

**COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT**

**DATE:** February 15, 2018

**TO:** Zoning Hearing Officer

**FROM:** Planning Staff

**SUBJECT:** Consideration of: (a) a Use Permit Renewal, pursuant to Section 6500 of the San Mateo County Zoning Regulations, to allow the continued operation of an equestrian facility at The Horse Park at Woodside (THPAW), and (b) a Confined Animal Permit, pursuant to Section 7700.3 of the San Mateo County Ordinance Code for the property located at 3674 Sand Hill Road in the unincorporated Woodside area of San Mateo County.

County File Number: PLN 2003-00051  
The Horse Park at Woodside (THPAW)/Strickland/Gimple)

**PROPOSAL**

The applicants are requesting a Use Permit Renewal to (1) allow the continued operation of an equestrian facility at THPAW and to facilitate equestrian events for up to 400 registered participants, (2) renew the Confined Animal Permit for the keeping of up to 144 confined animals, and, (3) increase the term of the Use Permit to a ten (10) year period.

**RECOMMENDATION**

Approve the Use Permit Renewal and Confined Animal Permit, County File Number PLN 2003-00051, by making the required findings and adopting the conditions of approval recommended in Attachment A.

**BACKGROUND**

Report Prepared By: Tiare Peña, Project Planner, Telephone 650/363-1850

Applicants: The Horse Park at Woodside (THPAW)/Gayle Strickland/Larry Gimple

Owner: Stanford University

Location: 3674 Sand Hill Road, Woodside

APNs: 073-250-020, -050, -110, -120, -180, and -190

Parcel Size: 270 acres

Existing Zoning: R-E/S-11 (Residential Estates/1-5 acre minimum parcel size)

General Plan Designation: Institutional/General Open Space/Future Study (I/OS/FS)

Sphere-of-Influence: Town of Woodside

Existing Land Use: Equestrian Facility and Boarding Stable

Water Supply: California Water Service

Sewage Disposal: N/A (on-site portable toilets public use) - self-contained disposal unit for the modular home.

Flood Zone: FEMA Flood Zone Map indicates the parcel is located in Zone X, area of minimal flooding per Community Panel No. 06081 C0311E, effective date October 16, 2012.

Environmental Evaluation: The Use Permit renewal is exempt under provisions of Section 15301, Class 1, of the California Environmental Quality Act (CEQA), relating to the continued operation of an existing facility (CEQA).

Setting: The 270-acre property on which The Horse Park at Woodside (THPAW) is located is owned by Stanford University. The property is located in the unincorporated area of Woodside and takes its access off Sand Hill Road, with an entrance west of Interstate 280 (which is designated as a State Scenic Corridor) and east of Whiskey Hill Road. The property is bordered by Sand Hill Road to the south, Whiskey Hill Road to the west, private property to the north, and Lawler Ranch Road to the east. There is low-density residential development to the north of The Horse Park, and to the west, across Whiskey Hill Road. There is no development to the east or south of the property. The site is primarily characterized by rolling hills and grasslands. This area is occupied by the cross-country field, which is grassland and has two artificially installed water ponds. From the cross-country field, the property slopes up toward the east, across the main entrance road to the existing arenas, which are graded flat with a sandy surface above a compacted aggregate base. There is an office and a caretakers unit located in the North West corner of the property. Beyond the arenas to the north and east are the permanent stables and stalls for horses. Beyond the stable facilities lay the pasture areas, which extend to Lawler Ranch Road, just west of Interstate 280.

## Chronology:

<u>Date</u>	<u>Action</u>
1981	- THPAW leases 270 acres of Stanford Land and opens as a members-only facility, offering use of riding trails and training areas for horse owners.
1986	- THPAW begins to host large equestrian events, eventually reaching 300 participants per event.
December 4, 2001	- County receives letters of concern regarding unpermitted grading activities.
December 6, 2001	- Violation case VIO 2001-00150 opened to address unpermitted grading.
January 2002	- Discussion between the County and the Board of Directors of THPAW commence to address the violations.
January 27, 2003	- THPAW submits Use Permit, Confined Animal Permit, Grading Permit, and Architectural Review applications.
March 9, 2005	- Planning Commission Public Hearing: 2-year permit approved.
October 10, 2007	- Planning Commission postpones decision on the Use Permit Renewal for THPAW until spring 2008 with the caveat that THPAW complete specific requirements.
May 28, 2008	- Planning Commission Public Hearing. Use Permit renewed for a term of six (6) months.
December 10, 2008	- Planning Commission Public Hearing: THPAW approved for a nine (9) year extension.
February 15, 2018	- Zoning Hearing Officer Public Hearing.

## **DISCUSSION**

### A. KEY ISSUES

#### 1. Background

On March 9, 2005, the Planning Commission considered and approved a two (2) year Use Permit, a Confined Animal Permit, and certified a Negative

Declaration to allow THPAW to facilitate equestrian events for up to 400 registered participants, and to permanently stable up to 100 horses and up to 400 horses temporarily during scheduled events. The applicants were directed to complete road improvements (i.e., the installation of turning and acceleration/deceleration lanes along Sand Hill Road) by 2009.

On May 28, 2008, THPAW returned to the Planning Commission with (1) a long-term master plan for the facility, (2) a formal request to be relieved of the requirements to complete road improvements along Sand Hill Road, and (3) a request to allow the expansion of two arenas. The Planning Commission approved the Use Permit for a term of six (6) months, and based on an updated traffic study and an agreement by THPAW to limit the number of attendees to a maximum of 700, relieved THPAW of the requirements for road improvements along Sand Hill Road and further directed THPAW to complete specific tasks within the six (6) month timeframe.

Those tasks included the preparation of a land management plan, supplying Planning staff with the notification list of individuals to be invited to attend a public meeting to discuss the land management plan, providing Planning staff with an estimated cost of landscaping material, submittal of a long-term management plan with dates for completion of outstanding items, i.e., restoration of Area L-R, seeding, planting, and implementing mowing plans. All of these items have been completed.

## 2. Land Management

THPAW engaged the services of a rangeland expert and ecologist, Dr. Stuart B. Weiss of Creekside Center for Earth Observation. A complete mapping of the area was conducted, and invasive, non-native species were identified. Design experiments for enhancing the grasses and planting in the cross-country field and the restoration area in the north slope, designated as area L-R, were developed (see map). On August 5, 2008, and again on November 19, 2008, THPAW conducted formal meetings in which all interested parties were presented with the Cross Country Field design plan, the mowing plan, and the details for the restoration of area L-R. For the past nine (9) years, THPAW has held yearly land management meetings for all interested parties.

THPAW will continue to schedule field management meetings each spring with the Woodside Fire Protection District and interested parties to determine the proper timing for mowing at The Horse Park. Currently, mowing is restricted in all other areas of THPAW. Staff recommends that this restriction continue unless a different procedure is recommended by the consultant, the Fire Department and reviewed by Planning staff, interested parties, and a representative from the Committee for Green Foothills.

3. Restoration of Area L-R

Grading of this area back to its original contours was completed and all debris and contaminated materials have been removed. Under the direction of Dr. Weiss, seeding of this area commenced in late fall 2008. In order to eliminate European annual grasses, ongoing mowing will occur as prescribed.

4. Compliance with the Confined Animal Ordinance

Per Section 7700 of the County Ordinance Code, Confined Animal Permits are subject to an Administrative Review every three (3) years, and automatic renewal six (6) years after original approval. In 2003, the THPAW was subject to interim operating conditions that included the Confined Animal Permit. In 2005, the Planning Commission approved the use permit which included the Confined Animal Permit. THPAW is approved for the keeping of up to 144 confined animals. During the processing and review of this use permit, staff has made numerous visits to confirm compliance with all the elements of the County Ordinance Code relating to Confined Animals. In order to approve this Confined Animal Permit, the following required findings must be made:

- a. That the keeping of confined animals will not create a nuisance or be detrimental to human or animal health, safety, or welfare. Staff has made numerous visits to the facility and concludes that it is well maintained and the horses are well kept.
- b. That the keeping of confined animals will not degrade sensitive habitats and waterways or increase soil erosion. All boarding of animals occurs away from any identified sensitive habitats and there are no creeks within the property.
- c. That the keeping of confined animals complies with all applicable requirements of the Zoning Regulations, specifically, minimum parcel size, setbacks, and number of confined animals.

