

12/20/2022

Pie Ranch

PIE RANCH PROGRAM STATEMENT

Pie Ranch, located at 2080 Cabrillo Highway, (APN 089-230-210) has been farming at this site since 2006, with prior agricultural uses dating back to the 1860's. The primary use of Pie Ranch has always been and will continue to be agriculture. The total acreage of the property is 13.5, however, approximately 4.5 acres of land is in active crop production on the "Lower Slice " and approximately 3 acres is used for animal husbandry. The remaining acreage is used to support these agricultural operations. Crops such as apples, pumpkins, tomatoes, strawberries, squash, radishes, potatoes, etc are grown and chickens, goats, pigs and cows are raised for their eggs, milk, and meat. Most of this acreage, while producing goods intended for market, is farmed with the intention of being a demonstration facility where techniques are practiced by the farming interns and apprentices and then utilized on other farms as they continue their careers in the industry. More about this below. Other more intensive farming activities occur on other larger plots of land leased by Pie Ranch. Those parcels: "Upper Slice" (14 acres, located at 2020 Green Oaks Way, APN 089-230-280) and Cascade Ranch (418 acres, located at 3100 Cabrillo Highway, APN's: 089-221-100 & 089-220-090) are not part of this Master Plan application. The farming operation on the Lower Slice is led by five staff people. They all are full time employees of Pie Ranch. Two employees live at the upper ranch property. All others commute.

The farming operation will remain the same. No changes in acreage or leasing are being proposed. The focus of the crops grown on the Lower Slice will continue to be for sale in the farmstand, whether fresh, or prepared, and for demonstration and educational purposes.

Existing Uses To Be Recognized as ancillary to the Agricultural Use of the property:

Educational activities at Pie Ranch are mainly focused on teaching high school students, college interns and adult apprentices in the techniques of sustainable agriculture. Pie Ranch also works to educate school kids and the public about farming traditions, agricultural sustainability, and respect for nature. These activities take place on site throughout the year. Currently Pie Ranch has access to a range of indoor and outdoor learning spaces on the Lower Slice that get used as needed during various seasons and as different groups demand. The educational programs are broken down into the following categories:

- **Year-Round School Programs (K-12 school age students):** Pie Ranch provides educational programming around sustainable agriculture, culinary/nutrition education, and marketing to primarily high school students, but also provides similar experiential education for elementary and middle school students. Currently Pie Ranch is partnering with 2 schools: Mission High, Oceana High, and the Pescadero school district. Maximum number of students in attendance at any one time is 25, along with 2 adults. Approximately 1700 total students participate in programming at Pie Ranch each year: 700- 800 come from the partner schools; and, on a fee for service basis, K-12 schools looking for outdoor educational experience can arrange with Pie Ranch for single-day

(8am-5pm) or multi-day activities. 95% of the school visits are single day. There are two high schools that come for overnight educational experiences. Oceana High comes for their Spring Intersession: 4 nights during their Spring Break. Mission High comes two times a year for a fall and a spring overnight (two days/one night) and 1-3 more times per year a group from a non-partner school, will come and camp for a night in the meadow area between the campfire ring and the outdoor kitchen where they prepare their own meals (see the site plan for location). Many students harvest the produce they then utilize in the kitchen to prepare their meals. All meal preparations are supervised by a staff member in addition to the adult chaperones. If students are busy out on the farm, our chef educator prepares seasonal meals based on what is growing on the farm. Activities take place all over the farm: in our row crops, pastures and orchards (on both the upper and lower slice), at the Amah-Mutsun native garden, etc. For more focused activities, Pie Ranch has a multi-purpose ag building where staff has access to a projector, screen, and tables to help facilitate instructional workshops on farming and food justice. Students camp in the picnic meadow, a half-acre mostly flat expanse next to our outdoor kitchen and other facilities, (See attached site plan). Most groups bring their own sleeping bags however, Pie Ranch provides tents and bags to those schools or youth groups that lack those items. School programs focus on farm tours, food justice, culinary lessons which take place in our outdoor kitchen and pie baking and are specifically coordinated with the individual school to meet their interests and education level.

