



## Legislation Details (With Text)

**File #:** 14-1379      **Version:** 3

**Type:** Agenda Item      **Status:** Agenda Item

**File created:** 10/7/2014      **In control:** Planning Commission

**On agenda:** 6/8/2017      **Final action:**

**Title:** Hearing to consider the Springs Equestrian Center project (Rezone Z04-0015/Conditional Use Permit S01-0011/Parcel Map P08-0036)\* on property identified by Assessor's Parcel Number 115-410-05, consisting of 146.38 acres, in the Rescue area, submitted by Dennis Graham; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
- 2) Adopt the mitigation monitoring program in accordance with the California Environmental Quality Act Guidelines, Section 15074(d), as incorporated in the Conditions of Approval and mitigation measures;
- 3) Approve Z04-0015 rezoning a 38.27-acre portion (Parcel 1) of Assessor's Parcel Number 115-410-05 from Estate Residential Five-Acre to Recreational Facilities, Low Intensity based on the Findings as presented;
- 4) Approve Parcel Map P08-0036 creating three parcels, 38.27 acres (Parcel 1), 102.47 acres (Parcel 2), and 5.63 acres (Parcel 3), based on the Findings and subject to Conditions of Approval as presented; and
- 5) Approve Conditional Use Permit S01-0011 for an equestrian facility with two covered arenas, 45,000 square feet each, stall barns for 300 horses, five fenced riding areas, 8,000 square-foot equestrian retail store/office/clubhouse, campground for horse trailers during events, special events with up to 250 spectators, and an eight foot tall by nine foot wide monument sign with 48 square feet of display area based on the Findings and subject to the Conditions of Approval.

(Supervisory District 1) (cont. 4/27/17, Item #8)

Staff is requesting item be continued off-calendar.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 3A - Staff Memo 05-26-17 (Continuance Request) PC 06-08-17, 2. Public Comment Rcvd 06-08-17 PC 06-08-17, 3. 2A - Staff Report PC 04-27-17, 4. 2B - Findings PC 04-27-17, 5. 2C - Conditions of Approval PC 04-27-17, 6. 2D - Staff Report Exhibits A-N PC 04-27-17, 7. 2E - Staff Report Exhibits O-Z PC 04-27-17, 8. 2F - Staff Report Exhibits AA-BB PC 04-27-17, 9. 2G - Staff Report Exhibit CC-Proposed Mitigated Negative Declaration and Initial Study PC 04-27-17, 10. 2H - Proof of Publication-Mountain Democrat PC 04-27-17, 11. 2I - Applicant's Continuance Request PC 04-27-17, 12. Public Comment Rcvd 04-24-17 PC 04-27-17, 13. Public Comment Rcvd 04-21-17 PC 04-27-17, 14. Public Comment Rcvd 04-20-17 PC 04-27-17, 15. A - Staff Report PC 10-23-14, 16. B - Conditions of Approval PC 10-23-14, 17. C - Findings PC 10-23-14, 18. D - Staff Report Exhibits A-Z PC 10-23-14, 19. E - Staff Report Exhibit AA(1)-Proposed Mitigated Negative Declaration and Initial Study PC 10-23-14, 20. F - Staff Report Exhibit AA(2)-Attachments 1-18 PC 10-23-14, 21. G - Proof of Publication PC 10-23-14, 22. Public Comment From Previously Submitted Project, 23. Public Comment Rcvd 10-16-14 PC 10-23-14, 24. Public Comment Rcvd 10-17-14 to 10-20-14 PC 10-23-14, 25. Public Comment Rcvd 10-21-14 PC 10-23-14, 26. Public Comment Rcvd 10-22-14 PC 10-23-14, 27. Public Comment Rcvd 10-22-14 to 10-23-14 PC 10-23-14, 28. Planning Commission Minutes 10-23-14

Date	Ver.	Action By	Action	Result
6/8/2017	3	Planning Commission	Continued	Pass

4/27/2017	2	Planning Commission	Continued	Pass
10/23/2014	1	Planning Commission	Continued	Pass

Hearing to consider the Springs Equestrian Center project (Rezone Z04-0015/Conditional Use Permit S01-0011/Parcel Map P08-0036)\* on property identified by Assessor's Parcel Number 115-410-05, consisting of 146.38 acres, in the Rescue area, submitted by Dennis Graham; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
- 2) Adopt the mitigation monitoring program in accordance with the California Environmental Quality Act Guidelines, Section 15074(d), as incorporated in the Conditions of Approval and mitigation measures;
- 3) Approve Z04-0015 rezoning a 38.27-acre portion (Parcel 1) of Assessor's Parcel Number 115-410-05 from Estate Residential Five-Acre to Recreational Facilities, Low Intensity based on the Findings as presented;
- 4) Approve Parcel Map P08-0036 creating three parcels, 38.27 acres (Parcel 1), 102.47 acres (Parcel 2), and 5.63 acres (Parcel 3), based on the Findings and subject to Conditions of Approval as presented; and
- 5) Approve Conditional Use Permit S01-0011 for an equestrian facility with two covered arenas, 45,000 square feet each, stall barns for 300 horses, five fenced riding areas, 8,000 square-foot equestrian retail store/office/clubhouse, campground for horse trailers during events, special events with up to 250 spectators, and an eight foot tall by nine foot wide monument sign with 48 square feet of display area based on the Findings and subject to the Conditions of Approval.  
(Supervisory District 1) (cont. 4/27/17, Item #8)

**Staff is requesting item be continued off-calendar.**

## **BACKGROUND**

Request to consider Rezone Z04-0015/Conditional Use Permit S01-0011/Parcel Map P08-0036/Springs Equestrian Center submitted by Dennis Graham to request the following:

- 1) 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;
- 2) Rezone from Estate Residential Five-Acre (RE-5) to Recreational Facilities, Low Intensity (RF-L) for Parcel 1 only; and
- 3) Conditional Use Permit for an equestrian facility with two covered arenas 45,000 square feet each, stall barns for 300 horses, five fenced riding areas, 8,000 square-foot equestrian retail store/office/clubhouse, campground for horse trailers during events, special events with up to 250 spectators, and an eight foot tall by nine foot wide monument sign with 48 square feet of display area.

The property, identified by Assessor's Parcel Number 115-410-05, consisting of 146.38 acres, is located on the south side of Green Valley Road, at the intersection with Deer Valley Road, in the Rescue area, Supervisory District 1. (County Planner: Aaron Mount) (Mitigated Negative Declaration prepared)\*

Prior to hearing the item on April 27, 2017, the applicant requested a continuance and the Commission continued the item to the June 8, 2017 meeting.

## **CONTACT**

Aaron Mount

Development Services Division-Planning  
Community Development Agency