

**PLANNING COMMISSION RESOLUTION 2006-032  
CONDITIONS OF APPROVAL - FINAL  
CONDITIONAL USE PERMIT 2006-099  
TRANS WEST HOUSING, INC.  
SEPTEMBER 26, 2006**

GENERAL

1. The applicant agrees to defend, indemnify and hold harmless the City of La Quinta ("City"), its agents, officers and employees from any claim, action or proceeding to attack, set aside, void, or annul the approval of this Site Development Permit. The City shall have sole discretion in selecting its defense counsel. The City shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense.
2. CUP 2006-099 shall comply with all applicable conditions and/or mitigation measures, which are incorporated by reference herein, for the following related approvals:
  - Environmental Assessment 2006-574
  - Site Development Permit 2006-866

In the event of any conflict(s) between approval conditions and/or provisions of these approvals, the Community Development Director shall determine precedence. No development permits will be issued until compliance with these conditions has been achieved.

3. Prior to the issuance of any grading, construction, or building permit by the City, the applicant shall obtain the necessary clearances and/or permits from the following agencies, as applicable:
  - Fire Marshal
  - Public Works Department (Grading Permit, Improvement Permit)
  - Community Development Department
  - Riverside County Environmental Health Department
  - Coachella Valley Water District (CVWD)
  - Imperial Irrigation District (IID)
  - California Water Quality Control Board (CWQCB)
  - South Coast Air Quality Management District (SCAQMD)

The applicant is responsible for all requirements of the permits and/or clearances from the above listed agencies. When the requirements include approval of improvement plans, the applicant shall furnish proof of such approvals when submitting those improvement plans for City approval.

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4. The subject property for the Saddle Club equestrian center shall be in conformance with the approved application exhibits (including floor plans) and conditions of approval contained in Conditional Use Permit 2006-099 and Site Development Permit 2006-866, unless otherwise amended by the following conditions.

FEES AND DEPOSITS

5. The applicant shall comply with the provisions of Section 13.24.180 (Fees and Deposits), LQMC. These fees include all deposits and fees required by the City for plan checking and construction inspection. Deposits and fee amounts shall be those in effect when the applicant makes application for plan check and permits.
6. Permits issued under this approval shall be subject to the provisions of the Infrastructure Fee Program and Development Impact Fee program in effect at the time of issuance of building permit(s).

HEALTH, SAFETY, AND MAINTENANCE

7. Provisions shall be made for the continuous and perpetual maintenance of all private on-site improvements, including automated insect control systems, dust control systems, perimeter landscaping, access drives, and sidewalks.
8. An automated *Fly-Guy* brand or similar fly/insect control spray system shall be installed and maintained in the manure storage building and all horse stalls, aisles, and work areas.
9. The applicants shall initiate and maintain procedures for routine dust control. All driving surfaces shall consist of a dustless or dust-resistant gravel material and shall be watered regularly. Non-grass areas, such as arenas, trails, pens, and walkers, shall be watered daily for dust-control purposes. Watering of non-grass areas shall be conducted more frequently should wind conditions necessitate. Water cannons, irrigation, and water trucks shall be utilized as a part of the dust control program.
10. Odor control measures shall include heavy-duty odor control blocks such as *Golden Bell Big Time* brand or similar product placed at 50 to 75 foot

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intervals along the southern property boundary and within the manure storage building. Should odor control be deemed necessary by the City along other property boundaries, the applicant shall be responsible for the installation and maintenance of additional odor control blocks.

11. Manure shall be stored completely within the manure storage building and shall be removed from the site by a licensed waste hauler no less than once per week. Containers used for manure storage shall be enclosed or covered when being removed from the building and site. Entries to the manure storage building shall remain closed when not in use.
12. The applicant shall be responsible for the daily removal of all nuisance manure including from the public right-of-way, equestrian trails, and landscaped areas.
13. Ground mulching of manure shall only be permitted within designated grass pastures. Should new laws be adopted prohibiting this practice, it shall be prohibited.
14. The applicants shall be responsible for the sanitary operations of the facility including but not limited to daily cleaning of the stalls, regular cleaning and deodorizing of the manure storage building, regular maintenance of odor and pest control systems, prevention and interdiction of wastewater from entering into stormwater retention and flows, and regular manure removal from the site.
15. The City shall maintain the ability to revoke this CUP and set a new public hearing date in order to impose additional conditions to correct problems that may arise such as property maintenance and related Municipal Code violations, and excessive nuisance related responses from code enforcement. Additional conditions, to correct problems, include but are not limited to modifications of hours of operation, restrictions to the number of boarded horses, dust control measures, odor control measures, and methods and frequency of manure usage and removal.

**FACILITY OPERATIONS**

16. Hours of operation for the Saddle Club shall be limited to between 7am and 9pm, except for Daylight Savings Hours during which the facility shall close

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at 8pm. Modifications to these hours shall only be permitted with the approval of the Community Development Director.

17. Horse shows, competitions, rodeos, auctions, or other similar special events shall be prohibited.
18. Outdoor loudspeakers and public announcement systems shall be prohibited from installation and use.
19. Onsite equestrian boarding shall be limited to a maximum of 90 horses. Boarding or keeping of other types of livestock shall be prohibited.
20. Parking shall be restricted to designated areas upon gravel road surfaces. No vehicles shall be permitted to park within landscaped areas, pastures, pens, or on grass surfaces.
21. Horse trailers shall have a maximum 72 hour parking limit. Horse trailers may be kept on-site longer than 72 hours if stored within an accessory building.
22. The northerly access gate between the residential portion of Griffin Ranch and the Saddle Club shall be accessible to members with a "clicker" or similar remote control device during business hours.
23. The southerly portion of the circular access road shall be gated and limited to use by emergency and oversized vehicles only.

**OUTDOOR LIGHTING**

24. The existing outdoor lighting system shall be dismantled and removed from the site.
25. Only focused and shielded security lighting installed in accord with the Outdoor Lighting Ordinance shall be permitted. Details of all exterior light fixtures and a photometric plan shall be submitted to the Community Development Department prior to the issuance of building permits to ensure conformance with the Outdoor Lighting Ordinance.