushers. Then we met Greg Bonne - he had the knowledge, he had the professionalism, he had the right equipment in a clean, environmentally friendly building. Just can't fathom to think what you think he may be doing wrong...

Olive harvest is beginning soon (with the extreme temps in North County, our grape harvest has been one for the record books - please do not take a viable and talented crusher away from us after all we have been through)

We have tried other milling sources for a couple of years, and watched our fruit sit out for days until they finally got their act together...Trust me, the Bonnes are our first and only choice for our fruit!

If Gregg is not allowed to mill off site sources of fruit, our olive oil business will also suffer greatly.

If Paso Robles is going to become a viable contender in the wine and olive oil business, we need to have professional processors with the milling capabilities to handle the amounts of fruit that it will take to put Paso on the map as an olive oil destination!

Supervisor Mecham - I request, and kind of demand, that you make this a priority and speed this thru all of the hoops and jumps that are required. Kiler Ridge Oil Processing is a small, locally owned facility that is serving many other SMALL, locally owned businesses. They are what will keep Paso strong. By shutting down their rights to do business, you are only hurting all of us who truly have faith in you to help us keep our businesses

alive. We know you will do the right thing!

Patricia Hoover

STILL WATERS VINEYARDS
CELL 805.235.6538
TASTING ROOM 805.237.9231
WWW.STILLWATERSVINEYARDS.COM

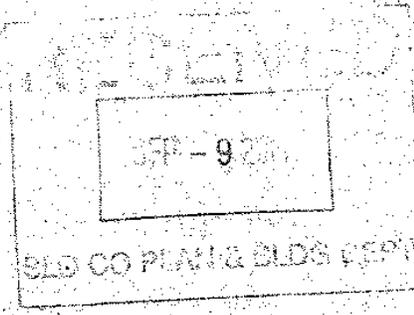
9-7-14

Dear Holly Phipps,

Thank You for your letter regarding re Bone DRC 2013-00096 Landuse permit and this opportunity to comment. This project is incompatible with the area and should be denied, not mitigated. As per your letter we endorse your three points as we see them as effecting us personally, less safe of a drive, on our already overdriven road. We agree with the following three points:

- ① So we are talking 7 days a week, much of the time till 10 p.m for the restaurant and special events. There are no limits on the hours of operation for milling outside olives.
- ② In approximately 1984, there was a road study that determined Kiler Canyon was at it's maximum design traffic capacity. That was 30 years ago, We need no more traffic.
- ③ A landuse permit is a discretionary permit and need not be issued.

Sincerely,
Residents of Kiler Canyon



9/7/14

Attention Holly Philips,

As a Kiler Canyon Rd. resident I appreciate this opportunity to voice my opinion against approval of Bone DRC 2013-00096 Land use permit.

The Road is already overused and dangerous to use.

Thank You,
Kiler Canyon Rd. resident

RECEIVED
SEP - 91
SLO CO PLAN & BLDG DEPT



Kiler Ridge milling services

Kay Mangone

to:

fmecham@slo.ca.us

09/26/2014 01:12 PM

Cc:

"hphipp@slo.ca.us", "cray@slo.ca.us", "bgibson@slo.ca.us", "ahill@slo.ca.us",
"darnold@slo.ca.us"

Hide Details

From: Kay Mangone <colinavistaranch@att.net> Sort List...

To: "fmecham@slo.ca.us" <fmecham@slo.ca.us>

Cc: "hphipp@slo.ca.us" <hphipp@slo.ca.us>, "cray@slo.ca.us" <cray@slo.ca.us>, "bgibson@slo.ca.us" <bgibson@slo.ca.us>, "ahill@slo.ca.us" <ahill@slo.ca.us>, "darnold@slo.ca.us" <darnold@slo.ca.us>

Please respond to Kay Mangone <colinavistaranch@att.net>

Dear Supervisor Mecham:

My husband and I own a small olive farm in Paso Robles. Yesterday, since our Tuscan varietals are ready for harvesting, Mario called Gregg Bone at Kiler Ridge to set up a date for next week. Gregg informed him he is prohibited from milling off-site olives this year.

As Treasurer of the Central Coast Olive Growers, with 70+ member growers, I am well aware of the new olive processing ordinances passed by the supervisors. I am also aware there was an 18 month grace period so all mills in the county can get in compliance. When Gregg milled our olives last year, he informed us he had applied for his Conditional Use Permit before the grace period would expire, so therefore should not be in violation of the ordinance. We understand his issue will not be resolved by harvest for this year.

Kiler Ridge has milled our olives for the last 2 years and they are the closest mill to our farm, which allows us to go straight from harvest to milling in the shortest amount of time. We have won several awards for our oil, all of which were milled by Kiler Ridge.

We called around yesterday, and 2 of the last 4 mills left in SLO county will not be operable in time for our harvest. So now what are we to do? With the loss of 3 of the 5 mills in SLO county, must we go outside the county to mill our olives?

Gregg Bone has extensive knowledge on growing, harvesting, and milling olives and, since we are new to olive farming, has been our go-to person when we have questions and concerns.

Please show your support for us and all other small agricultural businesses and help resolve this problem for Gregg at Kiler Ridge and all other olive mills in San Luis Obispo County.

Thank you,

Kay Mangone
Colina Vista Ranch
Calabrese Extra Virgin Olive Oil
(805) 239-1045



Olive Processing and Gregg Bone's Kiler Ridge Olive Farm CUP
Kathryn Keeler

to:

vshelby

09/17/2014 03:47 PM

Cc:

hphipps, cray, bgibson, ahill, darnold, Stuart de Haaff

Hide Details

From: Kathryn Keeler <kathrynkeeler1@gmail.com> Sort List...

To: vshelby@slo.ca.us

Cc: hphipps@co.slo.ca.us, cray@co.slo.ca.us, bgibson@co.slo.ca.us, ahill@co.slo.ca.us, darnold@co.slo.ca.us, Stuart de Haaff <stuartdehaaff@gmail.com>

Dear Supervisor Mecham,

We bought our property in the Ranchita Canyon nine years ago in the hopes of establishing a family farm, much as my Grandfather had done. It took six long years for the trees to grow sufficiently that we had enough olives for oil, which we pressed ourselves. We quickly learned that pressing olives oneself does not produce the quality of oil one needs to become certified extra virgin, let alone award-winning.

