

CONDITIONS OF APPROVAL

**Rezone Z04-0015/Conditional Use Permit S01-0011/Parcel Map P08-0036/
Springs Equestrian Center
Planning Commission/April 27, 2017**

Project Description

1. This Tentative Parcel Map, Rezone, and Conditional Use Permit 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
Exhibit AA	Water Quality Monitoring Plan, September, 2015

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

I Tentative Parcel Map: Tentative Parcel Map to create three parcels, 38.27 acres (Parcel 1), 102.47 acres (Parcel 2), and 5.63 acres (Parcel 3) in size.

II Rezone: Rezone from Estate Residential Five-Acre (RE-5) to Recreational Facilities, Low Intensity (RFL) for Parcel 1 only. Parcels 2 and 3 of the site would remain RE-5 and no development is proposed at this time.

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

- a. Boarding/grooming stalls for 300 horses.
- b. Two covered arenas 45,000 square feet each.
- c. 45,000 square-foot fenced arena.
- d. 37,500 square foot fenced arena.
- e. 31,250 square foot fenced arena.
- f. Three 80 stall barns; one 40 stall barn; one 20 stall barns. Horses are kept in 12 foot by 12 foot box stall barns or in 12 foot by 24 foot pipe stall barns. 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. Five circular horse hotwalk areas.
- h. 97,350 square foot grass arena.
- i. 8,000 square-foot equestrian retail store/office/clubhouse/fitness center. The retail store will consist of approximately 2,000 square feet, the fitness center will consist of approximately 2,000 square feet, and the office/conference rooms will consist of approximately 4,000 square feet on the second or upper floor. Non-member entry to the clubhouse will be prior to the gate from the driveway entrance.
- j. An eight foot tall unlit-monument sign with approximately 48 square feet of display area.
- k. An existing 3,600 square-foot residence to be used as a management residence and office.
- l. Forty-space camping area for horse trailers and recreational vehicles equipped with electrical and water hook-up outlets. These facilities would be an extension of the horse shows and is not intended to be a full time campground. Maximum occupancy would be 90 people and maximum length of stay would be ten days to coincide with the length of horse shows. 40 occupied trailer spaces are identified, no generators will be allowed, and no sewer connection will be provided. RV and trailer exit will be provided onto Green Valley road during all horse shows.
- m. Main road. The main entrance will have two gates, one for entering and one for leaving. The main road is routed through the equestrian center and will extend from Deer Valley Road to the far side of the property onto Green Valley Road which will be the primary exit. Deer Valley Road will be an entrance only for all equestrian facility traffic except for the following:
 1. Emergency egress
 2. Visitors visiting the clubhouse.

3. Residents of the project parcels.
 4. Employees of the equestrian facility.
 5. Vehicles not able to use the egress onto Green Valley Road due to physical constraints.
- n. Interior driveway 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 198 parking spaces.
 - p. An existing 1,058 square-foot single-family home on proposed Parcel 3, 5,000 square-foot storage building, hay storage service area, and three other minor accessory structures are currently located on the subject property and would remain as part of this project.
 - q. The equestrian center will be fenced with ranch fencing around its entire exterior perimeter. White rail PCV fencing will outline many working areas within the equestrian center. Horse arenas will be made from 3 rail white PCV fencing.
 - r. There shall be no outside arena lighting and interior lighting within the covered arenas shall be reflected downward and not visible from the perimeter of the property.
 - s. After annexation the residence and mobile homes shall be connected to public water. Public water, EID, will be the sole source for all barn and building use along with horse drinking. EID water will be the sole source for fire suppression systems.
 - t. Septic systems currently on the property will provide for waste water disposal at the main house and mobile homes. A new septic system will be installed for the clubhouse, event building, and horse wash stalls.
 - u. A monument sign or plaque may be placed at special species of plants and non-sensitive artifacts throughout the property.
 - v. 4,000 square foot single family residence.

The following uses:

1. The proposed equestrian facility would include approximately 32 staff members.
Management: The facility manager will oversee all accounting, boarding agreements, horse shows, and general operations. The facility management team will continue to reside at the facility to provide a 24 hour presence, seven days per week. 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 access. An email address will be provided for written contact and communication.
Staff: One stall hand for every 40 stalls boarded to provide the daily stall mucking and removal (2 times per day) and general cleaning. One person per 100 horses for feeding (2 times per day) and providing shavings. Two grounds personnel for general maintenance and security. Additional facility personnel will be obtained as conditions warrant. The management team will include clerical staff, retail store staff, show staff, safety and ground inspection staff. The number of administration and staff employees will vary as conditions warrant. Seasonal staff will be obtained for horse shows, weddings, and special events.
2. Hours of operation are 7:00 AM to 10:00 PM seven days a week for the equestrian center.

