

Bear Creek Stables Site Plan
Use Permit Pre-Application Materials
APN: 544-32-001
Midpeninsula Regional Open Space District

Bear Creek Stables Site Plan

Use Permit Pre-Application Materials

- Project Description
- Draft Site Design Alternatives
- Existing Conditions
- Site Photos

Project Description

Midpeninsula Regional Open Space District (MROSD) is in the process of preparing a Preserve Plan for Bear Creek Redwoods Open Space Preserve (Preserve) which includes a focused Site Plan for the existing Bear Creek Stables. The Stables Site Plan is being developed to emphasize the protection of the site's natural resources and maximize the public benefits of the Stables by broadening public access and use of the facility.

Three site design alternatives have been developed to improve the Stables facilities and increase public access. The alternatives include maintaining the maximum number of horses at 72, (between 60 and 64 boarded horses with the option of introducing a livery for an additional 8 to 12 horses), improved access roads, a new parking lot for visitors, a dedicated horse trailer parking area, a new house for a groundskeeper at the Stables entry, office, a composting station, larger hay barn (3-month hay supply capacity), shop and storage building, and a visitor center facility. Alternatives for the visitor facility to date have included an outdoor classroom, restoring or replacing an old stables building, a new multi-use covered arena, but could also potentially include a re-configured plan that would reduce the area of disturbance by consolidating structures into a larger multi-use structure that could include storage, office space, and a visitor center. Each of the alternatives includes a reduction in the size of the pastures and formalization of access trails to avoid additional erosion.

Structure/Infrastructure Improvements

- Remove various structures that are in close proximity to adjacent creeks (paddocks, caretaker residence)
- Replace/repair existing structures that are in currently in poor condition (caretaker residence, hay barn, storage/maintenance facilities, paddocks, arenas, small animals barn)
- Provide essential public access improvements, (ex. vault toilet, visitor kiosk/ center, vehicle and trailer parking, trailhead to Preserve trail system)
- Improve access roads for safety and public access (widen road/turnouts, rock or pave roads, install drainage structures as needed)

Resource Protection Improvements

- Eliminate use of pastures and paddocks on slopes greater than 10% to reduce erosion
- Restore sloped areas that are removed from use to native landscape
- Install vegetated filter strips around paddocks to protect water quality

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- Remove various structures that are in close proximity to adjacent creeks (paddocks, caretaker residence)
- Improve roads and trails to reduce erosion

Potential Uses and Activities

- Maintain maximum capacity at 72 horses
- Horse boarding (between 60 and 64 horses)
- Livery stable (between 8 and 12 horses) for public riding lessons or trail rides
- Equestrian exhibition (clinics, lessons, show)
- Environmental education programs
- 4-H programs and ranch days
- Equestrian day camp
- Operating hours: Public use of the site would be limited to daylight hours, boarders use of the site would be extended beyond public hours until 8 or 9 pm
- 3-5 employees are estimated to run the regular Stable's operation

Draft Site Design Alternatives

See Site Plan Sets

Existing Conditions

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Bear Creek Redwoods Open Space Preserve

Midpeninsula Regional Open Space District

- MidPen acquired the Bear Creek Stables property in 2000.
- Since the time of the purchase MidPen has allowed the Stables to continue to operate.
- The Stables currently boards 72 horses.
- MidPen has confirmed that the existing stabling use is legal nonconforming and may continue operation without a use permit as long as there is no expansion or intensification of use (File # 5814-26-46-0021).

Bear Creek Stables is located within the northeastern portion of Bear Creek Redwoods Open Space Preserve, off of Bear Creek Road and approximately 0.25-mile west of Highway 17. The site is accessed via a hardened driveway entrance off Bear Creek Road. The interior area of the Stables includes an unpaved loop road that circulates the main paddocks areas. The property's northwestern corner includes a permit parking space for one vehicle with a trailer. The stables contain a pastures, two arenas, and paddocks for a maximum of 72 horses. Structures include a Main House, cottage, stables/shop, hay barn, hay barn/shop, and office. Activities and programs at the Stables currently include horseback riding along trails located around the facility and extending throughout the eastern half of the Preserve, educational programs for children (nature walks, caring for small farm animals in the Stables area) and occasional horse riding clinics.

