



## Referral Early Consultation

**Date:** November 10, 2020  
**To:** Distribution List (See Attachment A)  
**From:** Teresa McDonald, Assistant Planner  
Planning and Community Development  
**Subject:** USE PERMIT APPLICATION NO. PLN2020-0092 – SANTOS RIDING ARENA  
**Respond By:** November 25, 2020

**\*\*\*\*PLEASE REVIEW REFERRAL PROCESS POLICY\*\*\*\***

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

**Applicant:** Richard and Debra Santos  
**Project Location:** 1342 W Simmons Road, between S Walnut Road and Lander Avenue, in the Turlock area.  
**APN:** 044-018-003  
**Williamson Act Contract:** N/A  
**General Plan:** Agriculture  
**Current Zoning:** A-2-40 (General Agriculture)

**Project Description:** Request to establish an equestrian riding arena on a 9.6± acre parcel in the A-2-40 zoning district. The site is improved with the following structures: a 1,209 square-foot single-family dwelling, 864 square-foot shop, 4,190 square-foot barn, two tack rooms totaling 280 square feet, 120 square-foot storage, 150 square-foot office, and four livestock shades totaling 6,015 square feet. Other improvements to the site include: private well and septic, round pen, 50,400 square-foot riding arena with bleachers and eight 25 foot-tall light poles, and a combination of 4-foot and 6-foot-high metal and wood fencing around the perimeter of the parcel. The proposed hours of operation are Thursdays from 9:00 am to 2:00 pm and Sundays from 6:00 pm to 9:00 pm, with a maximum of four employees and 25 people on-site (including participants and spectators), and a maximum of 15 vehicle trips (passenger trucks with horse trailers) per day on Thursdays and Sundays. 11 personal horses are on-site year-round, and up to 25 will be on-site on event days. Pre-packaged food, water, and soda will be available for purchase. The applicant is proposing to utilize a PA

**system for announcements. The arena will be watered down prior to events for dust control. The proposed vehicle and horse trailer parking is located on the southeast portion of the site consisting of pasture and dirt. The applicant is proposing to utilize a portable restroom with hand wash station which will be cleaned once a week. The site is serviced by private well and septic system and has access to County-maintained W. Simmons Road.**

**Full document with attachments available for viewing at:  
<http://www.stancounty.com/planning/pl/act-projects.shtm>**



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
 Planning Phone: (209) 525-6330 Fax: (209) 525-5911  
 Building Phone: (209) 525-6557 Fax: (209) 525-7759

**USE PERMIT APPLICATION NO. PLN2020-0092 – SANTOS RIDING ARENA**

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: TURLOCK	X	STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 2: CHIESA
X	FIRE PROTECTION DIST: TURLOCK RURAL	X	STAN COUNTY COUNSEL
X	GSA: WEST TURLOCK SUBBASIN GSA		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: TURLOCK	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		US ARMY CORPS OF ENGINEERS
	RAILROAD:	X	US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: TURLOCK UNIFIED		USDA NRCS
	SCHOOL DIST 2:		WATER DIST:
	WORKFORCE DEVELOPMENT		
X	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		



## STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

**TO:** Stanislaus County Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**FROM:** \_\_\_\_\_

**SUBJECT: USE PERMIT APPLICATION NO. PLN2020-0092 – SANTOS RIDING ARENA**

Based on this agency’s particular field(s) of expertise, it is our position the above described project:

- Will not have a significant effect on the environment.
- May have a significant effect on the environment.
- No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

---



---

Response prepared by:

