



# County of Calaveras

## Code Compliance - Building Department

Phone: (209) 754-6326

Website: <https://codecompliance.calaverasgov.us/>

891 Mountain Ranch Road, Building "E", San Andreas, CA 95249

### **Administrative Hearing Board Staff Report**

|                                    |   |
|------------------------------------|---|
| <b>Hearing Date</b>                | July 11, 2024                                     |
| <b>Project Number/Name</b>         | 4 Horse Ranch – Appeal of Administrative Citation |
| <b>Supervisory District Number</b> | 1   |
| <b>Assessor's Parcel Number(s)</b> | 048-009-052                                       |
| <b>Staff</b>                       | Doug Oliver, Chief Building Official              |

**HEARING DESCRIPTION:** Jeremy and Lynette Smith-Covey are appealing the March 29, 2024 Administrative Citation and Fine issued in Code Compliance Case CE23-0164.

**APPELLANTS:** Jeremy and Lynette Smith-Covey, 4 Horse Ranch

**PROPERTY LOCATION:** The subject parcel is located at 2911 Patriot Way, Burson, APN 048-009-052, in a portion of Section 21, T04N, R10E, MDM.

### **INTRODUCTION AND VIOLATION ON APPEAL**

Appellants Jeremy and Lynette Smith-Covey ("Appellants") own and operate 4 Horse Ranch on their approximately 20-acre residential property at 2911 Patriot Way, Burson ("Property") in the unincorporated area of Calaveras County ("County"). The Property is zoned Rural Residential ("RR") and only a "personal equestrian facility" is allowed in the RR zone. County Code section 17.06.0785 provides that "[p]ersonal equestrian facilities are intended for the personal enjoyment of the owner/occupant of the property and guests and not as a business or income source." In the RR zone, Appellants are also allowed to breed their personal horses and sell the foal as an "agricultural operation."

As detailed herein and in the attached exhibits, Appellants' business uses at the Property and 4 Horse Ranch exceed a "personal equestrian facility" and include business uses that require a conditional use permit ("CUP") because they constitute either a "[e]questrian facility, public or private" as defined in County Code. These uses requiring a CUP include horseback riding lessons offered to the public, boarding of customers' and guests' horses, breeding horses that belong to or are jointly owned with individuals other than Appellants, hosting and charging for private birthday parties and events, equestrian classes and seminars, on-site trail rides, and utilizing the Property for guests to interact

with horses before off-site trail rides. Appellants also run an organized summer camp for children, which is not an allowed use in the RR zone even with a CUP.

Code Compliance issued a Notice of Violation on April 21, 2023 based on violations of County Code section 17.22.030 – Conditional uses: Business on parcel needs CUP or to cease taking place. (**Exhibit B.**) As detailed in the Timeline of Events below, Code Compliance sought to work with Appellants to ensure they obtained the required CUP, including providing numerous extensions and opportunities for Appellants to come into compliance. Code Compliance even put the enforcement case on hold on the condition that Appellants applied for a CUP and responded to all permit processing requests within 10 days. Appellants were told that, “[i]f for any reason the permit is denied or correspondence with the Planning Department ceases, the case will reactivate and the Code Compliance Division will continue the enforcement process.” (**Exhibits I, K, L.**) After Appellants continued to operate the business uses despite repeated opportunities to correct the violation and Appellants failed to submit required information to process the CUP application after numerous extensions, Code Compliance issued an Administrative Citation and Fine (“Administrative Citation”) on March 29, 2024. (**Exhibit M.**) Even after issuance of the Administrative Citation, Appellants have continued to plan and advertise business uses, including advertising an overnight summer camp for \$500 per child the same week as this hearing.

Appellants appealed the Administrative Citation on April 26, 2024 and the administrative hearing was set for July 11, 2024. (**Exhibit P.**) With respect to the violation at issue on appeal, Appellants appear to argue that they are not required to obtain a CUP to continue with the business uses of the equestrian facility. Code Compliance requests and recommends the Administrative Hearing Board adopt proposed Resolution 2024-01 that would recommend that the Board of Supervisors:

- (1) Deny the appeal and uphold the Administrative Citation and a fine in the amount of \$10,400 (104 days at \$100 per day) with an additional \$100 accruing each and every day until proof of compliance is established and administrative costs of \$882.
- (2) Affirm clear direction of the uses allowed with a personal equestrian facility and find that, other than the allowed agricultural operation of breeding horses fully owned by Appellants and selling those foal and a personal equestrian facility, a CUP to operate a private or public equestrian facility is required to operate any business use of the equestrian facility, including but not limited to horseback riding lessons offered to the public, boarding or training of customers’ or guests horses, breeding horses that belong to individuals other than Appellants, hosting and charging for private birthday parties and events, on-site trail rides, utilizing the Property for guests to interact with horses before off-site trail rides, and equestrian seminars and clinics.
- (3) Find that the operation of an organized camp is a prohibited use in the RR zone and would require a rezone and compliance with state laws and regulations to operate an organized camp.

## **ADMINISTRATIVE HEARING PROCESS**

County Code section 8.06.600(A) designates the Planning Commission as the Administrative Hearing Board (“AHB”) for any appeal of an administrative citation. “The AHB shall have the power to conduct administrative hearings, the power to make findings of fact and conclusions of law required for its recommendation, the power to receive evidence and to make findings as to its admissibility, and the power to make recommendations to the board of supervisors regarding fines and abatement orders and that the cost of the abatement be specially assessed against the parcel.” (County Code section 8.06.600(D).) “Administrative hearings are intended to be informal in nature” and “[f]ormal rules of evidence and discovery do not apply.” (County Code section 8.06.600(F)(1).) At the conclusion of the hearing, the AHB is required to issue a written recommendation and written findings and the recommendation of the AHB is then brought before the Board of Supervisors at a regularly-scheduled meeting.

County Code section 8.06.430(C)(1) authorizes fines in the amount of \$100 per day for the first violation and Appellants’ business uses have continued since issuance of the Administrative Citation through the date of the hearing, which is 104 days and a total fine of \$10,400. Fines of \$100 per day continue to accrue until proof of compliance is established and the business uses permanently cease or are authorized through a CUP. Pursuant to County Code section 8.06.550, the Building Official is also “authorized to assess administrative costs incurred by the county to pursue compliance at a rate of one hundred eight dollars per hour,” which may include “scheduling and processing of any administrative hearing or board of supervisors hearing plus all subsequent actions.” Here, Code Compliance has only requested the established administrative case management fee of \$882, which is less than hourly administrative costs for this Code Compliance case.

### **VIOLATIONS AND ISSUES OUTSIDE THE SCOPE OF THE APPEAL**

Before addressing the violation at issue on appeal, it is worth noting the limited scope of the appeal hearing and issues that need not be addressed at the appeal hearing.

First, under County Code section 8.06.420 and as stated on the March 29, 2024 Administrative Citation, an administrative citation must be appealed within 15 days of the date of the citation, including payment of the appeal fee. Here, Appellants did not file their appeal and pay the appeal fee within 15 days, but Code Compliance provided Appellants additional time and thus is not requesting that the appeal be denied as untimely.

Second, while Appellants’ first argument in their appeal disputes a citation for illegal camping in violation of County Code section 17.04.180, the March 29, 2024 Administrative Citation did not cite Appellants for illegal camping. As detailed in the Timeline of Events below, Code Compliance issued a Notice of Violation on September 21, 2023 that cited Appellants for illegal camping and Appellants never appealed or disputed that violation. Instead, Appellants confirmed that individuals who had been

camping in recreational vehicles (“RVs”) on their Property had moved out and that the RVs would remain in “dead storage” as allowed under County Code section 17.04.170. Code Compliance staff confirmed the RVs were in dry storage and did not include a citation or fine for illegal camping in the March 29, 2024 Administrative Citation. If illegal camping occurs in the future or the dead storage of RVs becomes a nuisance, a new administrative citation and fine may be issued, but there is no pending administrative citation or fine for illegal camping at this time and the AHB need not address this prior violation.

Third, while the March 29, 2024 Administrative Citation included a violation for public nuisance under section 8.06.060 based on an infestation of flies caused by an excessive number of horses on the Property, Code Compliance is not seeking enforcement of this violation because it was not included in the original Notice of Violation. Code Compliance has also confirmed that Appellants sought to reduce the infestation with preventative measures and Appellants have represented they have reduced the number of horses to one horse per acre and therefore Code Compliance is not requesting the issuance of fines based on this violation. As has been communicated to Appellants multiple times, the standard in many jurisdictions for a personal equestrian facility is one horse per acre and the Planning Department has applied this standard. If flies become a public nuisance again or the horses on the Property exceed 20 without a CUP authorizing more horses for a private or public equestrian facility, Code Compliance may issue a new Notice of Violation.

Therefore, the only Administrative Citation at issue is based on the business uses of the Property without the required CUP in violation of County Code section 17.22.030. While Appellants have applied for a CUP, they argue in their appeal that a CUP is not required for the uses at issue. The business use of the Property for an organized summer camp for children is not allowed even with a CUP and, as detailed more below, violates state law requiring registration and safety procedures for organized summer camps.

### **CONDITIONAL USE PERMIT IS REQUIRED FOR APPELLANTS’ BUSINESS ACTIVITIES**

#### **1. Appellants’ equestrian facility exceeds a “personal equestrian facility” and operates as a business use requiring a conditional use permit.**

The Property is located in the RR zone, which is “intended to provide lands for personal ranches in which residential use is the primary land use.” (County Code section 17.22.010.) A personal equestrian facility is an allowed use in the RR zone, but an “[e]questrian facility, public or private” requires a CUP. County Code provides the following definitions of these uses:

**“Personal equestrian facility”** means a facility that is used by the residents (owner/occupant) of the property for the raising, quartering, pasturing, training in riding of personal equines. Types of facilities would include barns, corrals, arenas and paddocks. Personal equestrian facilities are intended

for the personal enjoyment of the owner/occupant of the property and guests and not as a business or income source. (County Code section 17.06.0785.)

**“Private equestrian facility”** means an equine facility, barn or stable that is used in part for and by the residents (owner/occupant) of the property and their private invited clients or guests for the purpose of raising, boarding, breeding, training and riding, including lessons, education and clinics. These activities may be undertaken for equines not owned by the resident of the property and such services are limited to invited (i.e., with reservations) guests/clients as a business or income source. (County Code section 17.06.0787.)

**“Public equestrian facility”** means a facility that leases space for equines, and/or provides equestrian services to the general public/drop-in clients, such as trail rides and guided outfitter services. Types of public equestrian facilities may include, but are not limited to, public boarding stables, barns, public riding arenas, and may include facilities to accommodate events such as horse shows, expositions, and other exhibitions offered to the general public. (County Code section 17.06.0789.)

Code Compliance determined that Appellants’ use of the Property has and continues to exceed the use of a “personal equestrian facility” because the Property is being used as a business and income source. Evidence of such uses includes the following:

- Appellants advertise for birthday parties and private special events in which a fee is paid for use of the Property and horses for a birthday party or private event, including active listings after the date of the Administrative Citation on social media and Groupon. **(Exhibit R.)** Appellants also acknowledged in their appeal that 4 Horse Ranch offers birthday parties. **(Exhibit P.)**
- Appellants are currently advertising an overnight summer camp from July 8-11, 2024 for “\$500 per child.” **(Exhibit S.)** Appellants held a similar summer camp in 2023 and posted pictures on social media from the camp. **(Exhibit T.)**
- Appellants advertise on Yelp with business hours of 10:00 a.m. to 5:00 p.m. seven days a week. Yelp indicates that the business has been “claimed” and the information updated in June 2024. Appellants’ address is provided to the general public and they describe their business as “dedicated to educating the general public on how to ride, and take care of horses.” **(Ex. U.)**
- Appellants advertised a January 27, 2024 “Winter Tack Sale” with an admission price of \$10 “a spot.” **(Exhibit D.)**



- Appellants stated in their appeal that they “offer educational and interpretive equestrian seminars and horse-husbandry clinics for children and young adults,” which comes within the use of “private equestrian facilities” that is defined to include “lessons, education and clinics.” (**Exhibit P.**)
- Appellants advertise “[i]n-person classes” and their social media pages includes reviews from guests about horseback riding lessons at the Property, including reviews stating that the individual “started lessons here about 4 years ago.” (**Exhibit Q.**)
- Appellants acknowledge in their appeal that their uses include “horse corals for breeding activities and training horses not owned by Mrs. Smith-Covey” and that “other breeders and/or co-owners of the horses housed on the property” use their equestrian facilities. (**Exhibit P.**) Appellants also advertise “live cover” breeding for \$550 for a stud at their Property. (**Exhibit W.**) These uses are allowed only as a “private equestrian facility,” which is defined to include “an equine facility . . . used in part for and by the residents (owner/occupant) of the property and their private invited clients or guests for the purpose of . . . breeding.”
- Appellants acknowledge that guests “may ride horses in private areas of the property,” which “may be for individuals or small groups and at no time exceed seventy-persons.” (**Exhibit P.**) Appellants also advertise for a “private event experience” and “[i]n-person classes.” (**Exhibit Q.**)
- Appellants acknowledge in their appeal that they provide “educational and interpretive equestrian seminars and horse-husbandry clinics.” (**Exhibit P.**)
- A review on Appellants’ social media page from a trail ride guest explains that, prior to the off-site trail ride, the guests met at the Property, “interact[ed] with the hoses before the ride,” including “help[ing] brush the horses.” (**Exhibit Y.**)

This evidence establishes that Appellants’ use of the equestrian facility is not “personal” and Appellants have continued to operate their Property and equestrian facility as a business and income source consistent with the private or public equestrian facility, which requires a CUP. While Appellants engage in numerous business uses, any one of the above business uses alone would require a CUP and constitute a violation of County Code.

