



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

## Planning Commission Staff Report Agenda Item No. 4 July 20, 2017

**SUBJECT:** Initial Study Application No. 7170 and Unclassified Conditional Use Permit Application No. 3535

Allow the operation a High-Intensity Park for weddings and special events, and a commercial stable and riding academy on a 19.55-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

**LOCATION:** The subject parcel is located on the north side of East Bullard Avenue, approximately 3,275 feet east of its intersection with North Academy Avenue and 4.6 miles east of the nearest city limits of the City of Fresno (SUP. DIST. 5) (APN 308-350-24).

**OWNER/APPLICANT:** Debra Davis

**STAFF CONTACT:** Christina Monfette, Planner  
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**RECOMMENDATION:**

- Adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 7170; and
- Approve Unclassified Conditional Use Permit No. 3535 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**EXHIBITS:**

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plan and Detail Drawing
6. Applicant’s Operational Statement
7. Summary of Initial Study Application No. 7170
8. Letters of Support
9. Draft Mitigated Negative Declaration

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	Agriculture	No Change
Zoning	AE-20	No Change
Parcel Size	19.55 acres	No Change
Project Site	Park: Approximately 1.5 acres Stable: Approximately 9 acres	No change
Structural Improvements	Park: Patio, shed  Stable: Horse covers, tack, shed, barn  Residential: Single-family residence, garage, solar panels, septic, well, gazebo	Park: ADA-compliant restrooms  Stable: No change  Residential: No change
Nearest Residence*	230 feet south	No change
Surrounding Development	Agricultural with Single-Family Residences	No Change

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
Operational Features	Single-Family Residence	Park: Weekend events such as weddings and birthday parties  Stable: Rehabilitation and training of horses
Employees	N/A	Park: Up to five  Stable: Up to five
Customers	N/A	Park: Average two visitors during the week, up to 150 per weekend event  Stable: Maximum seven visitors per week to view horses; average 3 clients per week
Traffic Trips	Residential	Park: Approximately 60 round trips per event  Stable: Up to ten round trips per week
Lighting	Residential lighting  Stable: Existing lights attached to buildings	Park: Soft patio (string) lighting, garage lights to illuminate walkway  Stable: No change
Hours of Operation	N/A	Park: Friday and Saturday from 3 PM to 10 PM, one event per weekend from April to November  Stable: Monday through Friday from 9 AM to 5 PM and Saturdays from 10 AM to 4 PM

\*As measured from the nearest property line

**EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: Yes**

On January 5, 2016, Code Enforcement staff from the Department of Public Works and Planning issued Violation No. 16-100068 in response to a complaint that a high-intensity park and commercial riding academy had been established on the subject property without an approved land use permit. Subsequently, on June 30, 2016, the Applicant filed the subject application in an effort to abate Code Enforcement Violation No. 16-100068. Approval of this application will correct both parts of this violation.

## **ENVIRONMENTAL ANALYSIS:**

An Initial Study (IS) was prepared for the project by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the IS, staff has determined that a Mitigated Negative Declaration is appropriate.

Notice of Intent to Adopt a Mitigated Negative Declaration publication date: June 16, 2017.

During the public review period, comments were received from the Environmental Health Division which clarified the analysis at Section XII: Noise. This revision removed a partial analysis of results from the Acoustic Analysis prepared by WJV Acoustics, dated September 26, 2016, and replaced it with a summary of findings based on that study. One mitigation measure was similarly revised. Since these changes do not alter the conclusion of the Initial Study or propose less restrictive mitigation measures, the Initial Study was not rerouted for a new public review period. A summary of the Initial Study, with those changes, is included as Exhibit 7.

## **PUBLIC NOTICE:**

Notices were sent to 20 property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

## **PROCEDURAL CONSIDERATIONS:**

An Unclassified Conditional Use Permit (CUP) may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 873-F are made by the Planning Commission.

Operation of a high-intensity park is a use allowed in the AE-20 Zone District with the approval of an Unclassified Conditional Use Permit (this application). The operation of a commercial stable is allowed in the AE-20 zone with the approval of a Director Review and Approval Application. In cases where the full description of a project would require two use permits, staff considers both under the more intensive application. In this case, both uses would be approved by this Unclassified Conditional Use Permit application.

The decision of the Planning Commission on an Unclassified CUP Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission's action.

## **BACKGROUND INFORMATION:**

On September 25, 1962, the Fresno County Board of Supervisors adopted Ordinance No. 490-A-220, which established the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) zoning on this parcel. No zoning amendments have been approved since that date; AE-20 is the current zoning.

This proposal entails the operation of a high-intensity park to be used for weddings and other special events and the operation of a commercial stable and riding academy on a 19.55-acre parcel. Approximately one acre of the parcel is dedicated to residential uses and is not part of this CUP application.

The commercial riding stable, Sport Equine Training Center, was established 16 years ago and serves to rehabilitate and train unwanted or abused horses. The Applicant also works with owners and potential owners, providing instruction and riding lessons. Rehabilitated horses remain on site until a home can be found. The stable is generally located in the northern portion of the parcel, away from the main road.

The high-intensity park, Starlight Grove, is proposed on approximately 1.5 acres of the parcel, which includes up to 150 parking spaces and greenspace at an existing patio for ceremonies and socializing of guests. This area is located north of the house and south of the tree line in the middle of the property. All food will be catered and a traffic management plan was approved to help control traffic associated with events. Operation of the park will be limited to one event per weekend between the months of April and November.

***Finding 1:** That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood.*

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Setbacks	Front: 35 feet Rear: 20 feet Side: 20 feet	Front (South): 75 feet Rear (North): ~160 feet Side (East): ~240 feet Side (West): ~15 feet	Yes Yes Yes Yes*
Parking	High-Intensity Park: One standard parking space for every 40 square feet of area within the main auditorium or meeting hall; uses without a building require one standard parking space for each five persons attending the park and one standard parking space for every two permanent employees.  California Building Code: at least one parking space for the physically handicapped per every 25 parking spaces at a facility	The parking area can accommodate 150 vehicles, which includes 5 ADA stalls, five employee parking spaces, and two delivery spaces	Yes
Lot Coverage	No requirement	N/A	N/A
Space Between Buildings	Six feet minimum	10.5 feet	Yes
Wall Requirements	No requirement	N/A	N/A

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Septic Replacement Area	100 percent	Septic system for the High-Intensity Park to be designed and installed in accordance with California Well Standards, California Plumbing Code, and the O.S.T. System Designs report dated August 26, 2016	Yes
Water Well Separation	Septic Tank: 50 feet; Disposal Field: 100 feet; Seepage pit: 150 feet	No change	Yes

\*Per section 816.E.3.c(2) which allows accessory structures to be built on the side property line when located 100 feet or more from the front property line. This shed is approximately 400 feet north of the front property line.

**Reviewing Agency/Department Comments Regarding Site Adequacy:**

Building and Safety Section of the Fresno County Department of Public Works and Planning: Buildings and/or facilities providing a “Public Use” must comply with the Accessibility requirements of Chapter 11B of the California Building Code (CBC), per CBC 1.9.1.2 through CBC 1.9.1.2.2: construct Accessible Parking Spaces (minimum one (1) “van” space and four (4) vehicle spaces) in accordance with the requirements of CBC 11B-208, 11B-502; provide Accessible Routes from the site arrival point (Accessible Parking Area) to the public areas served and to connect buildings and facilities (event areas) providing public access, per CBC 11B-206; modify buildings being converted to a public use to comply with the requirements of CBC chapter 11B; provide Accessible toilet facilities per CBC 11B-213 & CBC 11B-603; event seating must comply with applicable sections of CBC 11B-221; event Dining Areas must comply with CBC 11B-226.

Building review of application documents against property records has deemed the following comments necessary: permits will be required for Conversion of existing Ag Exempt structures with Public Admittance, constructed under section 15.08.030 County of Fresno Title 15 Agricultural Exemption, to buildings complying with the adopted building codes (see Section 15.08.030e, where proposed use is not allowed under the Agricultural Exemption); permits will be required for all building, plumbing, electrical, and mechanical improvements constructed, new or existing, not reflected in County of Fresno permit records; provide toilet facilities in accordance with the requirements set forth by Fresno County Department of Public Health, Environmental Health Division and Section 422 of the California Plumbing Code.

Development Engineering Section of the Fresno County Department of Public Works and Planning: The U.S.G.S. Quad Maps show there are no exiting natural drainage channels adjacent to or running though the parcel. According to FEMA FIRM Panel 1610H, the parcel is not subject to flooding from the 1%-chance storm.

Typically, any additional runoff generated by the proposed development of this site cannot be drained across property lines and must be retained or disposed of per County Standards. A grading permit may be required for this application

Fresno County Department of Public Health, Environmental Health Division: Proposed operations of the facility include the use of a caterer to provide food and beverages (no food shall be prepared on site); the food and beverages shall be provided by a caterer permitted by the Fresno County Department of Public Health, Environmental Health Division.

Prior to issuance of building permits, the Applicant/operator shall submit complete restroom and utility room facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Prior to operations, the Applicant/owner shall apply for and obtain a permit to operate a food facility.

Building permit records indicate the existing sewage disposal system for the main house was installed in 1980. It is recommended that the Applicant consider having the existing septic tank pumped and leach fields evaluated by an appropriately-licensed contractor if they have not been serviced and/or maintained within the last five years.

Site Plan Review: No building height or structure erected in this District shall not exceed thirty-five (35) feet in height; per Section 816.5.D of the Zoning Ordinance. An Encroachment Permit will be required for any improvements within the County right-of-way prior to commencement of construction.

All required yards shall extend the full width or depth of the lot and shall be open from the ground to the sky. Each lot shall have a front yard of not less than thirty-five (35) feet extending across the full width of the lot. Each lot shall have a side yard on each side of not less than twenty (20) feet.

The driveway should be a minimum of 24 feet and a maximum of 35 feet in width as approved by the Road Maintenance and Operations Division. If only the driveway is to be paved, the first 100 feet off of the edge of the ultimate right-of-way shall be concrete or asphalt. Any proposed gate that provides initial access to this site shall be set back from the edge of the road right-of-way a minimum of 20 feet or the length of the longest vehicle to enter the site, whichever is greater. A dust palliative shall be required on all parking and circulation areas.

Outdoor lighting shall be hooded and directed away from adjoining streets and properties. All proposed signs shall be submitted to the Department of Public Works and Planning permits counter to verify compliance with the Zoning Ordinance. Off-site signs are not allowed for commercial uses in the AE (Exclusive Agriculture) Zone District.

Zoning Section of the Fresno County Department of Public Works and Planning: All proposed structures will require permits. The circular structure shown on the site plan also requires permits.

No other comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

**Analysis:**

Review of the site plan shows the following improvements on the subject parcel: a single-family residence, detached garage, solar panels, patio, feed buildings, tack room, barn, and various horse covers. All improvements meet the setback requirements and other development standards of the AE-20 Zone District. The proposed restroom facility will also meet all

development standards. Zoning staff identified the patio structure (Building No. 6 on Exhibit 5) was built without permits, and the Applicant will be required to obtain such permits prior to operation of the park. Accessibility requirements, such as Americans with Disabilities Act (ADA) painted stalls and restroom locations will be finalized as part of the Site Plan Review process.

The subject parcel currently has access from Bullard Avenue via an existing half-circle driveway for the existing residence. This drive will remain in use to provide access to the existing single-family residence and is not proposed as an access to the commercial portion of this parcel.

The proposed parking area for the Starlight Grove events is located in the southeastern portion of the parcel and provides space for up to 150 vehicles to park. Guests will access the site from Bullard Avenue, turning into the lot, where they will be directed to the next open space by an attendant. The Traffic Management Plan prepared for this application estimated that each event could generate 60 vehicles arriving at the site. The site plan shows adequate parking for this proposal. Further discussion on the traffic generated by this proposal can be found under "Finding 2" Analysis.

Additional parking is available by the barn and round pen to accommodate trucks and trailers associated with the operation of the commercial stable. Review of the site plan shows dirt access roads throughout the parcel, which provide access to these spaces. The Applicant's operational statement indicates that no more than one customer at a time will be on site for training at the Sport Equine Training Center, and therefore, the spaces shown on the site plan are sufficient.

Staff finds that the project site is adequate in size and shape to accommodate the proposed use.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval attached as Exhibit 1.*

**Conclusion:**

Finding 1 can be made.

*Finding 2: That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.*

		<b>Existing Conditions</b>	<b>Proposed Operation</b>
Private Road	No	N/A	N/A
Public Road Frontage	Yes	660 feet on Bullard	No change
Direct Access to Public Road	Yes	Two driveways off Bullard	Additional access directly to parking area
Road Average Daily Traffic (ADT)		200	No change
Road Classification		Local	No change



		Existing Conditions	Proposed Operation
Road Width		16.7 feet	No change
Road Surface		Paved	No change
Traffic Trips		200	Increase of approximately 60 cars per weekend between April and November
Traffic Impact Study (TIS) Prepared	No	N/A	TIS not required; however, Traffic Management Plan submitted by Applicant was deemed sufficient by the Design Division of the Fresno County Department of Public Works and Planning
Road Improvements Required		N/A	None required

**Reviewing Agency/Department Comments Regarding Adequacy of Streets and Highways:**

Development Engineering Section of the Fresno County Department of Public Works and Planning: Bullard Avenue is a County-maintained road, classified as a Local road with an existing 20 feet of right-of-way north of the section line along the parcel frontage, per Plat Book. The minimum width for a Local road right-of-way north of the section line is 30 feet. Records indicate this section of Bullard Avenue from Academy Avenue to the end of the maintained road has an ADT of 200, pavement width of 16.7 feet, unknown structural section, and is in good condition.

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: The Applicant indicates they will put out signs a few hours in advance of the events, directing people to the parking areas, and that approximately three attendants will be on site to direct cars to parking stalls. This traffic management plan is acceptable to the Road Maintenance and Operations Division.

Transportation Planning: Road Maintenance and Operations has found that the Traffic Management Plan is acceptable and Transportation Planning has no further comments.

No other comments specific to the adequacy of streets and highways were expressed by reviewing Agencies or Departments.

**Analysis:**

Based on the Federal Highway Administration’s “Managing Travel for Planned Special Events”, the Traffic Management Plan (TMP) estimated approximately 60 trips to and from the site (120 one-way trips) given a proposed maximum attendance of 150 guests. These trips would occur

on Friday evenings or Saturdays, outside peak or rush hours. Signs will be posted a few hours before an event and will remain in place until a few hours following the event to guide attendees to the location, and three attendants will direct vehicles once they arrive on site. It is anticipated that guests will arrive sporadically; however, compliance with the TMP requires attendants on site to reduce the possibility of impacting traffic on Bullard Avenue. This was incorporated into the project as a Mitigation Measure. In addition to event traffic, one to two clients per week will visit the site to view the event space and determine if it is appropriate for their use. These trips will occur sporadically during non-peak hours and will not impact traffic or road conditions on Bullard Avenue.

The Applicant's Operational Statement indicates that no more than one guest at a time will visit the site on business associated with the Sport Equine Training Center. Horses that are rehabilitated at this facility are boarded on site. Traffic is limited to those times when a horse is arriving or leaving the facility, and up to three times a day when owners arrive to receive training. These trips will occur outside the typical peak hours and will not contribute to an increase in traffic along Bullard Avenue.

The TMP was reviewed by the Road Maintenance and Operations and the Design Divisions for potential impacts to Bullard Avenue, and both Divisions found the plan acceptable. Due to the project's limited impacts to traffic on Bullard Avenue, it is not necessary to dedicate the remaining 10 feet of additional right-of-way prescribed for Local roads at this time.

Based on the above information, Bullard Avenue will remain adequate to accommodate the proposed use.

**Recommended Conditions of Approval:**

*None*

**Conclusion:**

Finding 2 can be made.

***Finding 3:** That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof.*

<b>Surrounding Parcels</b>				
	Size:	Use:	Zoning:	Nearest Residence*:
North	26.97 acres	Single Family Residence (SFR)	AE-20	380 feet northwest
South	19.74 acres	Grazing, SFR	AE-20	220 feet south
East	19.55	Orchard, SFR	AE-20	300 feet east
West	19.55 acres	Grazing, SFR	AE-20	440 feet

\*As measured from the nearest property line

**Reviewing Agency/Department Comments:**

Agricultural Commissioner: The Fresno County “Right to Farm:” Ordinance 17.04.100 and 17.72.075 shall be presented to the Applicant so that any necessary mitigation measures can be considered by the facility to minimize any potential discomfort or risk to employees. Also, this project, as part of the conditional use designation, should acknowledge the need to control weeds and rodents within the project area to prevent this project from becoming a nuisance to neighboring properties.

Fresno Irrigation District: The Fresno Irrigation District (FID) does not own, operate, or maintain any facilities located within the subject property.

Fresno County Librarian: There are no historic buildings located on site. If upon construction and digging there are any archaeological findings, they should not be disturbed until the right authorities are contacted.

San Joaquin Valley Unified Air Pollution Control District: Based on information provided to the District, project-specific emission of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project-specific criteria pollutant emissions would have no significant adverse impact on air quality.

Based on information provided to the District, the proposed project does not meet the definition of a development project and was not subject to District Rule 9519 (Indirect Source Review). The project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions) and Rule 4601 (Architectural Coatings). This list is neither exhaustive nor exclusive.

