

CONDITIONS OF APPROVAL

Rezone Z04-0015/Special Use Permit S01-0011/Parcel Map P08-0036/Springs Equestrian Center Planning Commission/October 23, 2014

Project Description

1. This Rezone, Special Use Permit, and Parcel Map are based upon and limited compliance with the project description, the Staff Report Exhibits and Conditions of Approval set forth below.

Exhibit E	Site Plan
Exhibit F	Applicant-submitted Project Description
Exhibit G	Tentative Parcel Map
Exhibit H	Preliminary Grading Plan
Exhibit I	Preliminary Utility Plan
Exhibit J	Preliminary Wetland Exhibit
Exhibit K	Slope Analysis
Exhibit L	Existing Tree Canopy Plan
Exhibit M	Preliminary Tree Preservation Plan
Exhibit N	Monument Sign Elevation
Exhibit O	Store/Office/Club Elevations
Exhibit P	Store/Office/Club Site Plan
Exhibit Q	Covered Arena Elevations
Exhibit R	Covered Arena Floor Plan
Exhibit S	Typical Stall Barn Elevations
Exhibit T1-2	Typical Stall Barn Floor Plan
Exhibit U	Typical Project Colors
Exhibit V	Preliminary Landscape Plan
Exhibit W1-2	Engineers Opinion of Cost Sewer Improvements
Exhibit X1-4	Oak Tree Mitigation Plan (Option A)
Exhibit Y1-7	Photometric and Lighting Plan
Exhibit Z	Cultural Resource Protection Area

Any deviations from the project description; exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

A Rezone, Tentative Parcel Map, and Special Use Permit for the parcel currently identified by Assessor's Parcel Number 115-410-05 as follows:

Rezone: The rezone shall change the zone district from Estate Residential Five-Acre (RE-5) & Estate Residential (RE-10) to Recreational Facilities (RF) for proposed Parcel 1 only. Parcel 2 of the site would remain RE-5 and no development is proposed at this time.

Tentative Parcel Map: The Tentative Parcel Map shall create two parcels:

Parcel No.	Acres
1	45.77
2	100.65
Total Project Acres	146.42

Special Use Permit: The Special Use Permit shall allow an equestrian center on Parcel 1 with the following features:

- a. Boarding/grooming stalls for 420 horses.
- b. Two covered arenas 45,000 square feet each.
- c. One 45,000 square-foot fenced arena.
- d. One 37,500 square foot fenced arena.
- e. One 31,250 square foot fenced arena.
- f. Three 80-stall barns; one 40-stall barn; seven 20-stall barns. Horses are kept in 12 x 12 foot box stall barns or in 12 x 24 foot pipe stall barns with a total of 280 box stalls and 140 pipe stalls. Barn stalls will be painted aluminum with a composite panel interior. Concrete pier footing will be provided on all construction. Architectural metal roofing will be coated in hunter green paint and the barn siding will be coated in beige color paint.
- g. One 13,000 square foot dressage arena.
- h. One 111,000 square foot grassed arena.
- i. One 12,000 square-foot clubhouse consisting of an equestrian retail store/office/clubhouse/fitness center. First floor: Retail store and fitness center approximately 3,000 square feet each; Second Floor: Office/conference rooms comprising approximately 6,000 square feet.
- j. One eight foot tall by nine foot wide unlit monument sign with approximately 48 square feet of display area.
- k. Camping spaces for trailers and recreational vehicles (RV) equipped with electrical and water hook-up outlets. These facilities would be an extension of the horse shows and are not intended to be a full time public campground. Maximum occupancy would be 90 people and maximum length of stay would be ten days to coincide with the length of horse shows. Forty trailer and RV spaces are identified. No generators will be allowed, and no sewer connection will be provided.
- l. The main entrance will encroach off Deer Valley Road and be gated. The internal circulation will extend from the main entrance to the east side of the property where a second vehicle exit will be provided onto Green Valley Road. This exit will serve as an emergency, RV and trailer, horse show, and event exit.