## **2. Appellants’ equestrian facility and uses are not an allowed “rural home business” or “residential occupation.”**

In the RR zone, a “rural home business” is a permitted residential use and is defined as “a business located in a home that is subservient to the use of the dwelling as a residence, and meets the requirements of Section 17.68.030.” (County Code sections 17.22.020(A)(4)(c), 17.06.1720.) Section 17.68.020 establishes 8 requirements for a

rural home business and Appellants' uses do not comply with at least the following requirements:

- “Location of the Business. A rural home business shall be clearly incidental and subservient to the use of the property for residential purposes. A rural home business may take place in a home, garage, existing outbuildings, or a building constructed for the purposes of the business. The area devoted to the business shall not exceed thirty-three percent of the total area of all structures on the property. For example, if the building on the parcel totals two thousand four hundred square feet, the space allocated to the rural home businesses may not exceed eight hundred square feet.”
  - *Analysis:* Appellants' equestrian facility, birthday parties, lessons, summer camps, breeding opportunities, and educational seminars are all held outdoors and County Code anticipates that a rural home business will take place in a “home, garage, existing outbuildings, or a building constructed for the purposes of the business.” The residence on the Property is approximately 1,332 square feet, which would allow approximately 440 square feet for a rural home business. As is easily seen from an aerial image, the equestrian facility substantially exceeds 420 square feet and is the predominant use of the Property. (**Exhibit BB.**)
- “Traffic Generation. No rural home business shall be permitted when it may be reasonably determined that the success of the business has a predominate reliance on customer or client traffic coming to the business location. It is understood that rural home businesses may generate limited levels of direct customer traffic, but as a general rule, the number of vehicles coming to the business on a regular basis should be similar in number to the average daily traffic levels generated by a residence.”
  - *Analysis:* Code Compliance has received numerous complaints from neighbors about the business activities, including increased traffic with up to 20 cars on the Property at a given time. (**Exhibits BB, CC.**) An access road traverses the Property and the roadway easement provides access to neighboring parcels to the north of the Property. Code Compliance has received complaints about cars and trucks from customers and contractors of 4 Horse Ranch block the access road. (**Exhibit CC.**) While increased traffic from an occasional family event or birthday party is expected from a residence, daily traffic for lessons and rental of the facility for birthday parties exceed what would be generated by a residence. The success of the business uses at the Property also relies on customers coming to the Property for the lessons, birthday parties, summer camp, events, and horse breeding.

- “Potential Nuisance. Rural home businesses are subservient to the other residential uses in the general vicinity. Such businesses shall be operated in a manner so that the business use is not the cause of repeated and legitimate complaints concerning the operation of the business.”
  - *Analysis:* Code Compliance has received numerous complaints from neighbors about the business activities, including excessive flies that appear to have been mitigated as of the last site inspection.

Similar to a “rural home business,” County Code section 17.68.020 also allows a “residential occupation” in residential zones with similar restrictions that Appellants’ uses exceed, including the requirement that the residential occupation “shall be located within the residence, garage or workshop” and that the “success of the business” cannot be “based on clients or customers coming to the residence in order to conduct business.” (County Code section 17.68.020(A)-(B).)

### **3. Appellants’ equestrian facility and uses are not exempt from the CUP requirement as an “agricultural operation.”**

Section 17.22.020(A)(1) allows “agricultural operations” as a permitted use in the RR zone. County Code section 17.06.0132 defines “agricultural operations” as follows:

[T]he use of land for any of the following, whether or not for the purpose of producing income.

- A. The preparation of land for agricultural use, including land-leveling and clearing;
- B. Range Management Practices. Utilization of techniques to improve grazing potential and wildlife habitat, reduce erosion, protect watershed and minimize the risk of wildfire. These techniques include, but are not limited to, brush removal, tree thinning, control burns, re-seeding, pond and spring development, application of herbicides, and fencing;
- C. The cultivation and tillage of the soil, irrigation, pruning, protection against frost, control of bird or animal damage, lawful and proper use of agricultural chemicals, pesticides and fertilizers, and the burning of agricultural waste, growing and harvesting and sale of any agricultural commodity, including timber, trees, shrubs, vines, berries, flowers, herbs, vegetables, hay, grains, and all other plants, food and fiber crops. Includes viticulture, horticulture, apiculture, aquaculture;
- D. The raising, production and sale of livestock, including cattle, sheep, goats, pigs, horses, llamas, rabbits, fur-producing animals, poultry, fowl, fish and all other kinds of animal husbandry; includes dairying and ranching;
- E. The production and sale of wine, cider, juices, vinegar and olive oil products and similar products;



- F. Commercial practices performed, uses customarily associated with structures and appurtenant facilities incident to or used in conjunction with such agricultural operations, including curing, processing, packing, packaging, bottling, canning, tasting, preparation for market, storage, direct on-site sales and delivery to market or to carriers for transportation to market;
- G. Customary uses clearly incidental and secondary to the agricultural operation. The foregoing definition of agricultural operation shall be broadly construed unless limited by the strict provisions of the specific uses listed as permitted uses.

Of the above uses included within “agriculture operation,” subsection (D) is the only use that potentially overlaps within some of Appellants’ uses because it includes “raising, production and sale of . . . horses . . . and all other kinds of animal husbandry.” However, Appellants’ uses exceed the breeding allowed by right as an “agricultural operation” in the RR zone for two reasons.

First, for breeding allowed as an agricultural operation, all of the horses must belong to the property owner/occupant. If horses used for breeding belong to individuals other than the property owner/occupant or the property owner/occupant only has a partial ownership interest in a horse through joint ownership or a lease of the horse, the use comes within a “private equestrian facility” requiring a CUP. Specifically, section 17.06.0787 defines “private equestrian facility” as including an “equine facility . . . that is used in part for and by the residents (owner/occupant) of the property and their private invited clients or guests for the purpose of . . . breeding.”

Second, section 17.06.0132 expressly provides that the “definition of agricultural operation shall be broadly construed *unless limited by the strict provisions of the specific uses listed as permitted uses.*” This language ensures that all uses and definitions within County Code are read together so that defined uses are not mistakenly assumed to be included within a separate defined use. As detailed above, County Code requires a CUP for the defined uses of private and public equestrian facilities and Appellants’ lessons, clinics, on-site trail rides, birthday parties, and other business uses are included within those defined uses. Sections 17.22.020 and 17.22.030 also expressly classify all types of equestrian facilities as a “[r]ecreational and educational” use, not “agricultural” use. Therefore, Appellants’ uses exceed the limited definition of “agricultural operation” and, because they come within the definitions of “equestrian facility, public or private,” the requirement for a CUP for those uses in the RR zone applies.

#### **4. Appellants’ uses are not allowed “agritourism activities.”**

In the RR zone, “[a]gritourism activities not otherwise specified (less than seventy-five persons on-site at one time)” are allowed on parcel or contiguous parcels totaling 20 acres or more but the agritourism activity “shall be an incidental or accessory use to a bona fide agricultural operation.” (County Code section 17.22.060(D)(3), (10).) As explained above, Appellants’ uses are not “a bona fide agricultural operation.” While

breeding of Appellants' personal horses could come within an "agricultural operation," leasing the Property for birthday parties, hosting children's summer camps, and providing lessons and on-site trail rides are not "an incidental or accessory use" to horse breeding or any other agricultural operation.

**5. Appellants' events require a special event permit.**

In the RR zone, special events are permitted "subject to the provisions of Chapter 17.87." (County Code section 17.22.020.) Unless one of the limited exceptions applies, section 17.87.020 requires a permit for special events, which could be a temporary use permit, administrative use permit, or CUP depending on the criteria identified in section 17.87.050. None of the exceptions apply to Appellants' Property and therefore Chapter 17.87 required Appellants to obtain a permit to hold special events. Appellants never applied for or obtained a special event permit.

**6. Organized camps are a prohibited use in the RR zone and operation of organized camps without following state requirements for safety is a misdemeanor.**

County Code recognizes the use of "organized camp," which is defined as "a site with program and facilities established for the primary purposes of providing an outdoor group living experience with social, spiritual, educational, or recreational objectives, for five days or more during one or more seasons of the year as regulated by the California Health and Safety Code Section 18897(a)." Organized camps may be allowed with a CUP in the Residential Agricultural (RA) zone (section 17.20.030(C)(4)(c)), General Agriculture (A1) zone (section 17.16.030(C)(4)(b)), and Agriculture Preserve (AP) zone (section 17.18.030(C)(4)(b)). Organized camps are not permitted in the RR zone even with a CUP, thus are not allowed on the Property without a rezone to RA, A1, or AP.

State law also regulates organized camps and the California Department of Public Health is required to adopt "rules and regulations establishing minimum standards for organized camps and regulating the operation of organized camps that the director determines are necessary to protect the health and safety of the campers." (Health & Saf. Code, § 18897.2, subd. (a).) The State Fire Marshal is also required to "adopt minimum fire safety regulations for organized camps." (Health & Saf. Code, § 18897.3.) State regulations require that, "[a]t least 30 days prior to the operation of any camp in any calendar year, written notice shall be sent by the site operator to the local health officer of the city, county, or city and county in which the camp is located, setting forth the name, location and mailing address of the person or agency that owns the camp, the name and address of the person or agency proposing to operate the camp and the proposed dates of occupancy during that calendar year." (Cal. Code Regs., tit. 17, § 30703, subd. (a).)

State regulations further require annual submission to the local health officer that includes "[a] written verification that the camp is accredited by the American Camp Association" or "[a] written description of operating procedures that describes the program of organized and supervised activities of the camp in the following areas," including

supervisor qualifications and training, equipment needs, and safety procedures. (Cal. Code Regs., tit. 17, § 30704, subds. (a)-(b).) “An accepted reference for these operating procedures are the following chapters of the Accreditation Standards for Camp Programs and Services (2007 Edition) published by the American Camp Association, Martinsville, Indiana,” which includes “PH -- Program -- Horseback Riding.” (Cal. Code Regs., tit. 17, § 30704, subds. (c).) These standards include PD.15 Protective Headgear for Horseback Riding, which states that “[p]rotective headgear must be worn by all campers and staff under the age of 18.” (**Exhibit Z.**) As seen in pictures Appellants posted on social media from the 2023 summer camp, numerous young children were riding horses at summer camp without protective headgear. (**Exhibit T.**)

Operation of an organized camp in violation of the minimum building standards, rules, and regulations governing organized camps, including the requirement to register, is a misdemeanor. (See Health & Saf. Code, § 18897.7 [“Any violation of this section or of any building standard published in the State Building Standards Code relating to organized camps or any other rule or regulation adopted pursuant to Section 18897.2 or 18897.3 in the operation of organized camps is a misdemeanor.”].)

## **7. Enforcement of the Zoning Code does not violate the Fifth Amendment.**

In their appeal, Appellants appear to argue that enforcement of the County’s Zoning Code violates the Fifth Amendment Takings Clause of the United States Constitution. The Takings Clause of the Fifth Amendment states that ‘private property [shall not] be taken for public use, without just compensation.’” (*Knick v. Township of Scott*, \_\_\_ U.S. \_\_\_, 139 S. Ct. 2162, 2167 (2019).) Generally, a “zoning or land use regulation, ‘is not invalid and does not bring about a compensable taking unless all beneficial use of the property is denied.’” (*Yee v. Mobilehome Park Rental Review Bd.* (1998) 62 Cal.App.4th 1409, 1421 [quoting *Hansen Brothers Enterprises, Inc. v. Board of Supervisors* (1996) 12 Cal. 4th 533, 551].) Here, Appellants remain able to utilize their residential parcel for the primary intended purpose of a residence and numerous other uses without a CUP. Requiring a CUP to engage in business activities on a residential parcel to ensure compatibility with surrounding parcels and address any other public healthy, safety, and welfare concerns does not “completely deprive an owner of ‘all economically beneficial us[e]’” of property and thus is not a regulatory taking. (*Lucas v. South Carolina Coastal Council* (1992) 505 U.S. 1003.)

## **8. Appellants’ 2023 business license does not authorize the on-site uses at the Property.**

In 2023, Appellants applied for and the County conditionally approved Appellants’ business license for off-site trail rides and birthday parties. (**Exhibit AA.**) On the business license application, Appellants stated: “I meet people at trail heads at a designated time and take them on a 2 hr. trail ride. I do short (2 hr.) Birthday parties w/ the horses.” Appellants also represented that “pick ups & horse trailers” would be used for the business and that the business would use about 400 square feet of the Property.

In approving the business license, the County included the following conditions of approval:

- All horse related activities are to be conducted off-site.
- No boarding or training of horses not owned by the applicant is permitted.
- All trail rides will be at an off-site location.
- All special events on-site must be pre-approved by [an administrative use permit]. Each event needs a separate permit.

As the evidence above demonstrates, Appellants misrepresented their intended uses on the application as limited to off-site trail rides and off-site birthday parties and have repeatedly failed to comply with the conditions of the business license. Appellants were again reminded of the conditions of their business license in a detailed email from Planning Department staff on November 1, 2023. (See **Exhibit E** [“In the interim, you are only permitted to operate your business as conditioned on your business license which limits all business related horse activities, including boarding of horses not owned by you, training and/or other activities in which clients are invited to participate must be conducted off-site. You are permitted to keep your own horses for your personal enjoyment and guests and not as a business or income source . . . .”].)