By our second year of olive oil production, we began searching for olive mills, only to find there were very few olive mills on the central coast. One is a mobile mill and requires a minimum of three tons of olives. There are few that will press small lot batches, such as ours.

We finally did find a mill for our 2012-2013 season. The oil from that season was not only certified extra virgin, but we won three awards for the oil that year. Those small victories were enough to launch our small business in the direction we had hoped.

We spent a great deal of time researching Health Department Requirements and passing our inspection, all to become ready to sell our product to the public. We spent the time personally to develop, set up, and maintain a website and e-commerce site and begin marketing our oil, all the while tending to our 2013-2014 crop, which was looking to be the best crop we've ever had. Arrangements were made at a mill other than Kiler Ridge for the milling, the olives were constantly monitored and picked on November 2nd at the most optimal ripeness, and we delivered the olives within hours of picking.

When we called the mill to find out when we could pick up our oil, they couldn't find it -- for two weeks. We began to panic. We called and emailed, and it was not until mid-December we were told we could pick up our olives. Long story short, the mill had had a problem with it and hadn't told us. All of our hard work of nine years and the especially hard work to establish our business in the last year was gone because we had no olives to sell.

We made the decision that this was never going to happen to us again and we were going to find a mill that implemented strict standards, so that we were never harmed in this manner again. However, as I learned, there are very few mills on the Central Coast. Some of these mills have quantity standards. Of the remaining mills, there is only one mill, Kiler Ridge, that has the highest standards and rigorous protocol and is reliable and runs its mill as a quality business. Kiler Ridge treats their clients' olives as they would treat their own,

After speaking with Mr. Bone, we went over and toured his facility and decided Kiler Ridge would be the best mill to mill our olives. We have attempted to get past the devastating loss to our business by the other mill mishandling our olives and felt a positive plan of action would move us forward in the correct direction. We have spent the year nurturing and growing our trees. We had planned to take our olives to Kiler Ridge for milling in several weeks.

If we cannot take our olives to Kiler Ridge, we have no acceptable options and may have to throw out our entire year's harvest. When we have to do that, we may just need to make the decision that with all of the government regulation required to go into business, and now the government interference in Mr. Bone's attempt to run a business, it may just be too hard to do business on the Central Coast, which is a terrible loss to us, especially since we just planted 120 more trees this spring.

We encourage you to support Gregg Bone's CUP request promptly. You will not only be supporting a local business, Kiler Ridge, but all of the local olive growers that Kiler Ridge supports by milling their olives, thus, keeping our businesses running, which also benefits the economy through label designer, printers, bottle distributors, local shipping companies, and people we hire to help us work on our farm. The loss of Kiler Ridge to the local olive growers would be a terrible loss to the community, the local olive growers, and the Central Coast economy.

Please promptly support and encourage the other Supervisors to support and approve Mr. Bone's CUP application. Our olives are literally hanging on each of your decisions.

Thank you.

Very truly yours,

Kathryn A. Keeler and Stuart M. de Haaff
Rancho Azul y Oro
www.ranchoazulyoro.com
(T) [818.225.9325](tel:818.225.9325)
(C) [818.929.9054](tel:818.929.9054)



Olive processing in the central coast
Terrace Hill to: vshelby@co.slo.ca.us
"audreyburnam@kileridge.com", Gregg Bone,
Cc: "hphipps@co.slo.ca.us", "cray@co.slo.ca.us",
"bgibson@co.slo.ca.us", "ahill@co.slo.ca.us",

09/23/2014 07:57 AM

Dear Supervisor Mecham,

My wife Shannon and I are small growers of olives in San Miguel.

We have about 1,700 trees on 18 acres.

We would like to express our support for Greg and Audrey of Kiler Ridge milling to continue to mill olives while their Conditional Use Permit is being processed.

As you know there are a very limited number of locations to mill our olives into oil in the central coast. Greg and Audrey offer great services at fair price. Without facilities such as theirs we would be unable to mill our olives.

Please allow them to continue to help local growers who have enough issues dealing with the drought and other expenses.

Thank you for your consideration

Frank Tucker
Terrace Hill



Landuse Application DRC 2013-00096 Bone
Gwen Severson

to:

hphipps

09/04/2014 11:11 AM

Sent by:

gwenseverson@gmail.com

Hide Details

From: Gwen Severson <gwen@gwenseverson.com>

To: hphipps@co.slo.ca.us

Sent by: gwenseverson@gmail.com

History: This message has been replied to.

Hi Holly,

I live at 1680 Kiler Canyon Rd and we are grape growers and have lived here since 2006. I am also a local realtor and care a lot about our neighborhood and our community.

I have been up to Kiler Ridge and I like what I have seen. Greg and Audry have been great hosts, willing to teach anyone about the olive oil making process and eager to help locals who even want to process their own olives. I think what they have been doing has been great. We have sent friends there countless times, because it's a nice change from the regular winery tours.

I am not concerned about increased traffic on Kiler Canyon. We have already noticed it pick up since we moved in, and unfortunately it's just the way things go when you live in the heart of one of the best wine countries in the world. Our neighbors are making award winning wines and that is bringing plenty of traffic to Kiler Canyon. I really don't see the Bone's project as being a nuisance in any way.

--

Gwen Severson, Realtor

Certified Luxury Home Marketing Specialist

Re/Max Parkside Real Estate

DRE License # 01307227

Cell 805-610-6517

gwen@gwenseverson.com

www.gwenseverson.com



Kiler Ridge Olive Farm - CUP (Conditional Use Permit)

Robert Stevens

to:

Supervisor Mecham

09/30/2014 02:33 PM

Cc:

Supervisor Mecham, Supervisor Mecham, Supervisor Mecham, Supervisor Mecham,
Supervisor Mecham, Michelle Kalish

Hide Details

From: Robert Stevens <bobcumae@gmail.com> Sort List...

To: Supervisor Mecham <vshelby@co.slo.ca.us>

Cc: Supervisor Mecham <ahill@co.slo.ca.us>, Supervisor Mecham <bgibson@co.slo.ca.us>,
Supervisor Mecham <cray@co.slo.ca.us>, Supervisor Mecham <darnold@co.slo.ca.us>,
Supervisor Mecham <hphipps@co.slo.ca.us>, Michelle Kalish <michellecumae@gmail.com>

Supervisor Mecham,

My name is Bob Stevens and we bought our property off of Adelaida Road in 2000 after decades of enjoying long visits in and around Paso Robles, even went fishing with my late Farther on Nacimiento lake in the 60's. Paso Robles for decades became my sanctuary. Unlike the Bay Area it has always held great promise where people treated each other with respect, acceptance and fairness.

