

# Conditional Use Permit Findings Statements

## **CRITERIA A:**

That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

## **Response to Criteria A:**

The applicant respectfully submits that the Conditional Use Permit (CUP) request, which involves grading existing equestrian land for necessary maintenance, fully satisfies all three sub-criteria of A.

The request is focused on the continued, responsible operation of an established equestrian facility that has been in place for several decades. The scope of work is minimal and is entirely dedicated to site preservation; it does not include the construction of new buildings, impervious paving, or any commercial use.

### **1. Non-Adverse Effect on Health, Peace, Comfort, or Welfare**

The proposed grading activity is solely intended to return a deteriorated area to a flat, usable surface for a private equestrian arena/turnout. This minimal site work will not introduce any new impacts, but rather improve the existing conditions:

- **Historical Context & Community Benefit:** The keeping and riding of horses has been an integral, long-standing, and low-impact feature of this property for generations. The activity is known and accepted by surrounding residents, who often express enjoyment at seeing the animals on the property.
- **Improved Environmental Flow:** The project includes replacing the existing, non-permeable wildlife fencing with a wildlife-permeable three-rail style fence. This improvement will actively benefit the local ecosystem by enhancing the flow and movement of wildlife across the property, demonstrating a commitment to environmental stewardship.
- **Maintenance of Peace and Comfort:** Since the activity is private and non-commercial, and the project simply maintains the status quo of a decades-long use, there is no expectation of new noise, traffic, or disturbance that would adversely affect the peace or comfort of the surrounding area.

### **2. Not Materially Detrimental to Property Use, Enjoyment, or Valuation**

The proposed CUP will not only prevent detriment but will also be beneficial to the surrounding property values and the collective enjoyment of the neighborhood.

- **Property Value Enhancement:** The project seeks to upgrade somewhat dilapidated area through professional grading and the installation of new fencing. By improving the aesthetic and functional quality of the property, the project contributes positively to the overall appeal and hence the valuation of the surrounding neighborhood properties.
- **Protection of Neighboring Use:** All project activities, including the grading and placement of the turnout area, are confined entirely to the applicant's secure private property. Therefore, the proposal will not infringe upon or be detrimental to the use or enjoyment of any neighboring properties.

### 3. Not a Menace to Public Health, Safety, or General Welfare

The small scale and private nature of the proposed work ensure that it poses no threat to public well-being; conversely, the project will result in significant benefits to public safety:

- **Secure and Private Location:** The project site is located entirely on private land, ensuring the public is not exposed to any new hazards.
- **Enhanced Fire Safety and Emergency Response:** The grading will create a large, clear, level area that serves multiple critical public safety functions in a fire-prone region. This new surface will naturally function as an improved fire break, substantially reducing fuel load and ignition risk. Furthermore, due to its size and lack of vertical obstructions, the area has the potential to serve as an emergency staging area for fire resources or a temporary helispot for essential operations, including medical evacuations or the fueling and water-filling of helicopters during a crisis.
- **Commitment to Site Safety:** The grading activity is a temporary process. Once complete, the area will serve as a well-maintained, level, and safe space for activities, representing a significant improvement over the current eroded and uneven condition.

In conclusion, the requested CUP represents a commitment to maintaining and improving a long-standing, benign use with minimal environmental impact and positive community benefits, thereby satisfying the components of Criteria A.

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## **CRITERIA B:**

That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

### **Response to Criteria B:**

The proposed site is entirely adequate in size and shape to accommodate the continued low-intensity use and is designed to enhance integration with the surrounding area.

#### 1. Adequacy of Site and Integration with Neighborhood Scale

The site has successfully accommodated the existing, long-established equestrian activity for decades, which inherently confirms its adequacy in size and shape. Notably, the proposed use

is significantly /less intensive than historical operations, as the property once facilitated the breeding of Thoroughbred horses. The current and intended long-term use is strictly limited to three (3) personal, non-commercial horses.

- Consistency with Scale and Bulk: The project involves the maintenance of an existing open-air area; therefore, it introduces zero new architectural bulk, density, or scale change. By preserving the land's primary function as open space for equestrian activity, the project actively supports and complements the surrounding area's established rural and low-intensity character.
- Yards and Open Space: The project's activity area is appropriately sized for the intended use and is fully contained within the private property, respecting all required setbacks and preserving the property's overall open space character, consistent with local Zoning Ordinance guidelines.

## 2. Compliance with Development Features (Fencing, Parking, Loading)

All required development features are adequately provided for and are designed to improve, not detract from, the neighborhood aesthetic:

- Fencing: The replacement of existing solid fencing with a wildlife-permeable, three-rail style fence is a key design feature that promotes both visual appeal and environmental integration, consistent with the aesthetic goals of the Community Standards District (CSD).
- Parking and Loading: As demonstrated under Criteria C, all minimal, temporary parking and loading needs (for the sand delivery and construction equipment) are fully accommodated on-site, confirming the property's adequacy to handle functional requirements without impacting public areas.
- Landscaping: The project preserves the existing natural landscaping around the perimeter and does not necessitate the removal of any mature trees or significant vegetation.

## 3. Consistency with General Plan Policies

The approval of this CUP directly supports the policies and goals of the General Plan and relevant Community Plans by securing a long-established, low-impact land use:

- Preservation of Rural Character: The maintenance of a private equestrian facility validates and secures a use that is integral to the equestrian and rural heritage of the area, supporting common Community Plan objectives related to lifestyle and heritage preservation.
- Maintenance of Functional Open Space: The CUP ensures the continued, safe, and functional use of the land for recreational open space, consistent with General Plan policies regarding open space conservation and appropriate land utilization.

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## CRITERIA C:

That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

## **Response to Criteria C: Satisfied**

The applicant confirms that the proposed site is adequately served by infrastructure and that the minimal scope of the Conditional Use Permit will not impose any undue burden on public services.

### 1. Streets and Traffic Generation

The proposed CUP is solely for the maintenance and enhancement of an existing, private equestrian facility and will generate negligible traffic. The existing street network is already successfully accommodating more substantial construction traffic than the in comparison negligible required traffic for this project, demonstrating its capacity and sufficiency.

- **No Permanent Traffic Increase:** Since the use is established, private, and non-commercial, the CUP will result in no long-term, significant increase in vehicle trips. The traffic generated by the property will remain consistent with typical residential/private use.
- **Minimal Temporary Traffic:** The necessary grading has been carefully designed to be balanced on site, meaning no soil or material will be imported or exported, virtually eliminating construction vehicle movement. The only required external delivery is a minimal quantity of sand to cap the finished grade.
- **On-Site Management:** All vehicle traffic, including temporary construction equipment and delivery trucks, will be securely parked and managed entirely within the private property boundaries, ensuring no obstruction or adverse impact on the surrounding streets or neighboring access.

The existing street network is more than adequate to handle the minimal, short-term traffic associated with this minor maintenance project.

### 2. Public or Private Service Facilities

No new public or private service facilities are required to support this Conditional Use Permit:

- The CUP is for grading an open-air turnout/arena area and replacing fencing; it does not involve the construction of any buildings or structures that would necessitate new connections to public water, sewer, electrical, or solid waste services.
- The continued, private equestrian use relies exclusively on existing, and adequate on-site utilities and services.

The site is therefore adequately served for the scope of work proposed and will not require expansion or increased demand on public services.