- m. Interior circulation is typically closed to car and truck traffic, except for equipment loading and unloading. Some interior driveways will be provided for car access to the barns. Speed limit is 5 MPH.
- o. A total of 165 parking spaces and overflow parking for approximately 86 vehicles.
- p. An existing 3,600 square-foot single family home to be used as a management residence and office, 1,058 square-foot second residence to be used as a residence for employees, 5,000 square-foot storage building, hay storage service area, and three other minor accessory structures are currently located on the subject property and will remain as part of this project.
- q. The equestrian center will be fenced with ranch fencing around its entire exterior perimeter. White rail PVC fencing will outline many working areas within the equestrian center. Horse arenas will be made from three-rail white PVC fencing.
- r. Interior lighting within the covered arenas will be directed downward. Uncovered arenas will not contain lighting.
- s. Annexation into the El Dorado Irrigation District is proposed to connect the site to public water.
- t. Septic systems currently on the property will provide for waste water disposal at the main house and second residence. A new septic system will be installed for the clubhouse and horse wash stalls.
- u. A monument sign or plaque may be placed identifying special species of plants and non-sensitive artifacts throughout the property.

The following uses:

1. The proposed equestrian facility will include approximately 32 staff members, as follows:

Management: The facility management team will oversee all accounting, boarding agreements, horse shows, and general operations. The facility management will oversee all care and maintenance of the facility and will reside at the facility to provide a 24-hour presence, seven days per week. The management team will include clerical staff, retail store staff, show staff, safety and ground inspection staff. A point of contact will be provided and published. A 24-hour phone answering service will be provided with a live person contact, for immediate or emergency communication. An email address will be provided for written contact and communication.

Staff: One stall hand for every 40 stalls boarded to provide the twice daily stall mucking and removal and general cleaning. One person per 100 horses for feeding two times per day. Two grounds personnel for general maintenance and security. Additional facility personnel will be employed as conditions warrant. The number of administration and staff employees will vary as conditions warrant. Seasonal staff will be employed for horse shows, weddings, and special events.

2. Hours of operation for the equestrian center are 7:00 AM to 9:30 PM seven days a week.

3. The retail store will be for members only and shall not be available to the public without membership. The members and boarders will have immediate access to purchase equine care products, feed, vitamins, supplements, grooming products, tack, apparel, and riding equipment. Hours of operation will be within the equestrian center hours.
4. The fitness facility to provide for physical strengthening will be for members only and not available to the public without a membership. The facility will not contain a salon, spa, nor a shower area. Hours of operation will be within the equestrian center hours and will be closed during horse shows.
5. Offices will provide space for administration, accounting, and management. Office hours are 6 am to 6 pm Monday through Friday and closed on weekends.
6. Seminars will be conducted and located in the conference rooms of the clubhouse office area and will provide for continuing education, conferences, and meetings. The conference rooms may be made available to local clubs and community organizations for meetings and events in support of special needs. The size of each class will not exceed 30 people and be generally held in the evenings from 6 pm to 9 pm.
7. Horse Shows:
 - Twelve to 18 regular shows per year, plus two annual shows per year.
 - Regular shows run two days, typically Saturday and Sunday 8 am to 6 pm.
 - Annual shows run four to eight days (Two shows maximum per year), typically Saturday through the following Sunday from 8 am to 6 pm.
 - Horse Shows will consist of English, Equitation/Pleasure, Dressage, and others.
 - Sound announcement will be conducted as soft non-horse alarming and simple commands for Equitation/Pleasure Classes such as “turn your horses”, pause then, “jog your horses”, etc. All other Shows do not require sound announcement during their performances.
 - The required workers would be up to four show judges and administrative staff of four to six people.
 - Attendees will include primarily those with boarded horses.
 - Horse shows will be narrated by microphone and speaker system within the covered and open arenas.
8. Weddings:
 - To be held Friday 5 pm to 9:30 pm, Saturday 10 am to 9:30 pm, and Sunday 10 am to 9 pm, so that guests will have left the premises by 10 pm.
 - Weddings shall be prohibited during horse shows and events.
 - Maximum: Two weddings per day, four per week, and a maximum 150 people per wedding.
 - Wedding ceremonies will be conducted on the grass in front of the existing main house and in the covered arena. The reception will be held at the main residence and/or deck, or in the covered arena.
 - Amplified music and speech will be provided.
 - Weddings will be seasonal as they will normally be held outdoors.
9. Special events:

Events to be held during facility hours will end no later than 9:30 pm, so that attendees will have left the facility by 10 pm.