5. Compliance with the Conditions of the Last Approval

a. General Permit Conditions

- (1) This Use Permit shall be valid for a period of nine (9) years from the date of this approval. The applicants shall apply for renewal of the Use Permit and pay applicable renewal fees at least six months prior to the permit's expiration. The Use Permit shall undergo administrative reviews, in one year, and three years starting from the date of this approval. The Confined

Animal Permit shall be valid for three (3) years from the date of this approval. The Confined Animal Permit shall undergo an inspection at year three (3) and will automatically renew at year six (6) with a required inspection at year six (6).

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes, but modified to reflect the new use permit term and administrative reviews as follows:

This Use Permit shall be valid for a period of ten (10) years from the date of this approval. The applicants shall apply for renewal of the Use Permit and pay applicable renewal fees at least six (6) months prior to the permit's expiration. The Use Permit shall undergo an administrative review with the payment of applicable fees, in years three (3), six (6), and nine (9) from the date of this approval to ensure that the applicants have operated the facility in compliance with all conditions of this approval. The Confined Animal Permit shall be valid for three (3) years from the date of this approval. The Confined Animal Permit shall undergo an inspection at years three (3), six (6), and nine (9), and at year six (6), the Confined Animal Permit will automatically renew for another six (6) years.

b. Allowed Uses

- (1) The following uses are allowed at THPAW: individual use by members, stabling horses, pasturing horses, educational shows and clinics, youth educational programs, club activities, equestrian therapeutic programs, canine activities and equestrian events (horse trials, hunter jumper shows, other horse shows, and charitable events), and the temporary keeping of horses in association with temporary events.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (2) The maximum number of equestrian events or shows held each year at The Horse Park is not restricted. At no time, however, may a single event or any combination of events at the facility on a specific day attract more than 700 guests to the property, including registered participants, spectators, and event staff. Additionally, 700-person events (or a combination of events that has up to 700 people) shall be limited, such that no more than eight (8) occur in one annum.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (3) Stabling (confined and remaining overnight) of horses shall be limited to a maximum of 120 horses. Unless otherwise provided in these conditions of approval, no additional horses may be stabled overnight in The Horse Park's permanent stable facilities.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes, but modified to allow a maximum of 126 confined animals.

- (4) Pasturing (overnight) of horses (in addition to the number of horses stabled) shall be limited to a maximum of 10 horses per open pasture area, at no time to exceed a maximum of 20 horses in pasture. Unless otherwise provided in these conditions of approval, no additional horses may pasture overnight.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (5) At no time shall the maximum combined number of horses stabled and pastured on the property exceed 120 horses.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes, but modified to allow a maximum of 126 confined animals.

- (6) During temporary events, up to 400 horses associated with scheduled shows may be kept on-site. No animals associated with temporary events may be kept on-site for more than seven (7) days.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (7) Arena use shall be limited to A1 to and including A10 (as indicated on the Facilities Site Plan prepared by Bruce Chan, Landscape Architect and dated January 27, 2003).

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (8) Dog training by the San Mateo County Sheriff's Office or membership dog training is permitted only in the Dog Training Field (as indicated on the Facilities Site Plan prepared by Bruce Chan, Landscape Architect and dated January 27, 2003). Canine shows are not permitted.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

c. New Construction and Grading

- (1) All construction activities that require a building permit, including erection of temporary structures (tents, grandstands, horse stalls), shall comply with all applicable Building, Plumbing, Mechanical, and Electrical Codes.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (2) The engineer of record (Clifford Bechtel and Associates) or another registered civil engineer shall oversee the installation of the approved grading and drainage plan and shall obtain all required approvals from the Building Inspection Section, Geotechnical Section, Current Planning Section, and the Department of Public Works prior to the start of any earth movement or installation of any drainage improvements on-site.

Compliance with Condition? Yes.

Recommend to Retain Condition? No, grading has been completed.

- (3) All erosion and stormwater controls shall remain in place and shall be maintained continually throughout the year.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.



- (4) The engineer of record (Clifford Bechtel and Associates) or another registered civil engineer shall prepare semi-annual reports indicating that the site was visited and all erosion and stormwater controls were inspected. The reports shall be required prior to and during the County's rainy season (October 1 through April 30). The first report shall be submitted to the County Planning Department for review prior to October 1 and shall indicate whether all erosion and sediment controls and permanent stormwater controls are installed properly. The second report shall be submitted approximately half way through the rainy season or no later than January 31. This report shall indicate whether the installed erosion and sediment controls are functioning as they were designed and are adequately handling the drainage needs of the site and preventing erosion, sedimentation, and collection of standing water in low areas of the site. If any of the permanent drainage controls or erosion and sediment controls are not properly functioning and modifications or additional controls are required, the engineer shall submit those requirements in writing and obtain approval in writing from the Community Development Director prior to installation of any drainage improvements.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (5) Grading activities for the expansion of areas A4 and A8 shall occur only during the County's dry season (April 1 to October 30). Emergency grading (e.g., repair of road washouts or failed drainage channels) may be completed during the rainy season, only after the engineer of record (or another registered civil engineer) submits to the County Planning and Building Department for review and approval additional plans, typical sections, and any other necessary details or reports indicating the need to complete the grading to correct the erosion problem and the mechanism by which the problem shall be corrected. This emergency-grading plan shall also include an erosion control plan indicating how erosion that may occur during the grading process will be prevented.

Compliance with Condition? Yes.

Recommend to Retain Condition? No, grading and expansion have been completed.

- (6) Prior to the first event of the 2006 eventing season, or no later than April 30, 2006, the applicants shall restore the area L-R (as indicated on the Facilities Site Plan prepared by Bruce Chan, Landscape Architect and dated January 27, 2003), per the submitted Landscape Enhancement Plan (Sheet L 4.2 (prepared by Bruce Chan, dated September 24, 2003)). This area shall be re-graded to its previously existing natural contours and shall be revegetated with native grasses or compatible non-invasive grass species as prescribed by Dr. Stuart Weiss.

Compliance with Condition? Ongoing. Under the direction of Dr. Stuart Weiss, the reseeding and replanting shall occur in winter 2008 and spring 2009.

Recommend to Retain Condition? Yes, with the following language: the applicant shall continue implementing the land management methods developed over the past ten (10) years. Planning staff will confirm during the administrative review process that restoration has been successful.

- (7) Prior to the issuance of a grading permit or building permit, the applicants will submit to the Planning Department and the Department of Public Works for review and approval, a stormwater management plan, which shows how the transport and discharge of pollutants from the project site will be minimized. The plan shall emphasize the use of pervious materials and minimize water runoff from the site. The goal is to prevent soil sediment and other pollutants from entering the local drainage systems and water bodies, and to protect all exposed earth surfaces from erosion forces. The plan shall clearly delineate the types of measures to be used, the location of where the measures will be placed as well as a sectional drawing showing how the measures shall be installed. All erosion control devices shall be installed on-site prior to any construction or grading activities on-site. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
- (a) Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
  - (b) Removing spoils promptly, and avoiding stockpiling of fill materials when rain is forecast. If rain threatens,

stockpiled soils and other materials shall be covered with a tarp or other waterproof material.

- (c) Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to a local storm drain system or water body.
- (d) Avoiding cleaning, fueling, or maintaining vehicles on-site, except in an area designated to contain and treat runoff.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (8) Prior to the start of any construction or grading activities on-site, the applicants shall provide a written affidavit to the County Planning Department, signed by the contractor or engineer overseeing the grading, stating that the responsible party has read and understands the approved erosion and sediment control plan, and has agreed to be responsible for ensuring that the plan is fully implemented at all times during the construction phase of the project.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (9) Prior to the start of any grading or construction, the applicants shall obtain all necessary permits from the Regional Water Quality Control Board and shall comply with all conditions of that permit throughout the grading and construction process.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (10) Grading activities shall be limited to the dry season from April 30 to October 1. No grading may occur during the winter season, unless approved by the Community Development Director, at least two weeks prior to the commencement of grading activities. Prior to any grading occurring on-site, the applicants shall secure a grading permit from the County of San Mateo Planning and Building Department. This permit may be issued only after submission of any required grading plans, soils and geotechnical reports, and erosion and sediment control plans.