State Water Resources Control Board: Based on the detailed information provided in the operational statement regarding the number of people anticipated daily, weekly, and at events, as well as the specific information that events will be held on a limited basis of no more than one per weekend from April to November, this facility will not meet the definition of a public water system.

No other comments specific to land use compatibility were expressed by reviewing Agencies or Departments.

**Analysis:**

The subject parcel is located in a predominately agricultural area, with some residential uses dispersed throughout. Excepting the circular structure (No. 6 on Exhibit 5), for which County staff does not have a record of permits, and the proposed restroom facilities, all structures associated with this project were built and permitted prior to submission of this application. As a Condition of Approval for this project, the Applicant will be required to obtain permits for this structure. The restroom building will be located east of the event area and set back more than 200 feet from Bullard Avenue. A tack room, barn, and feed-storage building are also located in this central area, while larger horse arenas and pens are located closer to the property lines. While this building may be visible from Bullard Avenue, it will not adversely impact the character of the neighborhood.

The Starlight Grove event center is proposed to host a maximum of one event per weekend between April and November with a maximum attendance of 150 guests. As discussed under Finding 2, there is sufficient parking available for these guests, and events will not adversely impact local traffic. Events will be limited to the hours of 3PM to 10PM, with some allowance before and after that time for set up and breakdown of the event. Set up and breakdown may occur on Friday or Sunday and usually lasts no more than three hours, with a maximum of ten persons on site.

The Sport Equine Training Center operates Monday to Friday from 9 AM to 5 PM, Saturdays from 10 AM to 4 PM, and is closed on Sundays. Horses involved in training are boarded on site until they complete rehabilitation. On average, three to five visitors arrive weekly to view the horses and approximately three clients per week arrive to receive training.

Some lighting is proposed with this application to increase safety at the riding areas and to allow events after sunset at Starlight Grove. Because exterior lighting has the potential to shine onto adjacent properties, a mitigation measure was placed on this project which requires that the lights be hooded and pointed downward.

This application will also approve the use of amplified speech and music at Starlight Grove events, subject to mitigation measures identified by the WJV Acoustics study dated September 26, 2016. This study requires that the speakers are placed centrally on the property (in the event area) and facing northeast. In addition, the Applicant will provide a sound barrier consisting of stacked hay bales between the speakers and the residential land uses west of the project site. The study also identified the need to monitor sound levels on an event-by-event basis, since the equipment and speakers may vary based on who is hired for the event. Therefore, the Applicant will monitor noise levels at a location established by WJV Acoustics to ensure that all events are in compliance with the Fresno County Noise Ordinance. The operational statement limits the use of amplified sound and music to before 10 PM. These requirements have been placed as Mitigation Measures on the project.

No mitigation was necessary to reduce impacts to air pollution, solid waste generation, or water usage to less than significant.

Based on the above information, staff believes the proposal will not have an adverse effect upon surrounding properties.

**Recommended Conditions of Approval:**

*See Mitigation Measures attached as Exhibit 1.*

**Conclusion:**

Finding 3 can be made.

*Finding 4: That the proposed development is consistent with the General Plan.*

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
Policy LU-A.3: The County may allow by discretionary permit in areas designated as agricultural, special agricultural uses and	The operation of a commercial stable and riding academy is a use permitted by Table LU-3 and the operation of a high-intensity

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
<p>agriculturally-related activities, including value-added processing facilities, and certain non-agricultural uses listed in Table LU-3. Approval of these and similar uses in areas designated as Agricultural shall be subject to the following criteria:</p> <ul style="list-style-type: none"> <li>a. The use shall provide a needed service to the surrounding agricultural area which cannot be provided more efficiently within urban areas or which requires location in a non-urban area because of unusual site requirements or operational characteristics;</li> <li>b. The use should not be sited on productive agricultural lands if less productive land is available in the vicinity;</li> <li>c. The operational or physical characteristics of the use shall not have a detrimental impact on water resources or the use or management of surrounding properties within at least one-quarter mile radius</li> <li>d. A probable workforce should be located nearby or be readily available</li> </ul> <p><i>e. through h. relate specifically to agricultural commercial centers, value-added processing facilities, churches, schools, and existing uses.</i></p>	<p>park is permitted by Zoning Ordinance Section 853.B, which allows uses regardless of Zone District, subject to the approval of an Unclassified CUP.</p> <ul style="list-style-type: none"> <li>a. The agricultural area is necessary for this application because the Applicant requires sufficient space for the training of horses and the rural atmosphere is an integral part of Starlight Grove's event center.</li> <li>b. Other land in the area is restricted by Williamson Act Contract 91, a portion of which was cancelled for the subject parcel.</li> <li>c. Review of the project's proposed water usage and liquid waste indicates that there will be no adverse impacts to surrounding properties.</li> <li>d. The Applicant indicates a maximum of eight employees and the project site is located less than 5 miles from the City of Fresno, which can provide a probable workforce.</li> </ul> <p>Items e through h of this policy do not relate to this application and have not been included.</p>
<p>Policy LU-A.13: The County shall protect agricultural operations from conflicts with nonagricultural uses by required buffers between proposed nonagricultural uses and adjacent agricultural operations.</p>	<p>The operation of the high-intensity park is protected from the adjacent agricultural operations by the pasture pens and practice arenas of the commercial stable.</p>
<p>Policy LU-A.14: The County shall ensure that the review of discretionary permits includes an assessment of the conversion of productive agricultural land and that mitigation be required where appropriate.</p>	<p>The conversion of farmland was discussed as part of the Initial Study prepared for this application (Exhibit 7). No adverse impacts were identified.</p>

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
Policy PF-C.17: The County shall, prior to consideration of any discretionary project related to land use, undertake a water supply evaluation.	Staff considered historical well yields in the area of this application and determined that there is sufficient water available for this application.
Policy PF-D.6: The County shall permit individual on-site sewage disposal systems on parcels that have the area, soils, and other characteristics that permit installation of such disposal facilities without threatening surface or groundwater quality or posing any other health hazards where community sewer service is not available and cannot be provided.	The parcel has the capacity to support the existing and the proposed septic systems installed in accordance with the O.S.T. Systems Designs, Inc. report dated August 26, 2016.

**Reviewing Agency Comments:**

Policy Planning Section of the Fresno County Department of Public Works and Planning: APN 308-350-24 is restricted by Williamson Act Contract No. 91. The Contract limits land uses on contracted land to commercial operation and other uses that are determined compatible and adopted by the Board of Supervisors. The proposed application for the subject parcel is not a compatible use on land enrolled in the Williamson Act Program.

No other comments specific to General Plan Policy were expressed by reviewing Agencies or Departments.

**Analysis:**

On April 5, 2017, the Agricultural Land Conservation Committee recommended approval for the partial cancellation of the Williamson Act contract that was restricting this parcel. If the Planning Commission votes to approve this application, the Cancellation request will be scheduled to be heard before the Board of Supervisors. As part of the Cancellation process, the Applicant will pay the Cancellation Fee as determined by the County Assessor and certified by the Board of Supervisors. Payment must occur prior to operation of the commercial stable or the event center.

The operation of the commercial stable is consistent with Policy LU-A.3, which identifies certain criteria when such projects are located in an agricultural area. The Applicant has operated the Sport Equine Training Center for 16 years, rehabilitating abused and unwanted horses within the community. The required training associated with such rehabilitation requires the space on this parcel for practice rings and grazing. The Williamson Act Contract restricting this parcel also applies to several parcels in the vicinity. The removal of this parcel from the contract will not encourage the conversion of other nearby farmland since only the part of the contract on this parcel was cancelled. As part of the cancellation request, the Applicant is required to identify any nearby lands which might suit the project which are not restricted by contract. No properties meeting that requirement were for sale in the vicinity of the site. No mitigation was required to address the conversion of farmland. The operation of a high-intensity park is a use which is permitted by Unclassified Conditional Use Permit. These types of projects are allowed in all zone districts which do not specifically prohibit this use. Therefore, the operation of the park is not a use included on table LU-3. There are no General Plan policies which relate specifically to Unclassified CUPs.

The Applicant provided a detailed analysis of anticipated water usage of the project. Starlight Grove is anticipated to use approximately 1.8 gallons of water per attendee (250 gallons per event), which assumes that low-flow toilets will be installed in the new restrooms. Potable water will be provided by the event caterer. The Sport Equine Training Center will use approximately 312,000 gallons of water per year, which includes water used for bathing the horses, drinking water, and water used as a dust palliative on the arena. Historical well reports, based on data from surrounding properties, have shown sufficient water in this area and therefore, staff did not require a project-specific study to determine that the project would have sufficient water available without adversely impacting neighboring properties. The Sport Equine Training Center is the primary source of water use on this parcel and the Applicant has been operating this facility for more than 16 years, according to the operational statement. Review of historical aerial photos shows that the parcel has been improved with the horse pens shown on the site plan since 2005.

There is one existing septic system on the property, which serves the single-family residence. No changes are proposed to this system. The study performed by O.S.T. Systems Designs, Inc. dated August 26, 2016 identifies a location on the parcel where the new septic can be installed while meeting all necessary setback requirements. A mitigation measure has been placed on this project which requires the Applicant to install the new system in accordance with this plan (or another plan approved by the Fresno County Department of Public Health).

Based on these factors, the high-intensity park and commercial stable and riding academy are consistent with the General Plan.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval attached as Exhibit 1.*

**Conclusion:**

Finding 4 can be made.

**PUBLIC COMMENT:**

Staff received 31 letters of support for this application. In general, these letters identified the Applicant as dedicated to her work at the Sport Equine Training Center and they praised the facility for its professionalism and cleanliness. In addition, the letters noted that the Applicant often hosts charitable events at the Starlight Grove facility and that those events have not, in the past, been too loud. Many of the letters included a personal story regarding how the Sport Equine Training Center has impacted their lives and the lives of their horses. Those letters further note that such opportunities are rare and they identify the Sport Equine Training Center as a valuable resource for the equestrian community. Approximately half of these letters were sent from properties located in or around the cities of Clovis and Fresno.

**CONCLUSION:**

Based on the factors cited in the analysis, staff believes the required Findings for granting the Unclassified Conditional Use Permit can be made. Staff therefore recommends approval of Unclassified Conditional Use Permit No. 3535, subject to the recommended Conditions of Approval and Mitigation Measures.

## **PLANNING COMMISSION MOTIONS:**

### **Recommended Motion** (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7170; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3535, subject to the Mitigation Measures, Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

### **Alternative Motion** (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Unclassified Conditional Use Permit No. 3535; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

### **Mitigation Measures, recommended Conditions of Approval and Project Notes:**

See attached Exhibit 1.

CMM:ksn

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**EXHIBIT 1**

**Mitigation Monitoring and Reporting Program  
Initial Study Application No. 7170/Unclassified Conditional Use Permit Application No. 3535  
(Including Conditions of Approval and Project Notes)**

Mitigation Measures						
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span	
*1.	Aesthetics	Prior to the operation of the High-Intensity Park, all outdoor lighting shall be hooded, directed, and permanently maintained as not to shine toward adjacent properties and public roads.	Applicant	Applicant/ Department of Public Works and Planning (PW&P)	Ongoing	
*2.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures shall be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/ PW&P	During ground-disturbing activities	
*3.	Geology and Soils	The sewage disposal system shall be designed and installed in accordance with the O.S.T. System Designs, Inc. Soils Analysis and Sewage Feasibility Report (dated August 26, 2016) or as otherwise approved by the Fresno County Department of Public Health, Environmental Health Division.	Applicant	Applicant/ PW&P/ Fresno County Department of Public Health	Ongoing	
*4.	Noise	The Applicant shall utilize a sound barrier between the speaker source and the residence to the west when using sound amplification for speech or music. The barrier shall be placed at the location identified by the acoustic analysis prepared by WJV Associates (WJVA Project No. 16-033, dated September 26, 2016).	Applicant	Applicant/ PW&P/ Fresno County Department of Public Health	During all events with amplified sound or music	
*5.	Noise	During all events in which amplified sound is present, the Applicant shall monitor noise levels at the location designated by the acoustic analysis prepared by WJV Associates (WJVA Project No. 16-033, dated September 26, 2016) to ensure compliance with the County Noise Ordinance Standards.	Applicant	Applicant/ PW&P/ Fresno County Department of Public Health	During all events with amplified sound or music	

*6.	Noise	In concurrence with the Applicant's Operational Statement, all amplified microphone use and/or sound amplification shall cease by 10:00 PM.	Applicant	Applicant/ PW&P/ Fresno County Department of Public Health	During all events with amplified sound or music
*7.	Transportation/ Traffic	Operation of the proposed High-Intensity Park shall be in conformance with the Traffic Management Plan approved by the County and dated September 8, 2016.	Applicant	Applicant/ Design Division/Road Maintenance and Operations	Ongoing
<b>Conditions of Approval</b>					
1.	Development of the property shall be in accordance with the Site Plan and Operational Statement approved by the Commission.				
2.	Prior to issuance of Building Permits, a Site Plan Review (SPR) shall be submitted to and approved by the Department of Public Works and Planning in accordance with Section 874 of the Fresno County Zoning Ordinance. Conditions of the Site Plan Review may include: design of parking and circulation areas, access, on-site grading and drainage, fire protection, landscaping, signage, and lighting.				
3.	Prior to issuance of Building Permits, the owner of the subject property shall enter into a Covenant with the County of Fresno acknowledging that the property owner is aware of the Fresno County Right-to-Farm Notice (Fresno County Ordinance Code Sections 17.04.100 and 17.72.075).				
*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document. Conditions of Approval reference recommended Conditions for the project.					
<b>Notes</b>					
<b>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</b>					
1.	Any additional runoff generated by the proposed development of this site cannot be drained across property lines and must be retained or disposed of per County Standards. A grading permit or voucher may be required for any grading proposed with this application.				
2.	Proposed operations of the facility include the use of a caterer to provide food and beverages (no food shall be prepared on site); the food and beverages shall be provided by a caterer permitted by the Fresno County Department of Public Health, Environmental Health Division. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.				
3.	Prior to issuance of building permits, the Applicant/operator shall submit complete restroom and utility room facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Prior to operations, the Applicant/owner shall apply for and obtain a permit to operate a food facility. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.				
4.	It is recommended that the Applicant consider having the existing septic tank pumped and leach fields evaluated by an appropriately-licensed contractor if they have not been serviced and/or maintained within the last five years.				