A maximum of six special events per year.

Events will not be held during weddings or horse shows.

10. Maximum occupancy of the site will be 300 people at any one time.
11. Open or uncovered arenas are groomed daily to keep the footing (sand base footing) workable for the rider and eliminate dust within the arena. Proper grooming consists of watering the arena area in the morning (6 am to 8 am). During summer months, arena will be watered an additional time at mid-day.
12. Feed delivery is two to three times per month to the existing hay storage barn.
13. Trash clean-up is a minimum of twice per day. A commercial carrier will pick up the trash containers as scheduled, or at a minimum of once per week.
14. Horse stalls are cleaned twice per day, seven days per week. The manure and soiled bedding is gathered together along with any waste and placed into a 45 yard commercial bin. The bin is covered and keeps the manure in a sealed environment. Common areas are cleaned daily of any droppings and placed into the manure containers.
15. All box stall barns will be equipped with an automatic fly control system from which a fly control solution is automatically sprayed. Barns will also have large agricultural air movement fans.
16. An air system is installed in each barn to retain and discard odors.
17. Equipment used daily at the equestrian center will consist of simple farm and ranch implements.
18. All speakers will be designed and placed to direct all sounds away from the neighboring residential uses and will utilize less power in the speaker output. The facility staff shall measure and monitor all noise levels during the horse shows, weddings, and events to ensure compliance with noise standards under General Plan Policy 6.5.1.7.

Phasing of facility development is as follows:

Equestrian Facility Phases

1st year – Complete required common area improvements.

2nd year – Complete two arenas, and boarding for 40 horses.

3rd year – Complete one arena, and boarding for 80 new horses.

4th year – Complete one arena, and boarding for 120 new horses

5th year – Complete one arena, and boarding for 100 new horses.

6th year – Complete one arena, and boarding for 80 new horses.

Clubhouse:

Commence in 2nd year, complete in 3rd year.

The project shall require annexation of the subject site into the El Dorado Irrigation District (EID) for the provision of public water. A water line extension is required from the existing water line in Green Valley Road. Sewage disposal will be by individual septic systems.

The grading, development, use, and maintenance of the property; the size, shape, arrangement, and location of structures, parking areas and landscape areas; and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval attached hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

Minor modifications to the approved Special Use Permit may be administratively approved by the Development Services Director in accordance with the findings under Zoning Ordinance Section 17.04.070. Major modifications shall require approval of a revision to the Special Use Permit subject to approval by the Planning Commission.

II. MITIGATION MEASURES

2. **AQ-1:** To control dust, all unpaved roadway, parking and arena surfaces shall be watered a minimum of two times per day during the operation of the equestrian center. During peak facility operation times, such as horse shows, such surfaces shall be watered a minimum of three times per day.

Monitoring: The Air Quality Management District (AQMD) shall spot-check watering efforts in response to any complaints from the public.

3. **AQ-2:** To control objectionable odors created by animal waste generated from the proposed project, the following manure management principles shall be adhered to at all times during project operation:
 - Each horse stall be cleaned twice per day, seven days per week by facility staff;
 - The manure and soiled bedding shall be gathered along with any waste, bedding or feed that might be in the barn aisle or pathways and hauled to the manure storage bins for haul-out;
 - Storage bins shall be erected on concrete pads with a fenced perimeter and located at the site specified on the site plan (Exhibit E);
 - Storage bins shall be covered at all times; and
 - Storage bins shall be removed and emptied by a commercial manure removal company no less than three times per week. During peak facility operation times, such as horse shows, the storage bins shall be removed and emptied daily.

Monitoring: The AQMD shall spot-check the manure management program in response to any complaints from the public.

4. **AQ-3:** The applicant shall prepare an odor control plan that outlines the potential odor sources and mitigations measures to be taken, both during special events and normal operation, to ensure the operation is compliant with Rule 205 Nuisance.