- (11) Prior to the issuance of any grading or building permit, the applicants shall submit a stormwater management plan, which shall include a site plan and narrative of the types of permanent stormwater controls that will be installed on-site to minimize the surface water runoff. At a minimum, the directly connected impervious areas shall be minimized, the facility shall utilize the existing on-site stormwater and leachate collection system, and pervious materials shall be used for the access road. The permanent stormwater controls shall be in place throughout the life of the project.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (12) All structures (existing, proposed, and temporary structures) at The Horse Park at Woodside shall employ the use of natural color and materials that blend in with the surrounding vegetation of the site. Additionally, all roofing materials shall be non-reflective dark colors. No white roofs or tarps and no reflective or corrugated metal roofs shall be allowed for any structures on the property, including the temporary horse stalls for events. Prior to the issuance of any building permits for the property, the applicants shall submit to the Planning Department, for review and approval, color and material samples for all new construction. Additionally, all roofs on the property shall utilize the same color scheme (i.e., all green or all brown) and all structures shall have similar designs that are compatible with one another.

Compliance with Condition? Ongoing, as funding becomes available.

Recommend to Retain Condition? Yes.

- (13) Existing structures on the property affected by Condition C-12, above, shall be brought into compliance with the required material and color requirements prior to the 2006 eventing season, or no later than April 30, 2010.

Compliance with Condition? Yes and No. Approximately 80 percent of the structures have been brought into compliance with this condition.

Recommend to Retain Condition? Yes, but modified as follows: Existing structures on the property affected by Condition C-12,

below, shall be brought into compliance with the required material and color requirements no later than April 30, 2021.

- (14) The applicants shall contact the San Mateo County Building Inspection Section to determine if a building permit is required for ALL temporary portable bleachers, temporary tents, temporary stables, and grandstands for ALL events.

Compliance with Condition? Yes. Building permits were obtained and finalized for all structures.

Recommend to Retain Condition? Yes.

- (15) The applicants shall contact the San Mateo County Building Inspection Section to determine if an electrical permit is required for ALL “new” electrical work at The Horse Park including but not limited to stall lighting, road lighting, and path lighting.

Compliance with Condition? Partially, not all previously approved construction has been completed.

Recommend to Retain Condition? Yes.

- (16) The applicants shall contact the San Mateo County Building Inspection Section to determine if a plumbing permit is required for ALL “new” plumbing work at The Horse Park including but not limited to existing water system, pumping systems, backflow prevention devices, and new water system(s).

Compliance with Condition? No. Due to financial constraints, not all previously approved building projects have been completed.

Recommend to Retain Condition? Yes, for all future construction.

d. Facility Operations and Routine Maintenance

- (1) Arenas A1 to and including A10 (as indicated on the Facilities Site Plan prepared by Bruce Chan, Landscape Architect and dated January 27, 2003) are permitted to have daily maintenance including watering, harrowing, leveling, and top-dressing.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (2) The five (5) cross-country trails/tracks as described in E.3 below (and any minor modifications to the course design for experience classifications) for the May through September temporary events may be mowed, rotavated, harrowed, and top-dressed to a maximum 20-ft. width, 10 feet from the centerline of each trail, and 20 feet outward from each of the jumps or obstacles on the cross-country trails only (maximum width of 60 feet at any jump). No other areas in the cross-country field may be mowed, unless otherwise allowed by these conditions of approval. Manure shall not be added and cultivated to any trails or anywhere on-site until such time as the approved manure management plan is implemented and the composting facility is fully operational.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (3) No later than April 25, 2005, the applicants shall submit to the Planning Department for review and approval a cross-country field management plan. This plan shall address how the facility intends to maintain the cross-country field to inhibit the propagation of weeds, while maintaining natural view corridors from Whiskey Hill Road and preventing excessive visibility of the cross-country trails. This plan shall specify the locations of areas to be mowed or cut and shall establish the grass height resulting from the proposed activities. It shall be the responsibility of THPAW staff to consult with interested parties, Planning staff, and a representative from the Committee for Green Foothills prior to approval of any landscape management plan for the cross-country field.

Compliance with Condition? Yes, THPAW has contracted with Golden Hour Restoration and Go Native to design appropriate plantings and mowing schedules. The Woodside Fire Protection District shall review and approve such mowing plans.

Recommend to Retain Condition? Yes, but modified as follows: THPAW administrators shall schedule yearly spring meetings with Lech Naumovich, interested parties, and the Woodside Fire Protection District to determine the appropriate mowing schedule for the cross-country field. The applicants shall be required to report to Planning staff that such meeting has occurred.

- (4) Any trails/tracks in the cross-country field that are abandoned from one year to the next must be reseeded with native grasses or flowers to prevent potential loss of grassland over time and to maintain the beauty of the cross-country field open space.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes, unless modified by the land management team.

- (5) For the purposes of perimeter grass/weed control along the fences near Sand Hill Road (west of The Horse Park entrance only) and Whiskey Hill Road, the north fence line (from Whiskey Hill Road along the fence north of the cross-country field to the main entrance road near Parking Area P5 shown on Sheet L1.2 prepared by Bruce Chan, Landscape Architect and dated January 27, 2003), and perimeter fence line in the pasture areas (along Lawler Ranch Road) must be mowed to a minimum of 30-ft. width for fire control and suppression. These areas may be mowed to a maximum width of 100 feet, if required by the Woodside Fire Protection District in a given year that is expected to have an increased fire danger as determined by the Woodside Fire Protection District. The perimeter fence line in the oak woodland may not be mowed. Only hand removal of brush and dead wood is permitted in the oak woodland areas.

Compliance with Condition? Yes; these activities have occurred as conditioned.

Recommend to Retain Condition? Yes.

- (6) The spectator Parking Areas P8 and P10 may be mowed for fire control and suppression and grass/weed control.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (7) Garbage dumpsters and recycling bins shall be provided for all day use activities. Garbage and recycling shall be collected and removed from The Horse Park on a weekly basis. Additional garbage dumpsters and recycling bins shall be delivered prior to any event and removed in a timely manner after each event. CTETA personnel are responsible for trash pick-up and maintenance of The Horse Park facility.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (8) Whenever possible, The Horse Park shall utilize natural fertilizers (e.g., compost) and natural and biodegradable pest prevention solutions. If, however, chemical fertilizers and pesticides must be used on the ground, they shall not be used during the rainy season (October 1 to April 30). Furthermore, any chemicals stored on-site must be stored in locked and ventilated containers to prevent misuse by unauthorized personnel and dangerous build-ups of chemical gasses on-site.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (9) All facility maintenance (mowing, tilling, etc.), grading, and construction activities at The Horse Park at Woodside must be conducted within standard business hours of Monday through Friday, 7:00 a.m. to 6:00 p.m. and Saturday, 9:00 a.m. to 5:00 p.m. No such activities are permitted on Sunday or on any national holiday.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (10) The Horse Park shall maintain at all times at least two pasture areas, but no more than three, with a minimum of 10 acres each, accommodating no more than 10 horses in each pasture. Pasture rotation shall occur on a semiannual basis to allow for regeneration of vegetation and soil. Reseeding of pasture areas shall occur as needed for grass regeneration.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (11) Temporary toilets shall be required for all day use. Additional temporary toilets shall be delivered prior to the start of the event season and removed by November 15 of each year. All temporary toilets shall be serviced in a timely manner and after each event. All temporary toilets shall meet the Environmental Health Division requirements for health and safety, including the provision of potable water. The Executive Director, or their



assigned assistant, is responsible for contacting the San Mateo County Environmental Health Division at 650/363-4305 for the type and quantity of temporary toilets required for The Horse Park and for each event at The Horse Park.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes, but modified to reflect the Environmental Health Division's new telephone number 650/372-6200.

- (12) Prior to the start of the eventing season, or no later than April 30, 2005, the applicants shall develop an Emergency Evacuation Plan for the site. This plan shall indicate proper procedures in the event of an emergency for exiting the site and ensuring the safety of any animals on the property. This plan shall also discuss how The Horse Park staff will be responsible for executing the emergency plan. Finally, the applicants shall develop an Emergency Evacuation Plan Map illustrating to the public visiting the property where and in what manner to exit the property. The applicants shall choose at least three (3) strategic locations on the property to locate the Emergency Evacuation Plan Map for public reference. Prior to the effectiveness of this plan and erection of the evacuation map, the applicants shall submit the proposed plan to the Woodside Fire Protection District for review and approval.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

e. Temporary Events, Clinics, and Pony Club Shows

- (1) Events (CTETA horse trials, hunter jumper shows, other horse shows, and charitable events) shall be limited to a maximum total of 700 people (participants, spectators, trainers, staff, assistants, event coordinators, vendors, CTETA members, Horse Park staff, etc.), INCLUDING a maximum total of registered participants not to exceed 400. CTETA staff shall be able to provide the County Planning Department with registration information immediately upon request. (NOTE: No events expected to draw up to 700.)