**Notes**

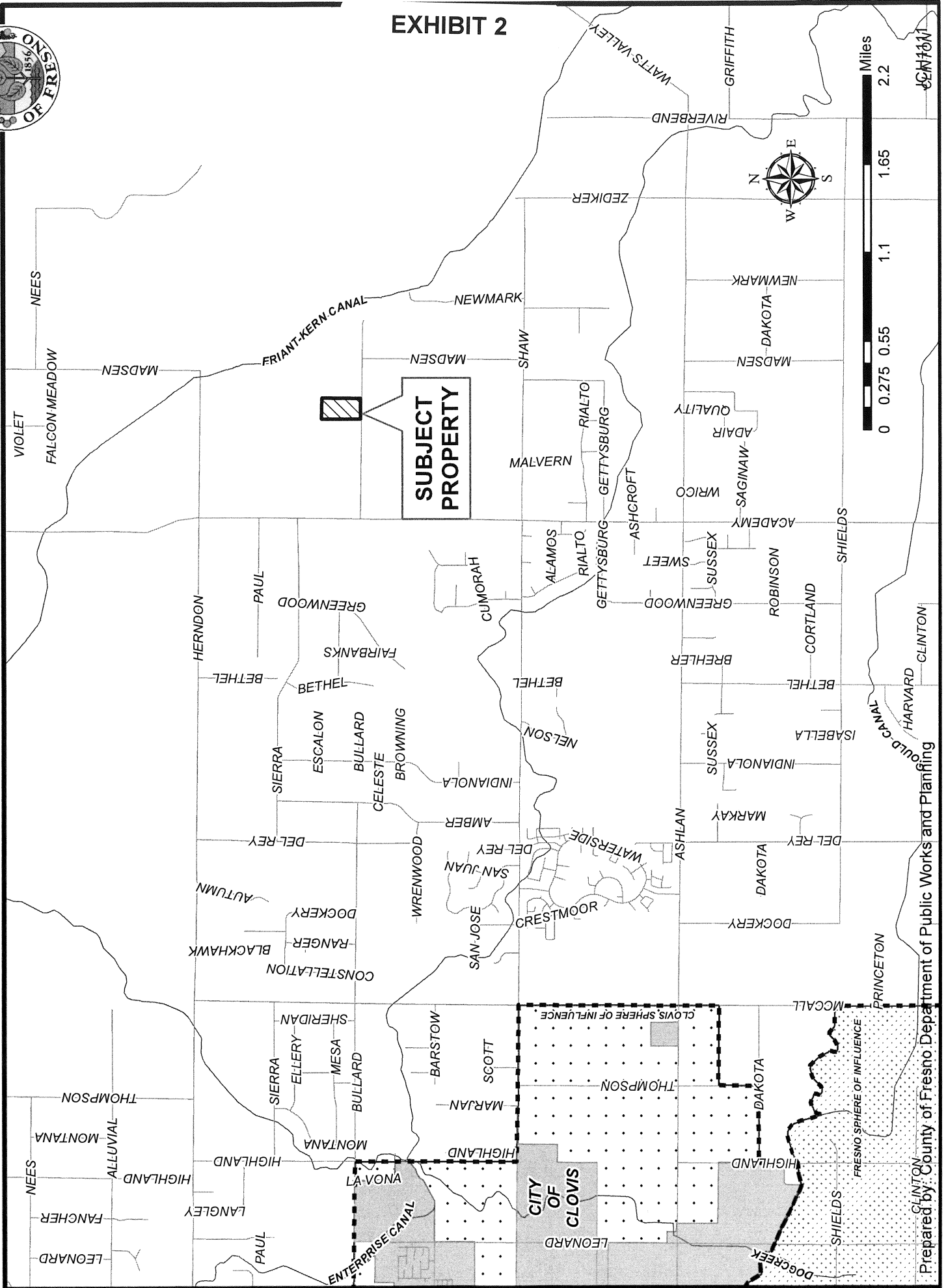
5.	<p>The following requirements will be reviewed during the Site Plan Review Process:</p> <ol style="list-style-type: none"> <li>1. No building height or structure erected in this District shall exceed thirty-five (35) feet in height, per Section 816.5.D of the Zoning Ordinance.</li> <li>2. An Encroachment Permit will be required for any improvements within the County right-of-way prior to commencement of construction.</li> <li>3. All required yards shall extend the full width or depth of the lot and shall be open from the ground to the sky. Each lot shall have a front yard of not less than thirty-five (35) feet extending across the full width of the lot. Each lot shall have a side yard on each side of not less than twenty (20) feet.</li> <li>4. The driveway should be a minimum of 24 feet and a maximum of 35 feet in width as approved by the Road Maintenance and Operations Division.</li> <li>5. If only the driveway is to be paved, the first 100 feet off of the edge of the ultimate right-of-way shall be concrete or asphalt.</li> <li>6. Any proposed gate that provides initial access to this site shall be set back from the edge of the road right-of-way a minimum of 20 feet or the length of the longest vehicle to enter the site, whichever is greater.</li> <li>7. A dust palliative shall be required on all parking and circulation areas.</li> <li>8. Off-site signs are not allowed for commercial uses in the AE (Exclusive Agriculture) Zone District.</li> </ol>
6.	<p>The Applicant shall obtain Building Permits for the circular structure (identified as "#6: Patio" on the Site Plan provided).</p>
7.	<p>Buildings and/or facilities providing a "Public Use" must comply with the Accessibility requirements of Chapter 11B of the California Building Code (CBC), per CBC 1.9.1.2 through CBC 1.9.1.2.2.</p> <ol style="list-style-type: none"> <li>1. Construct Accessible Parking Spaces (minimum one (1) "van" space and four (4) vehicle spaces) in accordance with the requirements of CBC 11B-208, 11B-502.</li> <li>2. Provide Accessible Routes from the site arrival point (Accessible Parking Area) to the public areas served and to connect buildings and facilities (event areas) providing public access, per CBC 11B-206.</li> <li>3. Modify buildings being converted to a public use to comply with the requirements of CBC Chapter 11B.</li> <li>4. Provide Accessible toilet facilities per CBC 11B-213 &amp; CBC 11B-603.</li> <li>5. Event seating must comply with applicable sections of CBC 11B-221.</li> <li>6. Event Dining Areas must comply with CBC 11B-226.</li> </ol>
8.	<p>Building Review of application documents against property records has deemed the following comments necessary.</p> <ol style="list-style-type: none"> <li>1. Permits will be required for Conversion of existing Ag Exempt structures with Public Admittance, constructed under Section 15.08.030 County of Fresno Title 15 Agricultural Exemption, to buildings complying with the adopted building codes. (See Section 15.08.030 e, where proposed use is not allowed under the Agricultural Exemption.)</li> <li>2. Permits will be required for all building, plumbing, electrical, and mechanical improvements constructed, new or existing, not reflected in County of Fresno permit records.</li> <li>3. Provide toilet facilities in accordance with the requirements set forth by Fresno County Department of Public Health, Environmental Health Division and Section 422 of the California Plumbing Code.</li> </ol>
9.	<p>Establishing the proposed High-Intensity Park on the subject parcel shall be contingent upon approval of the partial cancellation of Williamson Act Contract No. 91 by the Fresno County Board of Supervisors, and payment of the Cancellation Fee as determined by the County Assessor and certified by the Board of Supervisors for issuance of a Certificate of Cancellation.</p>

# LOCATION MAP

CUP 3535



## EXHIBIT 2

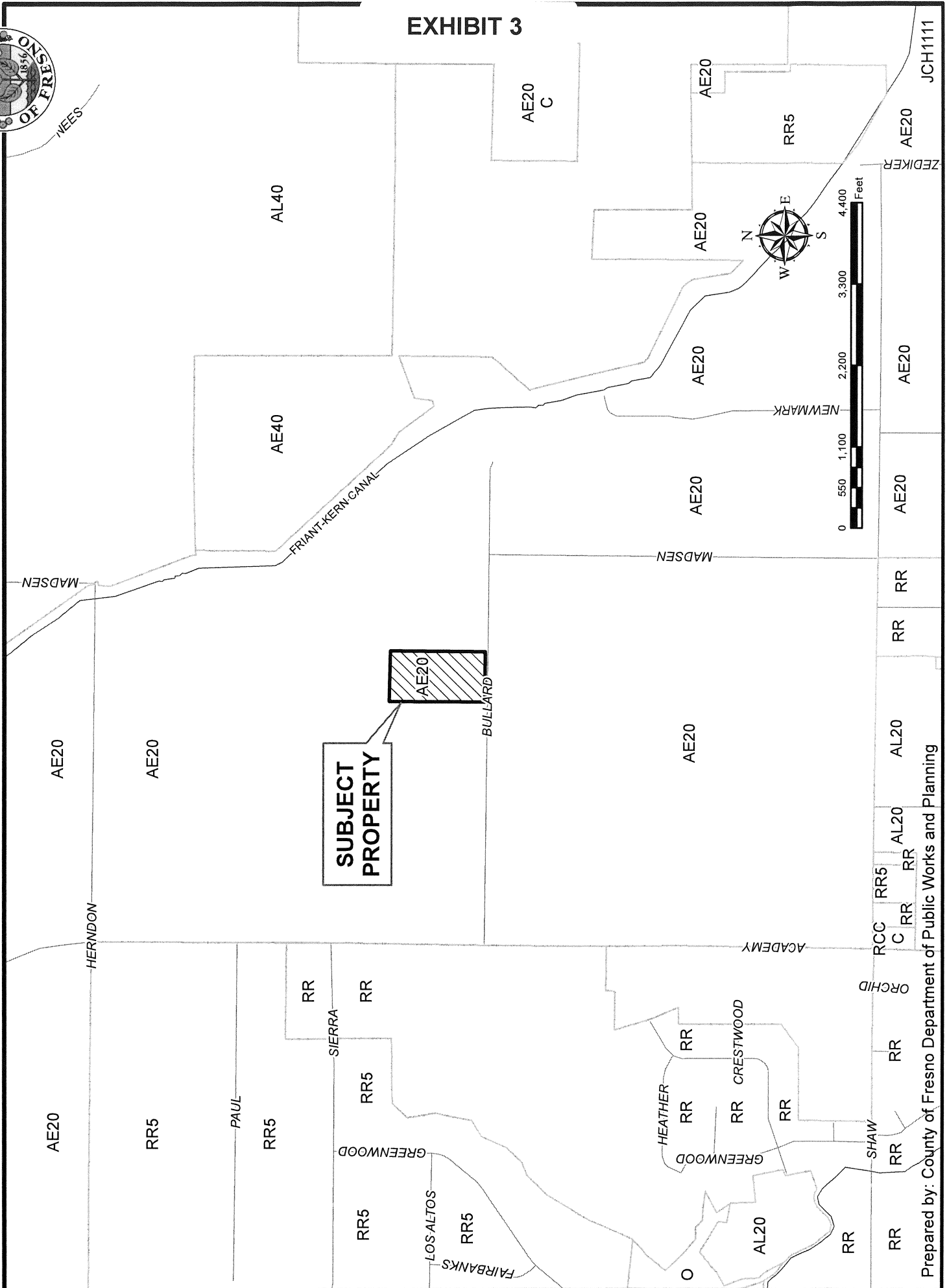


CUP 3535  
STR 2 - 13/22

# EXISTING ZONING MAP



## EXHIBIT 3





# EXHIBIT 4

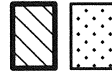
## EXISTING LAND USE MAP

CUP 3535

### LEGEND

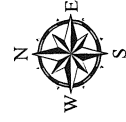
- C# - COMMERCIAL
- FC - FIELD CROP
- GRZ - GRAZING
- ORC - ORCHARD
- SF# - SINGLE FAMILY RESIDENCE
- TF - TREE FARM
- V - VACANT

### LEGEND:



Subject Property

Ag Contract Land





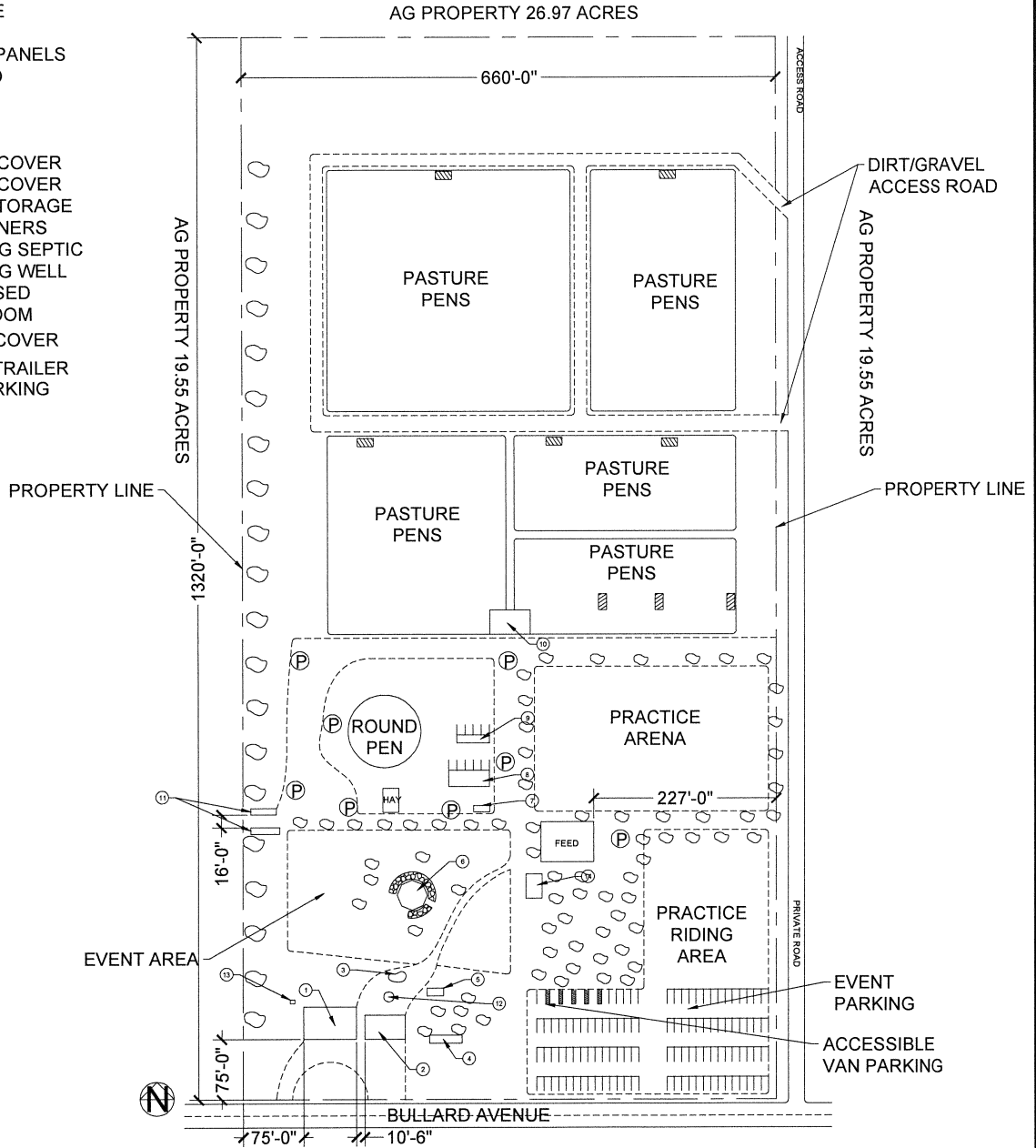
Department of Public Works and Planning  
Development Services Division



# EXHIBIT 5

SITE INFO:  
 19.55 ACRE AG  
 APN: 308-350-24  
 OWNER: DEBRA DAVIS  
 13616 E. BULLARD AVENUE  
 CLOVIS, CA 93619

- KEY NOTES
1. EXISTING HOUSE
  2. GARAGE
  3. POOL
  4. SOLAR PANELS
  5. GAZEBO
  6. PATIO
  7. TACK
  8. BARN
  9. HORSE COVER
  10. HORSE COVER
  11. SHED/STORAGE CONTAINERS
  12. EXISTING SEPTIC
  13. EXISTING WELL
  14. PROPOSED RESTROOM
-  HORSE COVER  
 TRUCK/TRAILER CAR PARKING



SITE PLAN

SCALE: 1/64" = 1'-0"

# EXHIBIT 6

Sport Equine  
Conditional Use Permit Operational Statement  
13616 E. Bullard Ave.

June 30, 2016

RECEIVED  
COUNTY OF FRESNO

JUN 23 2017

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

CUP 3535

Property Owner: Ms. Debbie Davis  
13616 E. Bullard Ave.  
Clovis, CA 93619

Applicant: Same as above

Project Site: 13616 E. Bullard Ave.  
Clovis, Ca 93619

APN: 308-035-24

Zoning: AE-20

Land Use Designation: Agriculture-Williamson Act Contract No.91

Area: 19.55+/- acres

Request:

The applicant, Ms. Debbie Davis and Sport Equine requests approval of a Conditional Use Permit (CUP) for two uses:

1. The development and operation of a "High Intensity Park" at 13616 E. Bullard Ave., Clovis, CA. The purpose of the CUP would be to allow weddings, proms, meetings, and other special events to be held at the above listed location. Special fund raising events for the protection of horses will also occur approximately 3 times a year.
2. The operation of a commercial horse boarding and riding academy.



## Item 1. Background/Nature of Operation

The applicant has lived on the subject site continuously since purchasing the property in 2000. She is a nationally recognized and renowned expert in equine development, training and problem solving with multiple national championship titles from US sanctioned equestrian organizations. The applicant rescues, rehabilitates, trains and re-homes unwanted, abused and neglected horses from the community and beyond on a full time basis. Please see the applicant's attached resume detailing her credentials to operate the proposed equine facility.

Sport Equine Training Center was established 16 years ago and has been in continuous operation since. In response to the high numbers of unwanted, ill-fated horses in our community, the applicant formed New Hope Equine 501(c)3, a public benefit non-profit corporation to better assist the overwhelming needs of horses and their owners suffering from economic hardship, abuse or neglect. The applicant differs from other equine rescue/shelters by providing top quality feed/ care/housing in addition to professional training to give horses their best possible chance of a better life and quality permanent home.

The park will rent for private events including weddings, birthdays, or non-profit fundraisers only. The party booking the event will be allowed to use the grass portion of the property only (see plot plan). This area is the middle half of the project grass area, north of the house and south of the tree line in the middle of the property. The booking party will be responsible for *all* setup, operations, and cleanup and will be self-insured.

The applicant will not prepare and/or serve food on site. Caterers chosen by the client will supply the food prepared off site and beverages prepared off site. The catering companies will provide staffing as needed to serve guests. The applicant contracts for any additional staff/security that each event will need.

All buildings, open areas, barns etc. are existing. As indicated by the attached pictures, the site is heavily landscaped. No additional landscaping is proposed.

The site is currently under Williamson Act Contract No. 91. Said contract will be cancelled per county and state standards.

## Item 2. Operational time limits Equestrian

Monday through Friday 9am to 5pm. Saturday 10am to 4pm and Sunday usually closed on year round basis.

### Private Park

Friday and Saturday from 3pm to 10pm. No Sunday events. Only one event per weekend. All event activities will cease on or before 10 am with clean up thereafter. The private park use will be limited from April to November.

### Item 3. Visitors Equestrian

On average 3 to 5 with a maximum of 7 visitors a week come to see the available horses for adoption or sale. On average, one horse completes rehabilitation and leaves and one new horse in need of our services arrives weekly keeping the total numbers consistent.

On average 3 clients per week will receive instruction with a formerly unwanted or problematic horse. Maximum number of instruction visitors per day is 3 and will be on site between 9am and 5pm.

### Private Park

On average, 2 visitors per week will visit the site to determine if it is appropriate for their event. A maximum of 150 people will attend an event. Setup usually occurs on Fridays for 2 to 3 hours beginning at noon. After event cleanup on Sundays for 2 to 3 hours (max of 10 people).

Charitable fundraisers will occur no more than twice a year that will be attended by no more than 150 guests. Typically, such events have not exceeded 100 guests.