Monitoring: The AQMD shall review and approve the odor control plan prior to initiation of any uses associated with the special use permit.

5. **BIO-1: Pre-construction Survey Required:** If construction begins outside the February 1 to August 31 breeding season, there will be no need to conduct a preconstruction survey for active nests. If construction is scheduled to begin between February 1 and August 31 then a qualified biologist shall conduct a preconstruction survey for active nests at the construction site. In order to avoid take (Fish and Game Code Section 86) of protected birds and raptors (Fish and Game Code Sections 3503, 3503.5, 3511, and 3513), a pre-construction bird and raptor nest survey shall be conducted within 10 days prior to the beginning of construction activities by a California Department of Fish and Wildlife (CDFW) approved biologist in order to identify active nests in the project site vicinity. The results of the survey shall be submitted to CDFW. If active raptor nests are found, a quarter-mile (1,320 feet) initial temporary nest disturbance buffer shall be established. If active passerine nests are found, a two hundred foot (500 feet for special status species) initial temporary nest disturbance buffer shall be established. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then an on-site biologist/monitor experienced with the species' behavior shall be retained by the project proponent to monitor the nest, and shall along with the project proponent, consult with the CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed to proceed within the temporary nest disturbance buffer if birds/raptors are not exhibiting agitated behavior such as defensive flights at intruders, getting up from a brooding position, or flying off the nest. The designated on-site biologist/monitor shall be on-site daily if necessary while construction related activities are taking place and shall have the authority to stop work if birds/raptors are exhibiting agitated behavior. In consultation with the CDFW and depending on the behavior of the birds/raptors, over time it may be determined that the on-site biologist/monitor may no longer be necessary due to the birds/raptors' acclimation to construction related activities.

Monitoring Responsibility: Planning Services.

Monitoring Requirement: The applicant shall conduct all construction activities outside the nesting season or perform a pre-construction survey and obtain all necessary permits prior to initiation of construction activities. This requirement shall be placed on all grading plans. Planning Services shall review the surveys prior to issuance of a grading permit and/or removal of any trees within the entire project parcel.

6. **CR-1:** To ensure protection of the archaeological site identified as PA-88-51, the following measures shall be adhered to at all times during project operation and prior to filing of the map:
- The site shall be identified on the recorded Parcel Map as it is shown on the Tentative Parcel Map;
 - The site shall be labeled as a non-disturbance area on the recorded Parcel Map;
 - Any access routes for construction, and staging areas, need to be determined in advance as well as any direct impact areas. All access and staging should be limited to the delineated areas to avoid any impact to the resources;
 - Short term measures shall include the installation of orange fencing during any grading or construction near the resources; and
 - A notice of restriction shall be recorded noting the site and have the following restrictions: No subsurface excavations shall be allowed for any reason within the deposit: no new landscaping or building alterations or features shall be permitted, as further excavations could damage the site and expose human remains. If subsurface work is required for maintenance of the home, such as replacing a utility line, the replacement shall only occur within an existing trench line with monitoring to ensure that no new portion of the site is disturbed.

Monitoring: Planning Services shall review the final Parcel Map and notice of restriction before recording and shall review any grading or building plans before issuance to ensure protection of the archaeological site.

7. **CR-2:** To ensure protection of the archaeological site identified as PA-88-50, the following measures shall be adhered to at all times during project operation and prior to filing of the map:
- The site shall be identified on the recorded Parcel Map as it is shown on the Tentative Parcel Map;
 - The site shall be labeled as a non-disturbance area on the recorded Parcel Map;
 - Any access routes for construction, and staging areas, need to be determined in advance as well as any direct impact areas. All access and staging should be limited to the delineated areas to avoid any impact to the resources;
 - Short term measures shall include the installation of orange fencing during any grading or construction near the resources; and
 - Long term protection for the bedrock mortar site should include permanent fencing to deter access. A split rail or post and cable fence might be most effective for this purpose.

Monitoring: Planning Services shall review the final Parcel Map before recording and shall review any grading or building plans before issuance to ensure protection of the archaeological site.