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes, but modified as follows: CTETA staff shall provide the County Planning Department with registration information immediately upon request.

- (2) All temporary events are required to apply for and obtain any license or other required permit(s) under County ordinances and regulations.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (3) For events utilizing the cross-country field, CTETA staff, or their consultant, may design up to a maximum of five (5) courses, utilizing the existing trails, for the three cross-country field events planned for May, August, and September. CTETA shall make all efforts to minimize the number of courses in the cross-country field to less than five (5) whenever possible. All trail designs must comply with the specifications of Condition D-2 above.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (4) The 240 Permanent Show Stables (S-4) may remain up on a year-round basis, but may not be utilized during the off-season (November 15 to April 15). Additionally, The Horse Park may erect up to 239 Seasonal Show Stalls (S-5 and S-6). These Seasonal Show Stalls may not be erected prior to April 15 and must be partially dismantled by November 15 of each year. At no time may The Horse Park have more than 400 horses temporarily stabled on-site in either the Permanent or Temporary Show Stalls.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (5) No equestrian activities shall be allowed in the oak woodland areas along the northern and eastern property boundaries. This includes horse pasture, stabling, trail riding, or any other equestrian use.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes, but modified to allow trail riding within the oak woodland areas along specified trails.

- (6) Youth club activities shall be limited to weekend meetings/events, not exceed 20 participants. Programs shall be limited to one-day events, twice monthly. No overnight youth club activities are permitted at this time.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (7) Recreational vehicle (RV) and/or “self-contained” campers/ trailers are permitted to camp overnight during temporary events only. Tent camping, open fires, and cooking (outside of a self-contained vehicle) are prohibited.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (8) Area L-R (west of stables), as indicated on the Facilities Site Plan, prepared by Bruce Chan, Landscape Architect and dated January 27, 2003, shall not be permitted for any use, including parking or temporary storage of trailers. Until this area is restored as required in Condition C-8 of this report, the two access points to this area shall be fenced off, including signage indicating, “Access is prohibited beyond this point.”

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes, but modified to reflect that under the direction of Lech Naumovich, seeding and restoration of this area will commence in late fall 2008. In order to eliminate European annual grasses, mowing shall occur as prescribed and will be conducted on a rotated zone basis.

- (9) All events requiring temporary tent structures shall obtain a building permit from the San Mateo County Planning and Building Department. The applicants shall comply with all building and fire code requirements. “Easy-up” type canopies, 12 feet x 12 feet, or less, are exempt from this requirement.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (10) Any retail food sales (off-site prepared food, on-site prepared food, cooking, drinks, etc.) will require a Health Permit to operate at The Horse Park at any time. A person from CTETA staff shall be designated the “food coordinator.” The food coordinator shall contact the Environmental Health Division at 650/363-4305 and shall be required to coordinate and verify that all food vendors have obtained all necessary permits from the Environmental Health Division prior to any event involving any retail food sales.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes, but modified to reflect the Environmental Health Division’s new telephone number 650/372-6200.

- (11) Flood lighting (temporary tower lighting or light poles) is not permitted from either existing or temporary light poles. Only low-level, incandescent lighting (maximum 150 watts) is permitted.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (12) Public address system/amplified sound for all temporary events, clinics, and pony club shows shall comply with the San Mateo County Ordinance Code, Title 4, Sanitation and Health, Chapter 4.88, Noise Control. Speaker systems shall be designed for a maximum range of 50 feet and 10-watt maximum power. All systems shall be mounted on existing facilities and are not permitted to be located on any new poles. All systems shall be directed toward the center of The Horse Park and away from adjacent residential areas.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (13) Prior to the start of the 2005 eventing season, or no later than April 30, 2005, the following modifications must be made to the proposed public address system in the stall area (Area S-4): The applicants shall eliminate eight (8) of the proposed speakers for a maximum of thirteen (13) speakers in this area. No more than two (2) speakers shall be located along each stall row and

no speakers shall be directed toward the northern property boundary.

Compliance with Condition? Yes, the modifications have been completed.

Recommend to Retain Condition? No.

- (14) Use of ANY amplified sound shall be limited to 8:00 a.m. to 7:00 p.m. for temporary events, clinics, and pony club shows.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (15) Air horns, fireworks, and the discharge of firearms are not permitted at any time.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (16) Amplified music is not permitted, excepting the National Anthem, music for temporary events in arenas, or final victory march(es).

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (17) Cattle are permitted only in conjunction with temporary Horse Park events. The maximum number of cattle permitted on-site at any one time shall be limited to three hundred (300) head.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (18) Dog shows are not permitted. Membership clinics may be permitted; however, they must occur during the week, Monday through Friday, AND are not permitted while other temporary horse events are occurring.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

f. Trailers, Miscellaneous Storage

- (1) Only trailers owned by individuals who board their horses at The Horse Park may be stored on-site.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (2) The Horse Park may not allow storage (on-site more than 24 hours) of vehicles, construction materials, spoils, or equipment on its property, unless directly related to the permitted uses or proposed construction activities allowed under this permit by The Horse Park (i.e., other individuals, agencies, or organizations may not store any items on The Horse Park property). The only exception to this condition is that the owner (Stanford University) may store items under its ownership on the property, subject to County review and approval of the proposed location of said storage.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

g. Manure Management

- (1) Until such time that the approved composting facility is installed and fully operational, ALL manure shall be stored in impervious containers and removed from the project site weekly. Under no circumstances, shall manure be stored directly on unprotected ground.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (2) Manure shall not be added and cultivated to any trails or anywhere on-site until such time as the composting facility is installed and fully operational.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

h. Parking/Circulation and Road Improvements

- (1) Management of on-site parking shall be the responsibility of the applicants. Circulation shall be sufficient for emergency services. THPAW staff is responsible for contacting the Woodside Fire Protection District (650/851-6206) to conduct site inspections for emergency and fire truck ingress and egress.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (2) THPAW shall provide traffic control at the intersection of the project site and Sand Hill Road during ALL temporary events for ingress and egress. Traffic control monitoring shall be required from 8:00 a.m. to 6:00 p.m. during every day of an event.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (3) All roads and parking areas shall be maintained for dust control. THPAW staff shall apply, at a minimum, water to all surfaces to control and minimize dust at all times, but especially prior to the start of any event, when most participants are arriving and during the last day of an event, when participants are leaving.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (4) The Horse Park staff shall be responsible for enforcing the on-site 10 mph speed limit for all vehicles to assist in dust suppression on the main access roads.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (5) Off-site parking by The Horse Park staff, members, participants, or spectators on Sand Hill Road, Whiskey Hill Road, or Lawler Ranch Road shall not be permitted.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (6) Prior to the start of the eventing season, or no later than April 30, 2005, the applicants shall install signage on Sand Hill Road, 500 feet in advance of The Horse Park driveway on both sides of the road. This sign shall be a standard W2-2 road sign with a supplemental plate indicating "The Horse Park at Woodside." Prior to the installation of any signage, the applicants shall contact the County Department of Public Works to determine if an encroachment permit is required. The applicants shall comply with all signage requirements of the Department of Public Works.

Compliance with Condition? Yes, signage has been installed.

Recommend to Retain Condition? No.

- (7) Prior to the start of the event season or no later than April 30, 2005, the applicants shall install an entrance sign at The Horse Park entrance directing traffic into the facility. Prior to installation of any signage, the applicants shall contact the County Department of Public Works to determine if an encroachment permit is required. The applicants shall comply with all signage requirements of the Department of Public Works.

Compliance with Condition? Yes, installation of the entrance sign has been completed.

Recommend to Retain Condition? No.

- (8) Prior to the start of the event season or no later than April 30, 2005, the applicants shall pave at a minimum the first 30 feet of the entrance and exit road, to provide better traction and stability for vehicles. Prior to commencement of any work within the County right-of-way, the applicants shall apply for and be issued an encroachment permit by the County Department of Public Works.

Compliance with Condition? Yes.