We planted our fist olive trees in 2003 and started Cumae Ranch. Kiler Ridge is where we prefer to mill our crop. Kiler Ridge is the closest, very dependable, provides excellent advise and in my opinion the most professional. If I can not mill at Kiler Ridge, I will most like not harvest this year, which will be a personal business lost for me but also another crop reduction for the great county of San Luis Obispo.

My confidence in the political leadership of this county is beginning to wavier and the promise which I once thought Paso Robles held is fading.

I ask you *Mr. Frank Mecham* what can you do to restore my believe in the political leadership for San Luis Obispo county.

Sincerely

Bob Stevens
Owner of Cumae Olive Oil Ranch.



Olive Oil Request
Andy Niner

to:

fmecham@slo.ca.us
09/16/2014 12:05 PM

Cc:

"hphipps@co.slo.ca.us", "cray@co.slo.ca.us", "bgibson@co.slo.ca.us", "ahill@co.slo.ca.us",
"darnold@co.slo.ca.us"

Hide Details

From: Andy Niner <aniner@ninerwine.com> Sort List...

To: "fmecham@slo.ca.us" <fmecham@slo.ca.us>

Cc: "hphipps@co.slo.ca.us" <hphipps@co.slo.ca.us>, "cray@co.slo.ca.us" <cray@co.slo.ca.us>, "bgibson@co.slo.ca.us" <bgibson@co.slo.ca.us>, "ahill@co.slo.ca.us" <ahill@co.slo.ca.us>, "darnold@co.slo.ca.us" <darnold@co.slo.ca.us>

Dear Supervisor Mecham,

I'm writing to request that you do what you can to make sure current olive oil milling CUP applications are processed in time for this year's harvest.

A little background:

- I'm the President of Niner Wine Estates and live in San Luis Obispo.
- Our core business is wine but we have a total of 351 olive trees on our property.
- We have historically harvested our olives every fall to make olive oil which we bottle and sell out of our tasting room.
- We have used Gregg at Kiler Ridge to mill our olives in the past because of his knowledge and commitment to quality.

Our issue:

- We do not have milling equipment on-site and it does not make sense for us to invest in it given our current business model and focus.
- We are 2-3 weeks away from harvesting the olives and have been told we can't use Kiler Ridge this year as their CUP permit has not been processed.
- We do not have a satisfactory alternative to Kiler Ridge as we have concerns about the quality of mobile on-site millers (we'd rather not make olive oil than compromise quality) and trucking our olives out of the county does not make financial sense.

Our request:

- Please do what you can to make sure current CUP applications are processed in time for harvest (2-3 weeks) so we can mill our olives at Kiler Ridge.
- In doing so you will be supporting us and lots of growers like us. Specifically small businesses where it doesn't make sense to invest in milling equipment but want to make quality olive oil – in this county – out of olives we grow ourselves.

Thank you very much. If you have any interest in chatting about this further please don't hesitate to contact me on my cell phone (below).

Best regards,
Andy Niner

Cell: 805-458-0933



RE: Olive Processing and Gregg Bone's Kiler Ridge Olive Farm CUP

Barry Ross to: fmecham

09/25/2014 10:48 AM

Cc: hphipps, cray, bgibson, ahill, darnold

-second attempt-

Hello Frank,
You & I have met and discussed many PR city and recently SLO county issues over the last 9 years. I have always found you to be very supportive of business, agriculture & critical businesses needed in SLO North County.

I write you today to ask for your support of the local services provided by Gregg Bone's Kiler Ridge Olive Farm - Olive Oil Mill. My wife & I are Olive Growers and have been exclusively using the milling services which Gregg provides. It's important for us to be able to rely on local milling services since it is not feasible to travel long distances to possible other milling services due to degradation of the Olives during the 1st few hours after they have been harvested. It is also not financially feasible for us to purchase our own olive mill, especially for the small quantity we harvest.

From what we understand so far; Gregg has submitted a CUP which will not be processed through the Planning Department in time for this season. County Enforcement has shut down his ability to mill off-site olives even though the ordinance finds him in compliance since he applied for the CUP before the grace period expired.

Thus Gregg's facility is not allowed to mill off-site olives this year! If this is true, this will affect both us and many other olive growers in our area, and most likely will negatively impact the viability of the olive oil business in SLO County.

We plan to begin our 2014 olive harvest season as-soon-as within the next 30-45 days.

We ask you, other county supervisors & county staff to do whatever you can to support agriculture and small business in SLO County by addressing this issue promptly.

After all, local milling capacity in SLO County is critical, and the quality & efficiency of Gregg's milling and his attention to processing fruit quickly before it degrades, is absolutely necessary for smaller SLO county Olive Growers & Olive Oil Producers. Gregg's facility is a clean, beautiful & a quiet facility that fits the agricultural setting for which it was designed & built.

Thank you in advance for your support & county reconsideration & prompt resolution of this matter.
Feel free to cc this e-mail to your other staff, supervisors or other SLO county staff.
Barry Ross
Barry & Linda Ross
Templeton, CA

Janet Thompquist
1045 Kiler Canyon Road
Paso Robles, Ca 93446

August 2, 2014

Holly Phillips, CRP
North County and Winery Planner
976 Osos Street, Room 300
San Luis Obispo, CA 93408

Re: **DRC 2013-00096 Bone**

Dear Ms. Phillips,

I believe this land use permit should be denied. The proposed project for these parcels is not compatible with the rural residential neighborhood where the property lies.

1.) In November 2006 the applicant was told by a planning department staff member that this may not be the right site for this project. At that initial meeting neighbors had gathered to express their concerns. The applicant went ahead and built "a barn" on top of the hill anyway. Now, eight years later, the same concerns exist.

2.) In 2009 the applicant met with a newly elected Supervisor Mecham and **promised** that if a permit were granted to install machinery in "the barn," **only on-site olives would be processed there.** However, I believe off-site olives have already been processed there, even before this permit was requested. This is now being called the "existing permitted building."

3.) Without a permit, the applicant has already operated what some call a specialty grocery store, a kitchen with menus published on their website, special events creating traffic on a narrow windy road and noise into the night. At one lunch time event there were over 50 cars, so more than the 50 person limit that is now being suggested. I am concerned that any mitigation could not be enforced.