Public Programs and Education (All Ages) Pie Ranch serves approximately 6,000 people annually and engages groups in sustainable agriculture and culinary activities. Typical events hosted by the ranch in the past include:

- Monthly Community Work Day/Potluck/Barn Dances – Maximum of 150 people come to the site each month. During our workday, the public has the option of participating in a voluntary workday. Work projects are dictated by the needs of the farm and could include, mulching, weed abatement or harvesting. There is also a farm tour and then folks gather at the roadside Farm Stand for a potluck and barndance. Music includes live acoustic instruments including a banjo, fiddle, guitar and mandolin. There is a sliding-scale suggested donation for entrance to the barn-dance portion of the day, in order to compensate the band, caller and others helping support the parking, entry and clean up.
- Fundraisers - Pie Ranch's annual fundraiser takes place on site for a maximum of 300 adults; this event usually in September in the evening (3-10). The event consists of farm tours, a seated meal, a live auction and a barn dance. Food is served by 50 volunteers and staff. Live amplified music is provided inside the farm stand building.
- Corporate/company/organizational off-site group building events 10-40 people maximum. Groups pay a fee to come to the site for hands-on activities of the farm, such as harvesting, weeding, planting, etc. Tours & farm projects are all related to farming. These events are from 9:00-5:00 and occur 10-12 times a year.
- Farm Tours - As part of honoring the conservation easement, Pie Ranch provides monthly public tours of the property (every 3rd Saturday of the month) to share our

historic resources with others on the same day of the workday and barndance. This event is open to the public but averages 10-20 people per month.

- Farmer Training - The Apprenticeship Program operates 6 months out of the year (June-December) with up to 7 apprentices who live on site. Apprentices work on the farm and lead youth education and other programmatic activities. Apprentices sleep in either the existing yurts on site or in the historic Steele Family Residence. Pie Ranch advertises the apprenticeship opportunity on our website and on other farm-related sites. There is an application process stipulating that apprentices have one year of farm-based experience and that they have an interest in continuing their farm education. Apprentices in Pie Ranch's Emerging Farmers program are provided with a modest monthly stipend along with room and board. Apprentices are taught all aspects of a working farm; learning to develop a crop plan, learning about healthy soil maintenance, organic farming techniques, different careers in farm-based businesses, harvesting and production and animal husbandry. Due to the CZU fire, this use has been suspended until the structures are rebuilt.
- Internship Program (college aged students) - Operates only during the summer for 3 interns who camp on site in tents. Interns assist the Apprentices in their daily activities. Summer interns share the apprentice kitchen in the historic Steele Family Farmhouse and are responsible for their own needs. Summer interns share the restroom facilities with the farm apprentices.

Farmstand Programming

- The farmstand was constructed in 1934. The barn's original function was to provide a location to process, box and ship farm products to market. This function continues to this day, but is now also used for two purposes: 1) as a covered farmstand and 2) as the location for monthly barn dances. The Farmstand has been in operation since 2006 and is permitted under Health Permit number PT0005146. It sells fresh produce and value-added products from Pie Ranch and some other farms in the surrounding area. It also sells books on farming, crafts made with items from the farm, and beverages such as coffee/tea and cold beverages. Currently, the pies are made by our partner Companion Bakeshop in Santa Cruz, but the proposal in the master plan is to convert part of the Farmstand into a commercial kitchen in order to bake on-site (See Farmstand Drawing Set, in particular A2.1, A2.2). All of these activities from propagation and planting through processing and selling of crops all take place on the farm. The Farm Stand is open 10am - 5pm Saturday & Sunday; and 12-5pm Monday through Friday (closed on Tuesday); year round; with breaks for holidays (e.g. two weeks at the winter holiday from Christmas through the first part of the year; and at other recognized holidays.) Visitation to the farm stand slows down considerably in the winter months and during the week. Most popular times are during the weekends and summer months. At peak times the Farm stand receives 150 over the course of an average day.