Recommend to Retain Condition? No.

i. Management and Monitoring

- (1) THPAW staff shall be designated the "event's coordinator." The event's coordinator shall be on-site during all events. The



event's coordinator shall monitor each event for compliance with these conditions of approval and address and resolve any problems that may arise during an event. The event's coordinator shall contact the Project Planner with the County Planning and Building Department, three (3) days in advance of all scheduled events to stipulate who the event's coordinator shall be during an event and a contact telephone number for that person.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes, but modified as follows: The Horse Park Manager or an assigned assistant from the THPAW staff shall be designated the "event's coordinator." The event's coordinator shall be on-site during all events. The event's coordinator shall monitor each event for compliance with these conditions of this approval and address and resolve any problems that may arise during an event.

- (2) The event's coordinator shall notify emergency personnel (County Sheriff's Office, California Highway Patrol, and Woodside Fire Protection District) seven (7) days in advance of an event indicating the number of people (participants, spectators, trainers, staff, assistants, event coordinators, vendors, etc.) and horses anticipated to be on-site during the event.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (3) Complaints received by the County from the public shall be directed to the Project Planner with the County Planning and Building Department. The project planner will contact the event's coordinator at the earliest opportunity to address and resolve to the best of their abilities the complaint(s) within the parameters of these permit conditions or as amended by any additional requirements. The project planner shall document all complaints received and forward them, and any resolution(s), to the Planning Commission for their review during subsequent permitting and public hearing reviews.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes, but modified as follows: Complaints received by the County from the public shall be

directed to Tiare Peña, Project Planner, with the County Planning Department at 650/363-1850. The project planner will contact the event's coordinator at the earliest opportunity to address and resolve to the best of their abilities the complaint(s) within the parameters of these permit conditions or as amended by any additional requirements. The project planner shall document all complaints received and forward them, and any resolution(s), to the Planning Commission for their review during subsequent permitting and public hearing reviews.

- (4) The Executive Director, or his/her assigned assistant from the THPAW staff, shall notify by mail all property owners within 500 feet of the project site that there will be an event at least 10 days prior to the event. The notice shall include a contact telephone number of the event's coordinator in the event there is a problem or complaint that needs immediate attention.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- (5) Planning staff may make unannounced site inspections of the facility for compliance with the conditions of this approval and will prepare monitoring reports of these inspections for the Planning Commission's review during the public hearing for the Use Permit renewal (two years from the date of this approval).

Compliance with Condition? Yes.

Recommend to Retain Condition? No.

6. Compliance with the Use Permit Finding

Section 6500 of the County Zoning Regulations stipulates the required finding for issuance of a Use Permit Renewal and Amendment as follows:

**Find that the establishment, maintenance, and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood.**

The applicants have been diligent in efforts to comply with previous conditions of approval as well as to examine and address concerns raised by interested parties. Staff has made numerous visits, attended yearly land management meetings, and has monitored the applicants' performance.

Outstanding conditions have been addressed in the conditions of approval, therefore, this finding can be made.

7. Regarding the Confined Animal Permit

That the keeping of confined animals will not create a nuisance or be detrimental to human or animal health, safety, or welfare.

The project complies with the minimum acreage for keeping horses and requirements for fencing, drainage, and facility management, as stated in Section 7700.4 of the County Confined Animal Ordinance, therefore this finding can be made.

- a. As conditioned, the project also complies with applicable County regulations for confined animals including, but not limited to, compliance with the approved manure management plan and stormwater management plan.
- b. That the keeping of confined animals will not degrade sensitive habitats and waterways, or increase soil erosion. Planning and Environmental Health Division staff have made the required inspections and have found THPAW to be in compliance with the requirements of the Confined Animal Permit.

As conditioned, the project will comply with applicable County requirements, including drainage (Section 7700.4, County Confined Animals Ordinance) and grading and landscape alteration (Chapter 20.A.2 of the County Zoning Regulations), therefore this finding can be made.

8. Regarding the Environmental Review

The project is categorically exempt under provisions of Section 15301, Class 1, of the California Environmental Quality Act (CEQA), relating to the continued operation of an existing facility (CEQA).

**ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Site Plan

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2003-00051      Hearing Date: February 15, 2018

Prepared By: Tiare Peña, Project Planner      For Adoption By: Zoning Hearing Officer

**RECOMMENDED FINDINGS**

Regarding the Environmental Review, Find:

1. That the project is categorically exempt under provisions of Section 15301, Class 1, of the California Environmental Quality Act (CEQA), relating to the continued operation of an existing facility (CEQA).

Regarding the Use Permit, Find:

2. That the establishment, maintenance, and/or conduction of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood because the applicants have been diligent in their efforts to comply with previous conditions of approval as well as to examine and address concerns by interested parties.

Regarding the Confined Animal Permit, Find:

3. That the keeping of confined animals will not create a nuisance or be detrimental to human or animal health, safety, or welfare.
4. That the project also complies with applicable County regulations for confined animals including, but not limited to, compliance with the approved manure management plan and stormwater management plan.
5. That the keeping of confined animals will not degrade sensitive habitats and waterways, or increase soil erosion.
6. As conditioned, the project complies with applicable County requirements, including drainage (Section 7700.4, County Confined Animals Ordinance) and grading and landscape alteration (Chapter 20.A.2 of the County Zoning Regulations), therefore this finding can be made.

## RECOMMENDED CONDITIONS OF APPROVAL

### Current Planning Section

#### 1. General Permit Conditions

- a. This approval applies only to the proposal, documents, and plans described in this report and submitted to and approved by the Zoning Hearing Officer on February 15, 2018. Minor revisions or modifications to the project may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.
- b. This Use Permit shall be valid for a period of ten (10) years from the date of this approval. The applicants shall apply for renewal of the Use Permit and pay applicable renewal fees at least six (6) months prior to the permit's expiration. The Use Permit shall undergo an administrative review with the payment of applicable fees, in years three (3), six (6), and nine (9) from the date of this approval to ensure that the applicants have operated the facility in compliance with all conditions of this approval. The Confined Animal Permit shall be valid for six (6) years from the date of this approval. The Confined Animal Permit shall undergo an inspection at years three (3), six (6), and nine (9) which, at year six (6), the Confined Animal Permit will automatically renew for another six (6) years.

#### 2. Allowed Uses

- a. The following uses are allowed at The Horse Park at Woodside: individual use by members, stabling horses, pasturing horses, educational shows and clinics, youth educational programs, club activities, equestrian therapeutic programs, canine activities and equestrian events (horse trials, hunter jumper shows, other horse shows, and charitable events), and the temporary keeping of horses in association with temporary events.
- b. The maximum number of equestrian events or shows held each year at The Horse Park is not restricted. At no time, however, may a single event or any combination of events at the facility on a specific day attract more than a maximum capacity of 700 people (participants, spectators, trainer, staff, assistants, event coordinators, vendors, THPAW members, The Horse Park staff, etc.), INCLUDING a maximum total of registered participants not to exceed 400. Additionally, 700-person events (or a combination of events that has up to 700 people) shall be limited, such that no more than eight (8) occur in one annum.
- c. Stabling (confined and remaining overnight) of horses shall be limited to a maximum of 126 horses. Unless otherwise provided in these conditions of

approval, no additional horses may be stabled overnight in The Horse Park's permanent stable facilities.

- d. Pasturing (overnight) of horses (in addition to the number of horses stabled) shall be limited to a maximum of 10 horses per open pasture area, at no time to exceed a maximum of 20 horses in pasture. Unless otherwise provided in these conditions of approval, no additional horses may pasture overnight.
- e. At no time shall the maximum combined number of horses stabled and pastured on the property exceed 126 horses.
- f. During temporary events, up to 400 horses associated with scheduled shows may be kept on-site. No animals associated with temporary events may be kept on-site for more than seven (7) days.
- g. Arena use shall be limited to A1 to and including A10.
- h. Dog training by the San Mateo County Sheriff's Office or membership dog training is permitted only in the Dog Training Field (as indicated on the Facilities Site Plan prepared by Bruce Chan, Landscape Architect and dated January 27, 2003). Canine shows are not permitted.