4.) To fund a new orchard on agricultural land, owning a restaurant is a fine idea. But **putting that restaurant on the agricultural land in a rural residential zone would be a very bad precedent.** Commercial properties zoned for a factory, restaurant, art exhibits, and special events are still available locally. Granting this property a conditional land use permit is unnecessary and inappropriate from the planning perspective.

5.) **Unauthorized activities have been allowed to go on for many years.** Unfortunately, momentum has been building as employees, customers, facebook friends, and vendors have been drawn into illegitimate doings. I support the County in taking responsibility; this permit application should be rejected.

Thank you for your consideration,

Janet Thompquist
Janet Thompquist

RECEIVED
AUG 11 2014
SLO CO PLAN & BLDG DEPT

8/25/14

RE: Land Use Application DRC 2013-00096 Bone

To Whom it May Concern

My property abuts the applicant Mr. Bone. I'll start by saying that I have lived here 30 years and knew when I moved here that it was zoned agricultural. I have no problem with that fact. When Mr. Bone bought the adjacent property he introduced himself explaining that he intended on growing olive trees on his property. He also stated that he would be processing the olives that he grew on his property. I had no problem with that as it's within the designated zoning for the property. However..... I do have a problem with this project going from an agricultural project to a commercial project

The project now that Mr. Bone wants to do includes processing outside olives, a restaurant, weekly events and community crush days. This will greatly increase the car traffic on Kiler Canyon and also the driveway that we both share. This driveway, which is the old Kiler Canyon Road before it was straightened, is not wide enough for two cars to pass safely without one car having to pull over so the other car can pass. I may also add that there is a significant drop off on one side as you descend and the road is not reinforced with any type of retaining wall. Many a time I have had to back up the driveway when a truck or other vehicle is approaching coming the other way.

This traffic is going to be significantly increasing with the food truck deliveries for his proposed restaurant and the flat bed trucks hauling outside olives to be crushed. In addition, there will be the cars attending special events and going to the restaurant.

The building itself where all these events and commercial operations are to take place is within 600 feet of my property line which is legal but will have a significant impact on my quality of life as the access driveway is right on my property line and only 30 feet from my secondary dwelling!. The driveway used by both of us is a dirt road and the dust raised by traffic is an issue now. Additional traffic will create even more dust!

Also there is only one entrance and exit from this property and, as I understand it, events require two exits and two points of access.

If Mr. Bone wants to process additional olives he has 55 acres on which he can plant more olive trees. I have no problem with that. Outside olive processing should not be allowed, neither should a commercial restaurant be allowed or multiple events be

allowed, neither should a commercial restaurant be allowed or multiple events be allowed.

Mr. Bone knew the zoning when he bought the property..... In my opinion I believe that he had intentions of turning this into a commercial operation from the start and felt that he could bully his way into doing what he wants. Mr. Bone says he wants to be a "good neighbor"; however that is not my interpretation of what a good neighbor is. I feel that for the type of project Mr. Bone has proposed here he should have bought property that was zoned commercial. Any money Mr. Bone has spent in trying to implement all of this is really nobody's fault but his own as he knew from the start the zoning of the property he had bought. To assume that he would be able to do what he wanted anyway is presumptuous on his part.

Kiler Canyon Rd itself is still another issue which should be looked at. This is a narrow, curvy road with lots of blind curves. The road is over capacity as far as the traffic goes and has been for quite some time as the traffic study done in the early 80's shows. The traffic study done at that time showed Kiler Canyon Rd to be over capacity. That study was done quite some time ago and the traffic has only increased since that time.

I hope you will give this project proposed by Mr. Bone serious thought and Deny it it should not be mitigated as it does not fit into this area.

Thank you,


Deborah Byrne
1285 Kiler Canyon Rd.
Paso Robles, CA 93446

805-975-8535

August 7, 2014

We are opposed to the restaurant/event center being planned for 1111 Kiler Canyon Rd.

This is a residential/farming community and a restaurant just does not fit! Also, Kiler Canyon Rd would see increased traffic; which we don't think it could handle.

We live on Arbor Rd. and it would increase traffic on our dirt road - which it could not handle.

We have searched to find building codes and fire codes for straw bale construction and have not found any. Straw bale sounds like a bad idea for a restaurant/event center.

Betty & Joe Wilkowski
1135 Arbor Rd
Paso Robles 238-0308

Janet Thompquist
1045 Kiler Canyon Road
Paso Robles, Ca 93446

August 2, 2014

Holly Phillips, CRP
North County and Winery Planner
976 Osos Street, Room 300
San Luis Obispo, CA 93408

Re: **DRC 2013-00096 Bone**

Dear Ms. Phillips,

I believe this land use permit should be denied. The proposed project for these parcels is not compatible with the rural residential neighborhood where the property lies.

1.) **In November 2006 the applicant was told by a planning department staff member that this may not be the right site for this project.** At that initial meeting neighbors had gathered to express their concerns. The applicant went ahead and built "a barn" on top of the hill anyway. Now, eight years later, the same concerns exist.

2.) In 2009 the applicant met with a newly elected Supervisor Mecham and **promised that if a permit were granted to install machinery in "the barn," only on-site olives would be processed there.** However, I believe off-site olives have already been processed there, even before this permit was requested. This is now being called the "existing permitted building."

3.) Without a permit, the applicant has already operated what some call a specialty grocery store, a kitchen with menus published on their website, special events creating traffic on a narrow windy road and noise into the night. At one lunch time event there were over 50 cars, so more than the 50 person limit that is now being suggested. **I am concerned that any mitigation could not be enforced.**

4.) To fund a new orchard on agricultural land, owning a restaurant is a fine idea. But **putting that restaurant on the agricultural land in a rural residential zone would be a very bad precedent.** Commercial properties zoned for a factory, restaurant, art exhibits, and special events are still available locally. Granting this property a conditional land use permit is unnecessary and inappropriate from the planning perspective.

5.) **Unauthorized activities have been allowed to go on for many years.** Unfortunately, momentum has been building as employees, customers, facebook friends, and vendors have been drawn into illegitimate doings. I support the County in taking responsibility; this permit application should be rejected.