### Item 4. Number of employees:

Current: (Horse) 3 or less, (Event) 0 Future: (Horse) 5 or less, (Event) 5 or less. Hours they work: 5 to 7 hours per day. There is no caretaker, however, the applicant lives on-site and will run the events area as well as be responsible for ranch management.

### Item 5. Service and delivery vehicles: Equestrian

Approximately 2 deliveries per week for feed, medicine, supplies etc. Deliveries are from light duty vehicles.

### Park

Approximately 2 deliveries per event for flowers and other similar deliveries.

### Item 6. Access to the site:

#### Equestrian

Equestrian use entrance is off the private paved road east of the property with entrance and exit access points.

## Park

There are multiple access points on the east and south sides of property illustrated on the project site plan.

Item 7. Number of parking spaces for employees, customers, and service/delivery vehicles.

## Equestrian

Horse trailer parking is located at the middle of the property with areas designated for long and short term. Short term drop off/pick up parking occurs by circling the main arena stopping briefly along the wide circular gravel road. Approximately 3 guest trailers park long term next to and behind storage structures out of the way of all through traffic. There are 25 spaces to park vehicles/trailers in those areas (See project site plan).

## Park

Event parking is on the southeast corner of the property in the dirt area. Projected average vehicles per event is 50 based on a guest list of 150 persons. There is space to accommodate 150 vehicles, including 5 handicap spaces, 5 employee spaces and 2 delivery spaces. Additional parking is available on the dirt area at the northwest side of the property as illustrated on the project site plan.

Three people assist attendees in parking to improve parking efficiency and address any special parking needs. Parking for the disabled will be per county code.

Item 8. Are any goods to be sold on-site?

No goods are sold on site for either use.

Item 9. What equipment is used? Equestrian

The horse facility uses a feed truck (pickup truck), a water truck on a limited basis in the summer to keep the dust down for personal horse transportation. A small farm tractor is also used to move supplies, feed and horse trailers.

## Park

As required, a water truck is used to keep dust down in the parking area. All other equipment is brought on site by the clients or their caterers and removed after the event.

Item 10. What supplies or materials are used and how are they stored? Equestrian

Horse supplies are stored in locked tack rooms and closets next to and inside of the main barn. Horse supplies include training equipment, saddles, bridles, music tack, First Aid and medical supplies, cleaning and grooming supplies, horse blankets and saddle pads, protective gear for horse and rider.

Park

The event facility will use the storage container at the west side of the property at the northwest corner of the grass area. (Approximately 25' x 8' x 8'). Event supplies will be arch/arbons and a facade door way to walk through and wine barrels.

Item 11. Does the use cause an unsightly appearance? Equestrian

The horse property is kept in immaculate condition with every stall, pen paddock and pasture cleaned daily. All manure is removed and managed to prevent flies, insects and internal/external parasites from propagating. All grounds are weeded, raked, swept and impeccably maintained. Riding surfaces are watered and groomed to keep dust down, prevent injury and facilitate the development of equine athletes.

Park

The event area is kept in pristine shape with the grounds restored to original condition after every event with all trash removed immediately.

Item 12. List any solid or liquid waste to be produced. Equestrian

The goal is to have a net positive impact on the farm. We will reuse all waste created by the horse operations. Specifically, the manure and bedding waste will be converted to high-quality compost to be used as a nutritional supplement to the hard clay base soil on this property. A bathing station for the horses that drains into the surrounding grounds is provided.

According to the University of California Cooperative Extension Service, a mature 1,000-to-2,000-pound horse will produce 40 to 50 pounds of manure per day, plus spilled water and urine. Manure is about 75 to 80 percent water, so the actual dry matter weight is 8 to 9 pounds. Along with the manure, soiled bedding is removed from the horse stall. The total amount of manure removed is 25 to 45 pounds for a 1,000-pound horse and will vary depending on the bedding material, moisture level of the bedding material.

In one month, this means one horse will produce approximately 1,050 pounds of waste. Using a factor of 15 horses, this will result in the production of approximately 15,570 pounds of waste each month on average. During the composting process, 25% to 45% of the gross weight of the material is naturally eliminated. This means the system proposed for Sport Equine will create approximately 10,300 pounds or 5 tons of compost each month or 60 tons annually.

Composting is completed in a three phase plan. The first phase consists of cleaning out each horse stall or pen of waste and bedding daily. The waste is then transported in a manure spreader on the back of a tractor and spread out evenly onto the grounds to dry out and start the decomposition of the material. After it has set for approximately six months (in which it has been manipulated through horses riding on, being driven over by the tractor, and tilled with the tractor implement in the top 3" to 4"). During this time frame it has been spread out and dried and composted throughout the acreage. Then it is tilled under with the tractor and tiller implement to a depth of 4 to 6 inches twice a year. This helps to further break up the manure and enhance the soil content.

The site equine training area soil is a hard clay. This composting system enables the grounds and footing to be more pliable, fertile and useful for horse training while dramatically reducing the fly population. This system also fertilizes the grounds and breaks up the hard pan while minimizing equine soft tissue and bone injury. This keeps horses in training healthier and safer while benefiting the land and soil. After the soil has been turned it sets for a few days and then is further manipulated into a smooth flat aesthetically pleasing and even more optimal surface.

The applicant will scrape and pull off the extra material that would make it too soft or deep for the proper training of horses. This excess material is composed of dirt, weeds, and manure and is picked up and put into a green waste dumpster for transport to a local facility to further breakdown and use for resale or given to local farms. The applicant will also utilize a high efficiency "Fly Guard Systems" fly spray system which is piped throughout the equine housing facilities. This system has been put into place at the tack up areas, main barn, pipe stall, and four stall barn areas where fly populations could otherwise proliferate.

As stated above, manure and other animal waste (material) from the barns and pastures will be collected daily. The material will be transferred to the composting site by tractor with a spreader. Upon completion of the composting process, the fresh compost will be used as part of an integrated farm management program on the applicant's 20-acre ranch.

## Park

Typical event waste is paper plates, cubs, plastic spoons, etc.

The amount of solid waste generated by the facility will be determined by the number and size of events that are scheduled. It is estimated that the maximum quantity will be approximately 1 cubic yard per week, with a total of 4 cubic yards per month (food scraps, napkins, wrappers, floral stems/leaves). Approximately 1 cubic yard per month will be recyclable materials (cans, bottles).

Item 13. Estimated volume of water to be used.

#### Equestrian

A maximum *worst case* total of 1.34 acre feet of water per year (1,196 gallons per day +/-) is estimated to be consumed by the project. Said estimate is detailed below.

A washing station is placed next to the tack area. The water is drained out to the outlying horse property and dispensed amongst the fields. In regards to the quantities of water we are/will use, we measured the average duration of time it takes to fully bathe a horse and to rinse a horse off following a riding session.

In the summer, a horse will be rinsed about five days a week and bathed about once a month (summer is depicted as May to September). If a horse is rinsed for an average of five minutes, we will use 225 gallons of water per horse each week during the summer months. That same horse will use 180 gallons for bathing each month during the summer months. Over the 26 weeks from May through September, the total water used for each horse will average about 7,020 gallons per week with a free flowing hose. This equals 105,300 gallons for 15 horses.

In the cooler months (October to April) a horse will only be rinsed about an average of twice a week and bathed every other month. In these months a horse being rinsed twice a week will use about 90 gallons of water a week - 2,160 for a six-month period. After factoring in bathing every other month (90 gallons a bath), each horse will use about 405 gallons a month in the cooler months. This totals to be 6,075 gallons in the cool months for 15 horses.

In total, it is estimated *a free flow system* would use up to 111,375 gallons of water each year for fifteen horses or approximately .31 acre feet of water as a "worst case" consumption rate. However, the use of spray/nozzle controllers which will be utilized at the facility will reduce the total water usage by 65% according to published reports. According to generally regarded as accurate information, one horse will drink between 150-300 gallons of water a month. This equals about 1,800 to 3,600 gallons of water in a year. Therefore, fifteen horses will drink up to 54,000 gallons of water each year or only .15 acre feet of water.

Watering the arena for safety and dust control depends on the month and the rainfall received. In the wet months (November to April) the arena is usually not watered. If watering is required, it would be on average once a month at the most. In the dry months (May to October) the arena needs to be watered once a day on average 5 days a week.

A water truck is used to water the arena. The water truck holds approximately 2,000 gallons of water. The water used in the water truck is from the on-site ag well. When the temperature is below 85 degrees only one load is used per watering. If the temperature is over 85 degrees, 1 1/2 loads of water (3,000 gallons per watering) is required. Over a year, total use of water for the arena will be 312,000 gallons of water or .88 acre feet of water.

#### Park

Events will use one truck load of water to keep dust under control. Dust control water is supplied by an existing ag well on the property detailed on the project site plan. Potable water is supplied by the event caterer. Low use flow toilets will use approximately 1.3 gallons of water per use. Other water use in bathrooms is estimated at .5 gallons per attendee. Estimated waster use from bathrooms will be approximately 250 gallons per event.

Item 14. Describe any proposed advertising including size, appearance, and placement.

Equestrian

The horse facility is via website and online advertising only.

Park

All signage will meet county standards. There is one sign at the south east corner of the property at the corner of the county road and private entrance road. It has been in place for over 10 years measuring 4' x 5' (20 sq. ft.). The events area will have one or two traffic directional signs measuring 2' x 2' (4 sq. ft.) placed on the dirt area next to the county road south side of parking area, east of solar panels. These signs will be placed prior to an event then picked up upon the conclusion of the event.

Item 15. Will existing buildings be used or will new buildings be constructed?

The equestrian and the park facilities will use existing spaces and structures. Unisex ADA compliant restrooms will be constructed based upon county standards. The new restroom facilities will be served by a septic system with leach lines.

Equestrian

The existing horse facility hay and feed storage has ample room for all feed materials. See project site plan for the feed storage area.

Park

The cabana storage area at the southwest side of lawn can store any supplies needing cover. A portable stage provided by the caterer is used by most events as a focal point for the wedding party and the audio system.

Item 16. Explain which buildings will be used or will new building be constructed. Equestrian

Except for restrooms, no new structures will be built. All buildings will continue their use as a farm and residence for the applicant. Restrooms will be sized and located per county standards.

Park

Except for restrooms, no new structures will be built. All buildings will continue their use as a farm and residence for the applicant. Restrooms will be sized and located per county standards.

Item 17. Will any outdoor lighting or an outdoor sound amplification system be used?

All lighting exists. No new lighting is proposed. Onsite lighting will be operated in separate zones to prevent unnecessary power usage and light generation. Due to operational controls, distance to neighbors and the existing heavy site landscaping, project lighting will not have any significant impacts on the surrounding properties.

Equestrian

Existing lights attached to the buildings will provide riding arena illumination. No sound

amplification is used for equestrian events.

#### Park

Event lighting is existing soft patio lights (party string lights). Lights attached to the garage work/shop illuminate the walkways. The parking has no direct lighting source.

A disc jockey (DJ) will use equipment consisting of one or two speakers in the middle of the property pointed north away from Bullard Ave. The applicant will utilize sound deadening materials to reflect noise away from Bullard Ave. All music and festivities will cease at 10pm.

The staff will be present to insure that the noise generated does not exceed acceptable levels. All clients will be advised that all amplified music and/or microphone usage must end by 10:00pm.

Item 18. Landscaping or fencing proposed: There

is no new landscaping or fencing proposed. Item 19.

Any other information?

#### Community Benefits

1. The applicant has extensive experience in training and caring for horses. There is a large unmet need for such equine protective services in the Fresno Clovis area that the applicant desires to address. The rescued horses are in the applicant's care until ready for outside placement.
2. Riding lessons, training and education will also be provided to clients
3. Fresno Pony Club, Reedley College and Fresno State Stable Management class will tour the facility annually and learn from the applicant's proven system of rehabilitating and training horses. Approximately 15 to 20 people attend these site visits.
4. Starlight Grove event venue was founded for the purpose of fundraising gatherings for charities. The applicant has hosted fundraising events for children charities like "The Painted Turtle", "Dakota House" and a variety of other events to raise money for social and equine charities. Renting the venue for weddings and paid events is a means of offsetting the high cost of maintaining the grounds for nonprofit equestrian protection services.
5. Consultation with Cal Fire staff indicates that no requirements will be imposed on the facility improvements as no *structures* exist as defined in the state fire code.

Item 20. Identify all Owners

Ms. Debbie Davis is the property and business owner of Sport Equine Training Center. Mr. Bill Chilson is the co-founder, planner and CEO of Starlight Grove Event Venue.





## EXHIBIT 7

# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

## EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Debbie Davis
- APPLICATION NOS.: Initial Study Application No. 7170 and Unclassified  
Conditional Use Permit Application No. 3535
- DESCRIPTION: Allow the operation a High Intensity Park for weddings and special events, and a commercial stable and riding academy on a 19.55-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
- LOCATION: The subject parcel is located on the north side of East Bullard Avenue, approximately 3,275 feet east of its intersection with North Academy Avenue and 4.6 miles east of the nearest limits of the City of Fresno (Addressed as 13616 East Bullard Avenue; APN: 308-350-24; Sup. Dist. 5)

### I. AESTHETICS

- A. Would the project have a substantial adverse effect on a scenic vista; or
- B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway; or
- C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

FINDING: NO IMPACT:

All buildings which will be used as part of the high intensity park or as part of the commercial stable were built and permitted prior to this application with the exception of a proposed Americans with Disabilities Act- (ADA-) compliant unisex restroom structure. This building will be located behind an existing grove of trees and will not impact any scenic vistas.

The character of the area is agricultural; surrounding parcels are approximately 20 acres in size and have been improved with single-family residences. Some of these parcels are restricted by Williamson Act Contracts and are either improved with orchards or open grazing areas. The operation of a Commercial Riding Academy is within the agricultural character of this neighborhood.

East Bullard Avenue is not designated as a landscaped or scenic drive by the Fresno County General Plan.

- D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

There is no new lighting proposed with this project. Existing lights are attached to buildings to provide illumination of the riding area. Event lighting includes soft patio lights (string party lights) and lights attached to the garage and shop to illuminate walkways. No lighting is provided at the parking area. If lights were aimed at adjacent properties, they could adversely impact views in the area. Therefore, with the inclusion of a mitigation measure requiring that lights are not directed to shine towards sensitive receptors, this project will have a less than significant impact on day or nighttime views in the area.

\* **Mitigation Measure**

1. *Prior to the operation of the High Intensity Park, all outdoor lighting shall be hooded, directed, and permanently maintained as not to shine towards adjacent properties and public roads.*

## II. AGRICULTURAL AND FORESTRY RESOURCES

- A. Would the project convert prime or unique farmlands or farmland of state-wide importance to non-agricultural use?

FINDING: NO IMPACT:

The Fresno County Important Farmlands Map (2014) identifies the northern two thirds of the subject parcel as containing semi-agricultural and rural commercial land and identifies the southern third as rural residential land. These designations are consistent with the current uses on the property, which include a residence and equestrian riding arenas. There is no prime or unique farmland that would be converted to non-agricultural uses.

- B. Would the project conflict with existing agricultural zoning or Williamson Act Contracts?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is currently restricted by Williamson Act Contract No. 91. The use of the property as a high-intensity park is not consistent with uses permitted on land restricted by a Williamson Act Contract. On April 5, 2017, the Agricultural Land Conservation Committee recommended approval of the portion of Williamson Act Contract No. 91 which applies to the subject parcel. Therefore, there will be no conflict with Williamson Act Contracts.

The use of the property as a high-intensity park and a commercial riding academy are allowed, subject to the approval of a discretionary application. Therefore, the use will not conflict with the existing zoning.

- C. Would the project conflict with existing zoning for or cause rezoning of forest land, timberland, or timberland zoned Timberland Production; or
- D. Would the project result in the loss of forest land or conversion of forest land to non-forest use; or
- E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural uses or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The subject parcel is not located on timberland or land zoned for timberland production. The project will not involve changes to the existing environment which could convert farmland to non-agricultural use or forestland to non-forest use. Those parcels east and west of the subject property will continue to be restricted by Williamson Act Contract 91.

### III. AIR QUALITY

- A. Would the project conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. Would the project violate any air quality standard or contribute to an existing or projected air quality violation; or
- C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under a Federal or State ambient air quality standard; or
- D. Would the project expose sensitive receptors to substantial pollutant concentrations; or
- E. Would the project create objectionable odors affecting a substantial number of people?

FINDING: LESS THAN SIGNIFICANT IMPACT:

This project was reviewed by the San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD) which determined that the emissions of criteria pollutants are not expected to exceed the significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore the project will have no significant adverse impact on air quality.

All waste created by the horse operations is reused on site. Manure and bedding materials are removed from the stalls daily and transported by tractor to the composting

site where they serve to fertilize the ground and provide a safe and comfortable surface for the training of the horses.

#### IV. BIOLOGICAL RESOURCES

- A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special-status species; or
- B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS); or
- C. Would the project have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption or other means; or
- D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites; or
- E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- F. Would the project Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local regional, or state habitat conservation plan?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The development associated with this project is limited to the installation of a restroom facility and new septic system. The location for this development is near a grove of trees in the middle of the otherwise developed parcel.

The California Natural Diversity Database does not identify any special status species occurring at the project site. Additionally, the U.S. Fish and Wildlife Service (FWS) and the California Department of Fish and Wildlife (CDFW) declined to provide comments on this application.