☐ **1 Septic System Plan** (field checked and signed by Department of Environmental Health (DEH) field office)

If a septic system is existing or proposed, each site must be evaluated by DEH. The evaluation entails a site assessment, a soil profile trench and a percolation test. One copy of the site plan should be field checked, stamped, and signed by DEH field office and then submitted with the Use Permit application. DEH charges an additional fee for site evaluations. Contact DEH at (408) 918-3400. South County office: (408) 779-0631

☐ **Fire Protection Information**

- Total square footage of proposed structure(s).
- Type of construction per California Building Code of all existing and proposed structures.
- Water source (name of water provider or on-site well).
- If the source of water is on-site well, show the location and capacity of existing or proposed aboveground water tank(s), and means of delivering water at required pressure (e.g., fire pump or gravity).
- Hydrants: Show type (wharf or standard) and location of closest available or proposed hydrant(s).
- Private Access Road/Driveways: Show drivable width, vertical clearance, surface, load-bearing capacity, turning radii, percent grade, turnarounds, turnouts and bridges.

☐ **Clean Water Program (CWP) Questionnaire**

Pursuant to the Federal Clean Water Act, the NPDES Municipal Storm Water Discharge Permit issued by the Regional Water Quality Control Board and County Nonpoint Source Pollution Ordinance, the County requires storm water treatment measures and pesticide use reduction measures for certain types of projects. A CWP questionnaire is required if your project is both: (1) located within the San Francisco Bay Watershed, and (2) is not an individual single family home. The questionnaire assist the Land Development Engineering Section in determining whether the project will require storm water treatment measures.

☐ **1 Set of Mailing Labels** (See mailing labels handout for details)

Mailing labels are only required if your property is within 300 feet of a County boundary line.

☐ **Other Reports/Studies**

Your project may require a detailed report or study. For example, a biological, archeological, noise, or traffic study could be required depending on the location and/or intensity of the project.

Use Permit Pre-Application (PA)

The following is a list of documentation required by the Planning Office in order to process your Use Permit Pre-Application meeting. Your application will **not** be accepted unless it is signed by the property owner or authorized representative, accompanied by the current filing fee, and includes **all** the pertinent items described below. Following initial distribution and review of submitted materials additional information may be required. **Questions?** Contact the Santa Clara County Planning Office (408) 299-5770.

Checklist of Required Application Materials

The documents listed below are **required** for your Use Permit Pre-Application.

- ☒ **10 Site Plans** (See "Sample Site Plan" and "Project Information Checklist" for items that are required to be shown on the site plan). All plans must be legibly drawn to an appropriate scale, sheet size **18"x 24" minimum to 24"x36" maximum, and folded.**

☒ **Project Description Form**

Include a detailed description of the project including a detailed work or operational plan, proposed and existing buildings, use of buildings, activities, number of employees/volume of people, hours of operation, types of material to be used or stored on-site, noise information

- ☐ **1 Copy of Assessor's Parcel Map** (Available at the Assessor's Office-5th Floor, County Government Center)

☐ **1 General Plan Conformance / Contiguity Statement**

Applicants proposing a Use Permit within a City's urban service area and under County jurisdiction must **first** file this form for general plan conformance. Annexation must also be initiated if the property is directly adjacent to city boundary, across the street from city boundary or within 300 feet from the city boundary along a public road. Note: the applicant, the County Planning Office, and the involved city must complete this form before the application can be accepted.

- ☒ **Photos of the Site** (where the proposed project and all improvements are proposed to be constructed or already exist)

☐ **Fire Protection Information**

- Total square footage of proposed structure(s).
- Type of construction per California Building Code of all existing and proposed structures.
- Water source (name of water provider or on-site well).
- If the source of water is on-site well, show the location and capacity of existing or proposed aboveground water tank(s), and means of delivering water at required pressure (e.g., fire pump or gravity).
- Hydrants: Show type (wharf or standard) and location of closest available or proposed hydrant(s).
- Private Access Road/Driveways: Show drivable width, vertical clearance, surface, load-bearing capacity, turning radii, percent grade, turnarounds, turnouts and bridges.

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Use Permit (P)

****A Pre-Application Meeting is Required Prior to Submittal of the Use Permit Application****

The following is a list of documentation required by the Planning Office in order to process your application for Use Permit. Your application will **not** be accepted unless it is signed by the **property owner or authorized representative**, accompanied by the current filing fee, and includes **all** the pertinent items described below. Following initial distribution and review of submitted materials additional information may be required. **Questions?** Contact the Santa Clara County Planning Office (408) 299-5770.

Checklist of Required Application Materials

The documents listed below are **required** for your Use Permit.