3. The retail store shall be for members only and shall not be available to the public. The members/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 shall be for members only and shall not be available to the public and will provide for physical strengthening. 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, generally held in the evenings from 6 pm to 9 pm.
7. Horse Shows:
 - 12-18 per year to include 2 annual shows
 - Regular shows run two days, typically Saturday and Sunday 8 am to 6 pm.
 - Annual shows run four to eight days (2 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 with 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 1-4 show judges, administrative staff of 4-6 people.
 - Attendees are to be primarily internal, if fully boarded.
 - Horse shows will be narrated by microphone and a 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.
 - Weddings shall be prohibited during horse shows and events.
 - Maximum: Four per month and maximum 150 people per wedding.
 - One weekend per month with no weddings.
 - 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 in a fully enclosed facility if amplified music is to be played.
 - Weddings will be seasonal as they will normally be held outdoors.
9. Special events:
 - Events to be held during facility hours and shall end before 9:30 pm.
 - A maximum of 6 special events per year.
 - Events shall not be held during weddings or horse shows.
 - One weekend per month with no special events.
10. Maximum occupancy of the site shall 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 eliminates 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. Covered arenas are for use year round and during any rain periods. Hours of operation will be 7 am to 9 pm.
13. Feed delivery is two to three times per month to the existing hay storage barn.
14. Site trash removal and clean-up is a minimum of twice per day. A commercial carrier picks up the trash containers as scheduled, or at a minimum of once per week.
15. Horse stall 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 commercial 45 yard 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.
16. 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.
17. An air purification system is installed in each barn to retain and discard odors.
18. Equipment used daily at the equestrian center will consist of simple farm and ranch implements.
19. 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 to ensure compliance.

Phasing:

Equestrian Facility Phases

- 1st year – Commence required common area improvements.
- 2nd year – Commence two arenas, and boarding for 40 horses.
- 3rd year – Commence one arena, and boarding for 80 new horses.
- 4th year – Commence one arena, and boarding for 80 new horses
- 5th year – Commence one arena, and boarding for 100 new horses.

Clubhouse

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

The project would also include the annexation of proposed parcels 1 and 3 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 Conditional 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 Conditional Use Permit subject to approval by the Planning Commission.

2. **MM 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. **MM 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. **MM AQ-3:** Odor and Dust Control Plan: The applicant shall prepare an odor and dust control plan which outlines the potential odor and dust sources and mitigation measures to be taken, both during special events and normal operation, to ensure the operation is compliant with Rule 205 Nuisance and Rule 223 Fugitive Dust. The Plan shall identify the name, title, and contact information of the person in charge of implementing the Plan. The Plan shall be maintained onsite and made available upon request.

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

5. **MM 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. **MM 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 a 100-foot buffer from the known resource;
 - 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 should be allowed for any reason within the deposit: no new landscaping or building alterations or features should 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 should only occur within an existing trench line with monitoring by a cultural resource professional and a Native American representative to ensure that no new portion of the site is disturbed.
- Any ground disturbance associated with the onsite roadway within the non-disturbance area shall be monitored by a cultural resource professional.

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

7. **MM 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.
 - This area shall be available for reburial of cultural resources and possible human remains, if found within the project parcel. Reburial on this site shall be consistent with the required treatment plan.

Monitoring: Planning Services shall review the final Parcel Map before recording and shall review any grading or building plans before permit 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 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:** The plan titled *Water Quality Monitoring Plan Proposed Springs Equestrian Center Rescue, CA (APN 115-410-05-100)* prepared by BSK Associates Engineers and Laboratories, dated September 8, 2015, shall be fully implemented prior to initiation of the use.

Monitoring: The property owner is responsible for implementing the plan and submitting annual reports to Planning Services for review by the County. Noncompliance with the water quality plan may result in delay of the initiation of the use or shutting down of the facility until water quality is verified as detailed in the plan.

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 9:30 p.m., including amplified speech and music, and guests departing the premises.
 2. The speakers at the proposed covered arena area shall be oriented in an easterly direction, away from the nearest residences to the south and west.
 3. If complaints about noise emanating from the equestrian facility are received from multiple property owners adjacent to the equestrian facility, the applicant shall be required to submit an acoustical analysis to Development 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.

Monitoring: Development Services shall receive noise-related complaints and determine if additional acoustical analysis shall be required by the Development Services Division for consistency with County-adopted noise standards. If noise-generated uses are inconsistent, then required modification to amplified noise source(s) shall be implemented, as confirmed by the Director, prior to continuation of the use.