Review of the FWS Wetlands Mapper identified no wetlands or riparian areas on the subject parcel. The project site is not restricted by a Natural Community Conservation Plan, Habitat Conservation Plan, or other habitat/conservation plan.

#### V. CULTURAL RESOURCES

- A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5; or

- B. Would the project cause of substantial adverse change in the significance of an archeological resource pursuant to Section 15064.5; or
- C. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or
- D. Would the project disturb any human remains, including those interred outside of formal cemeteries; or
- E. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The subject parcel is not located in an area determined to be moderately or highly susceptible to archeological discoveries. Under the provisions of Assembly Bill (AB) 52, this project was routed to Table Mountain Rancheria and Santa Rosa Rancheria. Table Mountain Rancheria requested consultation on April 19, 2017. Following discussion regarding the lack of development on the property, it was determined that this project was unlikely to impact cultural resources.

No historical resources were identified on the parcel. However, since the potential for discovery cannot be completely discounted, a mitigation measure will be placed on the project which requires that, in the event of a discovery, all work shall be halted and appropriate authorities shall be called to examine the find.

\* **Mitigation Measure**

1. *In the event that cultural resources are unearthed during ground disturbing activities, all work shall be halted in the area of the find. An Archeologist should be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, and etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.*

VI. GEOLOGY AND SOILS

- A. Would the project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving:
  1. Rupture of a known earthquake?
  2. Strong seismic ground shaking?
  3. Seismic-related ground failure, including liquefaction?

**FINDING: LESS THAN SIGNIFICANT IMPACT:**

The project site is located northwest of the Clovis Fault according to the Department of Conservation's Fault Activity Map of California (2010). However, the site is located in an area of low peak horizontal ground acceleration according to Figure 9-5 of the Fresno County General Plan Background Report (FCGPBR) and according to Figure 9-6, is not located in an area of landside or subsidence hazards.

**4. Landslides?**

- B. Would the project result in substantial erosion or loss of topsoil; or
- C. Would the project result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

**FINDING: NO IMPACT:**

According to Figure 9-6 (FCGPBR), the project site is not located in an area of landslide or subsidence hazards. There is limited development proposed as part of this project. Additionally, the applicant's solid waste mitigation plan includes covering the existing soil with manure to provide a softer, more stable surface for the equestrian activities. This will further reduce the chance of substantial erosion of the site as a result of this project.

- D. Would the project be located on expansive soils, creating substantial risks to life or property?

**FINDING: LESS THAN SIGNIFICANT IMPACT:**

According to Figure 7-1 (FCGPBR), the subject parcel is located in an area with soils exhibiting moderately-high to high expansion potential. New construction in this area must comply with all Universal Building Code (UBC) requirements, which includes specific criteria to address the risk of expansive soils. With compliance to this existing regulation, the project will have a less than significant impact on risk to life and property due to expansive soils.

- E. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative disposal systems where sewers are not available for wastewater disposal?

**FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:**

A soils analysis and sewage feasibility report was prepared by O.S.T. System Designs, Inc. on August 26, 2016. That report indicated that the upper layer of soil is comprised of 24 inches to 36 inches of brown/red slightly moist semi-tine to medium grained clayey sandy loam followed by slightly moist light brown/gray and brown/red/tan sands and clayey sands to 14.5 feet. The report indicated adequate area for the installation of the

proposed septic system. A mitigation measure will be placed on the project to install the O.S.T. system approved by the Health Department.

\* **Mitigation Measure**

1. *The sewage disposal system shall be designed and installed in accordance with the O.S.T. System Designs, Inc. Soils Analysis and Sewage Feasibility Report (dated August 26, 2016) or as otherwise approved by the Fresno County Department of Public Health, Environmental Health Division.*

## VII. GREENHOUSE GAS EMISSIONS

- A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or
- B. Would the project conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: LESS THAN SIGNIFICANT IMPACT:

This project was reviewed by the San Joaquin Valley Air Pollution Control District, which sets significance thresholds for greenhouse gas emissions. The District's review indicated that the project was not expected to exceed District thresholds of 10 ton/year NOX, 10 tons/year ROG, and 15 tons/year PM10. The project is not in conflict with any plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

## VIII. HAZARDS AND HAZARDOUS MATERIALS

- A. Would the project create a significant public hazard through routine transport, use or disposal of hazardous materials; or
- B. Would the project create a significant public hazard involving accidental release of hazardous materials into the environment; or
- C. Would the project create hazardous emissions or utilize hazardous materials, substances or waste within one quarter-mile of a school?

FINDING: NO IMPACT:

Daily operations do not involve the use of hazardous materials. Two uses would be permitted by approval of this application: use of the property for weddings and similar events, and; the training and rehabilitation of horses. Because the use of hazardous materials is not proposed, this project will have no impact on public hazards related to the use, transport, or disposal of such materials.

- D. Would the project be located on a hazardous materials site; or

- E. Would a project located within an airport land use plan or, absent such a plan, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area; or
- F. Would a project located within the vicinity of a private airstrip result in a safety hazard for people residing or working in the project area?

FINDING: NO IMPACT:

According to the Superfund Enterprise Management System (SEMS), there are no superfund sites in the vicinity of the project site. There are no public or private airstrips near the site; the closest airport is Kindsvater Ranch Airport, which is more than two miles northeast of the project site.

- G. Would the project impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan; or
- H. Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

FINDING: NO IMPACT:

Approval of this project will not impair implementation of an emergency response or evacuation plan. The subject parcel is located in an area which is under local responsibility for wildland fire protection and the hazard class is designated as non-wildland/non-urban. A single restroom building is all the development proposed with this application and no variance in building development standards are required. Approval of this project has no impact on the risk of wildlife fire at the project site.

## IX. HYDROLOGY AND WATER QUALITY

- A. Would the project violate any water quality standards or waste discharge requirements or otherwise degrade water quality; or
- B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge so that there would be a net deficit in aquifer volume or a lowering of the local groundwater table?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The applicant is proposing to use less than two acre-feet of water per year. In this area, many parcels are dedicated to agricultural production, which typically requires more than two acre-feet of water over the course of a growing season. Wells in the area of this application have been shown to be performing adequately and therefore, staff has determined that there would be a less than significant impact on the net aquifer volume and the local groundwater table.



- C. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site; or
- D. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in flooding on or off site?

FINDING: NO IMPACT:

Section IV.F contains a discussion on the wetlands near the subject parcel. No wetlands touch or traverse the parcel and the U.S.G.S. Quad maps indicate there are no existing natural drainage channels adjacent or running through the parcel. There is only limited development proposed with this application. Therefore, the project will not alter drainage patterns which would result in erosion or flooding offsite.

- E. Would the project create or contribute run-off which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off; or
- F. Would the project otherwise substantially degrade water quality; or
- G. Would the project place housing within a 100-year floodplain; or
- H. Would the project place structures within a 100-year flood hazard area that would impede or redirect flood flows?

FINDING: NO IMPACT:

The subject parcel is not located in 100-year flood hazard area as defined by the Federal Emergency Management Agency (FEMA) Flood Panel 1610 of 3525 (Map No. 06019C1610H, February 18, 2009).

- I. Would the project expose persons or structures to levee or dam failure?

FINDING: NO IMPACT:

According to Figure 9-8 (FCGPBR), the subject parcel is not located in an area subject to inundation by dam failure.

- J. Would the project cause inundation by seiche, tsunami or mudflow?

FINDING: NO IMPACT:

This project does not propose to install a large body of water which would increase risk of seiche. The location of the project site is more than 100 miles from the Pacific Ocean and therefore will not expose persons or property to risk of tsunami, and the project is not located in an area of steep slopes.

## X. LAND USE AND PLANNING

- A. Will the project physically divide an established community?

FINDING: NO IMPACT:

The impacts of the project are limited to the property lines of the subject parcel. Approval would allow the applicant to operate both a high-intensity park for weddings and a rehabilitation and training equestrian facility. The nearest community to the project site is the incorporated city of Clovis, which is 4.6 miles west.

- B. Will the project conflict with any Land Use Plan, policy or regulation of an agency with jurisdiction over the project?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Both uses proposed as part of this application are permissible within the AE-20 Zone District with the approval of the land use permit which is being processed concurrently with this environmental review.

- C. Will the project conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?

FINDING: NO IMPACT:

There are no Habitat Conservation Plans or Natural Community Conservation Plans in the vicinity of this application.

## XI. MINERAL RESOURCES

- A. Would the project result in the loss of availability of a known mineral resource; or
- B. Would the project result in the loss of availability of a locally-important mineral resource recovery site designated on a General Plan?

FINDING: NO IMPACT:

According to Figure 7-7 (FCGPBR), the project site is not located near a mineral resource recovery site. The project will not result in the loss of availability of a known mineral resource.

## XII. NOISE

- A. Would the project result in exposure of people to severe noise levels; or
- B. Would the project result in exposure of people to or generate excessive ground-borne vibration or ground-borne noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The applicant will be using amplified music and speech as part of the high-intensity park use for weddings and similar events. An acoustic analysis was performed by WJV Acoustics dated September 26, 2016. The baseline ambient noise levels ranged from 39.3 dBA to 63.3 dBA when studied from three different locations near surrounding residential land uses. Noise sources included vehicular traffic on East Bullard Avenue, agricultural activities, birds, and aircraft.

The applicant installed a sound barrier consisting of stacked hay bales between the speaker system and residential land uses west of the project site. With this barrier in place, the noise levels near those uses ranged from 39.4 dBA to 56.9 dBA, which does not exceed facility will comply with the County's daytime Noise Standards.

The acoustic analysis identified a concern that noise levels may vary based on speaker system and operator. The operational statement indicates that the DJs will be hired per event and may provide their own equipment. Therefore, the applicant shall monitor project-related noise levels during events by using a sound level meter at the established on-site noise monitoring location.

\* **Mitigation Measures**

1. *The applicant shall utilize a sound barrier between the speaker source and the residence to the west when using sound amplification for speech or music. The barrier shall be placed at the location identified by the acoustic analysis prepared by WJV Associates (WJVA Project No. 16-033, dated September 26, 2016).*
2. *During all events in which amplified sound is present, the applicant shall monitor noise levels at the location designated by the acoustic analysis prepared by WJV Associates (WJVA Project No. 16-033, dated September 26, 2016) to ensure that sound levels do not exceed 57 dB (energy average) compliance with the County Noise Ordinance Standards.*
3. *In concurrence with the Applicant's Operational Statement, all amplified microphone use and/or sound amplification shall cease by 10:00 PM.*

- C. Would the project cause a substantial permanent increase in ambient noise levels in the project vicinity?

FINDING: NO IMPACT:

There are no sources of permanent increase to ambient noise levels proposed as part of this application.

- D. Would the project result in a substantial temporary or periodic increase in ambient noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The use of amplified speech and music has the potential to cause temporary or periodic increases to the ambient noise levels. However, compliance to the Mitigation Measures proposed under part B. of this section will ensure that these increases do not cause significant substantial impacts.

- E. Would the project expose people to excessive noise levels associated with a location near an airport or a private airstrip; or
- F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

The project site is not located near an airport or private airstrip.

### XIII. POPULATION AND HOUSING

- A. Would the project induce substantial population growth either directly or indirectly; or
- B. Would the project displace substantial numbers of existing housing; or
- C. Would the project displace substantial numbers of people, necessitating the construction of housing elsewhere?

FINDING: NO IMPACT:

This project will not displace any persons from existing housing or create the need for additional housing. Approval of the use of this site as a commercial stable and high intensity park will not induce substantial population growth.

### XIV. PUBLIC SERVICES

- A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically-altered public facilities in the following areas:
  - 1. Fire protection;
  - 2. Police protection;
  - 3. Schools;
  - 4. Parks; or
  - 5. Other public facilities?

FINDING: NO IMPACT:

Approval of this application will not result in the need for new or altered public facilities relating to fire protection, police protection, schools, parks, or other public facilities.

#### XV. RECREATION

- A. Would the project increase the use of existing neighborhood and regional parks; or
- B. Would the project require the construction of or expansion of recreational facilities?

FINDING: NO IMPACT:

This project will not increase the use of existing neighborhood or regional parks or require the expansion of such facilities. Visitors to the project site will remain on the premises in order to make use of the horse training or event facilities.

#### XVI. TRANSPORTATION/TRAFFIC

- A. Would the project conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation; or
- B. Would the project conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demands measures?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Increases to traffic from the project are expected to occur during weekends and off-peak hours. This project was reviewed by the Design Division and the Road Maintenance and Operations Division for impacts to traffic and congestion and did not require a Traffic Impact Study. A traffic management plan to address up to 150 guests was approved by those divisions and a mitigation measure will be placed on the project requiring the applicant to adhere to the plan.

\* **Mitigation Measure**

1. *Operation of the proposed High Intensity Park shall be in conformance with the Traffic Management Plan approved by the County and dated September 8, 2016.*

- C. Would the project result in a change in air traffic patterns?

FINDING: NO IMPACT:

The development proposed as part of this application is limited to the installation of an ADA-compliant restroom building. No variances for height are required for that building or for any of the buildings currently on the property. The project site is not located near an airport. Therefore, the project will not result in a change in air traffic patterns.

- D. Would the project substantially increase traffic hazards due to design features; or
- E. Would the project result in inadequate emergency access; or
- F. Would the project conflict with adopted plans, policies or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities?

FINDING: LESS THAN SIGNIFICANT:

There will be little to no increase in traffic to the site during peak hours. Given the low traffic volumes for Academy Avenue, any additional trips to and from Sport Equine will have little to no impact or delays to surrounding roads and intersections. Guests typically arrive at varied times, generally outside of peak hours. Bullard Avenue does not provide an outlet east of the project site.

Attendees for the special events are expected to arrive at a rate of 2.5 people per vehicle (according to the Federal Highway Administration's "Managing Travel for Planned Events"). Arrival times are expected to span from two hours before the start of the event to the start of the event and departure times will typically begin after 10 P.M. These trips are not likely to impact peak traffic and therefore, no additional studies were required to determine impacts to traffic hazards are less than significant.

## XVII. UTILITIES AND SERVICE SYSTEMS

- A. Would the project exceed wastewater treatment requirements; or
- B. Would the project require construction of or the expansion of new water or wastewater treatment facilities; or
- C. Would the project require or result in the construction or expansion of new storm water drainage facilities?

FINDING: NO IMPACT:

Water use as a result of this project generally occurs from the bathing and rinsing of horses and watering the arena. In the latter scenario, there is no water run-off as the water is used as a dust palliative. The water used to rinse horses is drained for use at a nearby field. No water is drained to existing wastewater treatment facilities. Liquid waste produced by restroom facilities will be collected in septic tanks.

- D. Would the project have sufficient water supplies available from existing entitlements and resources, or are new or expanded entitlements needed; or
- E. Would the project result in a determination of inadequate wastewater treatment capacity to serve project demand; or

- F. Would the project be served by a landfill with sufficient permitted capacity; or
- G. Would the project comply with federal, state and local statutes and regulations related to solid waste?

FINDING: NO IMPACT:

The project does not require additional entitlements to support the proposed water use. Water to the site is provided by private well which has served the operation while it was operating outside of County codes. Granite Solid Waste is the hauler which serves this area. Solid waste produced by the horse facility will be collected and dispersed throughout the property to improve the soil quality. Excess material composed of dirt, weeds, and manure is placed in a green waste dumpster. Solid waste generated by the park operation is estimated to be one cubic yard per week waste materials and one cubic yard per week of recyclables.

#### XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California prehistory or history; or
- B. Does the project have impacts that are individually limited, but cumulatively considerable; or
- C. Does the project have environmental impacts which will cause substantial adverse effects on human beings, either directly or indirectly?

FINDING: NO IMPACT:

The development proposed as part of this application will not impact the habitat of a fish or wildlife species because it will be within the footprint of developed area of the property. No cumulatively considerable impacts were identified by this analysis. Similarly, no impacts which would cause substantial adverse effects on human being were identified.

#### CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Conditional Use Permit Application No. 3535, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Population and Housing, Public Services, Recreation, or Utilities and Services Systems.

Potential impacts related to Agricultural and Forestry Resources, Air Quality, Biological Resources, Greenhouse Gas Emissions, and Land Use and Planning have been determined to be less than significant.

Potential impacts relating to Aesthetics and Noise, Cultural Resources, Geology and Soils, and Transportation/Traffic have determined to be less than significant with compliance with the listed Mitigation Measures.

A Mitigated Negative Declaration/Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.

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## EXHIBIT 8

Monfette, Christina

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From Tom Hardin <tomhammer179@aol.com>  
Sent Friday, November 04, 2016 7:47 AM  
To Monfette, Christina  
Subject Debbie Davis C.U.P.

Hello, My name is Tom Hardin. I am a retired Police Officer with the Fresno Police Department. I started the Mounted Patrol unit for them back in 1999. I have always had a passion for horses and I love training them and learning about them.

I have Known Debbie Davis for many years. I have learned a great deal from her about training and caring for horses. She is extremely knowledgeable and experienced in the proper care and training of horses. I have often called her to get advice on how to care for my horses. She has also helped me to become a more compassionate trainer and I have a more calming demeanor around my horses after having worked beside Debbie.