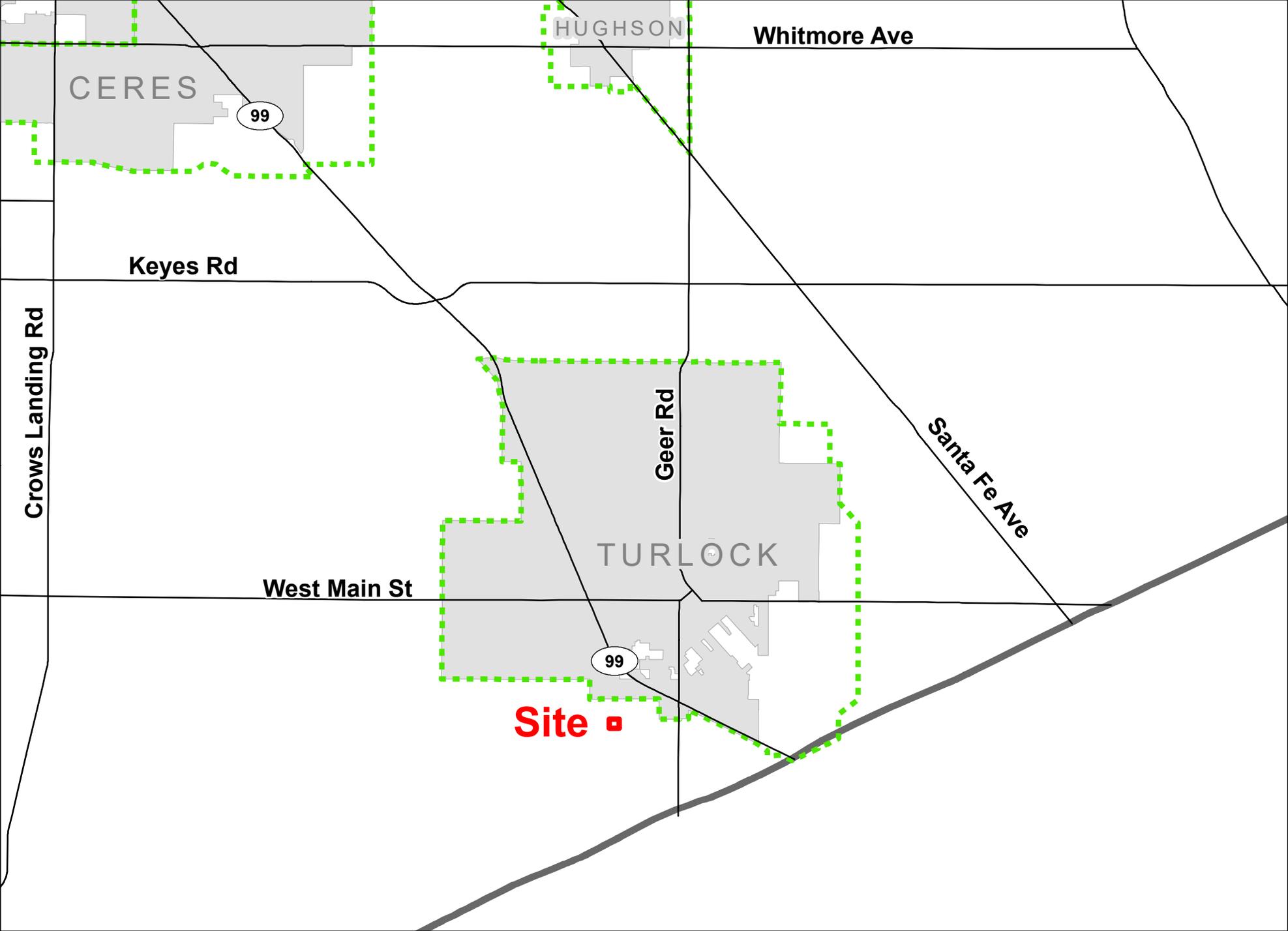
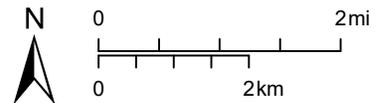
Name	Title	Date
------	-------	------

# SANTOS RIDING AREA UP PLN2020-0092

## AREA MAP

### LEGEND

-  Project Site
-  Sphere of Influence
-  City
-  Road



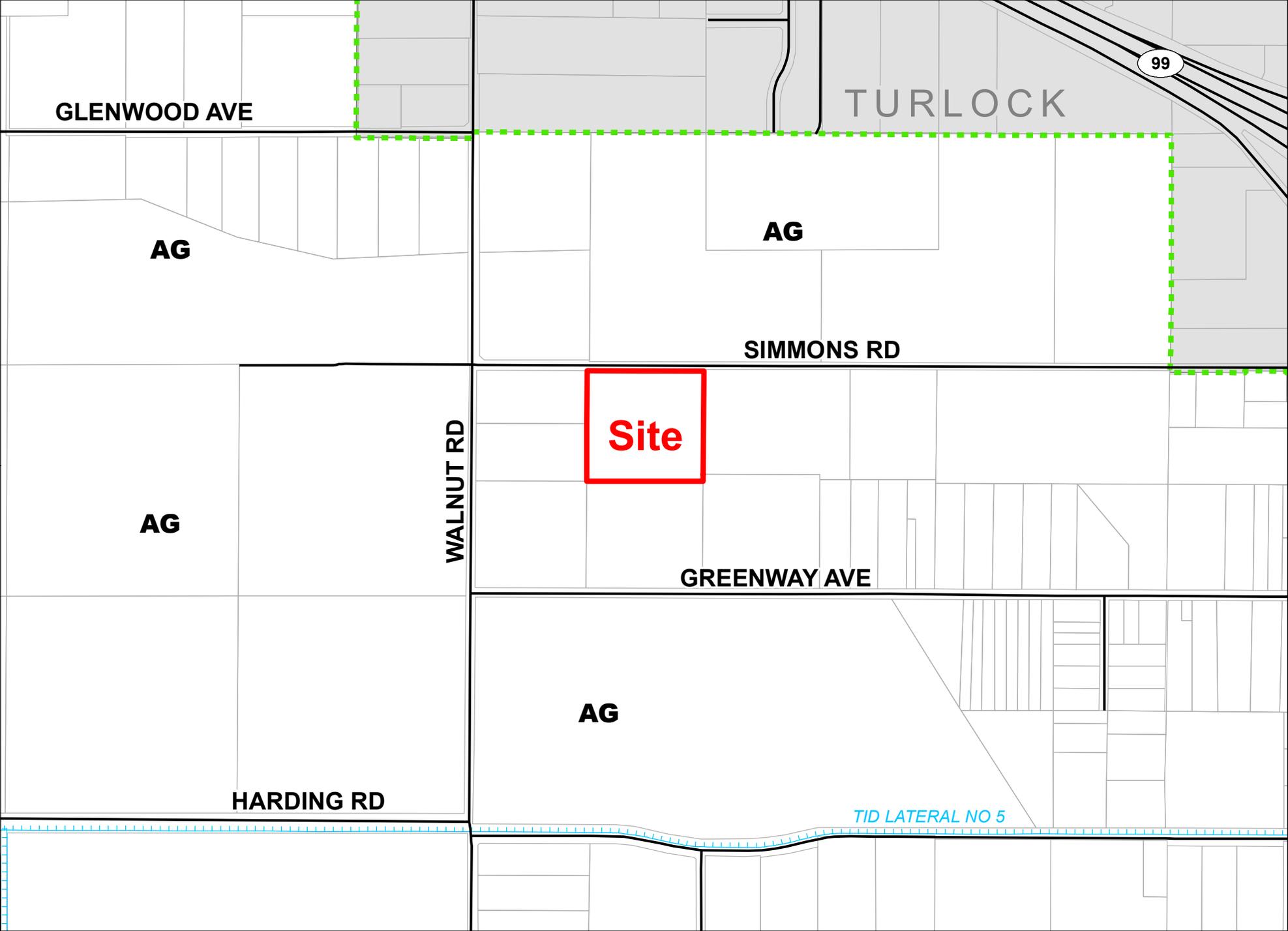
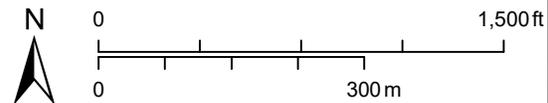
# SANTOS RIDING AREA