### **USES ALLOWED TO CONTINUE WITHOUT CUP**

As detailed above, County Code allows a personal equestrian facility and agricultural operations, as defined in County Code, in the RR zone. Under these permitted uses, Appellants may continue:

- Raising, quartering, pasturing, and training in riding of personal equines fully owned by Appellants provided that the number of horses is not excessive and does not create a public nuisance. Riding and training must be limited to the personal enjoyment of Appellants (owner/occupant) and personal guests. Personal guests must be family and friends of Appellants, not members of the general public responding to an advertisement or existing or former clients. Guests may not be charged or exchange goods or services for riding, training, lessons, attending events, or using the Property or horses. The standard in many jurisdictions for a personal equestrian facility is one horse per acre and the Planning Department has applied this standard.
- Offering off-site trail rides in locations where permitted provided that the customers of the off-site trail rides do not meet Appellants at the Property or come to the Property to interact with the horses before or after the trail rides.
- Breeding horses fully owned by Appellants and selling foals.

## TIMELINE OF EVENTS

In September of 2023, Code Compliance received a complaint against the subject parcel, alleging illegal commercial business activity and illegal camping. On September 21, 2023, Code Compliance Officer Cody Anderson inspected the property. He found four RVs and approximately 35 horses on the property. There was a sign on the property stating Appellants' business was offering boarding for horses. (**Exhibit A.**) A Notice of Violation was issued the same day for violations of County Code section 17.04.180, Illegal Camping and County Code section 17.22.030, Conditional Uses. It was mailed via first class and certified mail as well as posted at the Property. (**Exhibit B.**)

On September 22, 2023, Officer Anderson spoke with Appellant Lynette Smith-Covey after she had been served the Notice of Violation to get a better understanding of the scope of the business. Ms. Covey-Smith stated the only commercial activity on the Property was related to 6 special events they have per year and the rest of the activities occur off-site. During this conversation, Ms. Smith-Covey was advised by Officer Anderson that any RVs being stored on the Property needed to be currently registered with the Department of Motor Vehicles, be kept in road operable condition, and be in "dead storage," meaning not connected to any hookups. Ms. Smith-Covey stated she would revert the RVs to dead storage and send photographic evidence to Officer Anderson. (**Exhibit C.**)

On October 5, 2023, Ms. Smith-Covey came to the Building Department to speak with Chief Building Official ("CBO") Doug Oliver. She showed photographs and videos of RVs in dead storage and of RVs being removed from the property and represented that 4 Horse Ranch was not used as a business. With the evidence camping had ceased and no evidence of unpermitted commercial activity, further enforcement was not pursued at that time.

On October 27, 2023, due to complaints received from the public and social media posts made by 4 Horse Ranch, it was determined that a commercial business was, in fact, operating at the Property. (**Exhibit D.**) As this type of business requires a CUP through the Planning Department and a business license through the Calaveras County Tax Collector, Officer Anderson contacted Ms. Smith-Covey and advised her that she had until the end of the following week (November 3, 2023) to apply for a CUP and a business license.

On November 1, 2023, Planner Gina Kathan emailed Ms. Smith-Covey and provided information regarding the Draft Update to the County Zoning Code. Kathan suggested Appellants could apply for a rezone of the parcel from RR to General Agriculture ("A1") rather than obtaining a CUP for their business, since it was unlikely the CUP process would be complete prior to the adoption of the draft code. (**Exhibit E.**) On November 9, 2023, Officer Anderson, CBO Oliver, former Planning Director Gabriel Elliott, and Appellants had a meeting. It was determined that a CUP would be needed for the business to be able to operate on the Property. It was stated that if a CUP was submitted before the end of the year (2023) it would be processed under the Zoning Code



then in effect. During this meeting, it was revealed that Appellants were leasing horses, both out and in, for their breeding operation. Appellants were consistent in stating they were not boarding horses. Appellants were advised to limit their facility to a “personal equestrian facility” and to comply with the conditions in their business license.

On December 5, 2023, Officer Anderson spoke to Ms. Smith-Covey and asked where they were at in the CUP process. Ms. Smith-Covey stated they had been having trouble with the plot plan. It was relayed that the CUP or repair schedule needed to be submitted to Code Compliance by December 8, 2023, to avoid continued enforcement. On December 6, 2023, an extension was given to Appellants for either the completion of the required paperwork for the CUP application or to provide a written statement from a design professional that the date of completion of the site plan would be before December 15, 2023.

On December 12, 2023, CBO Oliver gave the Smith-Coveys another extension, until December 22, 2023, to submit a CUP application or have the statement of completion from a design professional. On December 20, 2023, Code Compliance received a contract from Draftsman Darrin Rice. His statement indicated the date of completion of the site plan would be no later than March 1, 2024. **(Exhibit F.)**

On February 29, 2024, Appellants filed a CUP application with the Planning Department. On March 1, 2024, Officer Anderson received a text message from Ms. Smith-Covey. **(Exhibit G.)** Officer Anderson responded that “the case is going to remain open during the CUP process but I will double check with Doug.” **(Exhibit G.)** CBO Oliver followed up on multiple occasions to inform Ms. Smith-Covey that the case would remain open during the CUP process and that Ms. Smith-Covey was required to respond to any requests from Planning Department within 10 days to avoid further enforcement. **(Exhibits I, K.)** These efforts to work with Appellants provided an avenue for Appellants to come into compliance without incurring fines during the CUP process so long as Appellants limited their uses to those allowed in the RR zone and actively pursued a CUP.

On March 18, 2024, the Planning Department issued a Notice of Incomplete Application to the Smith-Coveys. **(Exhibit L.)** As stated in CBO Oliver’s email on March 8, 2024, Appellants had 10 days to respond to any corrections or comments from the Planning Department during the CUP application process. On March 29, 2024, after receiving no requested application materials or communication from Appellants, the Administrative Citation was issued. **(Exhibit M.)** The Administrative Citation was mailed via certified and first-class mail as well as posted at the Property.

On April 10, 2024, Officer Anderson met with Ms. Smith-Covey to verify whether the violations had been corrected and followed up with Ms. Smith-Covey regarding his findings in an email. **(Exhibit N.)** Ms. Smith-Covey responded on April 11, 2024 **(Exhibit O)** and Appellants filed their appeal on April 26, 2024. **(Exhibit P.)** As of the date of this staff report, Code Compliance continues to receive complaints regarding the business uses at the Property and the CUP process still has not been completed.



## **STAFF RECOMMENDATION**

Staff recommends that the Administrative Hearing Board adopt Resolution 2024-01 recommending that the Board of Supervisors deny Appellants' appeal and uphold the Administrative Citation issued on March 29, 2024, including the fine of \$10,400 with continuing fines of \$100 per day until Appellants provide sufficient proof that all business uses have permanently ceased or are conducted pursuant to a valid CUP and administrative costs in the amount of \$885.

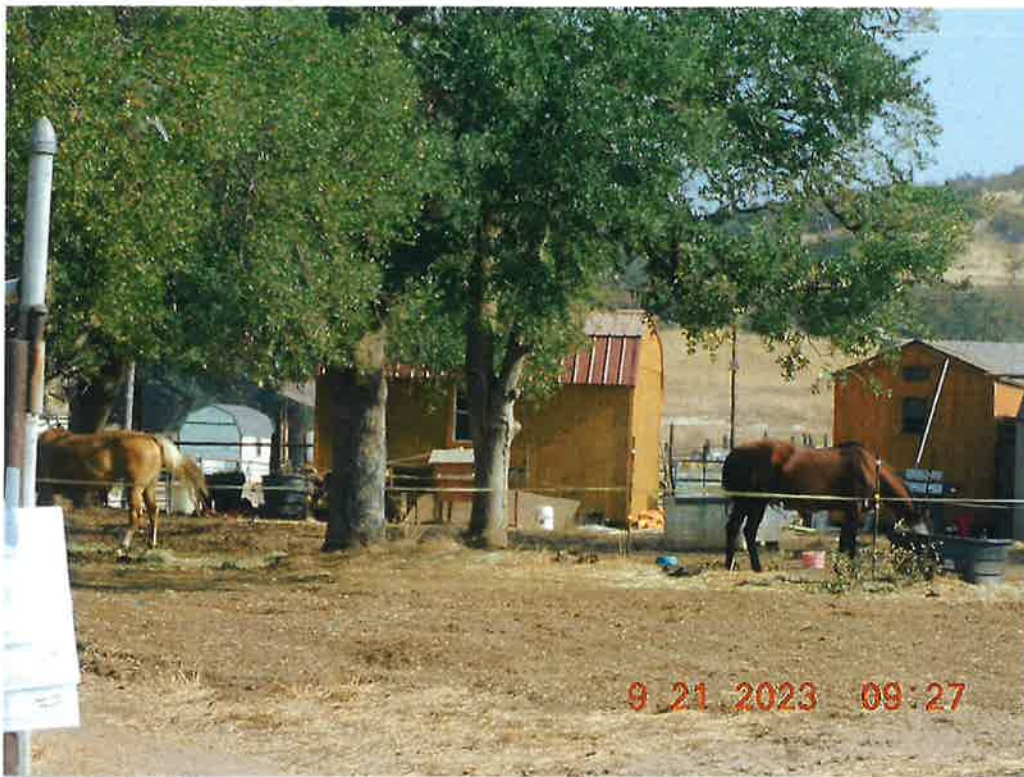
Code Compliance Case CE23-0164

Exhibits in Support of Staff Report

Administrative Hearing Board

July 11, 2024

# EXHIBIT A



# EXHIBIT A





# EXHIBIT B



## Calaveras County

### Building Department

(209) 754-6390  
(209) 754-6396 fax

Website: [www.co.calaveras.ca.us](http://www.co.calaveras.ca.us)

### Code Compliance

(209) 754-6326  
(209) 754-6328 fax

### Notice of Violation

Case Number: CE23-0164

Date of Notice: 09/21/2023

Date and Time Violations Observed: 09/21/2023 0830HRS

APN #(s): 048-009-052

Site Address: 2911 PATRIOT WY BURSON

Name:

SMITH COVEY JEREMY & LYNETTE

Mailing Address:

2911 PATRIOT WY  
VALLEY SPRINGS CA 95252

You are in violation of the following provisions of the County Code:

- ☐ Calaveras County Code 17.04.180 – Illegal Camping; Illegal camping taking place on parcel.
- ☐ 17.22.030 - Conditional uses; Business on parcel needs conditional use permit or to cease taking place.

You must cease violations taking place on parcel and acquire conditional use permit from the planning department.

Please be advised that while immediate action is required to abate these apparent violations, a reasonable amount of time will be allowed for you to bring the property into full compliance. Please provide evidence of abatement to Code Compliance no later than 10/06/2023. Failure to correct the violation(s) and provide evidence to Code Compliance may result in the issuance of an Administrative Citation, the assessment of a case management fee of **\$665** and fines of **\$100.00** per day, per violation. The violation(s) shall also be subject to abatement by the County pursuant to County Code Chapter 8.06. To learn more about your rights and responsibilities under the County Code and the Code Compliance process, please review Chapter 8.06 of the County Code.

A handwritten signature in black ink, appearing to read "Cody Anderson".

Cody Anderson

Calaveras County Code Enforcement Officer

# EXHIBIT C

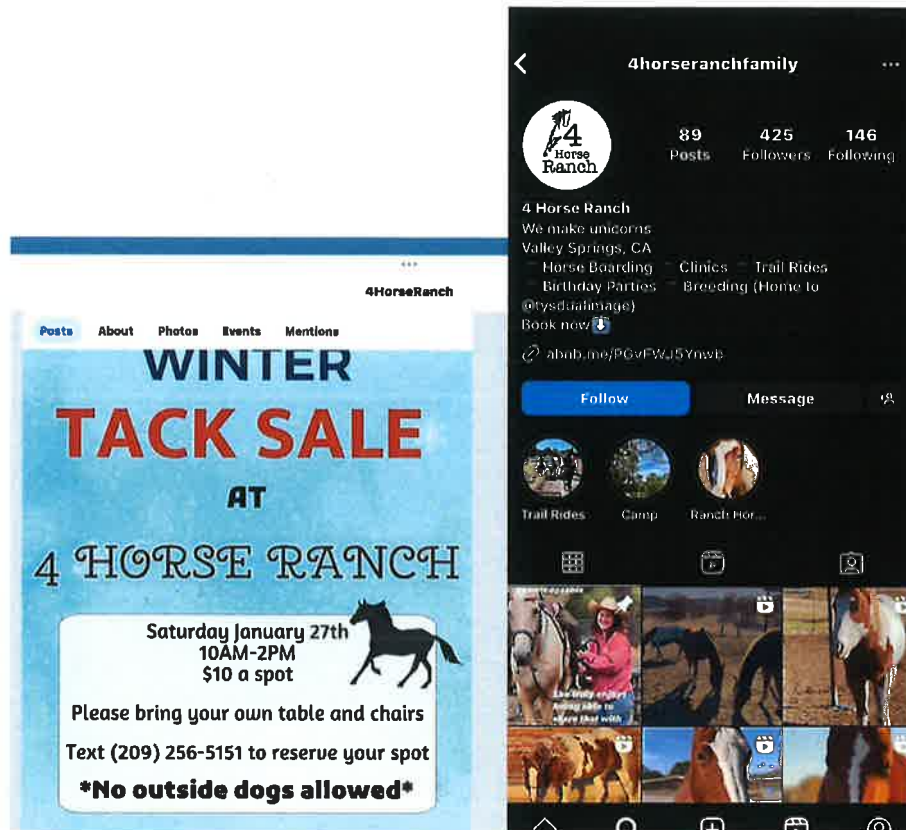




# EXHIBIT C



## EXHIBIT D



# EXHIBIT E

**From:** [Gina Kathan](mailto:Gina.Kathan)  
**To:** [coveynotes@yahoo.com](mailto:coveynotes@yahoo.com); [fourhouseranch@gmail.com](mailto:fourhouseranch@gmail.com)  
**Cc:** [Cody Anderson](mailto:Cody.Anderson); [gina.kathan](mailto:gina.kathan)  
**Subject:** Draft Update Zoning Code - A1 Zone  
**Date:** Wednesday, November 1, 2023 1:30:06 PM

---

Jeremy & Lynette,

Thank you for responding to the notice of violation (NOV) issued by the County against property located at 2911 Patriot Way in Valley Springs (APN: 048-009-052) and dated September 21, 2023. The second violation noted on the NOV pertains to a business being conducted on this site that is not permitted in the Rural Residential (RR) zone district. The business as described meets the definition of "Equestrian Facility, Private & Public". Current code enumerates these uses as permitted with approval and validation of a conditional use permit. As discussed at the counter yesterday, the County is in the process of a comprehensive update to our County's Zoning Code. The study session process is expected to be complete and the final draft before the Board of Supervisors for consideration in the early months of 2024. As currently drafted, an equestrian facility will not be permitted in the RR zone, but is proposed to be a permitted use in the General Agriculture (A1) zone. The Draft Code's definition of Equestrian Facility is below:

***Equestrian Facility.*** Equine facilities, boarding stables, riding schools and academies, riding arenas, exhibition facilities, and other facilities that provide for the raising, boarding, breeding, training, riding, and showing of equines on a commercial basis.