8. **MM CR-3:** To ensure protection of possible grave sites, the following measures shall be adhered to at all times during project operation and prior to filing of the map:

- The area shown on Exhibit Z or Attachment 15 shall be shown on the recorded Parcel Map;
- A note shall be placed on the map that an archaeologist must be on-site if grading is to take place within the defined area;

Monitoring: Planning Services shall review the final Parcel Map before recording and shall review any grading or building plans before issuance to ensure protection of the potential cultural resource.

9. **MM HWC-1:** Prior to operation of the facility baseline chemical testing of the stream water nearest the horse stables for nitrates and coliforms shall be conducted by an independent lab. Results will be provided to U.S. Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS), Planning Department and Environmental Management for review. Thereafter, annual chemical testing of the stream water nearest the horse stables for nitrates and coliforms will be required. Increases in nitrates and coliforms over baseline conditions will require modification of management practices to be reviewed by USDA-NRCS, Development Services, and Environmental Management. Any modified management practices will be subject to approval of the Development Services and Environmental Management Divisions.

Monitoring: Annual chemical testing of the stream water nearest the horse stables for nitrates and coliforms will be required subsequent to the baseline chemical test being performed prior to operation of the facility.

10. **MM NOI-1:** To ensure noise impacts are reduced to less than significant, the following measures shall be adhered to at all times during project operation of the equestrian facility:
1. All events and on-site activities shall be completed by 10 p.m., including amplified.
 2. Background music played in the ranch house deck shall not exceed maximum sound levels of 90 dBA Lmax at a position 50 feet in front of the speakers.
 3. The speakers at the ranch house deck shall be oriented to the southeast, facing away from the nearest residences to the south and west.
 4. The speakers at the proposed covered arena area shall be oriented in an easterly direction, away from the nearest residences to the northeast, and west.
 5. In the event that speaker orientation alone does not result in compliance with the County noise standards at the nearest residences then it will be necessary to either reduce the amplifier settings or utilize a greater number of speakers in closer proximity to the arena or reception area with each speaker generating lower sound levels.
 6. Amplified music and speech originating at the arena and reception area will likely be audible at the nearest residences under certain conditions. Facility representatives are encouraged to work with the neighbors to notify them of upcoming events and to

develop procedures for addressing noise-related concerns the surrounding neighbors may have.

Monitoring: If complaints about noise emanating from the equestrian facility are received from multiple residences adjacent to the equestrian facility, the applicant shall be required to submit an acoustical analysis to Planning Services for review. If the analysis shows that noise levels within the active use areas are not consistent with the General Plan Noise Element the applicant shall be required to modify the amplified noise sources in order to meet the required decibel levels.

III. PROJECT CONDITIONS OF APPROVAL

Planning Services Standard Conditions of Approval

11. **Fish and Wildlife Fee:** The applicant shall submit to Planning Services a \$50.00 recording fee and a \$2,181.25 State Department of Fish and Wildlife fee prior to filing of the Notice of Determination by the County. No permits shall be issued or Parcel Map filed until said fees are paid.

12. **Archeological Resources:** The following shall be incorporated as a note on the grading/improvement plans:

In the event archeological resources are discovered during grading and construction activities, the applicant shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place. If the find is determined to be a “unique archeological resource”, contingency funding and a time allotment sufficient to allow recovering an archaeological sample or to employ one of the avoidance measures may be required under the provisions set forth in Section 21083.2 of the Public Resources Code. Construction work could continue on other parts of the project site while archaeological mitigation takes place.

If the find is determined to be a “unique archeological resource”, the archaeologist shall determine the proper method(s) for handling the resource or item in accordance with Section 21083.2(b-k). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken or the site is determined a “nonunique archeological resource”.

Planning Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit.

13. **Human Remains:** The following shall be incorporated as a note on the grading/improvement plans:

In the event of the discovery of human remains, all work shall cease and the County coroner shall be immediately notified pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

Planning Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit.