Debbie has helped the horse community by placing hard to place horses in caring homes. My wife and I had a very old horse that our grandkids all learned to ride on. Ole Mac became very thin and I could no longer keep weight on him. Debbie took him and got him back fat and in great shape. She found a lady that was confined to a wheel chair to take Ole Mac in and care for him. The lady would lunge him daily from her wheel chair. It was awesome for them both to have someone to look after.

Another incident is where one of my mares foaled a colt. My wife has never been involved with the horses. She fell in love with this colt and halter broke him. We found out the colt had a birth defect that would keep him from being a performance horse. He required a very expensive surgery that was no guarantee. I asked Debbie to find a home for the colt.

My wife's mother passed away during this time and my wife was very distraught. She asked that Debbie wait to find a new owner until she was ready to let go. When my wife was ready Debbie found a perfect home for him. The new owner paid for him to have the surgery and has him in training at the present time. Debbie never asked for anything in return for finding homes for these animals.

I believe Debbi's facility is greatly needed in our area and is an asset to the equine community.

Thank you

Tom Hardin.

## Monfette, Christina

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**From:** Tom Hardin <tomhammer179@aol.com>  
**Sent:** Friday, November 04, 2016 7:53 AM  
**To:** Monfette, Christina  
**Subject:** Debbie Davis / Starlight Grove

Hello, I am writing in regards to Starlight Grove event Center. I have attended a few charitable events at the facility. It is a very beautiful venue and is always ran professionally.

Debbie Davis is always willing to host charity events to help the community. She is always on site to see that everything goes smooth and is ran in a professional manner.

I believe Starlight Grove will be a benefit to the community as a whole. It is a very nice place for people to come and celebrate the special events in their lives.

Thank you.

Tom Hardin

Attn: Christina Monfette, Development Services  
County of Fresno, Department of Public Works and Planning  
2220 Tulare Street, Sixth Floor  
Fresno, CA 93722

RECEIVED  
NOV 04 2016

FRESNO COUNTY  
DEPT. OF  
PUBLIC WORKS & PLANNING

RECEIVED  
COUNTY OF FRESNO

RE: CUP 3535 High Intensity Park/Commercial Stables

NOV 08 2016

Dear Fresno County Planning Commission

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION  
CUP 3535

My family knows Debbie Davis and Bill Chilson very well. They are extremely hard workers dedicated to the first class facilities that will benefit the community for which there is great need. Debbie and Bill successfully run a 501c3 non profit dedicated to saving the lives of hundreds of horses and their Sport Equine Facility rehabilitates and trains them so they can have a better life. SPCA and other rescues are full to capacity because they cannot provide the training that Debbie and Bill together provide which is what gives these horses hope.

In addition Debbie and Bill have the perfect park like property to raise funds for the many good causes they work with. They have created a venue unlike anything in surrounding areas for the main purpose of quiet private weddings and fundraisers benefiting the terminally ill. They require complete quiet at 10:00 PM and will not disturb surrounding neighbors or disrupt any aspect of their local farmland community. There is only benefit and no detrimental affect to approving CUP 3535 petition for the good of the people and livestock within the community.

Sincerely Yours,

Ronald FIFER



RECEIVED  
NOV 04 2016

FRESNO COUNTY  
DEPT. OF  
PUBLIC WORKS & PLANNING

Attn: Christina Monfette, Development Services  
County of Fresno, Department of Public Works and Planning  
2220 Tulare Street, Sixth Floor  
Fresno, CA 93722

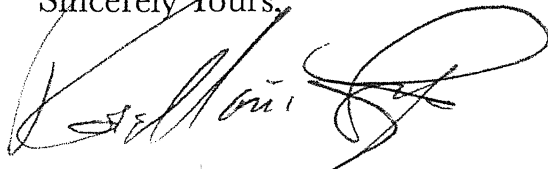
RE: CUP 3535 High Intensity Park/Commercial Stables

Dear Fresno County Planning Commission

My family knows Debbie Davis and Bill Chilson very well. They are extremely hard workers dedicated to the first class facilities that will benefit the community for which there is great need. Debbie and Bill successfully run a 501c3 non profit dedicated to saving the lives of hundreds of horses and their Sport Equine Facility rehabilitates and trains them so they can have a better life. SPCA and other rescues are full to capacity because they cannot provide the training that Debbie and Bill together provide which is what gives these horses hope.

In addition Debbie and Bill have the perfect park like property to raise funds for the many good causes they work with. They have created a venue unlike anything in surrounding areas for the main purpose of quiet private weddings and fundraisers benefiting the terminally ill. They require complete quiet at 10:00 PM and will not disturb surrounding neighbors or disrupt any aspect of their local farmland community. There is only benefit and no detrimental affect to approving CUP 3535 petition for the good of the people and livestock within the community.

Sincerely Yours,



Rosemarie FIFER

October 31, 2016

Attn: Christina Monfette, Development Services  
County of Fresno, Department of Public Works and Planning  
2220 Tulare Street, Sixth Floor  
Fresno, CA 93722


RE: CUP 3535 High Intensity Park/Commercial Stables

Dear Fresno County Planning Commission

We are a neighbor of Debbie Davis's. We are asking that you approve her CUP application. Debbie does an excellent job caring for her horses and rehabilitating unwanted horses. That is such a hard job and Debbie does an excellent job, she takes horses in that nobody wants and helps them find a new home. I wish we had more "Debbies" in the horse community but it is tiring, thankless job not to mention dangerous work.

Debbie's fundraisers that she has put on are not an annoyance to us. We have, in the past, hosted fundraisers at our property and again, it is a job that is hard work. We no longer host any events here due to the amount of work it takes before and after the events. For the charity events and private functions, please allow her to continue those both for charitable contribution and to be able to support the work that she does. Thank you!

Sincerely,

  
Ernie and Shauna Beal

Beal's Quarter Horses

13179 E. Bullard Ave.

Clovis, CA 93619

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NOV 02 2016

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COUNTY OF FRESNO

NOV 02 2016

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION  
CUP 3535

Attn: Christina Monfette, Development Services  
County of Fresno, Department of Public Works and Planning  
2220 Tulare Street, Sixth Floor  
Fresno, CA 93722

RECEIVED  
COUNTY OF FRESNO

NOV 02 2016

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION  
CUP 3535

RE: CUP 3535 High Intensity Park/Commercial Stables

Dear Fresno County Planning Commission

I know Debbie Davis and her Sport Equine Facility through the horse world. She is a known and respected trainer who opens her facility to our local riders to practice including The Fresno Pony Club and more. There are very few facilities offering cross country courses like hers where kids and groups can practice safely and affordably. Fresno County Horse Park is the only other in the county but the cost is higher and stabling is only allowed during competitions. There is a big need for Sport Equine Training Center for non competing horses and beginners to get their start. Debbie has a huge heart for both unwanted, abused and neglected horses as well as terminally ill and handicapped people. The need to approve her petition for the good of the community is clear.

Sincerely,



10-31-2016

Reg: Conditional use permit for the equine facility Sport Equine

RECEIVED  
NOV 04 2016

RECEIVED  
COUNTY OF FRESNO FRESNO COUNTY  
DEPT. OF  
PUBLIC WORKS & PLANNING  
NOV 08 2016

Dear sir/madam

My name is Stefanie Gladen and it is my pleasure to write this letter to you as a show of support for the equestrian facility, Sport Equine located in Clovis, CA.

Over the past few years it has been home and training facility not only for local riders and pony clubs but also for internationally known judges and Olympic riders. 2016 Rio Olympian Lauren Billys frequently has held clinics and taught lessons at Sport Equine over the past years.

Debbie kindly lets me host regular monthly clinics with Christine Scarlett (shortlist for the USA Olympic Team) at Sport Equine for young riders and adult amateurs. The facility provides quality arenas, cross country courses and a safe environment for every level rider.

Sport Equine is also the last hope for many unwanted and abused horses. It is truly sad and disheartening to see the physical and mental condition some horses arrive that have suffered abuse or neglect. At great personal expense (vet, shoer, feed) time (hours to re-train) and risk (thrown, stepped on, run over). Debbie feeds, cares, works and trains each horse until it is ready for his new forever home. With some horses, it can take 6 month or longer to be ready for a new home. Some horses arrive in a truly deplorable condition and require immediate medical attention which is always provided.

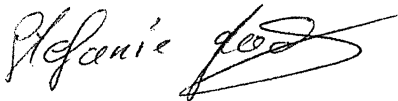
Our own horses have been at her training facility for many years and have enjoyed quality care in big horse appropriate pastures and training. I was fortunate enough to be able to purchase one of the unwanted horses that Debbie retrained and I can vouch first hand for her expertise and horsemanship.

It would be a big loss for animals and humans alike if the facility is not allowed to continue as it has for the past years. It is a haven for unwanted horses, a training facility that has helped to produce an Olympic rider and a home away from home for children and adults from the community.

Thank you for taking the time to read my letter of support.

Sincerely,

Stefanie Gladen



DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION  
CUP 3535

## Monfette, Christina

---

**From:** suehardinsue@aol.com  
**Sent:** Friday, November 04, 2016 7:55 AM  
**To:** Monfette, Christina  
**Subject:** CUP 3535

Dear Ms. Monfette,

I am writing this letter to show my support for Debbie Davis and her venue, Starlight Grove. Debbie has been active in her support of the community by hosting several charitable events at her facility. I have attended one of these events and it was amazing. Her facility is beautiful and the event was ran professionally.

Our community needs a venue that is beautiful and affordable. A few years ago our son was looking for a venue to host his wife's birthday party. He was frustrated because the affordable venues were small, indoor spaces that were not very nice. The outdoor spaces were extremely pricy and wanted him to guarantee a certain number of guests. I feel Starlight Grove is the perfect venue because it provides both affordability and beauty. Plus you have Debbie Davis and her professional team to work with.

Sincerely,  
Susan Hardin  
559-905-5242



Re: CUP 3535  
High Intensity Park/Commercial  
Stables

Susan E. McPeice  
621 E. Rock Creek Ln  
Fresno, CA 93730

Nov. 2, 2016

jumpingforjoy@att.net  
(559) 392-2125

Attn: Christina Monfrette  
County of Fresno,  
Dept. of Public Works and Planning

Dear Fresno County Planning Commission:

I have known Debbie Davis for more than 20 years. She is well-known and respected in the horse community. She has turned the most difficult, even slaughter bound horses, into successful riding partners with bright futures.

Her facility is neat and well-run and her stable is an example of proper equine management and impeccable care.

Debbie Davis is the most hard working and generous person I know. She takes in abused, neglected, and unwanted horses. Debbie has a big heart for the misfortunate animal and human.

Re: CVP 3535 High Intensity Park/  
Commercial Stables

She loves having her fund raisers for various charitable causes at her beautiful Starlight Grove Venue. Her fund raisers are well-attended. In addition, there is a real need for public education seminars regarding saving abused and unwanted horses with proper training. Most non-profit organizations, including the SPCA, have not provided these services.

Fresno County's victims of chronic/terminal illnesses and the developmentally disabled benefit greatly from her non-profit fund raisers. Please allow Debbie to continue hosting these important events at her beautiful venue; and to book enough weddings to cover some of her operating costs.

Please approve her petition for commercial stable and park venue so she can continue doing the much needed public benefit and community service work she has been doing for the last 16 years. Please allow Debbie to host these important events!!

Thank you for your time and  
consideration.

Sincerely,

Swan E. McNeice, RN

Re: CUP 3535

High Intensity Park / Commercial Stables

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NOV 08 2018

PUBLIC WORKS & PLANNING  
CITY OF  
PUNJIC COUNTY

*Susan Rice*  
7276 Avenue 22 1/2  
Lemoore, CA 93245

RECEIVED  
NOV 04 2016

October 28, 2016

Ms. Christina Monfette  
Development Services  
County of Fresno  
Department of Public Works and Planning  
2220 Tulare Street, Sixth Floor  
Fresno, CA 93722

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COUNTY OF FRESNO  
FRESNO COUNTY  
DEPT. OF  
PUBLIC WORKS & PLANNING

NOV 04 2016

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

CUP 3535

RECEIVED  
COUNTY OF FRESNO

NOV 08 2016

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

RE: CUP 3535

Dear Ms. Monfette:

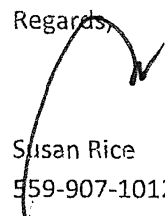
I am writing in support of approval by the County of the Conditional Use Permit for continuation of current operations of the equestrian facility and event venue which is the subject of the captioned CUP Application located on Bullard Avenue, east of Academy in the rolling foothills of Fresno County.

I have been privileged to know Debbie Davis for nearly 20 years, both as an equestrian and someone who has watched her venue grow, and improve as a guest at Starlight Grove. Her facility is one of the best run and well maintained in the Central Valley. Her work with the re-training and placement of horses has resulted in changed lives for both the animals and those who bought them at substantially reduced prices from full market value. Because Debbie also hosts charity fund raisers, weddings and other family celebrations at her facility (and home!) the equestrian portion is meticulously maintained, and the venue able to offer a unique combination of rural charm with elegantly landscaped and decorated grounds.

Over the years she and her family have invested thousands of dollars to insure that all federal, state and County of Fresno regulations are met. They work tirelessly for the horses they rescue and rehome, and to insure the charities for which they host fundraisers are open to all – no matter their challenges.

I cannot recommend this family enterprise highly enough, nor emphasize my encouragement that the County of Fresno recognize the contribution and the inherent value they bring to the area as a representative of the high quality of life to be lived in our lovely Valley.

Regards,

  
Susan Rice  
559-907-1012

Sarah Rune  
331 Mackay Ave  
Ventura CA 93004

Christina Monfette,  
Development Services  
County of Fresno  
Dept of Public Works and Planning  
2220 Tulare Street, 6 FL  
Fresno, CA 93722

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NOV 02 2016

FRESNO COUNTY  
DEPT. OF  
PUBLIC WORKS & PLANNING  
RECEIVED  
COUNTY OF FRESNO

October 28, 2016

**RE: Support for CUP #3535**

NOV 02 2016

Dear Ms. Monfette:

I am writing to request that Fresno County grant Conditional Use Permit #3535. The special event venue and equestrian facility located at 13616 Bullard Ave, Clovis, California has provided positive impact to the public, the horse community, and numerous non-profit organizations, and should continue to operate for ongoing positive effect.

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
SPECIAL EVENTS DIVISION  
CUP 3535

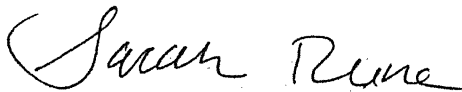
As a permitted commercial equestrian training center, the facility can host equestrian events such as clinics and other learning opportunities for riders. These facilities are needed for all riders, from beginner to advanced, to have a safe place to learn about various aspects of horse riding and competition. Facilities that are safe and well-maintained are treasured by equestrians in the County and from afar as well.

As a special event facility, the venue contributes to the greater good by providing a location for fundraisers for non-profits charities. The recent event supporting "Fresno County Pink Heals Chapter" is an excellent example. The venue managers give back to the community via use of the facility and event planning assistance. All community members can agree that supporting non-profit organizations is a wonderful public benefit.

To cover maintenance and overhead costs, the facility also hosts special events such as weddings. The couples wedded here, and their guests, truly treasure this location; having this lovely venue available for weddings or other special events is an additional benefit to the community.

Thank you for your consideration of this letter of support for approving CUP#3535.

Sincerely,



Sarah Rune

Monday, 14 November 2016

CUP# 3535  
County of Fresno  
Department of Public Works and Planning  
Attn: Christina Monfette  
2220 Tulare Street, 6th Floor  
Fresno, CA 93722

RECEIVED  
COUNTY OF FRESNO

NOV 17 2016

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION  
CUP 3535

RECEIVED

NOV 16 2016

FRESNO COUNTY  
DEPT. OF  
PUBLIC WORKS & PLANNING

Dear Christina Monfette,

I am writing to express support for Ms. Debbie Davis to grant the permit for Sport Equine. Will you be the one who will help us move mountains?

I have known Ms. Davis for several years, as a fellow horseback rider for the past 20 years in Fresno. During that period, I watched her riding style, given to the horse show community an educational and clinics location. As a result, I have become familiar with Ms. Davis as a teacher.

We owner of all horses spend and generate a lot of activities to stay in the area. The results effect on the significant impact of the horse show industry. Anyone who has participated in clinics and events are recognizing the economic engine for the community of Fresno County.

This facility is good for Fresno County and good for providing an educational opportunities. For example, Fresno Pony Club had a cross country lesson at Sport Equine that was posted on Fresno Pony Club's Facebook.

I loved riding at Sport Equine and it would be a great loss if you would not allowed Debbie's Sport Equine to operate. The County of Fresno needs to grant Sport Equine the permit.

Sincerely,



Susan Tanimura  
2356 East Niles Avenue  
Fresno, CA 93720

**NORTH FRESNO**  
DENTAL CARE  
EXCEPTIONAL DENTISTRY  
ADVANCED IMPLANT CARE

RECEIVED  
NOV 14 2016

FRESNO COUNTY  
DEPT. OF  
PUBLIC WORKS & PLANNING

RECEIVED  
COUNTY OF FRESNO

NOV 14 2016

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION  
CUP 3535

November 7, 2016

CUP # 3535 County of Fresno  
Department of Public Works and Planning  
Attn: Christina Monfette  
2220 Tulare Street, 6<sup>th</sup> Floor  
Fresno, CA 93722

To Christina,

Re: Debbie Davis and Sport Equine Training Center

A little over a year ago I met Debbie Davis for the first time when I needed a nice equestrian facility where I could train and board my horse. Debbie kindly invited me to her Sport Equine Training Center and opened her barn doors to my horse.