Thank you for your consideration,

Janet Thompquist
Janet Thompquist



Bone DRC2013-00096 Landuse permit

Matt Dusi

to:

hphipps@co.slo.ca.us

08/25/2014 03:03 PM

Cc:

"Joni Dusi (jonidusi@gmail.com)"

Hide Details

From: Matt Dusi <MwDusi@michaeldusitrucking.com>

To: "hphipps@co.slo.ca.us" <hphipps@co.slo.ca.us>

Cc: "Joni Dusi (jonidusi@gmail.com)" <jonidusi@gmail.com>

Good afternoon Ms. Phipps,

I recently received a letter from a landowner on Kiler Canyon Road requesting that other landowners in the area reach out in regards to our position about the request by Kiler Ridge Olive Oil to crush olives for third party customers, and to increase hours of their restaurant operation.

My Family owns and operates a vineyard on Kiler Canyon Road, and we wanted to reach out and let you know that we fully support the approval of allowing Kiler Ridge to both process fruit for third parties, and approve extension of their restaurant permit hours.

Allowing Kiler Ridge to process olives for third parties provides a valuable service for olive growers in the area. There are many olive growers in the area who do not have access to updated processing equipment, and this will not only help with the viability of Kiler Ridge, but also increases the chances of a small olive producer to improve their business....investing in marketing instead of investing in their own processing equipment.

Further, processing for third parties offers a diversification of revenue streams for the property owner, which helps the viability of his business. It is in the best interest of the community to support a reasonable request by a local business, which may ultimately help them succeed; hiring people, investing in their property, paying taxes, and being an overall positive to the community.

I know there are property owners on Kiler Canyon Road that do not wish to see the proposed items approved. I wanted to send a brief letter to let you know that not all property owners on Kiler Canyon oppose this project, and hope that the County planners would strongly consider requests that would enable a business to improve/succeed.

Best Regards
Matt Dusi

August 7, 2014

We are opposed to the restaurant/event center being planned for 1111 Keler Canyon Rd.

This is a residential/farming community and a restaurant just does not fit! Also, Keler Canyon Rd would see increased traffic, which we don't think it could handle.

We live on Arbor Rd. and it would increase traffic on our dirt road - which it could not handle.

We have searched to find building codes and fire codes for straw bale construction and have not found any. Straw bale sounds like a bad idea for a restaurant/event center.

Betty & Joe Mikowski
1135 Arbor Rd
Paw Rocks 238-0308

RECEIVED
11/20/14
SLO CO PLAN & BLDG DEPT

July 23, 2014

To: Holly Phipps, MCRP

RECEIVED

From: Dr. Craig Kelso & Dr.
Carolyn Kelso

JUL 25 2014

101 Kiler Canyon Road
Paso Robles, CA 93446
805-238-2285

PLANNING & BUILDING

Carolyn and I were just made aware of an application DRC 2013-00096 Bone submitted for approval. We have concerns and we would like to express them to you *since we live at the mouth of Kiler Canyon Road and South Vine.*

As you may be aware South Vine has multiplied its use since an office complex and a Marriott Hotel went in six or so years ago. The traffic has greatly increased along this frontage road. To add more traffic will only create more problems.

Carolyn and I have visited the family owned business (Kiler Ridge), and found it enjoyable. That said, the term family owned where they use their own olives is the key. To change the dynamics of this business into a restaurant and a processing plant from other olive growers will change greatly the traffic flow on this already very limited/restricted road. It is a country road, not a highway. From what I read in approximately 1984, there was a County road study conducted that determined Kiler Canyon was at maximum design traffic capacity. This study was none 30 years ago. My wife, Carolyn and I have been living on this corner, 101 Kiler Canyon for almost 30 years. The residential development on Kiler Canyon Road is much greater. The traffic is much greater. To suggest adding a restaurant and a processing business up this road would surely create a danger to those driving and wear and tear on the road. We waited 25 years for the county to renew the asphalt. We certainly do not want to witness the burden of added wear and tear on this road. The Kiler Canyon community lives on a community road, not a highway. If, we lived on highway 46, no problem. Please consider the lifestyle of this community and do not issue a permit.

Craig Kelso and Carolyn A. Kelso

RESIDENTS OF KILER CANYON

A land use application DRC 2013-00096 Bone has been filed with the County of San Luis Obispo to establish a full time RESTAURANT, EVENT CENTER and a COMMERCIAL OLIVE PROCESSING FACILITY @ 1111 Kiler Canyon Road @ the current Kiler Ridge Olive Farm located approximately 1.25 miles from South Vine Street.

PLEASE READ THE PROJECT DESCRIPTION INCLUDED IN THIS ENVELOPE!

The County case planner is currently accepting input from area residents regarding this application, but the time frame to submit your comments in writing or via email is short.

The County case planner for the project will be including your comments in her presentation to the Planning Commission in an upcoming hearing, at which time you will also be allowed to speak out on this project.

The existing facility is currently permitted to process olives grown onsite ONLY.

The applicant is applying to bring in olives from the surrounding areas for processing resulting in increased truck traffic on Kiler Canyon Road.

The applicant is also applying to operate a full time RESTAURANT @ this location. The proposed hours of operation are Thursday through Sunday from 11 am to 10 pm.

This proposed operation will include tours, olive oil tasting, food paring, 1-2 "Community Crush Days" per harvest season of approximately 20 cars (40 car trips for each crush), retail sales and weekly SPECIAL EVENTS in addition to the restaurant and outside olive processing.

If approved, Kiler Ridge will operate 7 days a week, much of the time till 10pm for the restaurant and special events. There are no limits proposed on the hours of operation for milling of outside olives. This would allow for a 24 hour a day industrial operation.

In approximately 1984, there was a County road study conducted that determined Kiler Canyon was at maximum design traffic capacity. That was 30 years ago. The Canyon population has grown substantially since then and we certainly don't need more traffic.

This requested land use permit by Kiler Ridge Olive Farm is a discretionary permit and need not be issued by the County. The proposed project is incompatible with our rural residential setting, our canyon road and SHOULD BE DENIED, not mitigated.

Please send the pre-addressed, pre-stamped envelope to Holly Phipps (case planner) with your comments on this project or email her hhipps@co.slo.ca.us or call her at 805-781-1162 regarding Bone DRC2013-00096 land use permit application. Call Peter @ 805- 235-9616 for additional information.

Project Description

1. Existing land use permit and building permit

Currently, the project site is permitted to process olives grown on-site and a tasting room that is incidental to the primary use of producing olive oil. All new land uses requested in this CUP, will take place within the existing permitted building or covered patio area.