14. **Payment of Processing Fees:** The applicant shall make the actual and full payment of Development Services Division processing fees for the rezone, special use permit, and parcel map prior to issuance of a building and/or grading permit and/or filing of the Parcel Map.
15. **Hold Harmless Agreement:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval by El Dorado County. County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

Air Quality Management District (AQMD)

16. **Asbestos Dust:** Current county records indicate this subject property is located within the Asbestos Review Area. An Asbestos Dust Mitigation Plan (ADMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to project construction. (Rules 223 and 223.2). The project shall adhere to the regulations and mitigation measures for fugitive dust emissions asbestos hazard mitigation during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223 and 223.2.
17. **Odor Control Plan:** The applicant shall prepare an odor control plan which outlines the potential odor sources and mitigation measures to be taken, both during special events and normal operation, to ensure the operation is compliant with Rule 205 Nuisance.
18. **Paving:** Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).
19. **Open Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials may be disposed of using an open outdoor fire (Rule 300 Open Burning).
20. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (Section 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website here: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>. An applicability flow chart can be found here: http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf. Questions on applicability should be directed to ARB at [1-866-634-3735](tel:1-866-634-3735). ARB is responsible for enforcement of this regulation.
21. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be under permit from the California Air Resources Board (CARB). A copy of the current portable equipment permit shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operation of each piece of equipment.

Transportation Division

22. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.

23. **DISM Consistency:** The developer shall obtain approval, as modified by these conditions herein, of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (dated May 1986, revised May 1990), from the County Department of Transportation, and pay all applicable fees prior to filing of the parcel map.
24. **Import/Export Grading Permit:** Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
25. **Grading Permit / Plan:** If more than 250 cubic yards of earth movement are required for improvements, the applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Transportation Division for review and approval. The plan shall be in conformance with the County of El Dorado Design and Improvement Standards Manual, the Grading, Erosion and Sediment Control Ordinance, the Drainage Manual, the Off-Street Parking and Loading Ordinance, and the State of California Handicapped Accessibility Standards. All applicable plan check and inspection fees shall be paid at the time of submittal of improvement plans. The improvements and grading shall be completed to the satisfaction of Transportation Division prior to final occupancy of the first building permit.
26. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Transportation Division. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Transportation Division shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.
27. **RCD Coordination:** The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
28. **Soils Report:** At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report for review and approval from the Transportation Division. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices,

compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.

29. **Drainage Study / SWMP Compliance:** The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, that addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.

The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:

- The site can be adequately drained;
- The development of the site will not cause problems to nearby properties, particularly downstream sites;
- The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or demonstrate that there are no downstream impacts; and
- The ultimate drainage outfall of the project.

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. A Scoping Meeting for the required drainage study between County staff and the engineer shall occur prior to the first submittal of improvement plans. The engineer shall bring a watershed map and any other existing drainage system information to the Scoping Meeting. The improvements shall be completed to the approval of the Department of Transportation prior to the filing of the parcel map or the applicant shall obtain an approved improvement agreement with security.

30. **NPDES Permit:** At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.

IV. PARCEL MAP CONDITIONS OF APPROVAL

Planning Services

31. **Tentative Parcel Map Timing:** The Parcel Map shall be recorded prior to the initiation of any uses granted by Special Use Permit S01-0011.
32. **Tentative Parcel Map Expiration:** The map shall remain in effect for three years from the date of approval. If the map has not been filed within this timeframe, up to five one year extensions may be requested prior to expiration of the map in compliance with Section 16.74.030.A of the El Dorado County Subdivision Ordinance. Appropriate fees shall be paid to process the time extension(s).
33. **Water Meter Award Letter:** A water meter award letter from El Dorado Irrigation District or similar assurance from the water purveyor, guaranteeing water service upon demand to each of the lots created, shall be submitted to Development Services prior to filing of the parcel map.