Furthermore, in the A1 zone, an Equestrian facility on 20 acres or more **AND** having 15 or fewer clients is an outright permitted use. An Equestrian Facility on less than 20 acres **OR** more than 15 clients is permitted with approval and validation of an Administrative Use Permit (AUP). The General Plan designates this parcel as well as surrounding parcels, Working Lands (WL). This designation identifies lands suitable for agricultural and forestry practices on parcels smaller than those designated Resource Production to reflect existing development patterns and/or to recognize their location in or adjacent to existing communities. This category includes lands with a combination of residential and home-based businesses. This category also includes, but is not limited to, lands with conservation easements and critical habitat areas. These lands allow the continuation of small scale resource production and other rural home-based business operations that are compatible with rural residential development. Typical uses include small-scale agriculture, forestry, timber production and harvesting, mineral extraction, small scale commercial/industrial uses secondary to the principle residence, animal husbandry, livestock, orchard, gardens, public or quasi-public uses, and other similar or compatible uses. Generally these lands have limited access to services and infrastructure. Compatible zones in the WL LUD include GF (General Forest), TP (Timber Production), A1 (General Agriculture), AP (Agriculture Preserve), RA (Residential Agriculture (RA), and RR (Rural Residential).

# EXHIBIT E

Based on your parcel size, land use designation and desire to conduct an equestrian facility on your property, your parcel is eligible to be re-zoned from the current RR zone to the A1 zone. The A1 zone is intended to be the main resource production zone. It is to classify areas for general farming and ranching practices, and assign such uses the primary emphasis for the area. It is the purpose of the A1 zone that residential uses are placed in a position of secondary importance when compared to the commercial scale production of food and fiber.

You could in fact apply for a conditional use permit for a private/public equestrian facility in the RR zone; however, it is not likely that the County will have completed the process of your conditional use permit prior to the adoption of the final draft updated County Zoning Code. Since approvals of discretionary projects must be found in compliance with both the County General Plan and Title 17, Zoning, if the updated code is adopted prior to County consideration of your CUP, we will no longer be able to make findings of consistency with Title 17; thus, must deny your application.

If you wish to pursue compliance with the County Zoning Code to enable your intended commercial equestrian facility, my suggestion is to file an application to amend the zoning of your property from RR to A1. Current code permits this use in the A1 zone and as stated above, depending on the numbers of intended clients, will likely continue to permit this use in the A1 zone. Just as a CUP, a ZA application is a discretionary project. Discretionary projects are subject to CEQA (California Environmental Quality Act) and maybe approved, conditionally approved or denied by the local jurisdiction (The County). It is likely that the CEQA analysis associated with either application (CUP or ZA) will be contracted out to a third party consultant.

Contracts for CEQA consultants will be at the expense of the applicant and must be pre-paid prior to the signing of the contract. Subsequent to application submittal, a cost estimate will be provided prior to said contract, allowing the applicant to make a decision to withdraw the application or pay the associated fees to move forward.

Remember, there is NO guarantee of approval with either application. I'm providing you with this information so that you can make a well informed decision as it relates to your property.

In the interim, you are only permitted to operate your business as conditioned on your business license which limits all business related horse activities, including boarding of horses not owned by you, training and/or other activities in which clients are invited to participate must be conducted off-site. You are permitted to keep your own horses for your personal enjoyment and guests and not as a business or income source pursuant to Chapter 17.06.0785 – Equestrian Facility, personal. If you have any questions regarding this matter, please contact me.

Gina Kathan  
Planner III  
Calaveras County Planning Department  
891 Mt. Ranch Rd.  
San Andreas CA 95249

# EXHIBIT F

December 20, 2023

Darrin Rice  
1367 Keywood Ct  
Concord, CA 94521

Lynette Smith-Covey  
4 Horse Ranch  
2911 Patriot Way  
Valley Springs, CA 95225

To whom it may concern,

This letter is to affirm the expectation that the drafting services for which we have entered into contract will be concluded and the requested Work Product delivered no later than March 1<sup>st</sup>, 2024, except as may be modified upon mutual agreement with due consideration for all applicable circumstances. Should any issue arise demanding modification to this date, I should be notified in documented form (email or hardcopy) within 48 hours.

Best regards,

A handwritten signature in dark ink, appearing to read "Darrin Rice", is written over a light blue horizontal line.

Darrin Rice

# EXHIBIT F

## DRAFTING CONTRACT

**Prepared for:**

Lynette Smith-Covey

4 Horse Ranch

(925) 586-5447

[coveynotes@yahoo.com](mailto:coveynotes@yahoo.com)

2911 Patriot Way

Valley Springs, CA 95225

**Prepared By:**

Darrin Rice

(925) 216-8636

[infiniteemf@gmail.com](mailto:infiniteemf@gmail.com)

1367 Keywood Ct

Concord CA, 94521

This DRAFTING CONTRACT (hereinafter "Contract") is made, and entered into on December 20<sup>th</sup>, 2023 by and between Lynette Smith-Covey, and Darrin Rice.

Lynette Smith-Covey / 4 Horse Ranch (hereinafter "Client"), and  
Darrin Rice / InfiniteEMF (hereinafter "Draftsman"),

Hereinafter the Client and the Draftsman are collectively referred to as "Parties."

## DESCRIPTION OF SERVICES

The Client employs the Draftsman to perform drafting services. The Draftsman agrees to offer the following services to the client

Prepare a plot map of The Client's real property (hereinafter "Work Product") to include property lines, structures permanent and temporary, rights of way, wells, fencing, and such other elements as may be necessary to conform to the requirements of Calaveras County, CA, which may include drawing scale, sheet size, and other technical elements.

## TERM OF CONTRACT

The term of the Contract shall commence upon the date of inception 12/20/2023, and terminate upon the date of delivery of "Work Product" and approval of The Client, such delivery anticipated to be 3/1/2024, but subject to modification upon agreement of both Parties.



# EXHIBIT F

## TERMS OF PAYMENT

The Draftsman shall be entitled to full payment for services rendered upon approval of the Work Product by The Client.

The Client shall pay the Draftsman at a rate of \$95 per billed hour, due within 30 days of delivery of the Work Product. Billed rate is typical and may be modified subject to agreement of both Parties.

## REVISIONS

The Draftsman agrees to revise any Work Product produced under this Contract free of charge within a period of two weeks of the Client's request, with any further billing to be as agreed by the Parties at that time.

## TERMINATION

The Parties may terminate this Contract at any time – whether for non-performance or material breach of the terms of this Contract by the other Party, excepting that, in the case of a breach of this Contract, notification of breach shall be in documented form, whether hardcopy or electronic, and shall institute a period of seven days during which said breach may be remedied.

## GOVERNANCE

This Contract shall be governed by and construed according to the laws of the State of California.

## AGREED AND ACCEPTED

IN WITNESS WHEREOF, the parties hereto have executed and delivered this Contract as of the date first written above.

SIGNED:

DATE:

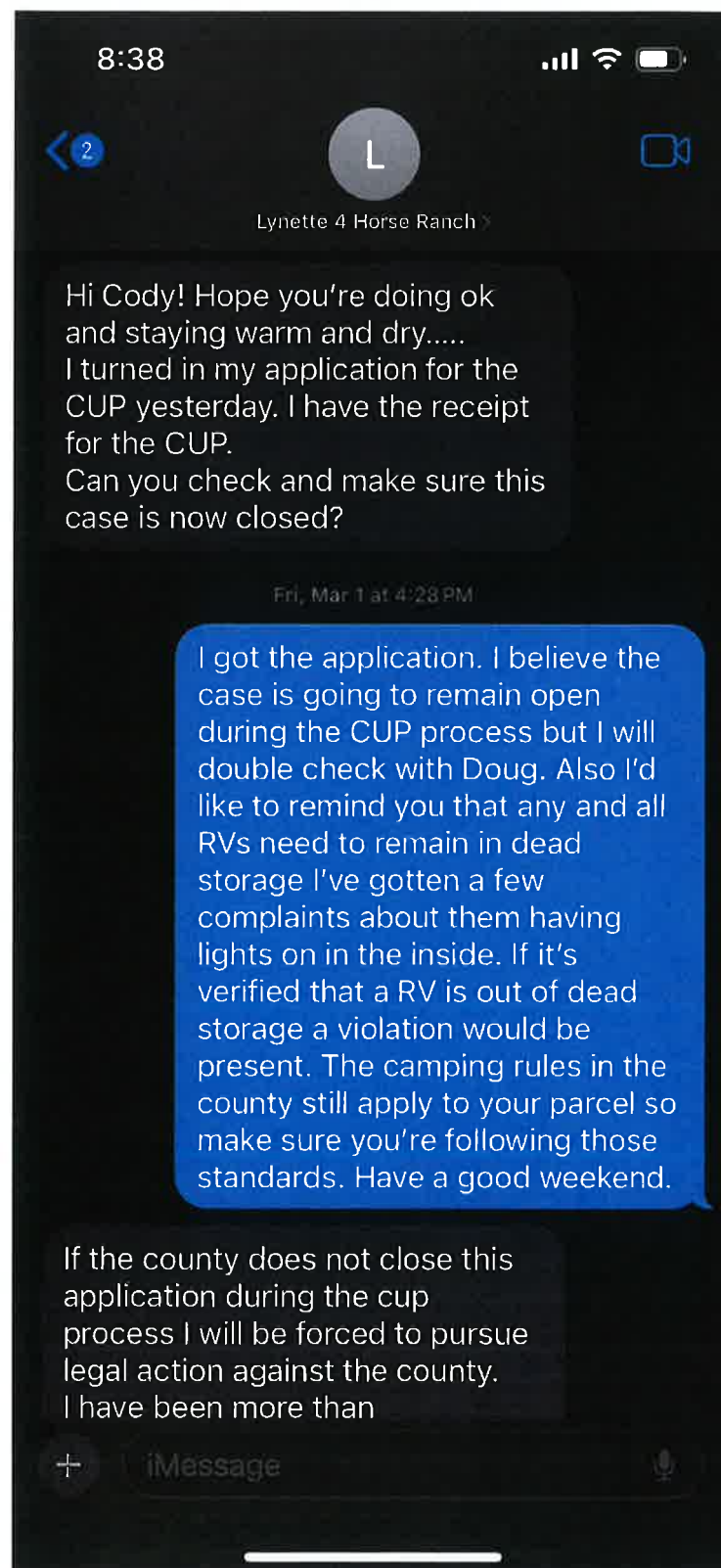
Lynette Smith-Covey

SIGNED:

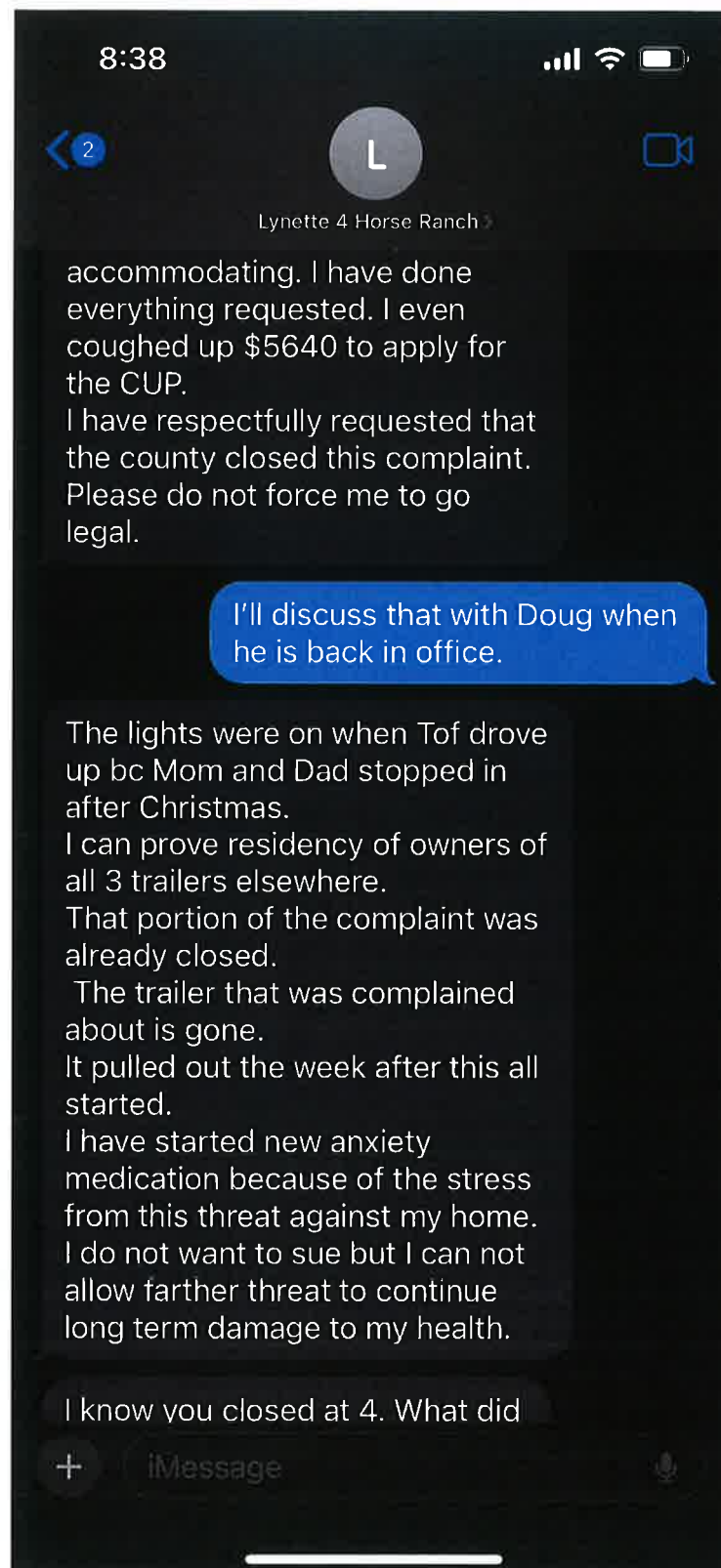
DATE:

Darrin Rice

## EXHIBIT G



## EXHIBIT G



# EXHIBIT H

**From:** Jeremy covey <[coveynotes@yahoo.com](mailto:coveynotes@yahoo.com)>  
**Sent:** Friday, March 1, 2024 12:54 PM  
**To:** Doug Oliver <[doliver@calaverascounty.gov](mailto:doliver@calaverascounty.gov)>  
**Cc:** Gabriel Elliott <[GElliott@calaverascounty.gov](mailto:GElliott@calaverascounty.gov)>  
**Subject:** Re: [2911 Patriot way valley Springs ca 95252](#)

**CAUTION:** This email comes from outside the County. Do not click on links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, use the Phish Alert button.

Hello,

I would really like a written confirmation you got my application and closed to case against me.

I have my receipt from delivering my application yesterday.

I have done everything required to close the code violation case.

Please acknowledge.

Thank you,

Lynette Smith-Covey

[Sent from Yahoo Mail for iPhone](#)

# EXHIBIT I

On Monday, March 4, 2024, 8:43 AM, Doug Oliver <[doliver@calaverascounty.gov](mailto:doliver@calaverascounty.gov)> wrote:

Greetings,

The violations pertain to zoning codes that require that the permit be issued. Per our previous conversation, once the application was filed the code compliance case was set aside and remains that way so long as you respond to all correspondence from the Planning department and you complete all phases of the permit process within 10 days of receipt of correspondence/direction. Should your permit be approved and issued, the case will be closed and any outstanding case management fees will become due. If for any reason the permit is denied or correspondence with the Planning Department ceases, the case will reactivate and the Code Compliance Division will continue the enforcement process.

If you have any question please contact the officer overseeing your case, Cody Anderson.

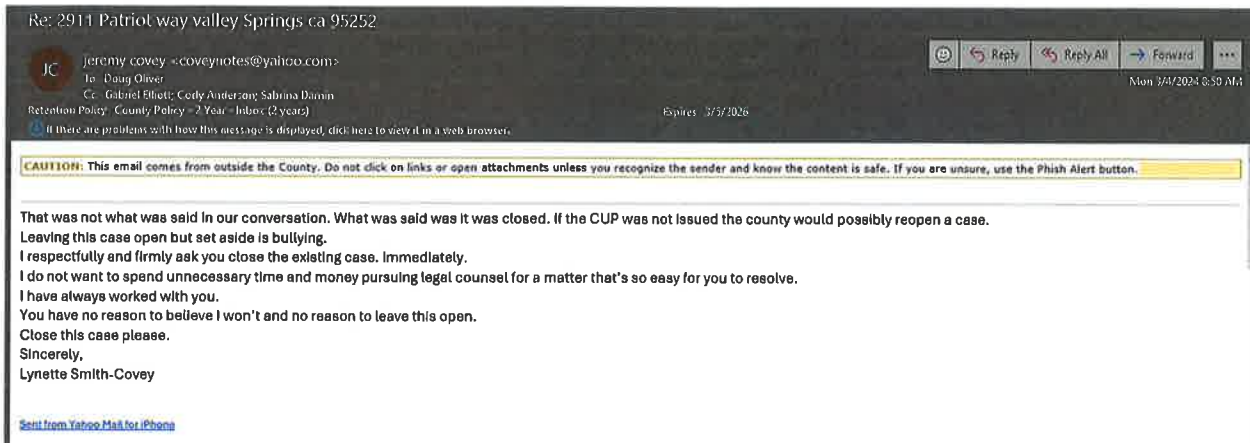
Thank you,

Doug Oliver, C.B.O.

Calaveras Building Department

(209)754-2823

# EXHIBIT J





# EXHIBIT K

On Friday, March 8, 2024, 8:34 AM, Doug Oliver <[doliver@calaverascounty.gov](mailto:doliver@calaverascounty.gov)> wrote:

Greetings,

There seems to be a misunderstanding regarding the status of the coded compliance case on your parcel. Per our last discussion, the case would be "set aside" if the CUP application was submitted by March 1 and would remain in that status so long as the planning process is followed in a timely manner. It was also expressed that the case would be closed once the planning process is completed and a CUP has been issued for the activities on this parcel. Since the violations are related to the use on the parcel we do not simply close a case because an application has been submitted, since the use is ongoing and the permit is not approved. Because the application was filed per our agreement, the case has been "set aside". Not closed.

The Case was set aside at the Notice of Violation phase of the case, which means the clock has stopped at a point where there is no citation. This means there are currently no fines or fees on this case that are pending. Therefore, if the CUP is approved and the use is allowed the case will be closed with no additional cost related to the case.

However, if for any reason the CUP application is suspended, you do not respond to planning comments on the application within 10 business days, or the CUP is ultimately denied and the use does not stop within 30 days of the denial, the Case will resume with a Citation which will include a case management fee and a daily fine of \$100.00 per day that the violation persists starting on the day of the Citation. To be clear, we do not retroactively apply daily fines to the start of the case. Fines only accrue after a citation is issued.

Once again, there is no citation on your parcel yet. Therefore, you currently owe nothing on this case.

I hope this information is helpful.

Doug Oliver, C.B.O.

Calaveras Business Development

# EXHIBIT L



## **County of Calaveras Department of Planning**

**Gabriel Elliott ~ Planning Director**  
Phone (209) 754-6394 Fax (209) 754-6540  
website: [www.co.calaveras.ca.us](http://www.co.calaveras.ca.us)

March 13, 2024

Jeremy and Lynette Smith-Covey  
4 Horse Ranch  
2911 Patriot Way  
Valley Springs CA 95252

**RE: Notice of Incomplete Application**  
**Conditional Use Permit 2024-013 for Proposed Equestrian Facility,**  
**Private/Public**  
**APN: 048-009-052**

Dear Applicants,

The Calaveras County Planning Department received the above referenced application on February 29, 2024, requesting a use permit for the existing private/public equestrian facility located at 2911 Patriot Way. Upon review of the information provided in the application package and in compliance with Govt. Code Section 65943 (the State's Permit Streamlining Act), the department has deemed your application incomplete for the following reasons:

1. The application lacks relative information necessary for staff to conclude an accurate description of the project. Please provide the following additional information:
  - a. Maximum numbers of equines kept at the facility. Break down the numbers to include equines owned by yourselves vs. others; include numbers of equines boarded and the duration of time these animals are kept at your facility.
  - b. Describe the programs and/or events conducted on-site as well as off-site. Details should include maximum numbers of attendees; whether these programs/events include equine from your facility or equine brought to the facility by attendees of the programs/events; frequency and duration of these programs/events both on-site and off-site.
  - c. Describe the location of off-site programs/events.
  - d. Page 5 of the application asks if the proposed use will be confined within a building. You answered the question, No. No, then asked for you to describe what activities will not be. The site plan does not delineate a

---

**Government Center**  
**891 Mountain Ranch Road San Andreas, CA 95249-9709**

# EXHIBIT L

- barn/stable structure. Given that, we assume that the entire operation is an outdoor facility. Please describe the boarding of equine owned by others.
- e. Page 5 of the application asks for the numbers of employees, full-time and part-time. You completed the form indicating you do not employ people at your facility. Letters submitted by yourselves and others in support of your facility indicate that there are volunteers that provide various support functions at the facility. Please provide the numbers of volunteers that provide support functions to your facility; describe the frequency and duration of the volunteers.
  - f. Provide a detailed manure management plan, pest management plan and dust control plan.
  - g. Estimated number of daily traffic to and from the facility.
2. To complete the environmental analysis of project related impacts pursuant to the California Environmental Quality Act (CEQA), a Biological Site Assessment and a Cultural Resources Assessment are required.

Upon receipt of the identified materials in No. 1 of this letter, the Planning Department will once again review the application for completeness. If the application is deemed complete, planning staff will begin processing the application. Pursuant to Chapter 17.88.021 of the County Zoning Code, Any application received and processed under the provisions of this title shall be withdrawn and henceforth null and void if the applicant has not commenced further processing of the application with the County within ninety (90) days from the last written notification to the applicant from the County requesting further information from or action be the applicant and to which the applicant has not responded.

If you should have any questions regarding the matter, please contact me by phone or email at [mflandreau@calaverascounty.gov](mailto:mflandreau@calaverascounty.gov).

Sincerely,



Madeleine Flandreau  
Planner III

# EXHIBIT M



## Calaveras County

### Building Department

(209) 754-6390  
(209) 754-6396 fax

### Code Compliance

(209) 754-6326  
(209) 754-6328 fax

Website: [www.co.calaveras.ca.us](http://www.co.calaveras.ca.us)

## ADMINISTRATIVE CITATION, AND FINE

Case Number: **CE23-0164**

Date of Notice: **3/29/2024**

Date and Time Violations Observed: **9/21/2023 0830HRS**

APN #(s): **048-009-052**

Site Address: **2911 Patriot Way, Burson**

Name: **Smith Covey Jeremy & Lynette**

Mailing Address: **2911 Patriot Way, Valley Springs, CA 95252**

- 8.06.060 Public nuisance: Vector, specifically flies, infestation caused by excessive number of horses on property.
- Calaveras County Code 17.22.020 – Permitted Uses: Business taking place on parcel exceeds guidelines of the RR zoning permitted uses.
- Calaveras County Code 17.22.030 C. 3. a.: Conditional uses in RR zone: Equestrian facilities, public or private, requires a valid Conditional Use Permit through the Calaveras County Planning Department.

To correct all violations, you must.

- Submit complete application to the Planning Department and follow through on any corrections or comments within the specified deadlines, or
- Reduce number of horses to one per acre.
- Cease business operations not listed on the business license issued to you.
- You must remove all business signage from the property.
- Stay within the guidelines of a Rural home business listed under County Code 17.88.030:
- A. Location of the Business. A rural home business shall be clearly incidental and subservient to the use of the property for residential purposes. A rural home business may take place in a home, garage, existing outbuildings, or a building constructed for the purposes of the business. The area devoted to the business shall not exceed thirty-three percent of the total area of all structures on the property. For example, if the building on the parcel totals two thousand four hundred square feet, the space allocated to the rural home businesses may not exceed eight hundred square feet.
- B. Traffic Generation. No rural home business shall be permitted when it may be reasonable determined that the success of the business has a predominate reliance on customer or client traffic coming to the business location. It is understood that Rural home businesses may generate limited levels of direct customer traffic, but as a general rule, the number of vehicles coming to the business on a regular basis should be similar in number to the average daily traffic levels generated by a residence.

Government Center  
891 Mountain Ranch Road San Andreas, CA 95249-9709

# EXHIBIT M

- C. Potential Nuisance. Rural home businesses are subservient to the other residential uses in the general vicinity. Such businesses shall be operated in a manner so that the business use is not the cause of repeated and legitimate complaints concerning the operation of the business.
- D. Change in Appearance. No alteration, addition or new construction shall be permitted which would cause the appearance of the property to assume any aspect of housing a business, except for a sign consistent with this section.