2. Olive Oil Processing

The applicant is currently permitted to process on-site olives; they are requesting to process both on-site and off-site olives. The olive harvesting and milling season is approximately November through January with the bulk of the harvesting occurring in November.

The maximum equipment processing capability is 2 tons of olives per hour (about 5 bins). In their experience, a full day of off-site only milling would require the delivery of approximately 9 tons of olives; the delivery of this quantity would arrive in either 2 large flatbed trucks or 7 pick-up trucks with small trailers or a combination of these two means of delivery.

On the applicant's "community crush day", where they mill for very small olive growers for free or at a very low cost, they expect to have more traffic – approximately 20 cars on the community crush day (this is a single day during the harvesting and milling season). If there is a higher demand from the community, they would expand the community crush day to two days.

The applicants will be adding "table olives" to their agricultural activities. These olives are also grown on site and will "cure" in barrels in the existing agricultural processing facility; no off-site processing of olives for "table olives" is proposed.

They are currently certified by the state for olive milling and will be required by the state to be certified for producing table olives.

3. Retail Sales

The applicants' agricultural related retail sales include olive oil, candles made with olive oil and cosmetic products such as soaps etc. made with olive oil. Also sold are items with the company's logo such as hats, aprons, dishtowels and miscellaneous books, (cookbooks emphasizing cooking with olive oil or technical books regarding the process of olive oil production) specialty packaged foods (balsamic vinegar, imported pasta – items directly related to showcasing olive oil) and artwork.

4. Restaurant

The applicant wishes to establish a restaurant on-site that would show case their olive oil in food preparation and consumption. The entrance to the site is 1.15 miles from Vine Street which is a collector/arterial road. The property is within 1 mile of Vine Street.

The applicants would like to include the outdoor/ covered patio area for seating for the restaurant as well as the tasting room area. Currently the tasting room is 442 sq. ft.; if the area where walkways/doorways are located and no seating could take place, the square footage of the tasting room able to accommodate seating for a restaurant is 348 sq. ft. The outdoor patio area excluding walkways and doorways is 350 sq. ft. total area proposed to be used for the restaurant is 698 sq. ft. This is less than the 800 sq. ft. allowed by the land use ordinance. Additionally, the amount of people would be limited by the occupancy of the building per fire code and seating area (never more than 50). The applicants have an Environmental Health Permit for their food service kitchen. The kitchen area that was an employee break room has been upgraded to a commercial kitchen.

The proposed restaurant hours of operation are Thursday, Saturday and Sunday from 11 am to 6 pm, and Friday from 11 am to 10 pm.

Tasting Room

The applicant would like the tasting room hours to be 11 am to 6 pm, seven days a week. They are currently operating at 5 days a week.

5. Cal Fire

The agricultural processing facility is constructed out of straw bale and was given an exemption for sprinklers previously through the building permit. The same exemption will be requested for the commercial kitchen and restaurant/tasting room areas. Per the fire code, the occupancy is limited to less than 50 people

6. Events

The proposed project includes events to be held approximately one day a week (maximum of four times a month but realistically probably just two times a month). Certain events such as harvest day would be held during normal business hours however, a "farm to table dinner" would be held in the evening and would go no later than 10 pm. Again the number of people attending the event would be limited by the fire code - not to exceed 50 people.

Business hours of operation

The facility will be open to accept deliveries at 9am; the facility will open at 11 am for the public and close at 6 pm except as requested above.

RECEIVED

JUL 16 2014

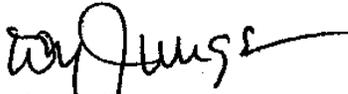
14 July 2014

PLANNING & BUILDING

Holly Phipps, MCRP
North County & Winery Planner
976 Osos St., Room 300
San Luis Obispo, Ca 93408

Dear Holly Phipps, MCRP:

We are deeply concerned the proposed permit expansion of olive oil processing at 1111 Kiler Canyon Road will be a major deterrent to quiet country living. The new permit will allow for a restaurant, event center and the processing of offsite olives seven days a week. This will generate additional noise, evening light, and canyon traffic far exceeding what is presently borderline acceptable. This is for the most part a quiet community that we would all very much like to maintain. Although change is inevitable, there are other areas more suited for this type of commercial enterprise. The current traffic on Kiler Canyon is often fast and uncontrolled especially during tourist season. At night the area is very dark with many blind curves, and during the day increased traffic would create trouble for walkers, runners, and bike riders. Yearly we lose many deer and small animals to speeding cars. We are also beginning to experience problems transitioning from Kiler Canyon to Vine St. particularly when there is congestion on 101. Additional canyon traffic will only compound the existing problem. Please consider our concerns and support the majority of residents living in this canyon.



Bill and Sally Junge
250 Encinal Street
Paso Robles, CA 93446

July 23, 2014

Attention: Holly Phipps – Planner

Regarding: Bone DRC2013-00096 (1111 Kiler Canyon Road)

Holly,

My name is Ron Fournier and I am writing this letter to **oppose** the land use permit application described above.

I purchased my property 40 years ago on Kiler Canyon raising my two children in this beautiful rural setting. I have already had rollover accidents on my property due to the erratic driving on this very narrow, rural road. The increase in traffic and noise has already exceeded its limits with the current olive oil processing facility and tasting room.

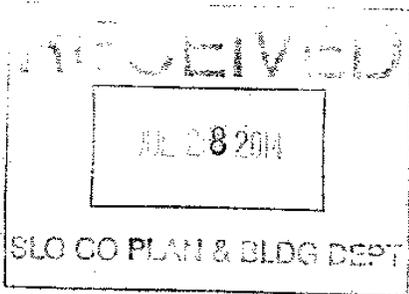
The proposed commercial establishment, activities involved in its production and success, are not welcome to its neighbors. This would only add to the traffic issues on Kiler Canyon, deteriorate the existing means of travel to our homes, disturb what is left of our peaceful means of life and privacy.

Please **deny** this proposed project!