### 3. New Construction and Grading

- a. All construction activities that require a building permit, including erection of temporary and permanent structures (tents, grandstands, horse stalls), shall comply with all applicable Building, Plumbing, Mechanical, and Electrical Codes.
- b. The engineer of record (Clifford Bechtel and Associates) or another registered civil engineer shall oversee the installation of the approved grading and drainage plan and shall obtain all required approvals from the Building Inspection Section, Geotechnical Section, Current Planning Section, and Department of Public Works prior to the start of any earth movement or installation of any drainage improvements on-site.
- c. All erosion and stormwater controls shall remain in place and shall be maintained continually throughout the year.
- d. The engineer of record (Clifford Bechtel and Associates) or another registered civil engineer shall prepare a report indicating that the site was visited and all erosion and stormwater controls were inspected. The reports shall be required prior to and during the County's rainy season (October 1 through April 30). This report shall indicate whether the installed erosion and sediment controls are functioning as they were designed and are

adequately handling the drainage needs of the site and preventing erosion, sedimentation, and collection of standing water in low areas of the site. If any of the permanent drainage controls or erosion and sediment controls are not properly functioning and modifications or additional controls are required, the engineer shall submit those requirements in writing and obtain approval in writing from the Community Development Director prior to installation of any drainage improvements.

- e. The applicants shall continue implementing the land management methods developed over the past ten (10) years. Planning staff will confirm during the administrative review process that restoration has been successful.
- f. Prior to the issuance of a grading permit for the expansion of Arenas 4 and 8, or a building permit, the applicants will submit to the Planning Department and the Department of Public Works for review and approval, a stormwater management plan, which shows how the transport and discharge of pollutants from the project site will be minimized. The plan shall emphasize the use of pervious materials and minimize water runoff from the site. The goal is to prevent soil sediment and other pollutants from entering the local drainage systems and water bodies, and to protect all exposed earth surfaces from erosion forces. The plan shall clearly delineate the types of measures to be used, the location of where the measures will be placed as well as a sectional drawing showing how the measures shall be installed. All erosion control devices shall be installed on-site prior to any construction or grading activities on-site. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
  - (1) Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
  - (2) Removing spoils promptly, and avoiding stockpiling of fill materials when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
  - (3) Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to a local storm drain system or water body.
  - (4) Avoiding cleaning, fueling, or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
- g. Prior to the start of any construction or grading activities on-site the applicants shall provide a written affidavit to the County Planning Department, signed by the contractor or engineer overseeing the grading, stating that the responsible party has read and understands the approved erosion and sediment control plan, and has agreed to be responsible for

ensuring that the plan is fully implemented at all times during the construction phase of the project.

- h. Prior to the start of any grading or construction, the applicants shall obtain all necessary permits from the Regional Water Quality Control Board and shall comply with all conditions of that permit throughout the grading and construction process.
- i. Grading activities shall be limited to the dry season from April 30 to October 1. No grading may occur during the winter season, unless approved by the Community Development Director, at least two weeks prior to the commencement of grading activities. Prior to any grading occurring on-site, the applicants shall secure a grading permit from the County of San Mateo Planning and Building Department. This permit may be issued only after submission of any required grading plans, soils and geotechnical reports, and erosion and sediment control plans.
- j. Prior to the issuance of any grading or building permit, the applicants shall submit a stormwater management plan, which shall include a site plan and narrative of the types of permanent stormwater controls that will be installed on-site to minimize the surface water runoff. At a minimum, the directly connected impervious areas shall be minimized, the facility shall utilize the existing on-site stormwater and leachate collection system, and pervious materials shall be used for the access road. The permanent stormwater controls shall be in place throughout the life of the project.
- k. All structures at THPAW shall employ the use of natural color and materials that blend in with the surrounding vegetation of the site. Additionally, all roofing materials shall be non-reflective dark colors. No white roofs or tarps and no reflective or corrugated metal roofs shall be allowed for any structures on the property, including the temporary horse stalls for events. Prior to the issuance of any building permits for the property, the applicants shall submit to the Planning Department, for review and approval, color and material samples for all new construction. Additionally, all roofs on the property shall utilize the same color scheme (i.e., all green or all brown) and all structures shall have similar designs that are compatible with one another.
- l. Existing structures on the property shall be brought into compliance with the required material and color requirements no later than April 30, 2021. Planning staff will evaluate compliance during the administrative review process.
- m. The applicants shall contact the San Mateo County Building Inspection Section to determine if a building permit is required for ALL temporary



portable bleachers, temporary tents, temporary stables, and grandstands for ALL events.

- n. The applicants shall contact the San Mateo County Building Inspection Section to determine if an electrical permit is required for ALL electrical work at The Horse Park including, but not limited to, stall lighting, road lighting, and path lighting.
- o. The applicants shall contact the San Mateo County Building Inspection Section to determine if a plumbing permit is required for ALL plumbing work at The Horse Park including, but not limited to, existing water system, pumping systems, backflow prevention devices, and new water system(s).

4. Facility Operations and Routine Maintenance

- a. Arenas A1 to and including A10 are permitted to have daily maintenance including watering, harrowing, leveling, and top-dressing.
- b. The five (5) cross-country trails/tracks as described in E.3 below (and any minor modifications to the course design for experience classifications) for the May through September temporary events may be mowed, rotavated, harrowed, and top-dressed to a maximum 20-ft. width, 10 feet from the centerline of each trail, and 20 feet outward from each of the jumps or obstacles on the cross-country trails only (maximum width of 60 feet at any jump). No other areas in the cross-country field may be mowed, unless otherwise allowed by these conditions of approval. Manure shall not be added and cultivated to any trails or anywhere on-site until such time as the approved manure management plan is implemented and the composting facility is fully operational.
- c. THPAW administrators shall adhere to the planting/seeding plan as prescribed by the land management team. The applicants shall submit to the Planning Department, for review and approval, the cross-country field management plan. This plan shall address how the facility intends to maintain the cross-country field to inhibit the propagation of weeds, while maintaining natural view corridors from Whiskey Hill Road and preventing excessive visibility of the cross-country trails.
- d. Any trails/tracks in the cross-country field that are abandoned from one year to the next must be reseeded with native grasses or flowers as prescribed by the land management team to prevent potential loss of grassland over time and to maintain the beauty of the cross-country field open space.
- e. For the purposes of perimeter grass/weed control along the fences near Sand Hill Road (west of The Horse Park entrance only) and Whiskey Hill Road, the north fence line (from Whiskey Hill Road) along the fence north of

the cross-country field to the main entrance road near Parking Area P5 and perimeter fence line in the pasture areas (along Lawler Ranch Road) must be mowed to a minimum of 30-ft. width for fire control and suppression. These areas may be mowed to a maximum width of 100 feet, if required by the Woodside Fire Protection District in a given year that is expected to have an increased fire danger as determined by the District. The perimeter fence line in the oak woodland may not be mowed. Only hand removal of brush and dead wood is permitted in the oak woodland areas.

- f. The spectator Parking Areas P8 and P10 may be mowed for fire control and suppression and grass/weed control.
- g. Garbage dumpsters and recycling bins shall be provided for all day use activities. Garbage and recycling shall be collected and removed from The Horse Park on a weekly basis. Additional garbage dumpsters and recycling bins shall be delivered prior to any event and removed in a timely manner after each event. THPAW personnel is responsible for trash pick-up and maintenance of The Horse Park facility.
- h. Whenever possible, The Horse Park shall utilize natural fertilizers (e.g., compost) and natural and biodegradable pest prevention solutions. If, however, chemical fertilizers and pesticides must be used on the ground, they shall not be used during the rainy season (October 15 to April 15). Furthermore, any chemicals stored on-site must be stored in locked and ventilated containers to prevent misuse by unauthorized personnel and dangerous build-ups of chemical gasses on-site.
- i. All facility maintenance (mowing, tilling, etc.), grading, and construction activities at The Horse Park at Woodside must be conducted within standard business hours of Monday through Friday, 7:00 a.m. to 6:00 p.m. and Saturday, 9:00 a.m. to 5:00 p.m. No such activities are permitted on Sunday or on any national holiday.
- j. The Horse Park shall maintain at all times at least two pasture areas, but no more than three, with a minimum of 10 acres each, accommodating no more than 10 horses in each pasture. Pasture rotation shall occur on a semiannual basis to allow for regeneration of vegetation and soil. Reseeding of pasture areas shall occur as needed for grass regeneration.
- k. Temporary toilets shall be required for all day use. Additional temporary toilets shall be delivered prior to the start of the event season and removed by November 15 of each year. All temporary toilets shall be serviced in a timely manner and after each event. All temporary toilets shall meet Environmental Health Division requirements for health and safety, including the provision of potable water. The Executive Director, or their assigned assistant, is responsible for contacting the San Mateo County Environmental

Health Division at 650/372-6200 for the type and quantity of temporary toilets required for The Horse Park and for each event at The Horse Park.