As of the date of this notice, the above violations have not been corrected. As a result, a case management fee of ~~\$882~~ has assessed against the subject property. In addition, a fine of \$100.00 per day, per violation, shall accrue on a daily basis until the County has received proof of abatement. Proof of abatement must be received by Code Compliance no later than 04/15/2024 or the violations shall also be subject to abatement by the County pursuant to County Code Chapter 8.06. If the County physically abates the violation(s), you are responsible for all costs associated with the abatement, which may be recovered via a lien on the property. SEE REVERSE SIDE for payment instructions, appeal rights, and other important information.



Cody Anderson

Calaveras County Code Enforcement Officer

# EXHIBIT M

County of Calaveras Code Chapter 8.06 provides for the issuance of administrative citations for Code violations and for the assessment of fines.

Each day any violation exists is a separate offense, starting with the first day of documentation by the County, and will carry an independent fine. If you fail to correct the violation(s) noted on the front side of this notice and citation within the time specified, fines may be imposed as follows: \$100.00 per violation for the first day, and \$100.00 per violation per day for each calendar day thereafter that the violation exists on the premises (§8.06.430). A second violation within one year may result in a fine of \$200 per day, per violation. Any subsequent violations within one year may result in a fine of \$500 per day, per violation. The County may also seek from the Board of Supervisors an abatement order, and a lien to recover costs of abatement. If the County is forced to incur abatement costs, it may result in the placement of a lien on your property for payment prior to the next property tax billing cycle.

## Consequences of Failure to Correct Violation(s).

There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to, civil penalties, abatement by Calaveras County with costs assessed as a lien on property taxes, criminal prosecution, civil litigation, recording the violation with the County Recorder, and forfeiture of certain State tax benefits for substandard residential rental property. These options can empower the County to collect fines, demolish structures, make necessary repairs at the owner's expense, and incarcerate violators. Any of these options or others may be used if the administrative citation(s) do not achieve compliance.

## Right of Appeal:

You have the right to appeal the imposition of an administrative citation and fine within fifteen (15) days from the date the citation is issued. Your appeal must be made in writing and received by the Calaveras County Code Compliance Unit by, or before 4:00 p.m. on the 15<sup>th</sup> day. You may hand deliver or mail the written appeal to Administrative Hearing Board, c/o Calaveras County Code Compliance Unit, 891 Mountain Ranch Rd., San Andreas, CA 95249. A properly timely appeal will result in an administrative hearing and an opportunity to appeal before the administrative hearing board. (§8.06.600)

Failure of any person to properly file a written appeal within fifteen (15) days shall constitute a waiver of his or her right to an administrative hearing, including adjudication of the administrative citation or any part of it and the total amount of the fine. Unless a written appeal request is timely received, the violation(s) shall be deemed admitted, the fine and obligation for abatement costs shall be deemed accepted, and upon ratification by the Board of Supervisors, this shall be deemed an abatement order authorizing the County to physically abate the violation.

If the violations are upheld by the administrative hearing board you will be responsible for the costs of appeal and all other administrative costs incurred by the County of Calaveras, its Agents, and Contractors. Any finding or recommendation by the administrative hearing board will be considered a formal recommendation to the Board of Supervisors. A copy of the statement of decision, findings and recommendations by the administrative hearing board will be submitted to the Board of Supervisors, and the matter will then be agendaized for ratification or modification.

## How to Pay Fines and Administrative Costs:

The amount of the fine is indicated on the front of this notice of violation, order to appear, and administrative citation. Payment may be made in person or by mail to Calaveras County Code Compliance Unit, 891 Mountain Ranch Rd., San Andreas, CA 95249. Payment should be made by cash, personal check, cashier's check or money order. Be sure to write the citation number on your check or money order, made payable to Calaveras County, and enclose a copy of the citation. Do not mail cash.

## Consequences of Failure to Pay:

The County has the authority to collect all fines assessed, administrative costs associated with enforcement, and actual costs of abatement. The failure to pay these fines and costs may result in the matter being referred to the County Counsel to initiate a civil or criminal action against you. Alternatively, the County may voluntarily enter into a consent to collect for abatement costs and a lien on your property, which will not result in a civil or criminal action. Your abatement will not end until the lien has been properly satisfied, and the lien will remain on the title of the property until the lien is satisfied. Failure to pay will result in the County taking action to enforce the lien.



# EXHIBIT N

Case notes from 4/10 meeting

CA Cody Anderson  
to: codyanderson@yahoo.com  
Retention Policy: County Policy - 2 Years - Sent Items (2 years) Expires: 4/12/2026 Thu 4/11/2024 9:33 AM

Met with property owner at the property to verify all violations have been corrected. During the meeting I noticed that all signs have been removed from property. Property had adequate vector control property owner stated that since they increased the amount of horses that fly control has always been kept on top of. Property owner let me walk around the property and the amount of flies was not noticeable. Every horse enclosure had fly bags. The number of horses on the parcel was exactly 19 and one miniature horse. Property owner stated that they regularly let horses graze on the land to the north/east via horse panel enclosures with plans to expand enclosures west. The current amount of horses and enclosure area appeared adequate. Property owner showed me how they maintain manure they regularly scrape the enclosures out then mix the manure with dirt and lime mixing it over the course of several days with their tractor then re-lay it in the enclosures. Odor of horse manure was very faint. Property owner told me their Facebook page for 4 Horse ranch did not mention anything other than trail rides and it was verified that it did not mention anything that would violate their currently issued business license. All RVs on parcel were in dead storage and the easement through their property was not obstructed and had several areas where a fire engine could turn around. From my investigation I found that all violations listed on the citation have been corrected.

CA Cody Anderson  
to: Cody Anderson  
Retention Policy: County Policy - 2 Years - Sent Items (2 years) Expires: 4/12/2026 Thu 4/11/2024 4:03 PM

So from the meeting Doug said that the results of the inspection were adequate. The vector violation is void because there was substantial effort prior to citation to mitigate that and the case would be closed after fines and fees were paid which I will work on getting you a total before end of day. He also stated that it's your right to appeal but from what was gathered violations were admitted and corrections were made on the parcel by signs and advertisements not covered under your business license removed and horse numbers reduced. The appeal process isn't for a reduction of fines it would be to appeal the 2 violations left on the citation calaveras code 17.22.020 and 17.22.030.C.3.A. It is advised to continue the CUP process if you wish to resume operations. Otherwise, you are not to expand your use beyond what is currently on the parcel or further code compliance action may result.

Concerns regarding blocking fire access during events the fire department was notified to forward any complaints to code compliance and code compliance action will be pursued.

Concerns regarding horses standing in wet manure have been deemed unfounded due to your procedure for reconstituting soil outside of the animal pens is effective.

So the fines are 12 days x 200 for the 2 violations totals to 2400 dollars and the case management fee and administrative cost comes out to 987.81 dollars. Unofficial totals until we send payment demands.

Get [Outlook for iOS](#)

# EXHIBIT O

Re: Case notes from 4/10 meeting


 jeremy covey <coveynotes@yahoo.com>  
 To: Cody Anderson

Retention Policy: County Policy = 2 Year = Inbox (2 years) Expires: 4/12/2026  
 If there are problems with how this message is displayed, click here to view it in a web browser.

 Reply
  Reply All
  Forward
 

Thu 4/11/2024 10:10 AM

**CAUTION:** This email comes from outside the County. Do not click on links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, use the Phish Alert button.

Thank you Cody.

I strongly object to the term corrected.

I did not change anything except the number of horses. I told you I had to move some of my horses to another location. This means I am not boarding as you observed. (Although admittedly AFTER we obtain a CUP I would like to allow a few boarders on a short term bases.)

I did have to remove a few of my horses in order to meet the county's requirement for 20 horses upon inspection.

The number of horses changing would not change smell or flies that fast.

In fact flies would be MORE noticeable not less.

Also manure is turned until it's dirt again.

I wasn't sure that was clear... new dirt is used wherever necessary to combat erosion.

We did not make corrections we invited you to see how we manage our property.

There is a difference.

Also I would like to note that you were directed to park well off the road in respect of our neighbors and we toured off the side of the road. You observed the Neighbor Nick Freeman speeding and heading straight at us even though there was AMPLE room before he realized he recognized you and switched to exaggerated waving as he passed uncomfortably close to us. It is important for me that you recognize this because these neighbors are being weaponized to harass and lie about my ranch in an effort to close my ranch down.

Thank you.

[Sent from Yahoo Mail for iPhone](#)

RECEIVED

APR 26 2024

CALAVERAS COUNTY  
CODE COMPLIANCE

Jeremy and Lynette Smith-Covey  
4 Horse Ranch  
2911 Patriot Way  
Valley Springs, CA 95252

April 26, 2024

County of Calaveras  
Administrative Hearing Board  
C/O Calaveras County Code Compliance Unit  
891 Mountain Ranch Road  
San Andreas, CA 95249

RE: Appeal to Notice of Violation  
Case Number: CE23-0164  
APN #(s): 048-009-052

Dear Administrative Hearing Board,

We are writing to appeal the findings of the County of Calaveras Building Department and Code Compliance unit and dispute the administrative citation and fines imposed on 2911 Patriot Way in Burson. In accordance with Chapter 8.06.600, we reserve the right to participate in an administrative hearing and appear in front of the administrative hearing board and present further evidence to support this appeal.

The following provisions of the County Codes cited in the Notice of Violation dated 03/29/2024 are in dispute and therefore unenforceable under the following law(s):

1. *Calaveras County Code 17.04.180 - illegal Camping; illegal camping taking place on parcel.*

The County has failed to provide evidence that camping on our private property in a recreation vehicle or other shelter has been allowed for a continuous period of up to fourteen days or a cumulative period not to exceed thirty days in one calendar year.

The notice of violation indicates the date and time of the alleged observed violation was on 09/21/2023 at 0830HRS. No other dates and times have been documented or reported by a Calaveras County Code Enforcement Officer.

**Failure to provide an affidavit or admission under the provision makes the findings under this code unfounded (Ord. 1812 § 1(part), 1986).**

**2. 17.22.030 - Conditional uses, Business on parcel needs conditional use permit or to cease taking place**

**4 Horse Ranch is an agricultural operation in Calaveras County, exempt for general business license requirements. Owner Lynette Smith-Covey is an equine livestock breeder who raises livestock and practices animal husbandry and ranching at 2911 Patriot Way in Burson. The use of the land and horse corrals for breeding activities and training horses not owned by Mrs. Smith-Covey is a lawful use of equestrian facilities. 4 Horse Ranch operations may allow for guests, other breeders and/or co-owners of the horses housed on the property to use the private facilities.**

**4 Horse Ranch operates as a rural home business licensed in the County of Calaveras to provide mobile trail rides and birthday parties at 2911 Patriot Way in Burson, a property zoned Rural Residential or RR. Permitted uses in the RR zone allows for residential uses of a rural home business 17.22.020 A.4.c.**

**4 Horse Ranch offers recreational and educational opportunities to promote equestrian agritourism activities utilizing domestic livestock for trail rides and birthday parties. Guests may ride horses in private areas of the property and on roads and trails designated by the park manager and posted or marked for that purpose. These activities may be for individuals or small groups and at no time exceed seventy-five persons on-site at one time 17.22.020 A.6.a. In addition, we may also offer educational and interpretive equestrian seminars and horse-husbandry clinics for children and young adults, including foster children and those with disabilities.**

**4 Horse Ranch reserves the right to pursue a Conditional Use Permit to expand the current business offerings, independent of the notice of violation.**

**3. 8.06.060 Public nuisance: Vector, specifically flies, infestation caused by excessive number of horses on property.**

Neither the business practices at 4 Horse Ranch or the agricultural occupation of Lynette Smith-Covey has in any way caused or maintained a public nuisance. The allegation that the horses on the property are in any way responsible for the insects in a rural community is preposterous. The County has failed to make a direct correlation to any organism, flies or otherwise by means of a professional in the area of vector identification, classification or eradication.

The County of Calaveras does not define vectors under a public nuisance and therefore this violation is moot. Additionally, as set forth in California law, the County has failed to prove any condition exists at 2911 Patriot Way which *“constitutes a threat to the public health, safety, or welfare or which is injurious to the senses or which significantly obstructs, injures, or interferes with the reasonable or free use of property in a neighborhood, community, or to any considerable number of persons”* (8.06.050 - Definitions).

The County of Calaveras has arbitrarily assigned an assessment of “excessive” when it comes to determining the number of horses at 4 Horse Ranch. There is nothing in the law that defines the term “excessive horses” nor the number of horses permitted per acre within a Residential Rural property. 4Horse Ranch is a 20 acre parcel and has been an agricultural home-based business since 2015

**4. 17.22.020 - Permitted uses, Business taking place on parcel exceeds guidelines of the RR zoning permitted uses.**

**4 Horse Ranch is an agricultural operation in Calaveras County, exempt for general business license requirements. Owner Lynette Smith-Covey is an Equine Livestock Breeder who raises livestock and practices animal husbandry and ranching at 2911 Patriot Way in Burson. The use of the land and horse corrals for breeding activities and training horses not owned by Mrs. Smith-Covey is a lawful use of equestrian facilities. 4 Horse Ranch may allow for guests, other breeders and/or co-owners of the horses housed on the property to use the private facilities.**

**These horses are bred for personal use. We are looking forward to a fantastic line of quality animals used in our trail ride operation.**

**We have proven horses from our line and we breed these animals to replace older ones as the retire out. This is well within the right as listed in the code.**

**4 Horse Ranch operates as a rural home business licensed in the County of Calaveras to provide mobile trail rides and birthday parties at 2911 Patriot Way in Burson, a property zone Rural Residential or RR. Permitted uses in the RR zone allows for residential uses of a rural home business 17.22.020 A.4.c.**

**4 Horse Ranch offers recreational and educational opportunities to promote equestrian agritourism activities utilizing domestic livestock for trail rides and birthday parties. Guests may ride horses in private areas of the property and on roads and trails designated by the park manager and posted or marked for that purpose. These**



activities may be for individuals or small groups and at no time exceed seventy-five persons on-site at one time 17.22.020 A.6.a. In addition, we may also offer educational and interpretive equestrian seminars and horse-husbandry clinics for children and young adults, including those with disabilities.