Transportation Division (EDCTD)

34. **Road Improvements:** Applicant shall widen Deer Valley Road from Green Valley Road to the project entrance to a 24-foot roadway with no curb, gutter, or sidewalk in compliance and with Standard Plan 101C, with a structural pavement section, as designed by a soils engineer, not less than three inches of asphalt pavement over eight inches of Class II aggregate base. This work must be substantially complete, as determined by the EDCTD, prior to filing of the parcel map.
35. **Encroachment Improvements:** The applicant shall construct a Standard Plan 103D driveway into the site from Deer Valley Road. Applicant shall submit plans and an encroachment permit application for this work prior to or concurrently with application for grading permit for site work, and plans shall be approved by the County prior to commencement of on-site grading. This work must be substantially complete, as determined by the EDCTD, prior to filing of the parcel map.
36. **Monument Sign:** The proposed monument sign shall be placed outside of the right of way.
37. **Vehicular Access Restrictions:** A vehicular access restriction shall be recorded along the Green Valley Road frontage of the project, with the one existing encroachment to remain and be built to Standard 103C. The existing Green Valley Road encroachment will be a right-only exit with no vehicular access from Green Valley Road onto the parcel.
38. **Gated Entrance:** In compliance with Article 2, Section 1273.11 of the SRA Fire Safe Regulations, the entrance gate shall be located at least 30 feet from Deer Valley Road and

shall open to allow a vehicle to stop without obstructing traffic on that road. The gate entrance shall be at least two feet wider than the width of the traffic lane(s) serving that gate.

39. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.
40. **Road Signage and Striping:** The applicant shall install all necessary signage such as stop signs, street name signs, and/or "Not a County Maintained Road" sign as required by the Transportation Division prior to the filing the parcel map. The signing and striping shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement.
41. **Road Improvement Agreement & Security:** The developer shall enter into a Road Improvement Agreement (RIA) with the Transportation Division for all roadway, frontage, and intersection improvements. The developer shall complete the improvements to the satisfaction of EDCTD or provide security to guarantee performance of the RIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the parcel map.
42. **Drainage (Cross-Lot):** Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, it shall be contained within dedicated drainage easements and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. Any variations shall be approved by the EDCTD. This drainage shall be conveyed through closed conduit or v-ditch to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway. The site plans shall show drainage easements for all on-site drainage facilities. Drainage easements shall be provided where deemed necessary prior to the filing the parcel map.
43. **Drainage Easements:** Pursuant to Section 4.D of the Design Improvements Standards Manual, the site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and / or on the parcel map.
44. **Off-site Improvements (Security):** Prior to the filing of the parcel map, the applicant shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required offsite improvements, including the full costs of acquiring any real property interests necessary to complete the required improvements. In addition to the agreement, the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in the amount sufficient to pay such costs, including legal costs, subject to the approval of County Counsel.
45. **Off-site Improvements (Acquisition):** As specified in the Conditions of Approval, the applicant is required to perform off-site improvements. If it is determined that the applicant does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the applicant's expense and within 120 days

of filing the Final Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of the parcel map, the applicant shall submit the following to the Transportation Division Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20 percent contingency:

- a. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
- b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
- c. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

In addition to the agreement, the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of County Counsel.

46. **Electronic Documentation:** Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to EDCTD with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
47. **TIM Fees:** The applicant shall pay the traffic impact mitigation fees in effect at the time a building permit is deemed complete.

Surveyor's Office

48. All survey monuments must be set prior to filing the parcel map.
49. The applicant must provide a Parcel Map Guarantee, issued by a title company, showing proof of access from encroachment onto Deer Valley Road to a State or County-maintained road, as defined in 16.44.120(B)(2) of the Subdivision Ordinance.
50. Situs address of the parcels must be updated to reflect location of driveway access. The application shall be processed through the County Surveyor's Office prior to the filing of the parcel map or the issuance of any permits. The applicant is responsible for all applicable fees.
51. Any roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyors Office. Proof of any signage required by the Surveyor's Office must be provided to their office prior to filing the parcel map.

52. Prior to filing the parcel map, a letter will be required from all agencies that have placed conditions on the map. The letter will state that “all conditions placed on P 08-0036 by (that agency) have been satisfied.” The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.