Existing non-agriculturally related uses to not exceed 13 times per year:

- Site Rental/Private Events/weddings- In addition to formal farming and educational activities, Pie Ranch occasionally rents out its facilities for weddings and other private events. Wedding parties of 100-150 people are accommodated on site with an outdoor

ceremony and dancing in the barn. For wedding parties, amplified music is allowed until 10pm. All activities must cease by 11pm. Pie Ranch has approximately 6 weddings a year and approximately 6 private site rentals (for birthday parties, family celebrations or luncheons). Pie Ranch emphasizes tours for site rental and wedding guests, using our culinary partners who are committed to utilizing Pie Ranch produce at all events, flowers grown at the farm, etc. and interweaving Pie Ranch programming and messaging throughout the event. All food is catered (cooked off site in licensed commercial kitchens and brought to the event). Alcohol is permitted only through insurance (see Wedding contract sample). Pie Ranch has ample parking on its lower slice below the Amah Mutsun Native Garden and behind the FarmStand for these small sized (150 people or less) events and weddings.

Tribal Collaboration

The Amah Mutsun Tribal Band (AMTB), an Indian Tribe recognized by the State of California, entered into this Memorandum of Understanding (MOU) to facilitate the continuity and preservation of its heritage in 2016. The area utilized by the Amah Mutsun Tribe is shown in the attached site plan. Activities carried out by the tribe within this area are:

1. Provide interpretation and education as appropriate, concerning important cultural aspects the Tribe wishes to convey to the public.
2. Collaborate with Pie Ranch on the design and interpretation of a garden displaying ethnobotanically important plants.
3. Collaborate with Pie Ranch on educational events for school groups and the public about Tribal culture and history and other agreed upon projects as they arise.

Existing Structures and Infrastructures and Proposed Changes

Pie Ranch Lower Slice currently supports the following structures and infrastructure:

Existing Structures

The Steele Family Farmhouse: The old house, originally built in 1863, tragically burned in the 2020 CZU Lightening Complex Fires. It has since been removed from the National Register of Historic Places. The rebuilding of the structure, Permit # BLD2021-00921 commenced in 2021, and is planned to be finished in 2023. The square footage and elevations changed very little, keeping the four bedrooms on the 2nd floor, and maintaining the living room, kitchen, study, and closets on the first floor.

The Farmstand: The farmstand building is 2,201 square feet. It is located at the front of the site in the small area bound by the western bank of Green Oaks Creek as it crosses the site and Cabrillo Hwy (See Site Plan, 1/A0.1). Parking is provided along the front of the building facing Highway 1 and along the south side of the building adjacent to the private road serving this property and properties beyond. While parking is not paved, approximately 13 cars can comfortably park, with additional event parking for 60 cars along the unpaved roads leading to the rear of the site. There are no permanent bathroom facilities in the farm stand building. However, 1 handicap accessible and one regular porta-potty are provided and waste is trucked

away and the units are serviced on a weekly basis. The Farmstand walls consist of open framing, with one layer of board and batten sheathing over the open framing. Corrugated metal roofing lies directly on the exposed trusses which span from wall to wall. The trusses do not have mechanical fasteners to the walls nor do the walls themselves have any significant shear capacity to resist lateral movement. Sliding barn doors leave significant gaps which rodents use to obtain access to the barn. Floors also have small gaps. The walls rest on a combination of old and new unconnected pier foundations that are settling independently. Because the structure is so loosely built, this has not yet caused any significant issues for the building to date.