I have been very impressed with Debbie's Sport Equine Training Center, with its clean, well maintained, and organized grounds, good footing in the riding areas for safe horse riding, and nice sized paddocks (areas of land for the individual horse's living quarters" for healthier and happier horses. Debbie has a great team of employees who are very friendly, attentive, and willing to help. She and Bill Chilson do a wonderful job training each employee and keeping an organized maintenance schedule. I have talked with many barn owners who all say that maintaining a facility with live animals, including keeping an eye on the health of the animals, and maintaining the grounds is a lot of hard work and dedication.

Sport Equine Training Center is very unique in the Central Valley. I know of no other facility in the valley that has a cross country riding course, stadium jumping area, dressage arena, areas for trail riding, and other open arenas for riding. The size of the facility has the ability to accommodate large and small clinics for lessons on horses. Debbie is very supportive and encourages riders to learn and improve to ride correctly and become safer, smarter riders on her grounds.

Tamie Ego, D.D.S.  
373 E. Warner Ave, Suite 101 Fresno, California 93710  
Office: 559~437~0553 Fax: 559~437~0563

**NORTH FRESNO**  
DENTAL CARE  
EXCEPTIONAL DENTISTRY  
ADVANCED IMPLANT CARE

I have seen many people bring horses to Debbie whom they can not handle and/or ride and can not safely sell to others. Debbie takes the time to rehabilitate, retrain, and sometimes nurse horses back to health. This type of work takes years of experience, knowledge and a lot of patience. Most trainers do not attempt to do this type of work, yet Debbie has been willing to take in the abandoned and difficult horses who may not have seen a second chance. These horses are able to live in these nice sized paddocks where they can rehabilitate and move around, as opposed to small, dark, and cramped stalls.

Debbie also has a beautiful park like venue that is unique in having acres of relaxing horses at the base of the foothills and a backdrop of the Sierra Mountains. Nonprofit organizations have had the opportunity to hold their fund raising gatherings in the park area, and other groups and individuals appreciate having this place in the country to have their weddings, meetings, and celebrations.

Personally, Debbie Davis has been very helpful and encouraging in my training with my horse and has been generous towards me in sharing her years of wisdom in horse riding.

Sincerely,



Tamie Ego, DDS

*Tamie Ego, D.D.S.*  
373 E. Warner Ave, Suite 101 Fresno, California 93710  
Office: 559~437~0553 Fax: 559~437~0563



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FRESNO COUNTY  
DEPT. OF  
PUBLIC WORKS & PLANNING

12/1/2016

To whom it may concern:

I am currently the vice president of the Fresno Pony Club. My daughter, Carlie, is 13 and is a member of Fresno Pony Club. We were very disappointed to hear that there is a possibility that Sport Equine may not be allowed to continue as a horse riding and meeting/party venue.

Fresno Pony Club uses Sport Equine often for mounted horseback riding meetings to practice stadium jumping, dressage and cross country. There are very few venues that actually have dressage courts and cross country jumps. Debbie has been very kind in allowing the FPC kids to ride at a deep discount at her facility. If we were unable to go to her facility, we would be forced to go to the Fresno County Horse Park, which is very expensive. It is likely that many kids would be unable to afford to go and would therefore be unable to regularly practice cross country.

We also use her party venue for our horse management meetings and fundraising activities. We are hoping to have a large fundraising dinner this spring. Her venue is perfect for our club as it is attached to the horse facility, which is very fitting for the Fresno Pony Club.

Please don't take this venue away from us!

If you have any questions or concerns, please feel free to call me at 559-392-4198.

Thank you for your consideration.

Sincerely,



Anneka Hall

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DEC 02 2016

11/5/16

FRESNO COUNTY  
DEPT. OF  
PUBLIC WORKS & PLANNING

To Whom it may concern:

<sup>Fresno</sup>  
I am a parent of a "Pony Club rider. Sport Equine is a vital part of the success of my daughter's riding. There is no other venue in our area that supports our club by offering our riders a place to use stadium jumps and to get cross country experience at a ~~very~~ minimal cost. Please allow Sport Equine to continue serving our community in this way.

Lea Sumner


559-392-4674

11/5/2016

To Whom it May Concern,

As the District Commissioner of Fresno Pony Club it is vital for us and our training program to use Sport Equine. We have used this facility for many lessons, pony club certifications and would love to use it for <sup>fe</sup> ~~S~~ fundraisers in the future. Debbie and the facility staff have always been inviting, professional and safe. We appreciate all Sport Equine has offered us and look forward to the future opportunities.

Thank You,

Heather Ercolano  
  
(707) 337-8007

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FRESNO COUNTY  
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PUBLIC WORKS & PLANNING

To Whom It May Concern:

My daughter is 14 years old and involved in Pony Club for over 5 years. During that time we have had the privilege of using Sport Equine for a variety of lessons. Without Debbie Davis' generosity we would not have a cross country facility available to us at no cost. Losing this facility would be a great loss to the horse community.

Ken & Cheryl Reman

To whom it may concern

Hi my name is Kendall Zeman and I am a member of Fresno Pony Club. Currently I am rated a D-3 I have been having great lessons at Sport Equine. Sport Equine has hosted many lessons for Pony Club they have always been very welcoming to us. Ms. Debbie has also helped me look for horses. I know she has a really great program and has trained and rescued many horses and found them great names.

Sincerely, Kendall Zeman

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DEC 02 2016

FRESNO COUNTY  
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PUBLIC WORKS & PLANNING

To Whom it may concern,

The use of Sport Equine has been extremely valuable to the Fresno County Pony Club. We have had many meetings there. Mrs. Davis has been kind enough to let anyone use her gorgeous place, to school ~~at~~ and have their wedding there. Also her prices are very reasonable to the many Equestrians who can not afford to school out at the Horse Park. We hope you take this letter in consideration,

Sincerely,

Sarah Sumner

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DEC 02 2016

FRESNO COUNTY  
DEPT. OF  
PUBLIC WORKS & PLANNING

To whom it may concern,  
The use of Sport Equine has proved invaluable to the development of my own riding and that of my fellow pony clubbers. It has provided an opportunity to do dressage, show jumping, and cross country exercises at ~~the~~ a fraction of the price required by other locations. We are always welcomed warmly ~~by~~ by all the riders and staff and the beautiful upkeep of the facility always guarantee a great experience for Fresno Pony Club. Not only has ~~the~~ Sport

Equine provided an opportunity to develop riding skills for my pony club, but for Equestrians all throughout the area. It is my sincerest wish that the continued use of this stunning facility is allowed for all the equestrians like myself who cannot afford to school at other facilities.

Sincerely,

Emmanuel Horvath

# (559) 203-8760

# Brent Russell Baldwin

2408 Tollhouse Rd., Clovis, CA 93611

Tel: 559 999-6989

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COUNTY OF FRESNO

NOV 14 2016

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION  
CUP 5535

**Christina Monfette** Development Services  
County of Fresno, Department of Public Works and Planning  
2220 Tulare Street, Sixth Floor  
Fresno, CA 93722

Tuesday, November 8, 2016

Dear Christina and Department of Public Works,

I have known Debbie Davis for several years as a highly reputable professional equestrian and business owner. Debbie has provided employment and learning opportunity for my daughter during her senior year in high school at her well run equine facility. My daughter, like so many other young people just learning important work skills and responsibility, benefited from this ranch life experience though horses are not a big part of her life.

In addition Debbie hosted my fiancé's baby shower at her beautiful outdoor venue and the ambiance was definitely something we could never have found anyplace else. This facility is so ideal for groups of any size seeking a quiet country experience that resembles a peaceful and remote getaway just a few miles from the city. There is a great need for non commercialized outdoor facilities where groups can go to enjoy a company picnic or family reunion in addition to charitable fund raisers and all forms of family events where the grounds are not destroyed by overuse and disrespect as are most city park-type venues. Debbie and her staff take loving and meticulous care of the lush gardens in this oasis like country venue and it's a place that blesses all who visit.

Please grant Debbie's CUP application so we can all have access to this wonderful unique place to congregate and make special memories for years to come.

Sincerely yours,



Brent Russell Baldwin

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NOV 10 2016  
FRESNO COUNTY  
DEPT. OF  
PUBLIC WORKS & PLANNING



**BRENDA D. LINMAN, D.V.M.**  
**Equine Reproduction Medicine & Surgery**

35660 Avenue 13 1/4, Madera, California 93638  
Phone (559) 645-4306

Attn: Christina Monfette, Development Services

County of Fresno, Department of Public Works and Planning

2220 Tulare Street, Sixth Floor

Fresno, CA 93722

RECEIVED  
COUNTY OF FRESNO

NOV 10 2016

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION  
WP 3535

Re: CUP 3535 High Intensity Park/Commercial Stables

November 5, 2016

Dear Fresno County Planning Commission:

I have worked for Debbie Davis, providing veterinary care for her horses, for many years. Her stable is managed very well and the horses are well cared for. She provides a very valuable service for horses and people. She takes in horses that have a variety of problems and rehabilitates them, often turning them into partners for people in need. Please approve her petition for commercial stable and park venue so that she can continue her good work.

Sincerely,



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FRESNO COUNTY  
DEPT. OF  
PUBLIC WORKS & PLANNING



# SEVEN OAKS

Carrie Coe - Pamela Miller

4 November, 2016

County of Fresno  
Department of Public Works & Planning, CUP # 3535  
Attn: Christina Monfette  
2220 Tulare Street, 6<sup>th</sup> Floor  
Fresno, CA 93722

To Whom It May Concern:

We are writing to request that you allow Debbie Davis, Starlight Grove Events and Sport Equine to continue to stay open and function as an equestrian facility and venue.


Debbie Davis and her facility provide an essential service to the equine community in California. She helps to rehome horses for people who have fallen on hard times and can no longer afford to support their beloved pets. She also finds new homes for horses who are still able to be useful members of the horsey community but cannot no longer in their current environments. Without Debbie and Sport Equine and Starlight Grove, these horses would most likely have been euthanized or, even worse, ended up on a feed lot.

On a personal note, Debbie has helped us to rehome horses for some of our customers and to find new jobs for some of our own horses who still have a lot to offer newer riders but cannot continue happily as dressage show horses. We cannot say enough wonderful things about Debbie and her operation!

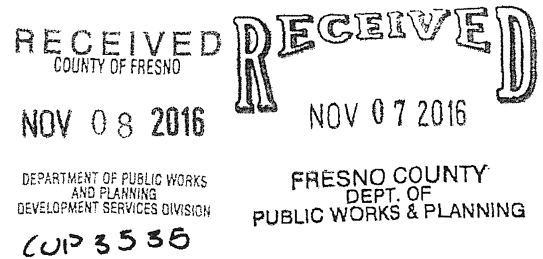
We also know that Debbie's facility hosts charitable events, not just to help the equine community, but also to help the general populace.

Again, please allow Debbie Davis, Starlight Grove Events and Sport Equine to continue to stay open and function as an equestrian facility and venue—she provides an absolutely necessary service.

Thank you for your consideration. Please feel free to contact us if you have any questions or need further information from us.



Sincerely,  
Carrie Coe & Pamela Miller  
Seven Oaks Farm  
2011 School Road  
San Juan Bautista, CA 95045  
[www.sevenoaksfarm.com](http://www.sevenoaksfarm.com)  
[pam@sevenoaksfarm.com](mailto:pam@sevenoaksfarm.com)  
650-738-2186



To Whom This May Concern:

November 8, 2016

This letter is in reference to the concerns in the continuation of Events at Sport Equine, which is owned and operated by Debbie Davis. (Reference CUP # 3535) I have known and worked with Debbie Davis for the past 16 years. We met at the time her daughter enrolled in our Girls Horseback Riding Camp at Dreamcatcher Ranch ([www.dreamcatcheranch.com](http://www.dreamcatcheranch.com)) in 2001. Debbie was also at that time starting to build her Equine Program, training and re-homing horses that would otherwise end up with no purpose or euthanized. Her passion for the horses she brings to her facility and re-trains is extremely valuable to the Equine world in so many ways. Many equestrians have gained from her careful placements of horses to meet the needs of the riders. Our camp acquired 5 horses from Sport Equine, one of which we still own at 21 years old and continues to be a favorite among my students learning to ride.

Camps, horse training, and riding lessons, like Debbie and I continue to provide are what helps keep children grounded. Horses teach so much more than riding. Anyone coming into Sport Equine will learn that and parents will see their kids develop responsibility, compassion and a connection that vibrates with excitement. For many youths and adults, connecting with horses is their grounding point in life, learning more about themselves and gaining self-confidence on their horse and into the world. When in one is in an Equine program, there is a feeling of belonging, a place of peace with the animal, and a feeling of unconditional love. Over the 16 years of teaching and directing the equine camp program at Dreamcatcher Ranch, we shared this experience with 100 girls each summer.

Our country needs more places like what Debbie has built with her energy and commitment at Sport Equine. Her devotion in the Equine World and Local Community spreads outward in so many ways. Only positive outflow will come from re-instating her permit to continue this great facility as it has been for the past 15 years.

Sincerely,

Carol Saulsberry

(530) 391-7989

A handwritten signature in cursive script that reads "Carol Saulsberry". The signature is fluid and elegant, with a long, sweeping underline that extends to the right.

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NOV 18 2016

FRESNO COUNTY  
DEPT. OF  
PUBLIC WORKS & PLANNING

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COUNTY OF FRESNO

NOV 21 2016

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION  
CUP 8535

To whom it may concern,

Sport Equine is a facility that offers tremendous potential for educational and philanthropic opportunities.

I have had the privilege of teaching several people at the facility and it offers a pleasant safe environment for learning. Horses are comfortable on the grounds and riders and the horses have a positive experience while there.

It is important to know that there are safe facilities run by educated and caring people where horses and riders can enjoy themselves while they learn.

Sincerely

Christine Scarlett

USEA Level III ICP instructor

Area VI chairman



**Debra L. Slaybaugh**  
516 West Shaw Avenue, Suite 200  
Fresno, California 93704  
Ph. (559) 960-5466

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COUNTY OF FRESNO

NOV 08 2016

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION  
CUP 3535

November 1, 2016

Attn: Christina Monfette, development services CUP# 3535  
County of Fresno  
Department of Public Works and Planning  
2220 Tulare Street, 6<sup>th</sup> floor  
Fresno, CA 93722

To Whom It May Concern:

I am writing this letter in support of Starlight Grove Events and Sport Equine.

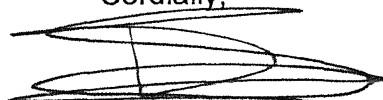
I have been to the facility. It is clean and the riding areas are well maintained. The facility provides an excellent area to ride and safely board a horse. The facility also provides educational seminars, clinics and instruction allowing those interested in horses a place to learn.

The owner is a trainer. She has chosen to use her talents to help unwanted, abused and neglected horses. She rescues, cares for and rehabilitates the horses so they can find a loving forever home. Without her these horses would not have a second chance for a good life. This is not easy work and that makes Ms. Davis and Sport Equine as asset to the community.

As the housing developments continue to grow and eat up open space, having a place to ride is important. The facility has assisted horse owners in hardship and provided a place for trainers to work. Groups such as Fresno Pony Club have been able to utilize the facility to work with children.

Starlight Grove Events provides a beautiful venue for events. Many non-profits have taken advantage of the beautiful facility. Again, a beautiful area that is well maintained.

Cordially,



Debra L. Slaybaugh

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NOV 04 2016

FRESNO COUNTY  
DEPT. OF  
PUBLIC WORKS & PLANNING

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NOV 08 2016

Atten: Christina Monfette, Development Services  
County of Fresno, Department of Public Works and Planning  
2220 Tulare Street, Sixth Floor  
Fresno, CA 93722

FRESNO COUNTY  
DEPT. OF  
PUBLIC WORKS & PLANNING

RE: CUP 3535 High Density Park/Commercial Stables

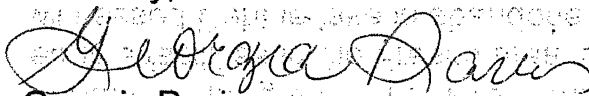
Dear Fresno County Planning Commission:

I have known Debbie Davis (no relation) for several years and am familiar with both her equine facilities and the Starlight Grove Events venue. I have purchased horses from Debbie, and she has always been honest and forthright about the horses. She also trained and sold a horse for me, finding the perfect home and situation for the horse and rider. Having been at her facility, I have firsthand witnessed how safe and clean her facilities are. The horse pens are cleaned daily. Debbie has a fly control program as well as a mosquito abatement program. The horses have fresh water. Having been at other equine facilities in the Fresno area, Debbie's facility is far superior. I have witnessed Debbie take in abandoned, abused horses and work her magic to retrain the horses and find them a suitable home, saving them from slaughter.