V. SPECIAL USE PERMIT CONDITIONS OF APPROVAL

Planning Services

53. A vector control plan to address potential insect nuisances shall be reviewed and approved by the Environmental Management Division prior to the initiation of the use.
54. If applicable, the project shall meet by all requirements of the California Department of Housing and Community Development for development and operation of a campground.
55. Prior to building permit issuance, the applicant shall provide a written description, together with appropriate documentation, demonstrating conformance of the project with each condition and mitigation measure imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services permit center staff prior to final occupancy of the first building permit for verification of compliance with applicable conditions of approval.
56. The applicant is responsible for providing 165 off-street parking spaces at all times when the equestrian center is fully developed pursuant to 17.18.060 of the Zoning Ordinance. All on-site parking shall meet the parking lot design standards contained in Section 17.18.030 of the Zoning Ordinance.
57. The Parking Lot Landscaping and Buffering Standards under Section 17.18.090 of the Zoning Ordinance shall be incorporated into the site plan and final landscape plan and be approved by Planning Services prior to issuance of the first building permit. Staff will make an on-site inspection to verify compliance with the final landscape plan prior to occupancy.
58. A final lighting plan shall be submitted prior to issuance of the first building permit. Prior to final building occupancy, all outdoor lighting shall conform to Section 17.14.170 of the Zoning Ordinance and be fully shielded pursuant to the Illumination Engineering Society of North America (IESNA) full cut-off designation, as determined by Planning Services. Modifications to the approved lighting plan may be administratively approved by the Development Services Director in accordance with the findings under Section 17.04.070 with submittal of a photometric plan.

Building Services

59. Building permits are required for all structures and will be considered a commercial occupancy, as the project does not meet the criteria for an agricultural exempt use.

Environmental Management Division – Environmental Health

60. Prior to final occupancy, the applicant shall contact El Dorado Disposal to create a commercial garbage account to provide adequate size enclosures for the required garbage and mixed recyclables containers and provide evidence of such contact to the Environmental Management Division.
61. The applicant shall develop a manure management plan for the arenas and trails that is approved by Environmental Management Division, prior to commencement of the use.
62. The applicant shall develop an acceptable storm water management plan including horse wash rack water management, prior to initiation of use.
63. As EID will provide public water, no wells shall be drilled.

Local Agency Formation Commission (LAFCO)

64. Prior to occupancy, the applicant shall complete the annexation process into EID through LAFCO and submit evidence of the satisfaction of this condition to Planning Services upon completion.

Pacific Gas and Electric Company (PG & E)

65. The utility easement near the northwesterly boundary of the subject site shall be kept free of structures to allow for continued utility vehicle access. All plans with the potential to impact this building area shall be reviewed by PG & E, prior to building permit issuance.

Rescue Fire Protection District (RFPD)

66. Rescue Fire Protection District's fire flow requirement for this project is a minimum of 1,500 gallons per minute when sprinkled. The minimum water line will be determined by the El Dorado Irrigation District (EID). The required fire flow must have flow duration of two hours with no less than 20 p.s.i. residual pressure. The fire flow must be in excess of the maximum daily consumption. The fire flow is based on the requirements for Type IIIB building construction with a fire area that does not exceed 21,800 square feet.
67. All covered building shall be fire sprinkled in accordance with N.F.P.A. 13, Rescue Fire Department and consistent with the El Dorado Irrigation District's specifications.
68. The facility, including gates, shall have Knox lock boxes with or without a tamper switch installed in accordance with RFPD standards.

69. Prior to structural framing of combustible members on this project, the approved access roads and the looped fire hydrants systems shall be installed in accordance with RFPD standards.
70. All buildings shall be identified with an address or building number that is sized and located in accordance with RFPD standards.
71. The number and location of fire hydrants and connections shall be determined by the RFPD. Fire hydrant spacing shall not exceed 300 feet with final approval of locations by RFPD. A reflective marker shall be placed in the street at each fire hydrant location. Fire hydrants shall be installed prior to filing the parcel map or occupancy of any new structures or initiation of uses.
72. Two sets of engineered and stamped building, fire sprinkler and fire alarm plans shall be submitted for review and approval by the RFPD.
73. The ingress and egress shall provide for 20-foot wide roads with 40 foot inside and 56 foot outside radii. No on-street parking shall be allowed on the 20-foot wide roads.
74. All gates shall meet RFPD Standards.
75. Due to height limits of the ladders at the closest fire stations, the RFPD does not have ladders that can reach 36 feet in height. The fire district would need access at a max of 31 feet on four sides. The retail/office building shall not exceed 31 feet in height on four sides.