

# FW: Kiler Ridge Appeal Letter

## Board of Supervisors

Thu 10/13/2016 10:59 AM

To: BOS\_Legislative Assistants <BOS\_Legislative-Assistants@co.slo.ca.us>; cr\_board\_clerk Clerk Recorder  
<cr\_board\_clerk@co.slo.ca.us>;

For your review.  
Thank you.

Blake Fixler  
Administrative Assistant III  
Board of Supervisors  
San Luis Obispo County  
[www.slocounty.ca.gov](http://www.slocounty.ca.gov)

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**From:** Rogan Thompquist [mailto:[roganthompquist@hotmail.com](mailto:roganthompquist@hotmail.com)]  
**Sent:** Thursday, October 13, 2016 10:05 AM  
**To:** Board of Supervisors <[Boardofsups@co.slo.ca.us](mailto:Boardofsups@co.slo.ca.us)>  
**Subject:** Kiler Ridge Appeal Letter

Dear Secretary of the Board,

This is a letter supporting the appeal of CUP DRC 2013-00096 (Kiler Ridge Olive Farm) coming up at next Tuesday's Board meeting 10/18/2016.

Please send it to each of the Board members. I have sent it to each Supervisor separately, but I am unsure if I was successful.

Thank you, Rogan

Dear Supervisor,

The Kiler Ridge Olive Farm has been a source of conflict over the past 10 years, and is likely to effect our family for many years to come.

My wife Jan and I are supporting Peter Byrne's appeal of DRC 2013-00096. I am very much opposed to the Kiler Ridge Olive Farm (Bone) CUP allowing a full commercial

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restaurant, with nighttime hours. SLO county planners originally proposed a CUP allowing olive oil tasting 3 days a week from 11 to 5 pm. The Ecluse Winery on Kiler Canyon has tasting hours 3 days a week from 11 to 4 pm. We ask that you return the CUP to the 3 days a week 11 to 4. Ag zoning is not commercial zoning.

This CUP has a ten year history. While I believe that this history has important relevance, I recognize that the Board of Supervisors will be most concerned with a policy that introduces a commercial restaurant on agriculturally zoned land and how that might effect the future.

I will list many of our concerns below but the restaurant with late hours is the most inappropriate and non-agricultural related actions of the CUP. The restaurant will be indefinitely tied to the land with tremendous negative impacts. Even from an owners' economic view the demands of running a restaurant forms a capital burden on the land and a distraction from agricultural goals (restaurants have a high failure rate).

We support agriculture and understand that olive growers are glad to have increased olive milling alternatives. There has been a push by small olive growers to increase commercial milling activities and there was a new olive oil ordinance enacted in 2013. But the new ordinance does not allow restaurants, as it has not been a concern of the olive growers. A restaurant is definitely not appropriate for this agriculturally zoned property and does not serve the needs of olive growers.

With the questionable justification of benefiting agriculture, SLO county has been asked to give a CUP for commercial and industrial uses in Agricultural zoning. With little or no enforcement, these conditions amount to spot zoning without infrastructure support. Rather than encouraging agriculture it encourages industrial and commercial activities with agriculture as a facade. And Kiler Ridge is particularly unsuited for commercial activity.

Adding a restaurant to ag zoning will not make agriculture more stable. Restaurants are a challenging and unstable business. Restaurants frequently go out of business. It is a mistake for an ag property to take on a restaurant.

These are issues we as neighbors have also raised:

1.) Property owners opinions do matter. Though the County can establish CUPs, there needs to be a legally respected process that values established zoning.

I believe the owners of Kiler Ridge have intentionally violated the law (see statements by the county enforcement officer, or follow the history of permits applied for.) Unlawful activity and intentionally false statements should not be rewarded.

2.) Kiler Canyon Road can be dangerous. There are curves and two blind corners before Kiler Ridge. One blind corner holds a significant pool of water when it rains.

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There is no center line since the road is too narrow. People unfamiliar with the road more frequently cross onto the wrong side trying to increase their forward visibility not realizing how perilous this makes oncoming traffic. Commercial activity and industrial activity add unmitigated danger. The truck and trailer method used for some olive deliveries are extra dangerous on these curves.

Kiler Canyon is a declared bicycle road but is not wide enough for a bike or pedestrian and two passing cars.

3.) The access to Kiler Ridge is awkward at best. It uses the Old Kiler Road that passes about 25 feet from the nearest neighbors, Peter and Marta. Year round commercial activity, and night activity will be disruptive to what has been a quiet neighborhood.

4.) Kiler Ridge buildings and parking lot sit on the top of a hill. There is some view of this from Kiler Canyon Road and a clear view by many of the neighbors. Vehicles' lights at night shine into many neighbors homes. Allowing nighttime activities and not requiring shading is disrespectful of the neighbors. It would also decrease our quality of life with the disruptive and far reaching light pollution from vehicles.

5.) There is only one egress for Kiler Ridge, because of this and the lack of sprinklers in the main enclosed building, all parties have agreed that there be no "events". Unfortunately, the owners and their representative have made a serious effort to include events under other names. The owners do not live on the property but they want to have "family and friend", etc... events.

6.) There should be a much lower tonnage allowed for olive processing limits (Perhaps 120 tons). This CUP allows a 540 ton limit for off- site olive processing which is really excessive for the needs of SLO county. If this high number is achieved, it would have tremendous impact on the neighborhood and the roads (including typical paste spillage), and it invites importing out-of-county olives to be processed as local. I doubt there is another way such a high tonnage could be obtained. This would not benefit local growers.

Thank you,  
Rogan Thompquist