I have also seen the wonderful fundraisers that Starlight Grove has hosted, including the Fresno County Police and Firefighters The Pink Heals cancer charity event. The Starlight Grove grounds are beautiful, tranquil and the perfect place to host these types of nonprofit fundraisers. There is also ample parking and privacy from neighboring properties. My husband and I have attended weddings for our friends' children in the past year, and they had to be held on Friday nights or Sundays, as all the available outside venues in the area were booked well in advance on Saturdays, proving there is a need for another outside wedding venue.

Please approve Debbie Davis' Commercial Stables and High Intensity Park application; both are much needed facilities in Fresno County.

Sincerely,

  
Georgia Davis

# JBarr Interiors

Complete Interiors & Remodeling

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Fresno Ca 93710

559 288 2680

www.jbarrinteriors.com

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NOV 08 2016

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

CUP 3535

October 31, 2016

Department of Public Works  
CUP #3535 County of Fresno  
Attention Christina Monfette  
2220 Tulare Street 6<sup>th</sup> Floor  
Fresno Ca 93722

Dear Ms. Monfette

I am writing you in regards to Sport Equine/Starlight Grove, owned & operated by Debbie Davis. I have known Debbie for 6 years, thru Sport Equine I had moved from Georgia & heard that Debbie had a very unique Facility in that she received horses that no one wanted & would otherwise, Probably would go to slaughter. I volunteered in doing what I could, cleaning, grooming & occasional ride. Debbie's facility is nothing but top notch. I would see Debbie's unique ability to match these horses with new Owners, that would provide them with wonderful new homes. It provided a very therapeutic relationship, for both horse & humans of all ages.

I was so glad when Debbie had the concept to open her facility, her home, to such great organizations like Fresno County Pink Heals & Painted Turtle and other great organizations that had very few options that where large enough to accommodate there functions. What a wonderful place to have these functions to provide such needed fundraisers for such worthy causes. This is a great facility that can & does provide a much needed facility for families that need are dealing with terminal illness, but a wonderful place to have weddings & other joyous events at a cost that they can afford.

Such a special place, both for horses, children and the community. We need a place like this in Fresno County.

Thank You

A handwritten signature in black ink that reads "Janice Barr". The signature is written in a cursive, flowing style with a large initial "J" and a long, sweeping underline.

Janice Barr



Attn: Christina Monefette, Development Services  
County of Fresno, Department of Public Works and Planning  
2220 Tulare St., 6<sup>th</sup> floor  
Fresno, Ca. 93722

RECEIVED  
NOV 07 2016

FRESNO COUNTY  
DEPT. OF  
PUBLIC WORKS & PLANNING

RE: CUP 3535 High Intensity Park/Commercial Stables

RECEIVED  
COUNTY OF FRESNO

NOV 08 2016

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION  
WP 3536

Dear Fresno county Planning Commission

I've known Debbie Davis for 6 years. I've been to her residence and property over the years and have witnessed Debbie and Bill's dedication and commitment to provide a home and facility of very high quality. Their efforts are sincere and in the best interest of the community as well as the equine world.

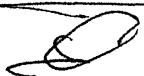
I see only positive results stemming from all they've done and plan to do. Giving back to the community as well as providing jobs and learning opportunities for the youth and special needs persons of the area.

Please reward your Fresno citizens with allowing Debbie and Bill the opportunity to move forward help make Fresno a high standard of living local.

Thank you, John Chilson

760-445-6839

11-5-16



Attn: Christina Monfette, Development Services  
County of Fresno, Department of Public Works and Planning  
2220 Tulare Street, Sixth Floor  
Fresno, CA 93722

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NOV 09 2016

FRESNO COUNTY  
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PUBLIC WORKS & PLANNING  
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NOV 10 2016

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION  
CUP 3535

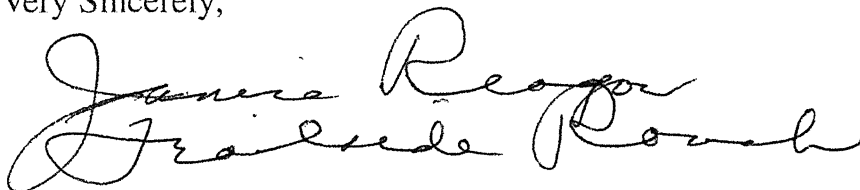
RE: CUP 3535 High Intensity Park/Commercial Stables

Dear Christina Monfette and Fresno County Planning Commission,

I have known Debbie Davis personally and professionally for many years. She is renowned in the horse world for problem solving horse skills and turning the most difficult, even slaughter bound horses into champions with a secure and safe future. Her well run equestrian facility has been an example of proper equine management and exemplary care for well over a decade drawing classrooms field trips, riding schools and more. Debbie has a heart for the unwanted, abused and neglected horse and has helped hundreds of these transform into their full potential. The need to approve her petition for commercial stable so she can continue this much needed community service is obvious.

In addition the High Intensity Park area in the center of the property has successfully raised funds for non profits such as Dakota House, Painted Turtle and Pink Heals of Fresno for over a decade. There are very few outdoor private venues with the space, affordability and willingness to grant the charity enough time access to get all the silent auction tables in place the day before and offer their time and resources to the support the cause in the way this venue does. Most operate for profit solely giving up to 6 hours maximum access and precedence to expensive wedding parties. Fresno County needs Starlight Grove Events to support it's many worthy non profits and allow them to also do enough weddings to cover their overhead & maintenance.

Very Sincerely,



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PUBLIC WORKS & PLANNING

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COUNTY OF FRESNO

NOV 02 2016

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION  
CUP 3535

1 COUNTY OF FRESNO  
2 Department of Public Works and Planning  
3 2220 Tulare Street, 6th Floor  
4 Fresno, California 93722  
5 Re: CUP #3535

6 ATTN: Christina Monfette  
7 CUP# 3535

8 Dear Ms. Monfette, this is a letter in support of Sport Equine  
9 facility and Starlite Grove Events.


10 My name is Lynn Hergenrader and I am a life-long horse  
11 enthusiast. Over the years I have watched as agricultural land  
12 is gobbled up by new housing. There are no boarding  
13 facilities for working people like me to have a horse and ride  
14 and show. I am court reporter for Fresno County and simply  
15 don't have the time to keep up my own acreage. With a  
16 boarding facility, such as Sport Equine, I can enjoy riding  
17 without the obligation, expense and time consumption of my own  
18 ranch.

19 There simply are few to no places to keep a horse where I feel  
20 I can drive away and know my horse is safe while I'm not  
21 there.

22 I've boarded at many facilities over the years, and I can tell  
23 you there isn't much choice. People I know have actually left  
24 the valley because there simply is nowhere to go.

25 The Starlite Grove wedding facility is a lovely place to hold  
26 outdoor weddings. It's set up in such a way as to allow the  
wedding party to set up a beautiful venue for their wedding.

I beg of you, please let these permits go through.  
Thank you for your time and attention.

Sincerely,  
  
Lynn Hergenrader

October 29, 2016

RECEIVED  
NOV 03 2016

County of Fresno  
Department of Public Works & Planning  
Attn: Christina Monfette  
2220 Tulare Street, 6<sup>th</sup> Floor  
Fresno, CA 93722

FRESNO COUNTY  
DEPT. OF  
PUBLIC WORKS & PLANNING  
RECEIVED  
COUNTY OF FRESNO  
NOV 04 2016  
DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION  
WP 3535

RE: CUP #3535 Starlight Grove Events & Sport Equine Training Center

Dear Madam:

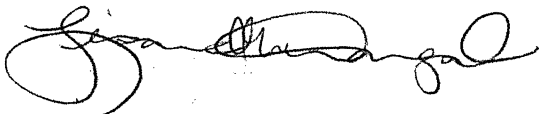
I am writing today in support of the conditional use permit for Starlight Grove Event venue and the Sport Equine Training Center located at 13616 E. Bullard Avenue in Clovis, California.

The Starlight Grove Event venue is situated on a quiet county road with a park like setting that hosts a variety of outdoor events catering to all clientele. Currently there is a limited number of outdoor venues capable of hosting a variety of events from weddings, to reunions, birthday parties and fundraisers. This venue provides a variety of options and accommodations for any budget as well as provides the freedom to customize your selection of vendors to fit individual preferences.

In addition, I am an owner of one of the equine athletes residing at the Sport Equine Training Center. This equine training center is one of the premier full service facilities located in the Central Valley that has provided exceptional instruction, training, and care to numerous clients over the years. With extremely limited safe equine training facilities in the area it is critical that this business continues to provide services to the equine community.

Thank you for your time and consideration in this matter.

Sincerely,



Lianne McDougal

11/3/2016

To: Christina Monfette,

RECEIVED  
COUNTY OF FRESNO

NOV 10 2016

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION  
CUP 5535

RECEIVED

NOV 09 2016

FRESNO COUNTY  
DEPT. OF  
PUBLIC WORKS & PLANNING

Dear Christina,

I'm writing to you regarding Debbie Davis & Bill Chilson and their plan to keep their conditional use permit.

I know them when they helped me re-home my beautiful 10 year horse, Spirit. I spent \$6,100.00 w/ 5 different trainers, only to find that they took my \$ and didn't train him. He had issues of being whipped & abused. I heard about Sport Equine online & Debbie Davis gladly took my beautiful horse. Trained him, even got the abuse out of him and found the perfect name for him. Going through a terrible divorce, kept me from trying to get him trained properly. Debbie spent several months correcting what he went through and I'm thrilled that she is the go-to person for horses like Spirit. Please, please let her do such awesome work. Otherwise, my Spirit may have ended up at the slaughter house. Laura Mennelka

November 3<sup>rd</sup>, 2016

Christina Monfette  
Development Services CUP # 3535  
County of Fresno Department of Public Works and Planning  
2220 Tulare Street, Sixth Floor  
Fresno, CA 93722

RECEIVED  
NOV 15 2016

FRESNO COUNTY  
DEPT. OF  
PUBLIC WORKS & PLANNING

Dear Ms. Monfette,

I have been a student, rider, and leasee during this past year at Sport Equine and my life has been forever changed due to this wonderful facility. Ms. Debbie Davis and Mr. Bill Chilson tirelessly put insurmountable time and energy into the property and their business every single day, making sure that it is suitable for both clients and horses alike.

I have experienced first hand how horses have come here with an array of problems including bad temperaments, malnourishment, and lack of training and within months have gained a complete transformation and sold to caring, loving, suitable homes. Sport Equine's facilities allows these horses to heal and learn in an appropriate environment where they can appropriately receive nourishment, exercise, and amenities required for complete and full training. Time and time again, I have witnessed horses that many deemed "unrideable" or a "lost cause" that otherwise may have ended up in treacherous fates, be flipped by Ms. Davis to become adequate mounts that find their future match in someone who is looking for an affordable, safe, and trained horse.

On the other end of the spectrum, I have also observed how much the people who have their horses stationed on the property are also enamored with all the hard work and dedication that Ms. Davis and Mr. Chilson put into making sure their horses are safe and comfortable. Many of us, who have been at bigger barns where many things are overlook, are extremely appreciative of the country lifestyle and attention to detail that Sport Equine offers. Everyone who boards there is a family who help one another. In addition, clinics are held at Sport Equine to help further education to those in the surrounding area.

In conclusion, Sport Equine is an asset to the equestrian community. I am forever grateful to have found such a loving and fostering place for my great passion. The lessons and friendships I have acquired at Sport Equine are priceless and I hope that everything will continue to grow for years to come.

Sincerely,



Marcella Levatino

November 1, 2016

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COUNTY OF FRESNO

RECEIVED  
NOV 02 2016

NOV 02 2016

FRESNO COUNTY  
DEPT. OF  
PUBLIC WORKS & PLANNING

RE: CUP 3535 High intensity Park/Commercial Stables  
Dear Christina Monfette:

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION  
CUP 3535

My name is Marci Perez and I am writing this letter on behalf of Debbi Davis. I met Debbi in 2008 on a trail ride with some other friends. I was immediately impressed with her knowledge of horses and what she did.

June of 2010 I bought a new horse and immediately had Debbie evaluate what I just bought. I appreciated her honesty in letting me know that the horse was not trained properly and needed more training for me to ride. I considered myself a beginner rider and did not want to get hurt. I put my horse Blue in training with Debbi for about 3-months, during that time I was at her ranch almost everyday.

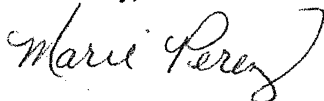
At the time I was going through a very hard personal time in my life, what her facility did for me, "I don't think I could ever thank her enough!" She inspired me to believe I could do better, I got out of bed just to see what progress was being made on her training with my horse. She was very patient with me and let me ride her more advanced broke horses. It was truly a blessing to be at her facility to only focus on the horse, nothing else and it helped me get through the most difficult time in my life.

Blue turned out to be a great horse, I brought him home and was able to ride him anywhere I wanted. We had many horse adventures to the mountains, beach, cattle hurdling, jumping competitions, many trail rides.

Because of my health issues I am no longer to ride, but Debbie was kind enough to take care of Blue. Recently Blue was able to be placed with a dear friend of Debbie's and he now lives in Colorado and will retire there with an accomplished rider who is absolutely in love with my horse Blue.

This facility is a great asset to the community, I have met many people who have also benefited and help advance their riding skills. To pet, brush or to look at these beautiful animals has brought much joy and pleasure to many people. To save a horse and have her rehabilitate, and give them a new home is very remarkable.

Sincerely,



Marci Perez

**CLOVIS EQUINE CLINIC**

2991661

**MICHAEL T. STABBE, D.V.M.**  
~~JOSE DE VILL, D.V.M.~~

8338 N. Sunnyside  
Clovis, CA 93611

Telephone (559) 299-16  
FAX (559) 299-17

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NOV 10 2016

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION  
WP 3535

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NOV 09 2016

Attn: Christina Monfette, Development Services

County of Fresno, Department of Public Works and Planning

2220 Tulare Street, Sixth Floor

Fresno , Ca 93722

FRESNO COUNTY  
DEPT. OF  
PUBLIC WORKS & PLANNING

Re: Debbie Davis Stable and Event Facility

Dear Fresno County Planning Commission,

Debbie Davis has informed me that she has applied for a conditional use permit for her training boarding stable and special events facility.

I have known Debbie for about 15 years. Debbie runs a very clean and efficient stable, and is pleasant to work with. Debbie has trained many unwanted horses and found them new jobs and homes in addition to working with disabled people and horses. She has made her facility available to many non-profit groups.

I am in favor of approving her petition for commercial stable and park venue so she can continue her charitable work.

Sincerely,



Michael T Stabbe





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NOV 03 2016

FRESNO COUNTY  
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PUBLIC WORKS & PLANNING

Attn: Christina Monfette, Development Services County of Fresno,  
Department of Public Works and Planning 2220 Tulare Street, Sixth  
Floor Fresno, CA 93722

RECEIVED  
COUNTY OF FRESNO

RE: CUP 3535 High Intensity Park/Commercial Stables

NOV 04 2016

Dear Fresno County Planning Commission:

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION  
CUP 3535

I know Debbie Davis and her Sport Equine Facility as a fellow horse professional. She is a known and respected trainer who opens her facility to local riders to practice including The Fresno Pony Club and more. There are very few facilities offering cross country courses like hers where kids and groups can practice safely and affordably. Fresno County Horse Park is the only other in the county but the cost is higher and stabling is only allowed during competitions. There is a big need for Sport Equine Training Center for non competing horses and beginners to get their start. Debbie has a huge heart for both unwanted, abused and neglected horses as well as terminally ill and handicapped people.

As we continue to lose more and more open recreational space to housing development in California, it is critical that well-run, community assets like Sport Equine Facility be allowed to remain as part of our state's unique western heritage. Once the good ones are gone, they aren't coming back. Please approve the petition to the benefit of our entire community

All the best as you weigh this important decision,

Rich Allen  
Moss Beach Ranch

MOSS BEACH RANCH  
PO 24  
MOSS BEACH, CA  
94038  
650.728.0700  
WWW.MOSSBEACHRANCH.COM

## EXHIBIT 9

File original and one copy with: <b>Fresno County Clerk 2221 Kern Street Fresno, California 93721</b>		Space Below For County Clerk Only.  CLK-2046.00 E04-73 R00-00	
Agency File No: <b>IS 7170</b>	<b>LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION</b>	County Clerk File No: <b>E-</b>	
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Christina Monfette, Planner	Area Code: 559	Telephone Number: 600-4245	Extension: N/A
Applicant (Name): <b>Debbie Davis</b>	Project Title: <b>Initial Study No. 7170 and Unclassified Conditional Use Permit No. 3535</b>		
Project Description: <b>Allow the operation a High Intensity Park for weddings and special events, and a commercial stable and riding academy on a 19.55-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.</b>			
Justification for Negative Declaration:  Based upon the Initial Study prepared for Conditional Use Permit Application No. 3535, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Population and Housing, Public Services, Recreation, or Utilities and Services Systems.  Potential impacts related to Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Land Use and Planning, and Transportation/Traffic have been determined to be less than significant.  Potential impacts relating to Aesthetics and Noise have determined to be less than significant with compliance with the listed Mitigation Measures.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – June 14, 2017		Review Date Deadline: Planning Commission – July 20, 2017	
Date:	Type or Print Signature: Christina Monfette Planner	Submitted by (Signature): Planner	

State 15083, 15085

County Clerk File No.: \_\_\_\_\_

### LOCAL AGENCY MITIGATED NEGATIVE DECLARATION