## UP PLN2020-0092

### GENERAL PLAN MAP

#### LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel
-  Road
-  Canal
- General Plan**
-  Agriculture



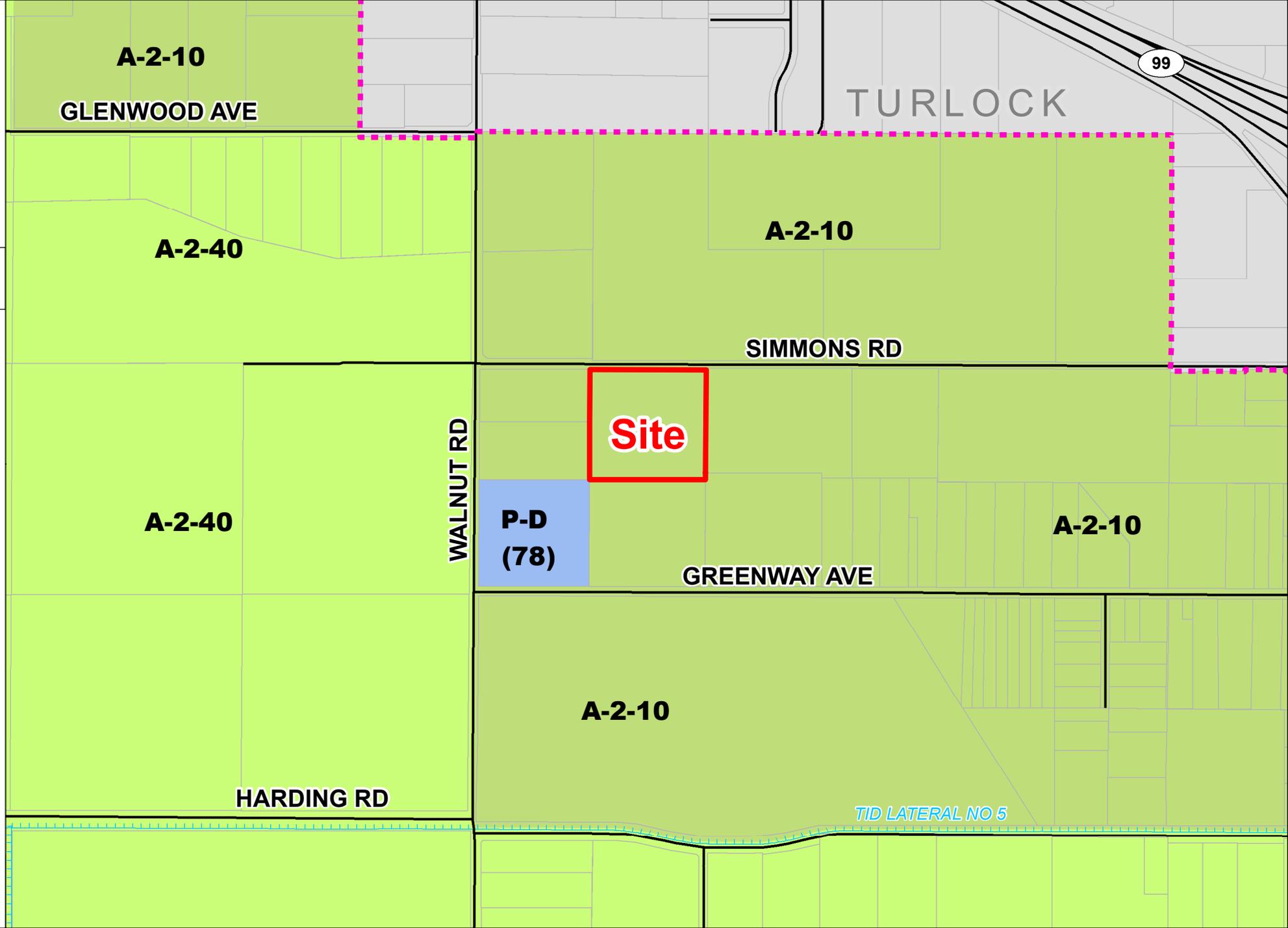
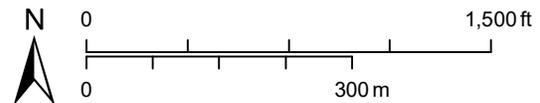
# SANTOS RIDING AREA