11. **MM TCR-1:** To ensure protection of the existing and potential archaeological sites identified within proposed parcel #1 (the equestrian facility), the following measures shall be adhered to at all times during grading of the project site:

- 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;
- All grading shall be monitored by a cultural resource professional.
- Two weeks prior to project grading/excavation activities, the construction contractor shall notify the Wilton Rancheria of the exact dates of these activities.
- Prior to issuing any grading permits and prior to any project-related ground disturbing activities, a detailed treatment plan shall be prepared and implemented by a qualified cultural resource professional. The treatment plan shall be submitted to Wilton Rancheria for review prior to implementation.

Monitoring Responsibility: Planning Services.

Monitoring: Planning Services shall review any grading or building plans before issuance to ensure protection of the existing and potential archaeological sites.

Planning Services

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 archeological 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. **Paving:** Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).
18. **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).
19. **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 (§ 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.
20. **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.
21. **Low VOC coatings:** During construction of the equestrian facility, architectural coatings with a volatile organic compound (VOC) content of 50 grams per liter (g/L) or less shall be used.

PARCEL MAP CONDITIONS OF APPROVAL

Planning Services

22. **Tentative Parcel Map Timing:** The Parcel Map shall be recorded prior to the initiation of any uses granted by Conditional Use Permit S01-0011.
23. **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).

24. **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

25. **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.
26. **Encroachment Improvements:** The applicant shall construct a Standard Plan 103C driveway into the site from Deer Valley Road. Applicant shall also improve the project's easterly exit driveway to Green Valley Road to the provisions of Standard Plan 103C. 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 or beginning of commercial operations for any equestrian facilities.
27. **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. Signing and Striping on Green Valley Road shall be installed in accordance with TD standards.
28. **Road Signing and Striping:** The applicant shall install all necessary signing and striping 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 California Manual on Uniform Traffic Control Devices (MUTCD).
29. **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.

30. **Off-site Improvements (Acquisition):** As specified elsewhere in these Conditions of Approval, the applicant is required to perform off-site improvements. If the applicant does not secure, or cannot secure sufficient title or interest for lands where said off-site improvements are required, and prior to filing of any final or parcel map, the applicant shall enter into an agreement with the County pursuant to Government Code Section 66462.5. The agreement will allow the County to acquire the title or interests necessary to complete the required off-site improvements. The Form, Terms and Conditions of the agreement are subject to review and approval by County Counsel.

The agreement requires the applicant: pay all costs incurred by County associated with the acquisition of the title or interest; provide a cash deposit, letter of credit, or other securities acceptable to the County in an amount sufficient to pay such costs, including legal costs; If the costs of construction of the off-site improvements are not already contained in a Subdivision Improvement Agreement or Road Improvement Agreement, the applicant shall provide securities sufficient to complete the required improvements, including but not limited to, direct construction costs, construction management and surveying costs, inspection costs incurred by County, and a 20% contingency; provides a legal description and exhibit map for each title or interest necessary, prepared by a licensed Civil Engineer or Land Surveyor; provides an appraisal for each title or interest to be acquired, prepared by a certified appraiser; Approved improvement plans, specifications and contract documents of the off-site improvements, prepared by a Civil Engineer.

31. **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.
32. **DISM Consistency:** Consistency with County Codes and Standards: The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from the Transportation Division and pay all applicable fees prior to filing of the final map.

Additionally, the project improvement plans and grading plans shall conform to the County Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Storm Water Ordinance (Ord. No. 5022), Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).

33. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.

34. **Regulatory Permits and Documents:** All regulatory permits or agreements between the Project and any State or Federal Agency shall be provided to the Transportation Division with the Project Improvement Plans. These project conditions of approval and all regulatory permits shall be incorporated into the Project Improvement Plans.

Surveyor's Office

35. All survey monuments must be set prior to filing the parcel map.
36. 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.
37. 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.
38. 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.
39. 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.

CONDITIONAL USE PERMIT CONDITIONS OF APPROVAL

Planning Services

40. 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.
41. 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.
42. 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.

43. The applicant is responsible for providing 198 off-street parking spaces at all times when the equestrian center is fully developed pursuant to 130.35.030 of the Zoning Ordinance. All on-site parking shall meet the parking lot design standards contained in the Resolution 202-2015 Parking and Loading Standards.
44. The Landscaping and Irrigation Standards under Resolution 198-2015 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.
45. 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 130.34 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 130.54.070 with submittal of a photometric plan.

Transportation Division

46. **Monument Sign:** The proposed monument sign shall be placed outside of the right of way.