Proposed Changes: The Farmstand is located at the lowest elevation of the site and adjacent to Green Oaks Creek, placing it within the setbacks of the creek's associated riparian zone as well as the flood zone as defined by the San Mateo County Planning Department. However, since the barn is pre-existing in this location, we proposed to repair it in place. This work will consist of 1) insulating the structure 2) providing additional lateral support 3) adding clips that secure the roof and roof trusses to the walls they rest upon 4) new perimeter foundation to anchor added lateral support 5) new fire resistant perimeter skirt around the base 6) plugging small gaps in the floor/doors (where possible). 7) New commercial kitchen for on-site pie baking, 8) new seismic restraint systems, 9) new electrical upgrade, 10) a new ADA ramp, 11) a new 675 square foot deck with a 590 square foot cover, and 12) two new accessible restrooms 13) new cupola for light and natural ventilation (Please see Farmstand Renovation Drawing Set).

The Creamery: The Creamery is one of the older buildings on the ranch and sits roughly in the center of the site just north of the amphibian crossing from the adjacent property to the south to Green Oaks Creek, (See Site Plan, 1/A0.1). This building is approximately 985 square feet. This building has a concrete foundation with a 4' concrete stem wall and is in modestly good condition. The existing pond adjacent to the building (See Site Plan, 1/A0.1), was created as a holding pond for Creamery waste, but is no longer used as such, and does not hold water. **Proposed Changes:** Existing roof orientation has good solar access making it potentially valuable as a location for either solar hot water or photovoltaic panels. The structure is currently being used for agricultural storage, but we are proposing to repurpose the building for washing and packing produce. The building systems needing upgrades are: 1) improve the foundation 2) Reframe the exterior and interior partition walls. 3) Add integrated photovoltaics. 4) Bring electrical/water/gas service from adjacent utility services. We plan to undertake these tasks as needed assuming the rights we have to do so as an agricultural building improvement.

Animal Barn: This structure was built in the late 1860's or early 1870s and is approximately 2,225 square feet. The barn houses goats, and other livestock. This structure is an actively working animal barn. There are loafing areas outside the barn under a shed roof extension and loafing area inside the barn and for enclosure predator protection at night. There is a second story hay-loft used to store hay and other animal supplies. This barn has been well maintained and improved over the years and has a long usable life left. **Proposed Changes:** No changes are being proposed.

Steele Family Hunting Lodge (Multipurpose Agricultural Building) This single-story structure was built around the 1940's and was used as a trophy room by the Steele Family. The building is approximately 820 square feet and made of exposed uninsulated framing and an open-floor plan with no interior rooms. This building is structurally sound, has been well maintained and improved over the years and has a long usable life left. It has an ADA ramp.

Proposed Changes: No changes are being proposed.

Outdoor Kitchen The outdoor kitchen was built in 2008. The facility includes a sink, oven, cooktop and brick pizza oven. The structure was built to exceed code requirements of the day, and to serve as an outdoor space for residents and visitors to cook farm fresh meals.

Proposed Changes: - None, except as required for legalization of the structure.

Yurts - Three independent 16' diameter yurts have been in use on site for many years. These structures have provided temporary housing for 3 apprentices living on the site during their apprenticeship. The yurts have off-grid solar electricity and have been heated by wood stoves, until the fall of 2020. After the fires in August of 2020, the yurts were repurposed to temporary workspaces for farm staff.

Proposed Changes: We would like to keep the yurts in use until a new bunkhouse is constructed.

New Bunkhouse The bunk house is proposed to be two stories, 1,500 square feet total. (See Site Plan, 1/A0.1) It will be ADA compliant and meet County Green requirements. A shared bathroom will be on each floor serving the four rooms (see Plan and Section Diagrams, 1/A 1.2, 2/A1.2). In addition, there will be a lounge/kitchen structure connected to the bunkhouse. The bunkhouse would replicate the historic bunkhouse used for employees of the former Steele family dairy and is sited in approximately the same location It would house up to eight total farm interns and apprentices.

