



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**Tentative Notice of Action**

*Promoting the wise use of land  
Helping build great communities*

MEETING DATE <b>September 2, 2016</b> EFFECTIVE DATE <b>September 17, 2016</b>	CONTACT/PHONE <b>Holly Phipps / 781-1162 / hhipps@co.slo.ca.us</b>	APPLICANT <b>Horsepower Sanctuaries dba Redwings Horse Sanctuary</b>	FILE NO. <b>DRC2015-00108</b>
SUBJECT <b>A request by HORSEPOWER SANCTUARIES DBA REDWINGS HORSE SANCTUARY for a Minor Use Permit (DRC2015-00108) to allow the keeping of up to 90 horses (equines) on a 145 acre site. The project also includes the construction of a 2,700 sf agricultural barn (pole barn). The proposed project is located within the Agriculture land use category and is located east of the City of Paso Robles (at 6875 Union Rd.). The site is in the North County Planning Area, El Pomar-Estrella Sub area.</b>			
RECOMMENDED ACTION <b>Approve Minor Use Permit DRC2015-00108 based on the findings listed in Exhibit A and the conditions listed in Exhibit B</b>			
ENVIRONMENTAL DETERMINATION <b>A Class 3 (ED16-021) Categorical Exemption is proposed.</b>			
LAND USE CATEGORY <b>Agriculture</b>	COMBINING DESIGNATION <b>Flood Hazard (portions of property located in this designation)</b>	ASSESSOR PARCEL NUMBER <b>015-053-019</b>	SUPERVISOR DISTRICT(S) <b>5</b>
PLANNING AREA STANDARDS: <b><i>Does the project meet applicable Planning Area Standards: Section 22.94.040</i></b>			
LAND USE ORDINANCE STANDARDS: <b>Section 22.30.090, Section 22.30.100.F, Section 22.14.060</b> <b><i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i></b>			
FINAL ACTION <b>This tentative decision will become final action on the project, effective on the 15<sup>th</sup> day following the administrative hearing, or on September 17, 2016, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.</b>			
EXISTING USES: <b>A Class 3 Categorical Exemption (ED14-204) is proposed.</b>			
SURROUNDING LAND USE CATEGORIES AND USES: <b>North: Agriculture &amp; Residential Suburban / Vineyards &amp; Single-Family Residences</b> <b>East: Agriculture / Vines &amp; Pistachio</b> <b>South: Agriculture / Grazing                      West: Agriculture / Grazing</b>			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Ag Commissioner, Department of Fish and Game, Regional Water Quality Control Board, Agricultural Preserve Review Committee, Building Department Fred Collins (Northern Chumash), & Xolon Salinan Tribe	
TOPOGRAPHY: Gently to moderately rolling	VEGETATION: Non-native grasses, pasticcio orchard, scattered oak trees
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CAL FIRE	ACCEPTANCE DATE: May 20, 2016

**DISCUSSION**

**PROJECT DESCRIPTION:**

The Minor Use Permit application is being submitted for animal keeping. The proposed project is a request to allow the keeping of up to 90 horses (equines) on a 145 acre site. The project also includes the construction of a 2,700 sf agricultural barn (pole barn). The property is currently developed with one single-family house and 1,600 square foot agricultural accessory structure (a barn). There is also an approximately 10-acre pistachio orchard. Portions of the site will be used for new fenced pastures.

**PLANNING AREA STANDARDS:** Land Use Ordinance (LUO) Section 22.94.040 requires that all exterior light fixtures be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. No exterior lighting proposed.

**COMBINING DESIGNATIONS:** Portions of the site are located within the Flood Hazard combining designation. The project is subject to Land Use Ordinance Section 22.14.060 that sets forth standards for structures located with the Flood Hazard combining designation. New structures are subject construction standards such as but not limited to: drainage plan approval (Title 22.52.110) structures shall be anchored to prevent collapse, lateral movement, or flotation. The northern end of the property is located within the Flood Hazard designation. The proposed 2,700 sf pole barn will be located within this area.

**LAND USE ORDINANCE STANDARDS:**

The project is subject to the standards of Land Use Ordinance Section 22.30.090 - animal keeping. The project is located with the Agriculture land use category and requires a Minor Use Permit for the keeping of more than 29 horses on a minimum site area of 20 acres. The keeping of more than 30 horses constitutes a specialized animal facility per Section LUO 22.30.100.F. This standard states the project site is subject to a minimum site area of 10 acres.

The project proposes the keeping of up to 90 horses on the 145-acre property. The project and the site size is consistent with the Land Use Ordinance standards for specialized animal facility.

**COMMUNITY ADVISORY GROUP COMMENTS:**

The project is not located within an advisory group sphere of influence.

**AGENCY REVIEW:**

Public Works – Provide verification that existing driveway conforms to County Public Improvement standards;

Environmental Health – Submit a manure management plan;

Agricultural Preserve Review Committee (APRC) – Project in compliance with Williamson Act contract requirements and a compatible use with onsite and surrounding agricultural uses (results of hearing held on June 20, 2016);

Ag Commissioner – Supports APRC decisions that the proposed project is in compliance with Williamson Act contract;

CAL FIRE – Project does not present a concern relative to fire/life safety;

Building Department – No comments;

Fred Collins (Northern Chumash) – Surface survey should be completed due to nearby drainages;

Xolon Salinan Tribe – Surface survey should be completed because land will be getting hard use

Regional Water Quality Control Board – No comments submitted;

CA Department Fish and Wildlife – No comments submitted.

**LEGAL LOT STATUS:**

The existing lot was legally created by map at a time when that was a legal method of creating lots.

Staff report prepared by Holly Phipps and reviewed by James Caruso.