## UP PLN2020-0092

### ZONING MAP

#### LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel
-  Road
-  Canal
- Zoning Designation**
-  Planned Development
-  General Agriculture 10 Acre
-  General Agriculture 40 Acre



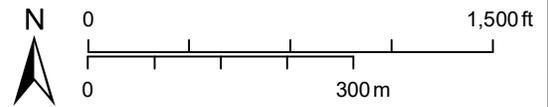
# SANTOS RIDING AREA

## UP PLN2020-0092

2017 AERIAL AREA MAP

### LEGEND

-  Project Site
-  Sphere of Influence
-  Road
-  Canal



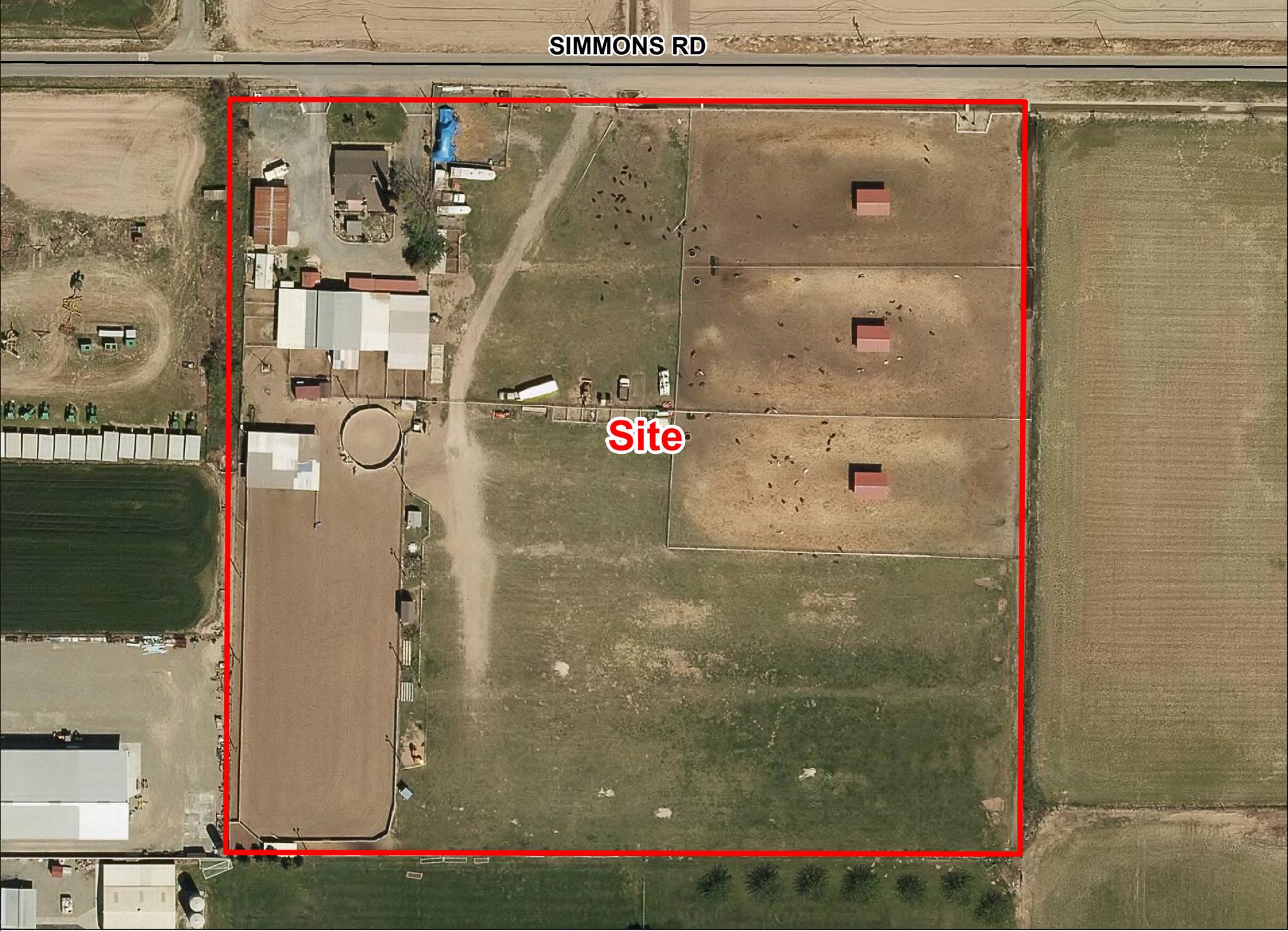
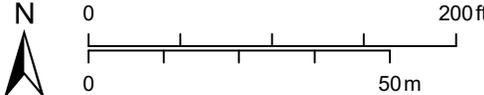
# SANTOS RIDING AREA