The Pantry/Shed This small structure, (290 square feet), is temporarily being used for small scale storage of miscellaneous items needed for operation of the educational activities of the ranch. It also serves as the farm office where daily meetings are held to coordinate the day's farm activities. The pantry/farm office is in poor condition and needs to be refurbished. It is centrally located near the outdoor kitchen. (See Site Plan, 1/A0.1).

Proposed Changes: This building is proposed to be repurposed for bathrooms for apprentices, interns and visitors. A shared long sink, 3 separate toilets and 3 separate showers are being proposed. (See Plan and Section Diagrams 3/A1.2, 4/A1.2)

Existing INFRASTRUCTURE

Septic System: The existing septic system serves only the Steele Family Residence and outdoor kitchen. It was improved in 2000, and has an active permit to serve the Steele House rebuild . The 1500 gallon tank was inspected after the CZU fires in 2020 and approved for use in the rebuild, along with the existing leach field across the driveway and down towards the animal barn. There was a 100% replacement area identified as well.

Proposed Change

This existing septic system and leach field can remain, however, it is not sized to accept additional loads anticipated by the Master Plan. A septic plan is included (See septic plans dated, 4/07/2022 prepared by Sherwood Design Engineers) with our application submission. The additional septic system will serve the Farmstand/Barn, bathhouse, and bunkhouse). The new septic system and leach field is located outside the flood zone (please see septic plan for location).

Drinking Water: Potable water on the site comes from a well near the Farmstand. Previous well tests indicate a minimum of 25 gallons per minute. Over the years, we have never had a shortage of water. Green Oaks Creek is not a source of potable water for the Lower Slice.

Proposed Change: None

Agricultural Water: The Upper Slice has an in-stream 2 acre-ft agricultural pond on Green Oaks creek and uses this water as part of their agricultural water supply, as well as a 275-ft deep well on the upper slice (APN 089-230-280). Water is piped from these sources on Upper Slice to Lower Slice to provide adequate Agricultural water supplies.

Proposed Changes: None

Fire Water: There is currently a 29,500 gallon water tank installed for the fire rebuild of the Steele House with wet draft hydrants per permit # BLD2021-00921. There are an additional two 5,000 gallon tanks near the Farmstand.

Proposed change: Add a second wet draft hydrant for use by CalFire at the Farmstand.

Electrical Service: Electrical service is provided by Pacific Gas and Electric. Power to the site is provided via a transmission line located on the east side of Highway One which feeds power poles located on the property as shown on the Site Plan (1/A0.1) and Electrical Site Plan (1/E1.1).

Proposed Changes: Upgrade the service as shown on the Electrical Legend on the Electrical Site Plan (E1.1) to provide adequate power on the site for all existing and proposed structures and uses, as well as adding (4) sub-panels and activating (1) inactive meter as shown on the Electrical Legend and Electrical Site Plan (E1.1).

Circulation and Parking: Pie Ranch has a network of unpaved, all weather, agricultural roads which provide access to all buildings on the property. Primary access is via Green Oaks Way which extends along the southern edge of the site, providing access to parking spaces in the front and rear of the site. An additional road along the northern edge of the site provides access between the project driveway/front parking area and rear parking area. The road within this right of way is 18-20 feet wide composed of compacted gravel and serves 5 adjacent properties east and south of Pie Ranch. The right of way is owned by the Lee-Moser married couple, however, Pie Ranch property has an easement over this road. Further back in the site another dirt road that connects between Green Oaks Way and the dirt road on the north side of the site. This provides access to the turnaround area. There is also a driveway on the north side of the farmstand. This driveway is primarily used for deliveries, staff and by the customers of the farmstand.

Pie Ranch currently has two primary parking areas, one at the front of the site along Cabrillo Highway, and another behind the site along Green Oaks Way. There is no paved parking area for the site. However, there are 59 defined parking places on the site, including a handicap

accessible van area at the entrance to the property. For events requiring more parking, 130 cars can be accommodated without double parking the cars. Other than farm vehicles and equipment, no other cars are allowed beyond this parking area shown in the traffic study.