Environmental Management Division – Environmental Health

47. 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.
48. 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.
49. The applicant shall develop an acceptable storm water management plan including horse wash rack water management, prior to initiation of use.
50. As EID will provide public water, no wells shall be drilled.

Local Agency Formation Commission (LAFCO)

51. Prior to final occupancy of the first building permit, 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)

52. **Utility Easement:** 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.

El Dorado Hills Fire Department for the Rescue Fire Protection District

53. **Fire Flow:** The fire department reserves the right for future comments on fire flow once all information about building structure, type, size, use, and occupancy classification have been provided. However, based on the limited information given, an idea of fire flow for the most restrictive building (an 80 horse stall barn) would possibly be the following:
- a. The potable water system with the purpose of fire protection for this commercial development shall provide a minimum fire flow of 1,500 gallons per minute with a minimum residual pressure of 20 psi for a three-hour duration. This requirement is based on a commercial building 21,800 square feet or less in size, Type III-B construction. The building shall be fire sprinklered in accordance with NFPA 13 and Fire Department requirements. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval.
54. **Fire Hydrants:** This development shall install Mueller Dry Barrel fire hydrants, or any other type of hydrant which conforms to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 300 feet. The exact location of each hydrant shall be determined by the Fire Department.
55. **Hydrant Visibility:** In order to enhance nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations.
56. **Access Roads:** Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building. The fire apparatus access roads shall comply with the requirements of Section 503 of El Dorado Hills County Water District Ordinance 36 and shall extend to within 150 feet of all portions of each facility and all portions of the exterior of the first story of the building as measured by an approved route around the exterior of the building or facility.
- a. Depending on final heights of each building, the final layout of fire apparatus access roads shall be determined and approved by the fire code official with consideration of whether a ladder truck or ground ladders would be used for firefighting operations.

57. **Access During Construction:** In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site as specified by the Fire Department, Standard B-003.
58. **Fire Safe Plan:** This development shall be conditioned to develop, implement, and maintain a Wildland Fire Safe Plan that is approved by the Fire Department as complying with the State Fire Safe Regulations.
59. **Non-combustible Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing.
60. **Traffic Calming:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway.
61. **Gates:** Any gate shall meet the El Dorado Hills Fire Department Gate Standard B-002. This project mentions restricted exiting at the main gate that has the fire department concerned for emergency egress. More detail will need to be provided in order for Fire department approval.
62. **Knox Box:** All Commercial or Public occupied buildings shall install a Knox Box and building keys including, but not limited to, main entry doors, utility closets, roof accesses, alarm panels, fire sprinkler locks and all other keys required by the fire code official for emergency access. It is recommended that residential buildings also add a Knox box and a main front door key for improved emergency access.
63. **Parking Restrictions:** All parking restrictions as stated in the El Dorado Hills County Water District Ordinance 36 shall be in effect. All streets with parking restrictions will be signed or marked with red curbs as described in the El Dorado County Regional Fire Protection Standard titled "No Parking-Fire Lane." All curbs in the parking lot(s) that are not designated as parking spaces will be painted red and marked every 25 feet "no parking fire lane." This shall be white letters on a red background, as per El Dorado County Standard B-004.
64. **Secondary Access:** A secondary means of egress shall be provided prior to any construction or the project can be phased. Due to the current and proposed zoning or parcels, Parcel 1 - Dead end roads may not exceed 2640 feet; Parcel 2 & 3 - Dead end roads shall not exceed 2640 feet.
65. **Fire Safe Setbacks:** Any parcels greater than one acre shall conform to Title 14 SRA Fire Safe Regulations requirements for setbacks (minimum 30' setback for buildings and accessory buildings from all property lines).

66. **Vegetation Clearance:** Prior to June 1st each year, there shall be vegetation clearance around all EVA's (Emergency Vehicle Access) and the property in accordance with Public Resources Code Section 4291 and the conditioned Wildland Fire Safe Plan.
67. **Trails:** If this project decides on designing a trail-type system, the access points to the open space trail system, consideration shall be given to access points in order to allow for emergency vehicle access (specifically for a smaller vehicle such as an ambulance). Gates or removable bollards may be installed and locked with a low priority KNOX lock. The street curbs adjacent to the trail access point shall be painted red.
68. **Address Visibility:** Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property, as per El Dorado County Standard B-001.
69. **Plan Review:** Building, fire sprinkler and fire alarm plans shall be reviewed and approved by the fire department prior to respective permit issuance.
70. **Plan Requirement:** The Fire Department shall be provided with the use and occupancy classification for each building for future comments in regards to fire sprinklers, fire alarms, exiting, occupant loads, and other fire and life safety features.