Sincerely,



Ron Fournier
888 Kiler Canyon
Paso Robles, CA 93446
(805) 238-3976



I am a long time resident of Kiler Canyon and feel I must object to some of the aspects of the Kiler Ridge "olive processing" plant. The traffic on Kiler Canyon road has increased greatly in the past 30 years. Due to the increased winery/vineyard activity we now have more traffic not only to the three or four vineyard/ wineries on Kiler but wine related traffic cutting through along Kiler to Arbor to 46 west. In addition we have had a huge increase in walking, running, bicycling people, some who are and others who are not familiar with the dangerous curves between So. Vine St and Kiler Ridge entrance road. I have had two to three close calls around blind corners a week with speeding cars and cyclists.

I am also very concerned about the increased traffic causing damage to the existing roadway. Twenty years ago Kiler was in terrible condition and was repaved. Lately I have noticed that the pavement is again starting to stretch break down. Its still in relatively good shape but additional large truck traffic can only accelerate its deterioration.

I have no qualms with Kiler Ridge processing their own olives, but I do take exception with the establishment of a retail business. There are more appropriate places for the commercial processing of olives as well as pizza restaurants and event venues. As it is now, every time a car travels across the access road a great cloud of dust rises and drifts over the nearby residences.

In short I object to this project growing beyond processing of their site grown olives.

Respectfully,



Wes Johnson

RECEIVED
JUL 29 2014
SILVER CO. PLANT & EQUIPMENT



DRC 2013-00096 Bone

lee_ldf

to:

hhipps@co.slo.ca.us

07/14/2014 04:05 PM

Hide Details

From: <lee_ldf@yahoo.com>

To: "hhipps@co.slo.ca.us" <hhipps@co.slo.ca.us>

We live at 777 Kiler Canyon road, and can see the Olive Processing facility at 1111 Kiler Canyon road from our house. We urge you to approve the owner's application to process olives grown outside the property. We also urge you to approve the restaurant, weekly events and expanded retail hours. This is the sort of small, environmentally sensitive business that is a good fit in our area. Since olives should be processed within hours of harvesting, this facility will provide an important benefit to other local olive growers.

Increased truck traffic during the olive harvest season will have minimal impact on those of us living on Kiler Canyon Road. The only exception may be the neighbors to the immediate west of the facility. If noise and dust are a problem for them, perhaps some mitigation, such as paving the road in front of their property, should be considered.

Respectfully submitted

Lee Falkenstern

Sent from Windows Mail



DRC 2013-00096 Bone

lee_ldf

to:

hhipps@co.slo.ca.us

07/14/2014 04:05 PM

Hide Details

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Respectfully submitted

Lee Falkenstern

Sent from Windows Mail

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Respectfully



Wes Johnson

July 23, 2014

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Regarding: Bone DRC2013-00096 (1111 Kiler Canyon Road)

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Please **deny** this proposed project!

Sincerely,



Ron Fournier
888 Kiler Canyon
Paso Robles, CA 93446
(805) 238-3976

July 23, 2014

To: Holly Phipps, MCRP

RECEIVED

From: Dr. Craig Kelso & Dr.
Carolyn Kelso

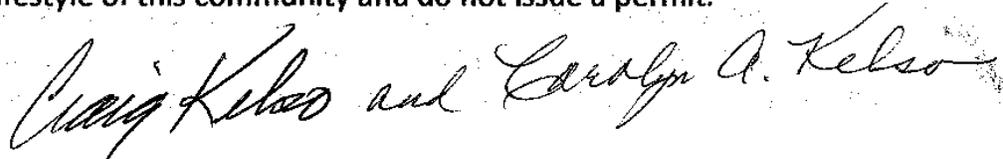
JUL 25 2014

101 Kiler Canyon Road
Paso Robles, CA 93446
805-238-2285

PLANNING & BUILDING

Carolyn and I were just made aware of an application DRC 2013-00096 Bone submitted for approval. We have concerns and we would like to express them to you since we live at the mouth of Kiler Canyon Road and South Vine. As you may be aware South Vine has multiplied its use since an office complex and a Marriott Hotel went in six or so years ago. The traffic has greatly increased along this frontage road. To add more traffic will only create more problems.

Carolyn and I have visited the family owned business (Kiler Ridge), and found it enjoyable. That said, the term family owned where they use their own olives is the key. To change the dynamics of this business into a restaurant and a processing plant from other olive growers will change greatly the traffic flow on this already very limited/restricted road. It is a country road, not a highway. From what I read in approximately 1984, there was a County road study conducted that determined Kiler Canyon was at maximum design traffic capacity. This study was none 30 years ago. My wife, Carolyn and I have been living on this corner, 101 Kiler Canyon for almost 30 years. The residential development on Kiler Canyon Road is much greater. The traffic is much greater. To suggest adding a restaurant and a processing business up this road would surely create a danger to those driving and wear and tear on the road. We waited 25 years for the county to renew the asphalt. We certainly do not want to witness the burden of added wear and tear on this road. The Kiler Canyon community lives on a community road, not a highway. If, we lived on highway 46, no problem. Please consider the lifestyle of this community and do not issue a permit.



RECEIVED

JUL 16 2014

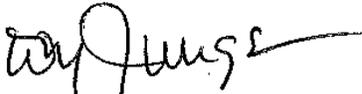
14 July 2014

PLANNING & BUILDING

Holly Phipps, MCRP
North County & Winery Planner
976 Osos St., Room 300
San Luis Obispo, Ca 93408

Dear Holly Phipps, MCRP:

We are deeply concerned the proposed permit expansion of olive oil processing at 1111 Kiler Canyon Road will be a major deterrent to quiet country living. The new permit will allow for a restaurant, event center and the processing of offsite olives seven days a week. This will generate additional noise, evening light, and canyon traffic far exceeding what is presently borderline acceptable. This is for the most part a quiet community that we would all very much like to maintain. Although change is inevitable, there are other areas more suited for this type of commercial enterprise. The current traffic on Kiler Canyon is often fast and uncontrolled especially during tourist season. At night the area is very dark with many blind curves, and during the day increased traffic would create trouble for walkers, runners, and bike riders. Yearly we lose many deer and small animals to speeding cars. We are also beginning to experience problems transitioning from Kiler Canyon to Vine St. particularly when there is congestion on 101. Additional canyon traffic will only compound the existing problem. Please consider our concerns and support the majority of residents living in this canyon.