**5. Calaveras County Code 17.04.180 - illegal Camping; illegal camping taking place on parcel.**

The County has failed to provide evidence that camping on our private property in a recreation vehicle or other shelter has been allowed for a continuous period of up to fourteen days or a cumulative period not to exceed thirty days in one calendar year.

The notice of violation indicates the date and time of the alleged observed violation was on 09/21/2023 at 0830HRS. No other dates and times have been documented or reported by a Calaveras County Code Enforcement Officer.

**Failure to provide an affidavit or admission under the provision makes the findings under this code unfounded (Ord. 1812 § 1(part), 1986).**

**1. Calaveras County Code 17.04.180 - illegal Camping; illegal camping taking place on parcel.**

The County has failed to provide evidence that camping on our private property in a recreation vehicle or other shelter has been allowed for a continuous period of up to fourteen days or a cumulative period not to exceed thirty days in one calendar year.

The notice of violation indicates the date and time of the alleged observed violation was on 09/21/2023 at 0830HRS. No other dates and times have been documented or reported by a Calaveras County Code Enforcement Officer.

**Failure to provide an affidavit or admission under the provision makes the findings under this code unfounded (Ord. 1812 § 1(part), 1986).**

**1. Calaveras County Code 17.04.180 - illegal Camping; illegal camping taking place on parcel.**

The County has failed to provide evidence that camping on our private property in a recreation vehicle or other shelter has been allowed for a continuous period of up to fourteen days or a cumulative period not to exceed thirty days in one calendar year.

The notice of violation indicates the date and time of the alleged observed violation was on 09/21/2023 at 0830HRS. No other dates and times have been documented or reported by a Calaveras County Code Enforcement Officer.

**Failure to provide an affidavit or admission under the provision makes the findings under this code unfounded (Ord. 1812 § 1(part), 1986).**

**2. Calaveras County Code 17.04.180 - illegal Camping; illegal camping taking place on parcel.**

The County has failed to provide evidence that camping on our private property in a recreation vehicle or other shelter has been allowed for a continuous period of up to fourteen days or a cumulative period not to exceed thirty days in one calendar year.

The notice of violation indicates the date and time of the alleged observed violation was on 09/21/2023 at 0830HRS. No other dates and times have been documented or reported by a Calaveras County Code Enforcement Officer.

**Failure to provide an affidavit or admission under the provision makes the findings under this code unfounded (Ord. 1812 § 1(part), 1986).**

**All activities, business and otherwise, are currently conducted within the permitted uses.**

**3. 17.22.030 C.3.a.: Conditional uses in RR zone; Equestrian facilities, public or private, require a valid Conditional Use Permit through the Calaveras County Planning Department.**

We have lived in Calaveras County since 2014 We moved to Valley Springs to live in a rural community where agricultural operations were encouraged and the raising of livestock was seen as a noble profession. 4Horse Ranch is our home and the process of which the County of Calaveras has undertaken to threaten our privacy and property has been outside of the law and is contrary to your own policy.

**Under Title 14 - AGRICULTURE, Chapter 14.02 - AGRICULTURAL LANDS AND OPERATIONS, section 14.02.020 - Findings and policy;**

*'It is the declared policy of Calaveras County to conserve and protect agricultural land and to encourage agricultural operations within the county. Where nonagricultural land uses, especially residential development, extend into agricultural areas or are adjacent to agricultural areas, agricultural operations may become the subject of nuisance complaints, due to a lack of knowledge about the operations. As a result, agricultural operations are sometimes forced to cease or curtail operations and people are discouraged from making investments in farm improvements to the detriment of agricultural operations and the economic viability of the county's agricultural industry as a whole. It is the purpose and intent of this chapter to reduce the loss to the county of its agricultural resources by clarifying the circumstances under which agricultural operations may be considered a nuisance. The further purpose of this chapter is to promote a good neighbor policy by advising purchasers and residents of property near agricultural operations of the inherent potential problems associated with such purchase or residence. Such concerns may include, but are not limited to, the sounds, odors, dust, chemicals, and traffic that may accompany agricultural operations. Purchasers and residents should understand the inconvenience that accompany living side-by-side with present or future agricultural operations and be prepared to accept such problems as the natural result of living in or near agricultural lands.'*

Calaveras County Code Compliance has failed to protect the agricultural community and failed to follow their own findings and policy by targeting 4 Horse Ranch. There was no attempt to foster a good neighbor policy among the residents on Patriot Way. Instead the County Building Department held secret meetings with residents to further fuel animosity and create fear and strife among the neighbors.

**Conclusion**

The County of Calaveras has taken an extreme position against our business, family and ranching operations by imposing excessive fines and threats of abatement, including forcing us to reduce the number of horses to one per acre without a legal basis. There is no law in Calaveras County or California that gives local government the authority to arbitrarily order the disposal of private property under the circumstances cited in the notice of violation and administrative citation and fine.

The County of Riverside in California has enacted local laws to protect ranchers and agricultural operations within county limits. The number of horses allowed on a property zoned R-R allows for the grazing of horses, not to exceed five animals per acre of all the land available and only applies to mature breeding stock, maintenance stock and similar farm stock, and not to the offspring. Orange County allows for eight horses per acre and many other counties in California are in line with similar laws.

Furthermore, the Constitution of the United States is clear - as Americans we have the freedom of property and protections of the government from imposing excessive fines and threatening personal property:

The Fifth Amendment of the U.S. Constitution provides that *"[n]o person shall be ... deprived of life, liberty or property without due process of law; nor shall private property be taken for public use, without just compensation."*

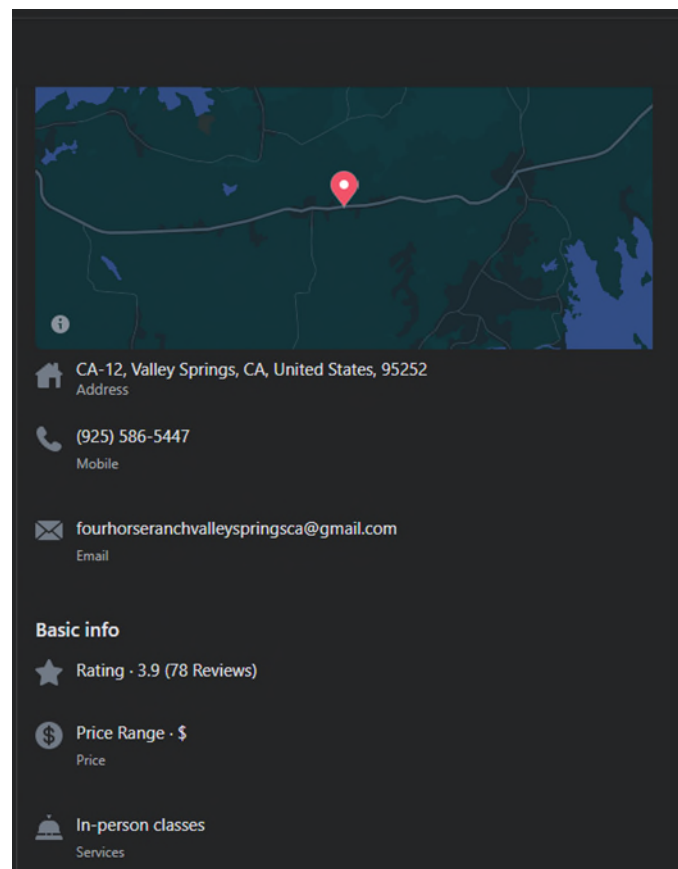
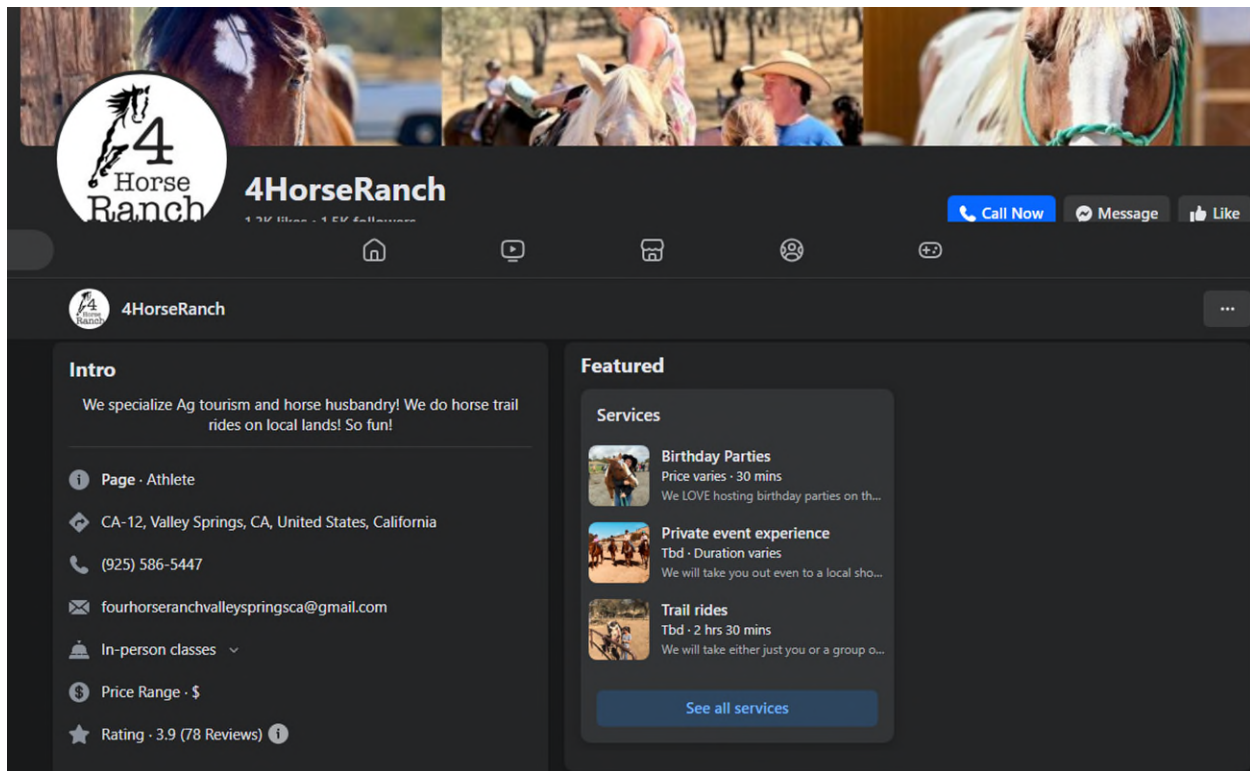
The County of Calaveras has violated our civil rights and unlawfully forced us to dispose of our property without fair proceedings causing damages and lost revenue in excess of \$50,000.

We are demanding an adjudication of the administrative citation for the total amount of the fine. We believe the alleged violations shall be deemed false, the fine and obligation for abatement costs shall be adjudicated and no further abatement orders shall be forced upon our property at 2911 Patriot Way in Burson. In addition, we reserve the right to be notified in a timely manner if any action of the Calaveras County Board of Supervisors to agenize for ratification or modification any further findings.