- ☐ **14 Site Plans** (See "Sample Site Plan" and "Project Information Checklist" for items that are required to be shown on the site plan). All plans must be legibly drawn to an appropriate scale, sheet size **18"x 24" minimum to 24"x36" maximum, and folded**. In cases where more than one application is filed concurrently for the same project, the maximum number of required plan sets is 15.
- ☐ **1 Copy of Site Plan 8 1/2"x11" size**
- ☐ **1 Project Description**
Include a detailed description of the project including detailed work or operational plan, activities, number of employees/volume of people, types of material to be used or stored on-site, traffic impact and/or number of vehicle trips per day, noise information.
- ☐ **1 Copy of Assessor's Parcel Map** (Available at the Assessor's Office-5th Floor, County Government Center)
- ☐ **1 Copy of Current Recorded Grant Deed**
- ☐ **1 Evidence showing legal creation of lot** (See handout enclosed with application packet)
- ☐ **11 Environmental Information Forms** (1 original and 10 copies) **including photos of project site & Fee**
An environmental assessment will be required for your project unless it is determined that your project qualifies for an exemption from Environmental Assessment.
- ☐ **3** (1 original and 2 copies) **Landscape Water-Efficiency Checklist**
- ☐ **2 Copies of completed Well Information Questionnaire** (enclosed with application packet)
- ☐ **1 Hazardous Sites Questionnaire** (enclosed with application packet)
- ☐ **1 Acknowledgements and Agreements Form**, signed by owner.

Additional Application Materials that may be Required

The documents listed below **may** be required for your Use Permit. Please consult staff to make an accurate determination.

- ☐ **1 General Plan Conformance / Contiguity Statement**
Applicants proposing Architectural and Site Approval within a City's urban service area and under County jurisdiction must **first** file this form initiating annexation if the property is directly adjacent to city boundary, across the street from city boundary, or within 300 feet from the city boundary along a public road. Note: This form must be completed by the applicant, the County Planning Office, and the involved city before the application can be accepted.
- ☐ **1 Petition for Exemption from Environmental Assessment Form & Applicable Fee**
Your project **may** qualify for a Categorical Exemption from the required environmental review process. See list of Categorical Exemptions. If your petition for a categorical exemption is not approved, you will be required to apply for an environmental assessment and pay the applicable fee.
- ☐ **3 Geologic Reports & Applicable Fee** (2 paper copies and 1 electronic copy)
A geologic report may be required, depending on the project and location. If a geologic report is required, submit two (2) original wet signed paper copies and one (1) electronic copy (PDF on CD). Contact County Geologist at (408) 299-5774.
- ☐ **Williamson Act Compatible Use Determination.**
If the subject property is restricted by a Williamson Act contract, file for and obtain a Compatible Use Determination prior to filing the application for Use Permit. Refer to the Williamson Act Compatible Use Determination checklist for more details.
- ☐ **Identification of Potential Historic Resources (Part I and Part II forms)** If the project includes demolition of structures 50 years or older, submit a completed and signed *Identification of Properties for Potential Historic Significance* forms, a copy of the Santa Clara County Residential Unit Property Record (available from the County Assessor's Office, 5th Floor) for the subject property and photographs of each elevation of the subject structure and any related structures or associated features. Please note that the 50-year age reference is a discretionary guideline; there are circumstances where a property less than 50 years old may be potentially significant.

*****Turn page for additional requirements*****

NAME

Representative of

SIGN IN SHEET

Colleen Tsuchimoto Planning

Charles Thibault ~~Board~~ Airport

Lisa Bankosh MRSD - Planning

Elison Ryan - MRSD - Real Property Dept

Mike Rauld FWD

Ed Burzo LANT DEVELOPMENT ENGINEERING

DARIN LEW Self

Gretchen Lauster MRSD - PLANNING

JANE MARK MRSD - PLANNING

Tom Lauster MRSD - Operations

5/21/15

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Bear Creek Stables

letter from Mike L 11/14/2000

Jane Mark

Bull A

CW

Gretchen

Zachary

remove str. near stream, remove
paddocks on slopes, caretaker res.
re-arrange the uses
create rotating pasture areas
new improvements
restroom
caretaker res
improve access roads

buildings are not on the best inventory

EIR scoping meeting June 24th

Use Permit, ASA req'd

they should show Grading in plan +
we'll include - G w/ application
No Grading Permit will be req'd

File for a Pre-App - DEH, Fmo, Planning,
Geology, LDE, etc at city

they don't want to increase # of horses
boarded there (12 horses)

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there are some covered areas for horses
geo hazard zones across property.