UP  
PLN2020-0092

2017 AERIAL SITE MAP

### LEGEND

-  Project Site
-  Road



SIMMONS RD

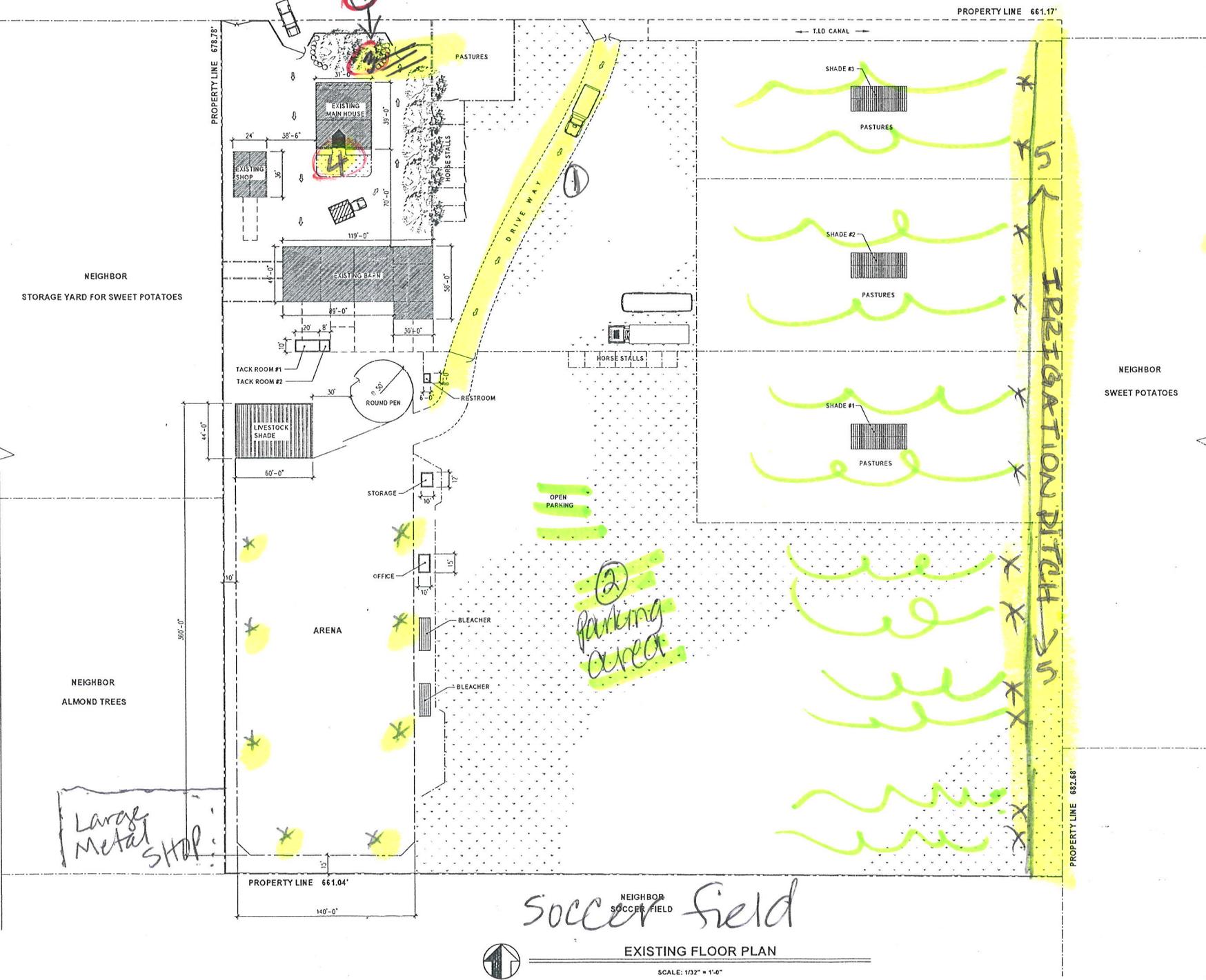
Site







WEST SIMMONS ROAD Sweet potatoe Field



- 1 - dimension of Driveway - 16 ft
- 2 - Parking Area
- 3 - septic tank - leach line
- 4 - Well.
- 5 - irrigation Ditch: water runs east to west.
- Lighting \*\* pointing 4° down from sunrise  
NO spill over to neighboring properties