- I. The applicants shall develop an Emergency Evacuation Plan for the site. This plan shall indicate proper procedures in the event of an emergency for exiting the site and ensuring the safety of any animals on the property. This plan shall also discuss how The Horse Park staff will be responsible for executing the emergency plan. Finally, the applicants shall develop an Emergency Evacuation Plan Map illustrating to the public visiting the property where and in what manner to exit the property. The applicants shall choose at least three (3) strategic locations on the property to locate the Emergency Evacuation Plan Map for public reference. Prior to the effectiveness of this plan and erection of the evacuation map, the applicants shall submit the proposed plan to the County Planning Department and to the Woodside Fire Protection District for review and approval.

5. Temporary Events, Clinics, and Pony Club Shows

- a. Events (THPAW horse trials, hunter jumper shows, other horse shows, and charitable events) shall be limited to a maximum total of 700 people (participants, spectators, trainers, staff, assistants, event coordinators, vendors, THPAW members, The Horse Park staff, etc.), INCLUDING a maximum total of registered participants not to exceed 400. THPAW staff shall be able to provide the County Planning Department with registration information immediately on request.
- b. All temporary events are required to apply for and obtain any license or other required permit(s) under County ordinances and regulations.
- c. For events utilizing the cross-country field, THPAW staff, or their consultant, may design up to a maximum of five (5) courses, utilizing the existing trails, for the three cross-country field events planned for May, August, and September. THPAW shall make all efforts to minimize the number of courses in the cross-country field to less than five (5) whenever possible. All trail designs must comply with the specifications of Condition D-2 above.
- d. The 240 Permanent Show Stables (S-4) may remain up on a year-round basis, but may not be utilized during the off-season (November 15 to April 15). Additionally, The Horse Park may erect up to 239 Seasonal Show Stalls (S-5 and S-6). These Seasonal Show Stalls may not be erected prior to April 15 and must be dismantled by November 15 of each year. At no time may The Horse Park have more than 430 horses temporarily stabled on-site in either the Permanent or Temporary Show Stalls.
- e. Only trail riding is allowed in the Oak Woodland area. No other equestrian activities shall be allowed in the Oak Woodland areas along the northern

and eastern property boundaries. This includes horse pasture, stabling, or any other equestrian use.

- f. Youth club activities shall be limited to weekend meetings/events, not to exceed 20 participants. Programs shall be limited to one-day events, twice monthly. No overnight youth club activities are permitted at this time.
- g. Recreational vehicle (RV) and/or “self-contained” campers/trailers are permitted to camp overnight during temporary events only. Tent camping, open fires, and cooking (outside of a self-contained vehicle) are prohibited.
- h. Area L-R shall not be permitted for any use, including parking or temporary storage of trailers. Until this area is restored as required, the two access points to this area shall be fenced off, including signage indicating, “Access is prohibited beyond this point.”
- i. All events requiring temporary tent structures shall obtain a building permit from the San Mateo County Planning and Building Department. The applicants shall comply with all building and fire code requirements. “Easy-up” type canopies, 12 feet x 12 feet, or less, are exempt from this requirement.
- j. Any retail food sales (off-site prepared food, on-site prepared food, cooking, drinks, etc.) will require a Health Permit to operate at The Horse Park at any time. A person from THPAW staff shall be designated the “food coordinator.” The food coordinator shall contact the Environmental Health Division at 650/372-6200 and shall be required to coordinate and verify that all food vendors have obtained all necessary permits from the Environmental Health Division prior to any event involving any retail food sales.
- k. Flood lighting (temporary tower lighting or light poles) is not permitted from either existing or temporary light poles. Only low-level, incandescent lighting (maximum 150 watts) is permitted.
- l. Public address system/amplified sound for all temporary events, clinics, and pony club shows shall comply with the San Mateo County Ordinance Code, Title 4, Sanitation and Health, Chapter 4.88, Noise Control. Speaker systems shall be designed for a maximum range of 50 feet and 10-watt maximum power. All systems shall be mounted on existing facilities and are not permitted to be located on any new poles. All systems shall be directed toward the center of The Horse Park and away from adjacent residential areas.
- m. Use of ANY amplified sounds shall be limited to 8:00 a.m. to 7:00 p.m. for temporary events, clinics, and pony club shows.

- n. Air horns, fireworks, and the discharge of firearms are not permitted at any time.
- o. Amplified music is not permitted, excepting the National Anthem, music for temporary events in arenas, or final victory march(es).
- p. Cattle are permitted only in conjunction with temporary Horse Park events. The maximum number of cattle permitted on-site at any one time shall be limited to three hundred (300) head.
- q. Dog shows are not permitted. Membership clinics may be permitted; however, they must occur during the week, Monday through Friday, AND are not permitted while other temporary horse events are occurring.

6. Trailers, Miscellaneous Storage

- a. Only trailers owned by individuals who board their horses at The Horse Park may be stored on-site.
- b. The Horse Park may not allow storage (on-site more than 24 hours) of vehicles, construction materials, spoils, or equipment on its property, unless directly related to the permitted uses or proposed construction activities allowed under this permit by The Horse Park (i.e., other individuals, agencies, or organizations may not store any items on The Horse Park property). The only exception to this condition is that the owner (Stanford University) may store items under its ownership on the property, subject to County review and approval of the proposed location of said storage.

7. Manure Management

- a. Until such time that a composting facility is installed and fully operational, ALL manure shall be stored in impervious containers and removed from the project site weekly. Under no circumstances, shall manure be stored directly on unprotected ground.
- b. Manure shall not be added and cultivated to any trails or anywhere on-site until such time as the composting facility is installed and fully operational.

8. Parking/Circulation and Road Improvements

- a. Management of on-site parking shall be the responsibility of the applicants. Circulation shall be sufficient for emergency services. THPAW staff is responsible for contacting the Woodside Fire Protection District (650/851-6206) to conduct site inspections for emergency and fire truck ingress and egress.

- b. THPAW shall to provide traffic control at the intersection of the project site and Sand Hill Road during ALL temporary events for ingress and egress. Traffic control monitoring shall be required from 8:00 a.m. to 6:00 p.m. during every day of an event.
- c. All roads and parking areas shall be maintained for dust control. THPAW staff shall apply, at a minimum, water to all surfaces to control and minimize dust at all times, but especially prior to the start of any event, when most participants are arriving and during the last day of an event, when participants are leaving.
- d. The Horse Park staff shall be responsible for enforcing the on-site 10 mph speed limit for all vehicles to assist in dust suppression on the main access roads.
- e. Off-site parking by The Horse Park staff, members, participants, or spectators on Sand Hill Road, Whiskey Hill Road, or Lawler Ranch Road shall not be permitted.
- f. The applicants shall maintain the encroachment apron. Should any potholes in that area develop, the applicants shall immediately cause the repair of the area.