Proposed Changes: A traffic and parking study was prepared by Hexagon Transportation Consultants, Inc., dated 9/23/16. This report was updated on 11/16/22. Both are included with our submission materials. There are recommendations included in this study that have been incorporated into the engineered site plan for the project. These include 1.) removal of site access at the existing driveway to ensure all inbound and outbound trips use Green Oaks Way; and 2.) improve signage to notify drivers of existing parking areas in the rear of the building. Parking spaces should be better defined through the use of wheel stops to mark each space.

Drainage: Drainage plans will be developed for each proposed project as required. A drainage plan, using the County's prescriptive methods was prepared for the Steele House fire rebuild, permit # BLD2021-00921. An engineered drainage plan was prepared for the proposed Farmstand renovation, dated 4/7/22, prepared by Sherwood Design Engineers. See Farmstand Grading & Drainage Plan 1/C3.0, Details C6.0 for existing and proposed drainage improvements near the Farmstand. See also Pie Ranch Farmstand Renovation Drainage Report, dated 4/7/22, prepared by Sherwood Design Engineers

Biotic Resources Management:

Coast Range Biological prepared a biological Impact Form and a Biotic Report in 2016. This report was updated by Coast Range Biological in 2019, and then again in 2022, by Sol Ecology (11-9-22) and contains mitigations to avoid impacts to the sensitive habitats and species identified. Pie Ranch will follow all mitigations recommended in the report.

Phasing:

The project will take place over time based on the funding available and the permitting requirements. We plan to begin Phase I immediately upon approval of the required building permits. We would apply for the coastal permit during the implementation of Phase I and would begin construction after approval of coastal permits and building permits. Work would begin on the development of the plans for Phase III while implementation of Phase II is underway. Upon completion of the plans and other materials for Phase III we would submit an application for a Coastal Permit for this phase. Work would begin after approval of the coastal permit and building permits.

Phase I - Building permit only; no new coastal permit required

1. Legalize (E) Outdoor Kitchen, See Sheet A1.1
2. Proposed Agricultural Shed: 1520 Sf Ground Floor + 400 Sf Loft, Max Ht: 20', Under Separate Coastal Development Exemption Application
3. Remove (E) Cargo Containers Once Agricultural Shed Is Complete.
4. Proposed Greenhouse ± 800 Sf, Max Ht. 18'. Under Separate, Future Coastal Development Exemption Application.
5. (E) Creamery To Be Renovated For Ag Product Handling With ±400 Sf Porch Roof Addition. Under Separate, Future Coastal Development Exemption Application.

6. Remove (E) produce washing system at back of Farmstand once Creamery renovation is complete.
7. (N) Roof Mounted Solar Pv Array On (E) Creamery And/Or Proposed Agricultural Shed, Under Approved Permit Bld2021-00921

Phase II - Requires a Coastal Development Permit

1. (E) Farmstand To Be Renovated, With Proposed Accessible Ramp And Deck Addition, See Separate Farmstand Renovation Drawing Set
2. Septic & Water System Expansion, See Civil Drawings By Sherwood Design Engineers, Dated 4/7/2022

Phase III - Coastal Permit Required, funding required, plans must be further developed

1. Proposed Bunkhouse, See Concept Drawings, Sheet A1.2. This Site Is Chosen To Avoid The Fema Flood Zone, Prime Ag Soils, And Steep Topography & Animal Pasture North Of The Proposed Agricultural Shed & Greenhouse. Historically A Bunkhouse Was Located Here. In Addition, It Is Much Less Visible From Hwy 1, Due To Existing Vegetation
2. (E) Yurts To Be Removed When Proposed Bunkhouse Is Complete.
3. (E) Shed To Be Removed, Proposed Bathroom In Footprint Of (E) Shed. Once Septic System Expansion Is Complete. See Concept Drawings, Sheet A1.2