site Plan



EXISTING FLOOR PLAN

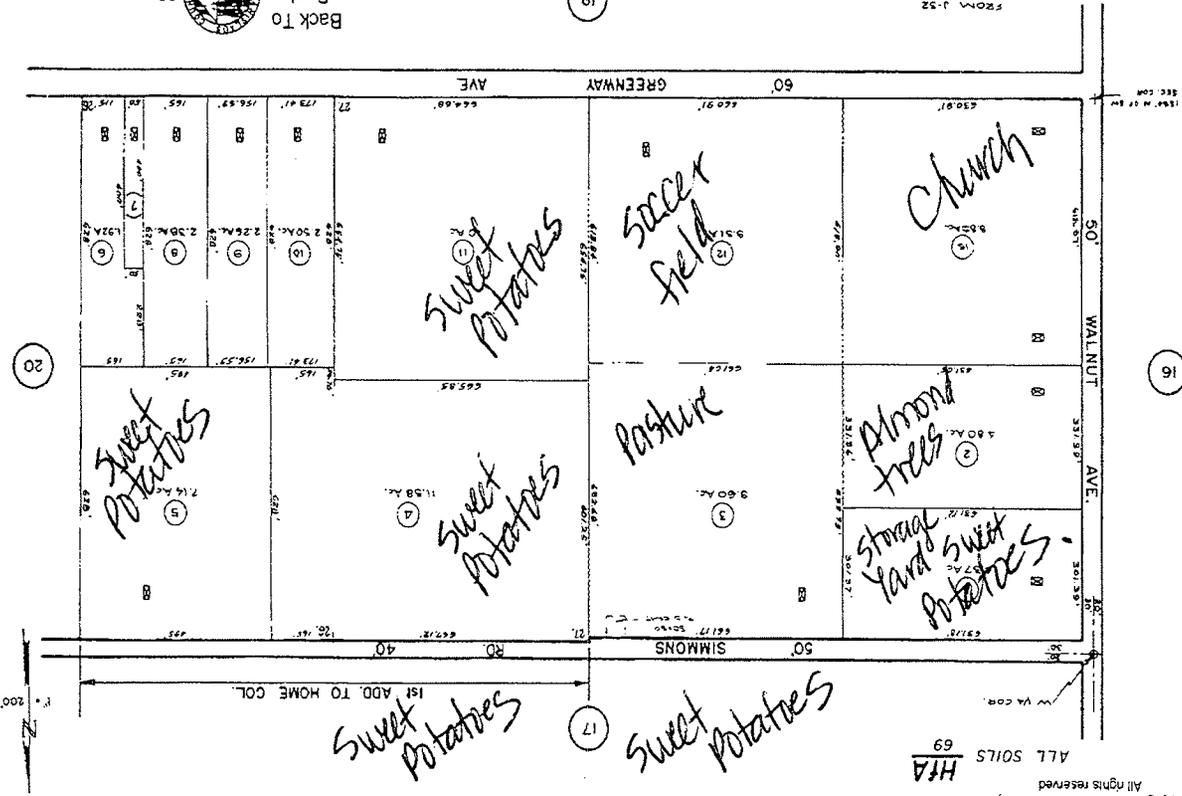
SCALE: 1/32" = 1'-0"

Click here to get the map in PDF  
 Click here to get the map in TIF

Assessor Map

THIS MAP FOR ASSESSMENT PURPOSES ONLY  
 Copyright 2001 Stenslaus County. All rights reserved.

ALL SOILS HTA 69



N 1/2 OF SW 1/4 SECTION 27 T.5S. R.10E. M.D.B.&M.  
 1st ADD. N TO HOME COLONY - LOTS 26 & 27

101.000

44-18



44-18

Back To Book Index  
 Sweet potatoe fields

FROM J-52  
 R M 10-16  
 12-7-65





AUG 24 2020

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
1010 10TH Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759
Form Available Online: http://www.stancounty.com/planning/applications.shtm

APPLICATION QUESTIONNAIRE

Form with two columns: 'APPLICATION FOR:' and 'PLANNING STAFF USE ONLY:'. Includes checkboxes for various permit types and handwritten application details like 'Application No(s): PLN 2020-0092' and 'Date: 09/28/2020'.

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i - v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

PROJECT INFORMATION

PROJECT DESCRIPTION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. - Attach additional sheets as necessary)

\*Please note: A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project.

see attachment 1

# PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10<sup>th</sup> Street – 3<sup>rd</sup> Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 1672 Page 27 Parcel 18244

Additional parcel numbers: Agri. 044-018-003  
Project Site Address 1342 W. Simmons Rd  
or Physical Location: Turlock CA 95380

Property Area: Acres: 9.6 or Square feet: \_\_\_\_\_

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)  
pasture - Roping arena

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)  
N/A

Existing General Plan & Zoning: A210

Proposed General Plan & Zoning: N/A  
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: farm land -  
West: farm - Heavy equipment storage yard - Dairy  
North: farm land  
South: Soccer field -

## WILLIAMSON ACT CONTRACT:

Yes  No

Is the property currently under a Williamson Act Contract?  
Contract Number: \_\_\_\_\_

If yes, has a Notice of Non-Renewal been filed?

Date Filed: \_\_\_\_\_

Yes  No

Do you propose to cancel any portion of the Contract?