Bill and Sally Junge
250 Encinal Street
Paso Robles, CA 93446



Bone DRC2013-00096 Landuse permit

Matt Dusi

to:

hhipps@co.slo.ca.us

08/25/2014 03:03 PM

Cc:

"Joni Dusi (jonidusi@gmail.com)"

Hide Details

From: Matt Dusi <MwDusi@michaeldusitrucking.com>

To: "hhipps@co.slo.ca.us" <hhipps@co.slo.ca.us>

Cc: "Joni Dusi (jonidusi@gmail.com)" <jonidusi@gmail.com>

Good afternoon Ms. Phipps,

I recently received a letter from a landowner on Kiler Canyon Road requesting that other landowners in the area reach out in regards to our position about the request by Kiler Ridge Olive Oil to crush olives for third party customers, and to increase hours of their restaurant operation.

My Family owns and operates a vineyard on Kiler Canyon Road, and we wanted to reach out and let you know that we fully support the approval of allowing Kiler Ridge to both process fruit for third parties, and approve extension of their restaurant permit hours.

Allowing Kiler Ridge to process olives for third parties provides a valuable service for olive growers in the area. There are many olive growers in the area who do not have access to updated processing equipment, and this will not only help with the viability of Kiler Ridge, but also increases the chances of a small olive producer to improve their business....investing in marketing instead of investing in their own processing equipment.

Further, processing for third parties offers a diversification of revenue streams for the property owner, which helps the viability of his business. It is in the best interest of the community to support a reasonable request by a local business, which may ultimately help them succeed; hiring people, investing in their property, paying taxes, and being an overall positive to the community.

I know there are property owners on Kiler Canyon Road that do not wish to see the proposed items approved. I wanted to send a brief letter to let you know that not all property owners on Kiler Canyon oppose this project, and hope that the County planners would strongly consider requests that would enable a business to improve/succeed.

Best Regards

Matt Dusi



DRC 2013-00096 Bone

lee_ldf

to:

hhipps@co.slo.ca.us

07/14/2014 04:05 PM

Hide Details

From: <lee_ldf@yahoo.com>

To: "hhipps@co.slo.ca.us" <hhipps@co.slo.ca.us>

History: This message has been replied to.

We live at 777 Kiler Canyon road, and can see the Olive Processing facility at 1111 Kiler Canyon road from our house. We urge you to approve the owner's application to process olives grown outside the property. We also urge you to approve the restaurant, weekly events and expanded retail hours. This is the sort of small, environmentally sensitive business that is a good fit in our area. Since olives should be processed within hours of harvesting, this facility will provide an important benefit to other local olive growers.

Increased truck traffic during the olive harvest season will have minimal impact on those of us living on Kiler Canyon Road. The only exception may be the neighbors to the immediate west of the facility. If noise and dust are a problem for them, perhaps some mitigation, such as paving the road in front of their property, should be considered.

Respectfully submitted

Lee Falkenstern

Sent from Windows Mail

5/19/2014

Dear Ms Jardini,

We would like to address several inaccuracies in the Project Description included in the Bone DRC Land Use application and as noted in the five bullets below.

In your first bullet Existing Land Use Permit and Building Permit, you mention that a tasting room is permitted. This is incorrect. Please review the code enforcement case COD2013-00015 "Permits Required Olive Tasting Room". The only permits applied for and issued are the original strawbale AG processing building with a covered porch, olive processing equipment PMT2011-00262 and a photovoltaic system PMT2005-02840.

2) Olive Oil Processing

You stated "in their experience" a big day for processing olives has been 2-4 trucks at a time, yet at no time has the applicant been allowed to process outside olives without a minor use permit.

The applicant has expressed his desire to bring in up to 30 truck loads a day from as far away as King City for processing. This would not include the "community crush day" which would be an additional 20 car trips (40 round trips).

Kiler Canyon is a narrow windy road for the first several miles with no shoulder and several blind curves. It is shown as a recommended bike trail in biking magazines and people hike and jog on it constantly.

The width of the access road from Kiler Canyon to the processing facility is at most 18' and does not meet the planning requirement for 20' wide minimum road access for events and /or for truck traffic resulting from the importation of olives for processing .

The applicant withdrew the original DRC application in May of 2009 stating that he was only going to process on-site olives. Since that time,

the applicant has been bringing in outside olives for processing on gooseneck flatbed trailers.

3) Retail Sales

Retail sales have been ongoing since the withdrawal of the minor use permit until approximately the end of April/early May. This change in use would have triggered sprinklers to be installed .

4) Restaurant

Instead of "wishing" to have a restaurant, the applicant has had a restaurant in operation since withdrawing the application for a minor use permit. This would have also triggered the requirement for fire sprinklers especially since that is an Assembly occupancy.

You state that the applicants have an Environmental Health Department Permit for their food service kitchen.

This is incorrect as the applicants do NOT have an Environmental Health Permit for their food service kitchen. It was issued in error by EH as they did not know that the applicant did not have a building permit for the kitchen/restaurant and the food service permit has been withdrawn by EH as of the end of March 2014.

Also note from a condition on the original building permit 10/19/10 - EH HAS RECEIVED A COPY OF AN EMAIL INDICATING APPLICANT MAY BE TASTING OLIVE OIL AND PROVIDING FOOD TO THE PUBLIC.

IF THIS IS THE CASE, THEN THE WATER SYSTEM WILL NEED TO BE REGULATED. I AM REMOVING THE; CONDITION UNTIL THE APPLICANT CLARIFIES THEIR INTENTION. L. TERRY, EH X-5551

So, it also appears that during the time since the MUP was withdrawn and the applicant was serving food and having public tasting of olive oil, the applicant was not meeting the requirement to have his water system regulated by the Health Department.

5) CAL FIRE

You state that the structure was given an exemption because of the straw bale construction. This is inaccurate. Sprinkler requirements at that time were based on type of occupancy, use, as defined in the building

code, and size of a structure and not because it was strawbale construction. You were given a sprinkler exemption based on the use (an AG U occupancy) and possibly of the low fire loading of strawbale construction. HOWEVER, as noted in the CAL FIRE fire plan condition as noted below, ANY change in use (ie a restaurant or tasting) would require the installation of a sprinkler system and presently a sprinkler system is not installed nor has it been applied for.

Fire Improvement Insp CDF

CAL FIRE/County Fire final granted 8/17/11, CIB. Final granted upon information provided by applicant that NO tasting or special events take(s) place within structure. The applicant is fully aware that changes to the use of structure, occupancy classification and/or square footage will require the installation of a commercial fire sprinkler system.

Cc Holly Phipps Planner for DRC2013-00096

Rogan Thompquist

Cody Ferguson

Peter Byrne