9. Management and Monitoring

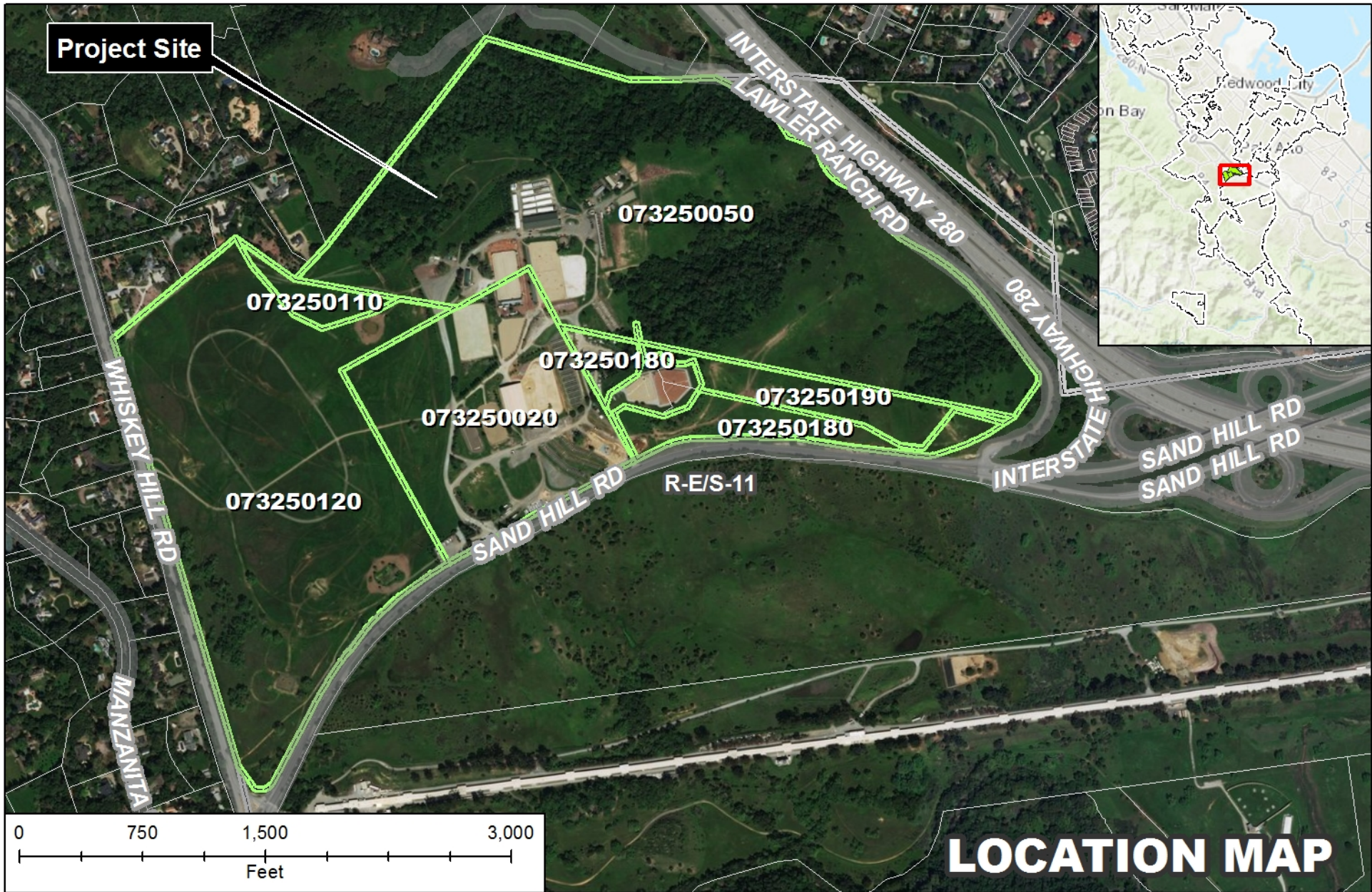
- a. The Horse Park Manager or an assigned assistant from the THPAW staff, shall be designated the “event’s coordinator.” The event’s coordinator shall be on-site during all events. The event’s coordinator shall monitor each event for compliance with these conditions of this approval and address and resolve any problems that may arise during an event.
- b. The event’s coordinator shall notify emergency personnel (County Sheriff’s Office, California Highway Patrol, and Woodside Fire Protection District) seven (7) days in advance of an event indicating the number of people (participants, spectators, trainers, staff, assistants, event coordinators, vendors, etc.) and horses anticipated to be on-site during the event.
- c. Complaints received by the County from the public shall be directed to Tiare Peña, Project Planner, with the County Planning Department, at 650/363-1850. The project planner will contact the event’s coordinator at the earliest opportunity to address and resolve to the best of their abilities the complaint(s) within the parameters of these permit conditions or as amended by any additional requirements. The project planner shall document all complaints received and forward them, and any resolution(s), to the Planning Commission for their review during subsequent permitting and public hearing reviews.

- d. The Executive Director, or their assigned assistant from the THPAW staff, shall notify by mail all property owners within 500 feet of the project site with a contact telephone number of the event's coordinator in the event there is a problem or complaint that needs immediate attention.
- e. Planning staff may make unannounced site inspections of the facility for compliance with the conditions of this approval.

10. Confined Animal Regulations

- a. This facility is permitted for a maximum of 116 horses and shall comply with all the applicable requirements of Section 7700.4 of the County Confined Animals Ordinance, including requirements for fencing, drainage, and facility management.
- b. This Confined Animal Permit shall renew (6) six years after the date of approval or February 2024. At expiration, the permit shall automatically renew for an additional six (6) years, provided that the confined animal operation continues to conform with the terms of said permit.
- c. An Administrative Review will be conducted every three (3) years. The applicants shall apply for administrative review and pay the applicable fees within six (6) months of this date. Such review shall involve (a) Planning staff inspecting the site for zoning compliance and (b) Environmental Health Division staff inspecting the site for manure management and drainage compliance. No public hearing is required.
- d. If at any time the confined animal operation is found not to comply with the approved permit, the operator will be given a thirty (30) day period to comply with the terms of the permit, or apply for a permit amendment and pay the applicable fees.

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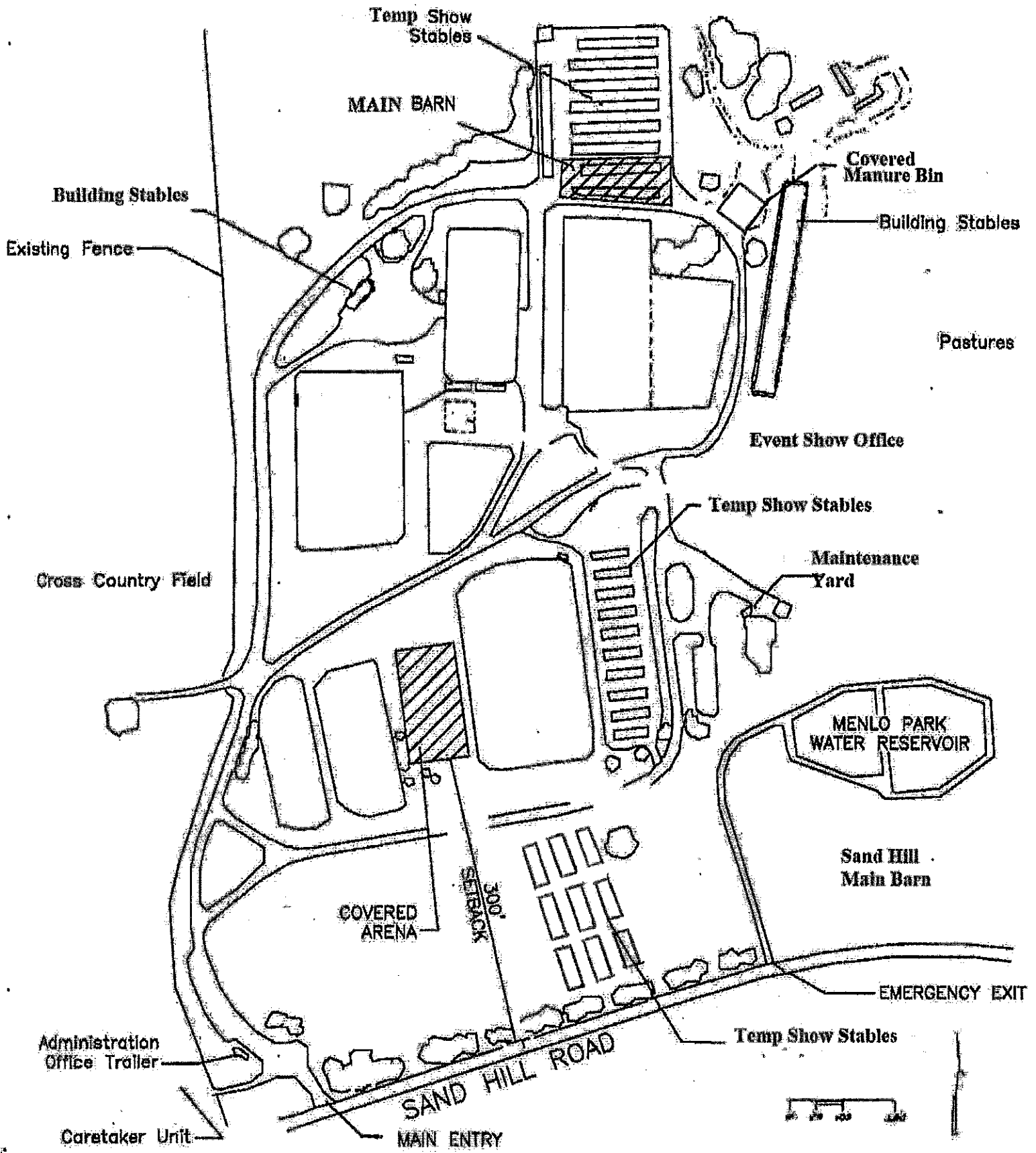
**San Mateo County Zoning Hearing Officer Meeting**

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_





3674 Sand Hill Road  
Woodside, CA 94062

**SITE PLAN**