Yes  No

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: \_\_\_\_\_

\_\_\_\_\_

**SITE CHARACTERISTICS:** (Check one or more)

Flat

Rolling

Steep

**VEGETATION:** What kind of plants are growing on your property? (Check one or more)

Field crops

Orchard

Pasture/Grassland

Scattered trees

Shrubs

Woodland

River/Riparian

Other

Explain Other: \_\_\_\_\_

Yes  No

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

**GRADING:**

Yes  No

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) \_\_\_\_\_

\_\_\_\_\_

**STREAMS, LAKES, & PONDS:**

Yes  No

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes  No

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) \_\_\_\_\_

\_\_\_\_\_

Yes  No

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes  No

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

**Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.**

**STRUCTURES:**

- Yes  No  Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)
- Yes  No  Will structures be moved or demolished? (If yes, indicate on plot plan.)
- Yes  No  Do you plan to build new structures? (If yes, show location and size on plot plan.)
- Yes  No  Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) \_\_\_\_\_

**PROJECT SITE COVERAGE:**

Existing Building Coverage: 2778 Sq. Ft.      Landscaped Area:            Sq. Ft.  
 Proposed Building Coverage:            Sq. Ft.      Paved Surface Area:            Sq. Ft.

**BUILDING CHARACTERISTICS:**

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) N/A  
NONE

Number of floors for each building:            one

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) See pictures

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) Light poles 25 feet high  
Shade Roof - 15 ft high.

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) grass, water

**UTILITIES AND IRRIGATION FACILITIES:**

Yes  No  Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: Turkey Irrigation District      Sewer\*: septic tank  
 Telephone: AT&T-cell      Gas/Propane: California Propane  
 Water\*\*: well      Irrigation: Turkey Irrigation District

\*Please Note: A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.

\*\*Please Note: A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

None

---



---

Please Note: Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

- Yes  No  Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)
- Yes  No  Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)
- Yes  No  Does the project require extension of utilities? (If yes, show location and size on plot plan.)

**AFFORDABLE HOUSING/SENIOR:**

Yes  No  Will the project include affordable or senior housing provisions? (If yes, please explain)

**RESIDENTIAL PROJECTS:** (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots:                      Total Dwelling Units:                      Total Acreage:                       
 Net Density per Acre:                      Gross Density per Acre:                     

(complete if applicable)	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/Townhouse
Number of Units:	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
Acreage:	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>

**COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS:** (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): ① 1204 sf ② 1104 sf ③ 120 sf ④ 80 sf ⑤ 120 sf ⑥ 150 sf. - All existing - no proposed

Type of use(s): ① house ② shop ③ tack room ④ tack room ⑤ storage ⑥ office



Yes  No  Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

Yes  No  Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)

Yes  No  Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

**Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.**

**STORM DRAINAGE:**

How will your project handle storm water runoff? (Check one)  Drainage Basin  Direct Discharge  Overland

Other: (please explain) absorb into ground

If direct discharge is proposed, what specific waterway are you proposing to discharge to? \_\_\_\_\_

**Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.**

**EROSION CONTROL:**

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

no

**Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.**

**ADDITIONAL INFORMATION:**

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

---

---

---

---

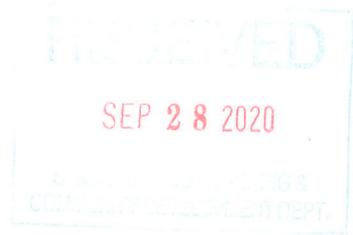
---

---

---

---

Richard D Santos  
Debra A Santos  
1342 W Simmons Rd  
Turlock CA 95380



## USE PERMIT

### PROJECT DISCRIPTION

\*Existing and proposed uses:  
Equestrian Riding Arena

\*Days and hours of operation:  
Team Roping's – Sundays-9:00 am- 2:00 pm  
Barrel Races – Thursdays – 6:00 pm – 9:00 pm

\*number of employees- none *family members*

\*Daily participants-average 20-25 – consists of family, friends and members of ACTRA team roping association and barrel racing club *on Thursday & Sundays.*

\*expected daily trucks (not sure if referring to delivery?) *Truck with horse trailers only on Thursday and Sundays.*

\*services- well and septic

\*size of existing buildings-see attachment

\*restrooms available for riders- port a podi with hand wash station (cleaned weekly by Gary's Rent a Can)

\*lighting- (see pictures) *pointing 40° down from sunrise no spill over to neighbors*

\*signage – none - (riding arena not available for public use)

\*potential expansion -- none

09/08/2020

Richard Santos  
Debbie Santos  
Savannah Santos  
1342 W Simmons Rd  
Turlock, CA 95380

User permit  
Buffer and Setback statement of compliance

We believe that we are in compliance with the buffer guidelines. This is the reasons why, the north side of our property sits our house, fence and TID irrigation canal, next to W Simmons Rd. The east side of the property lies the dirt irrigation ditch, which is clean across the property, the south side of the property is the soccer field and the west side of the property is the arena, which has gates that are shut during the roping's and barrel races. The length of the arena.

The events that we put on are members only, not open to the general public. We have never had any instances, of any members trespassing on our neighboring properties.

All sides of our property is fenced.

Sincerely  
  
Debbie Santos

**APPENDIX VII - A  
STANISLAUS COUNTY  
BUFFER AND SETBACK GUIDELINES**

## **Stanislaus County Buffer and Setback Guidelines**

### **Purpose and Intent:**

The purpose of these guidelines is to protect the long-term health of local agriculture by minimizing conflicts resulting from normal agricultural practices as a consequence of new or expanding uses approved in or adjacent to the A-2 (General Agriculture) zoning district.

The intent of these guidelines is to establish standards for the development and maintenance of buffers and setbacks designed to physically avoid conflicts between agricultural and non-agricultural uses.

### **Applicability:**

These guidelines shall apply to all new or expanding uses approved by discretionary permit<sup>1</sup> in the A-2 zoning district or on a parcel adjoining the A-2 zoning district. Uses located within a Local Agency Formation Commission (LAFCO) adopted Sphere of Influence (SOI) for an incorporated city shall be subject to these guidelines if the project site is located within 300 feet of any production agriculture operation, as defined by the Stanislaus County General Plan Agricultural Element, or the outer boundary of the SOI at the time of approval.

Low people intensive Tier One and Tier Two Uses (such as nut hulling, shelling, dehydrating, grain warehousing, and agricultural processing facilities) which do not serve the general public shall not be subject to compliance with these guidelines; however, conditions of approval consistent with these guidelines may be required as part of the project approval. The decision making body shall have the ultimate authority to determine if a use is "low people intensive".

Buffer and setback requirements established by these guidelines shall be located on the parcel for which a discretionary permit is sought and shall protect the maximum amount of adjoining farmable land.

### **Buffer Design Standards for New Uses:**

- 1) All projects shall incorporate a minimum 150 foot wide buffer setback. Projects which propose people intensive outdoor activities, such as athletic fields, shall incorporate a minimum 300 foot wide buffer setback.
  - a. Permitted uses within a buffer area shall include:
    - i. Public roadways, utilities, drainage facilities, rivers and adjacent riparian areas, landscaping, parking lots, and similar low people intensive uses. Walking and bike trails shall be allowed within buffers setback areas provided they are designed without rest areas.

---

<sup>1</sup> For purposes of these guidelines discretionary permit shall mean any general plan amendment, community plan amendment, rezone, tentative map, parcel map, use permit (excluding single-family dwellings in the A-2 zoning district), or variance processed by the County Planning & Community Development Department.

- ii. Permitted non-agricultural uses adjoining or surrounding a project site (including but not limited to legal non-conforming uses and homesites) which are of a permanent nature and not likely to be returned to agriculture.
  - b. Landscaping within a buffer setback area shall be designed to exclude turf areas which could induce activities and add to overall maintenance costs and water usage.
- 2) A six foot high fence of uniform construction shall be installed along the perimeter of the developed area of the use to prevent trespassing onto adjacent agricultural lands. Fencing shall not be required for uses which do not directly establish the potential for increased trespassing onto adjacent agricultural lands.

### **Buffer and Setback Design Standards for Expanding Uses:**

- Where existing development on a project site will allow, accommodation of a buffer as required for new uses shall be provided.
- Where existing development on a project site will not allow a buffer as required for new uses, the expansion may be permitted only if it does not intensify on-site activities or an alternative buffer and setback design standard is approved for the expansion.

### **Buffer and Setback Maintenance**

- Projects subject to these guidelines shall be conditioned to require the property owner(s) be responsible for all aspects of on-going maintenance of buffers and setback areas. The property owner(s) shall be responsible for maintaining landscape plants in a healthy and attractive condition.
- A landowners association or other appropriate entity shall be required to maintain buffers to control litter, fire hazards, pests, and other maintenance problems when a project consists of multiple parcels which may be held, or have the potential to be held, under separate ownership.
- The property owner, landowners association, or responsible entity shall be responsible for maintaining landscape plants in a healthy and attractive condition. Dead or dying plants shall be replaced with materials of equal size and similar variety within 30-days of weather permitting.
- When buffers are required as part of a specific plan, the County may require dedication of buffer areas and formation of service district to insure long-term up keep and maintenance of the buffer.

### **Agricultural Transition:**

- The Board of Supervisors may authorize the abandonment and reuse of buffer areas if agricultural uses on all adjacent parcels within a 150-foot radius of the project site have permanently ceased.

### **Alternative Buffer and Setback Design Standards:**

- Any alternative buffer and setback design standards proposed by a project applicant shall be referred to the Stanislaus County Agricultural Commissioner as part of the planning review process prior to consideration by the Stanislaus County Planning Commission. The Planning Commission shall consider the Agricultural Commissioner's referral response in making a determination on the proposed alternative. In no case shall the required standards be reduced, unless the proposed alternative is found to provide equal or greater protection to surrounding agricultural uses.



15 x 10 office

150 sq ft

15 ft tallest point



Storage room 12x10  
120 sq ft  
8 ft tallest point



10 x 20 tack ~~room~~ <sup>room</sup> - left - 200 sq ft 10 ft tallest point  
8 x 10 tack room - right - 80 sq ft - 9 ft tallest point



Arena 140 x 360



round pen



6-stall covered horse stalls  
8 ft tall