Regards,

Jeremy & Lynette Smith-Covey

# EXHIBIT Q

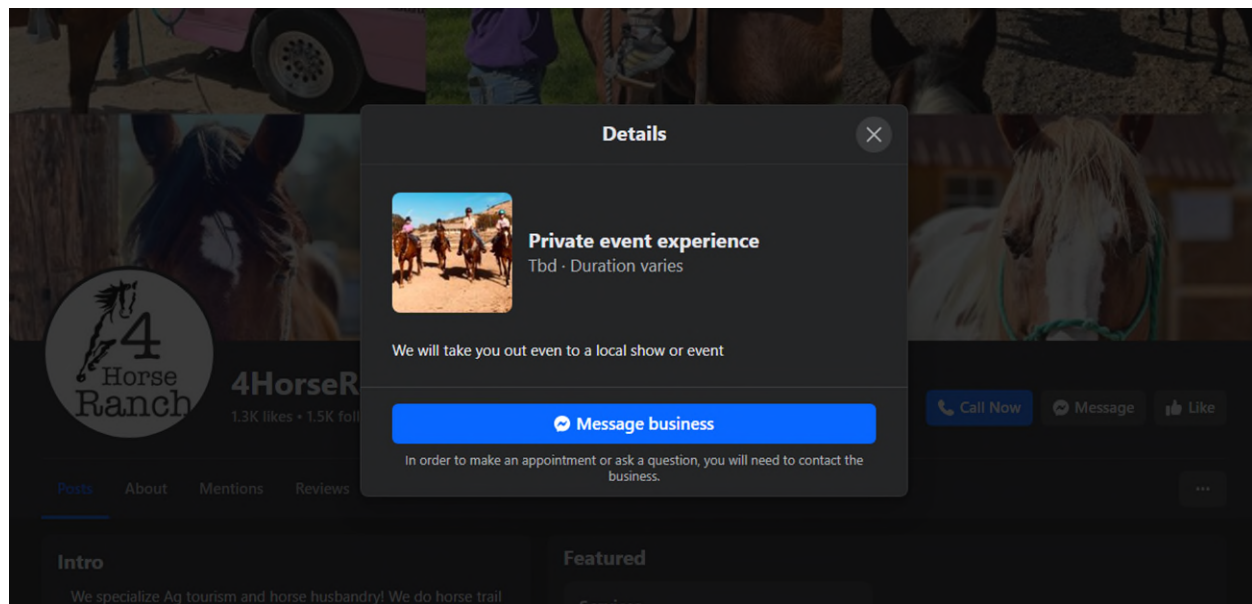
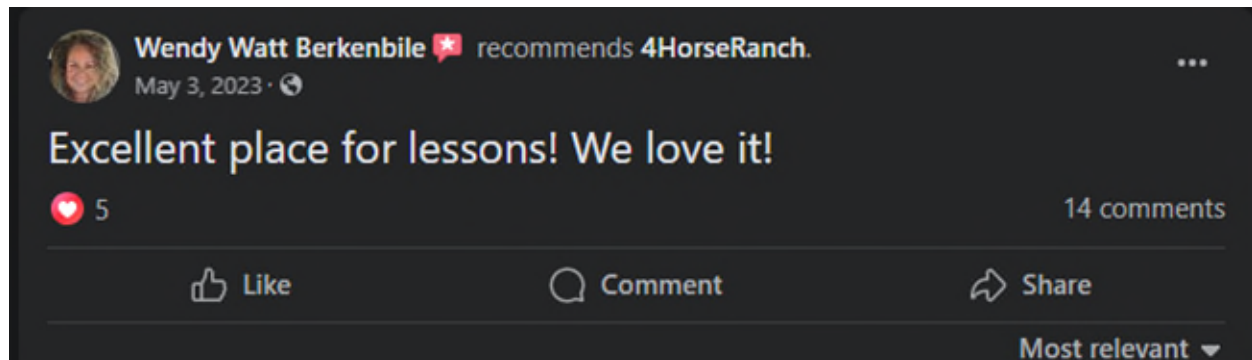




# EXHIBIT Q



# EXHIBIT Q



# EXHIBIT R


 **4HorseRanch**  
December 26, 2023 · 🌐

Now's the perfect time to book a trail ride! We also do birthday parties. Send us a message for more information or to book today!

## 4Horse Ranch


### Trail rides & birthday parties!

Book a trail ride, or your special event with us!



Send us a message  
or give us a call to inquire or book today!  
**(925) 586-5447**

 **4HorseRanchFamily** **4HorseRanch**

  17

8 comments 8 shares



# EXHIBIT R

GROUPON

Categories ▾

Search Groupon

Sacramento



Sign In ▾

Local &gt; Things To Do &gt; Kids Activities &gt; Youth Sports

## 4 Horse Ranch

2720 West Highway 12, Valley Springs - 35.9 mi

Up to 35% Off on Horse Back Riding at 4 Horse Ranch

4.4 ★★★★★ 13 Groupon Ratings



★ Best Rated

### Highlights

Discover the joy of trail riding and explore nature's beauty!

### About This Deal



#### Best Price Guarantee

If you find a better price somewhere else, let us know. We'll cover the difference, worry free. See full details at [gr.pr/bpg](https://gr.pr/bpg)

Celebrate your birthday in style with 4 Horse Ranch's ultimate birthday package!

- Go horseback riding with six or eight available horses with assisted riding.
- Let the little ones enjoy pony rides!
- Be creative with art projects.
- Have a picnic with provided tables, barbecues, and trash cans.
- Bring your whole party with free parking for up to ten cars.

#### One Birthday Party Package for Up to 25 People

~~\$600~~ **\$389** 35% Off**\$339 with promo** 0 hours left4 interest-free payments of \$97.25 with **Klarna**.  
[Learn More](#)

Extra \$50 off

Promo Code QUICKDEAL. Ends 6/17.

Apply



Over 20 views today, so act now!

Buy Now

Add to Cart

Gift this experience with

### GROUPON Gifts

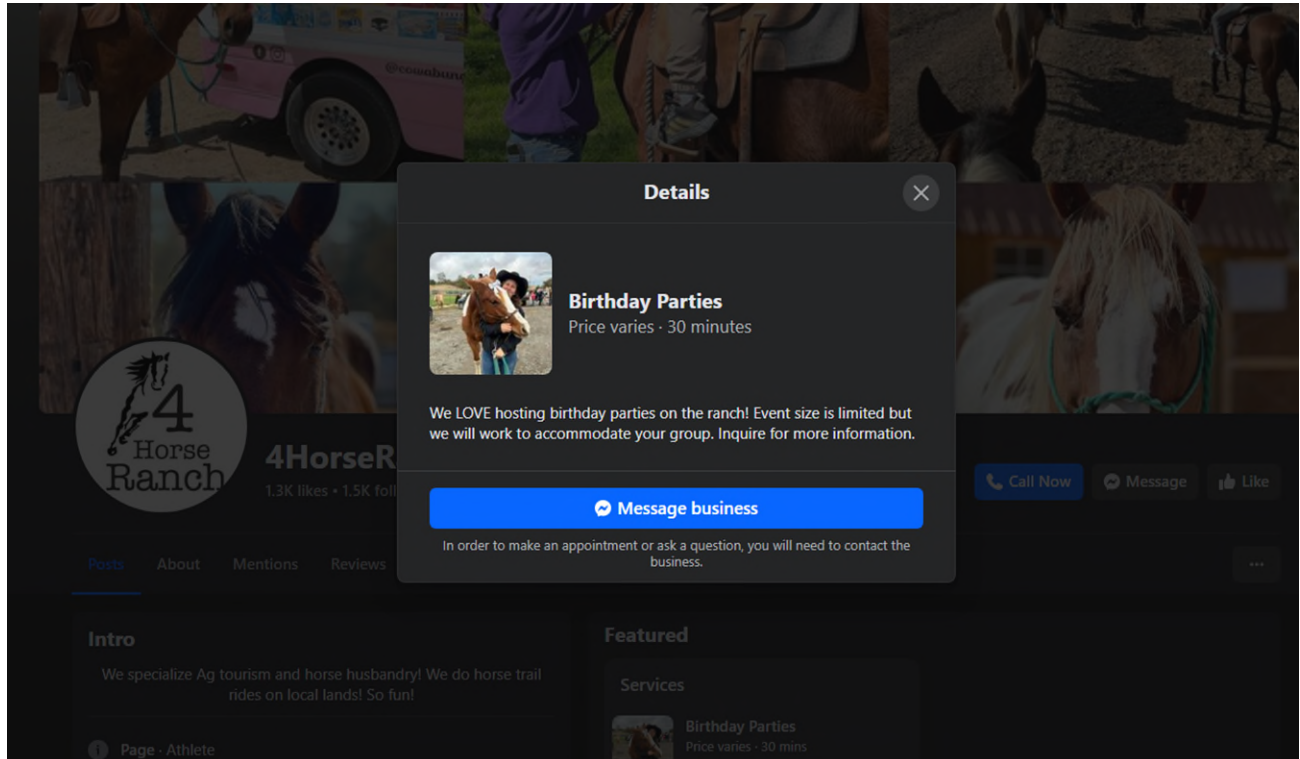
- Instantly gift vouchers via email and sms.
- Personalize their message & appearance.
- Enjoy hassle-free returns or exchanges.



Give as a Gift



# EXHIBIT R





## EXHIBIT S

A colorful illustration of a summer camp scene. In the background, there are blue mountains, a large yellow sun, and a bird flying. In the foreground, there are two horses (one brown, one grey) near a small pond, and two tents (one red and white, one orange and white). The text is overlaid on this scene in various white and orange boxes.

# 4HORSE RANCH

## SUMMER CAMP 2024

**HORSE BACK RIDING,  
GAMES AND CRAFTS!**

**GREAT MEMORIES  
AND FRIENDSHIPS  
ARE MADE AT  
SUMMER CAMP!**

**JULY 8TH - 11TH**

**\$500 PER CHILD**

**MEALS AND  
DRINKS INCLUDED**

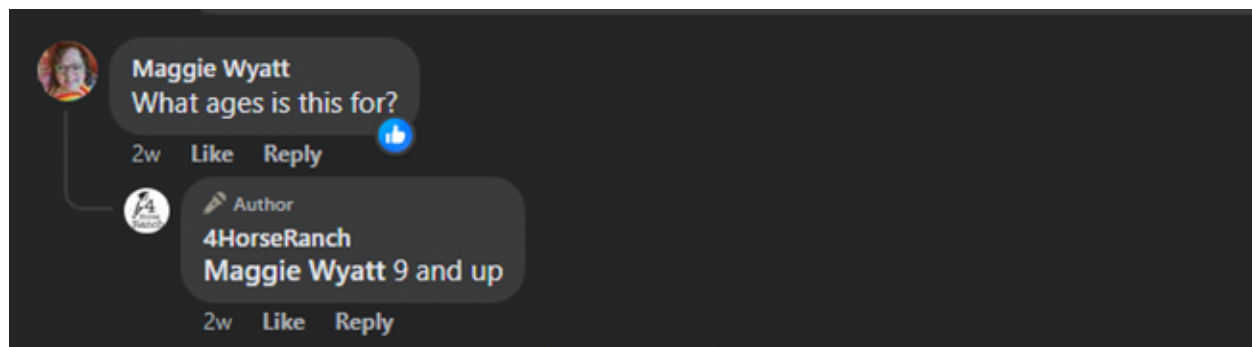
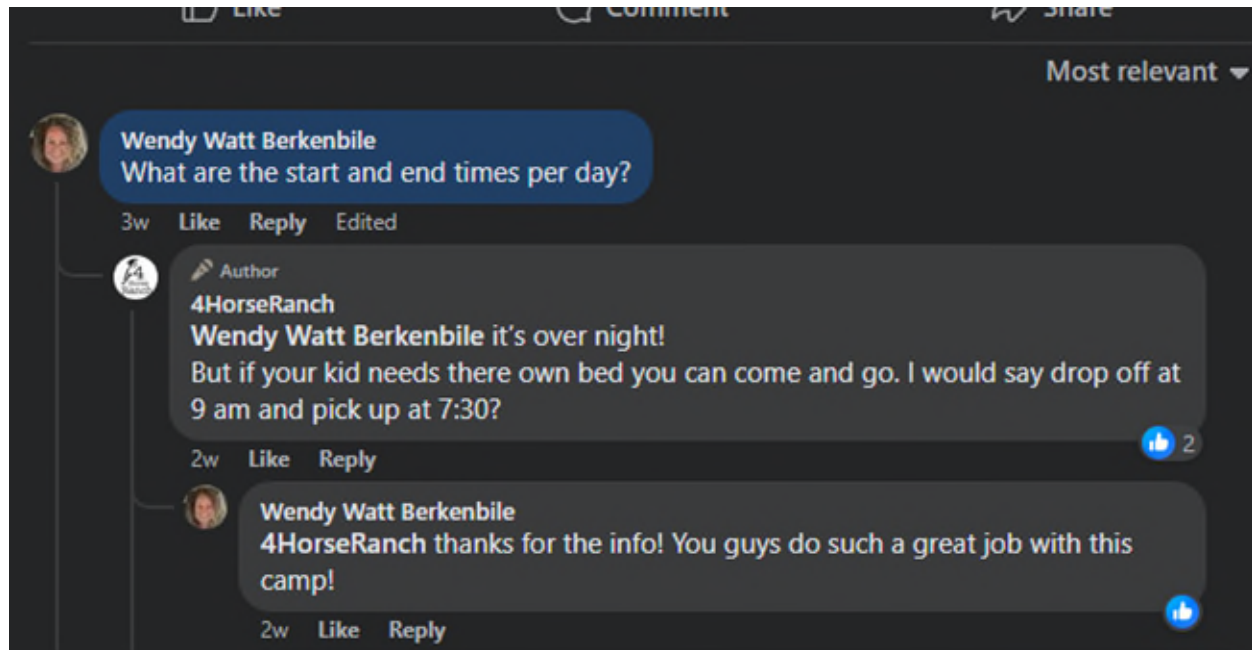
**GIVE US A CALL  
OR TEXT!**

**(925) 586-5447**

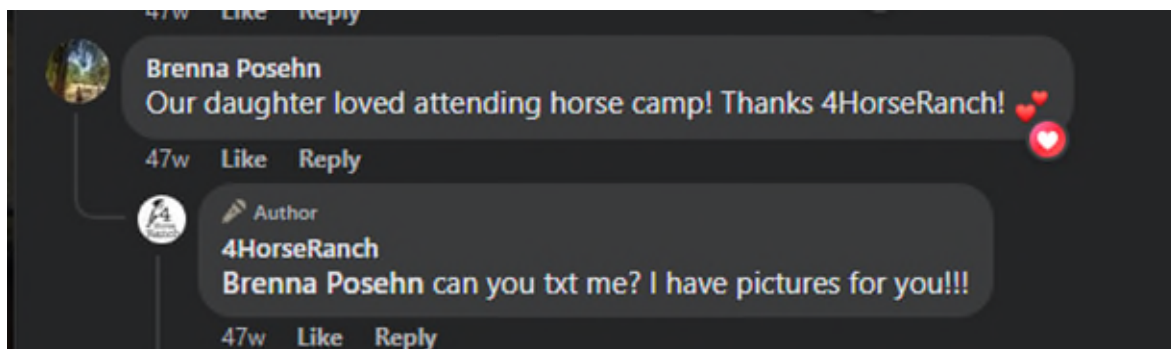
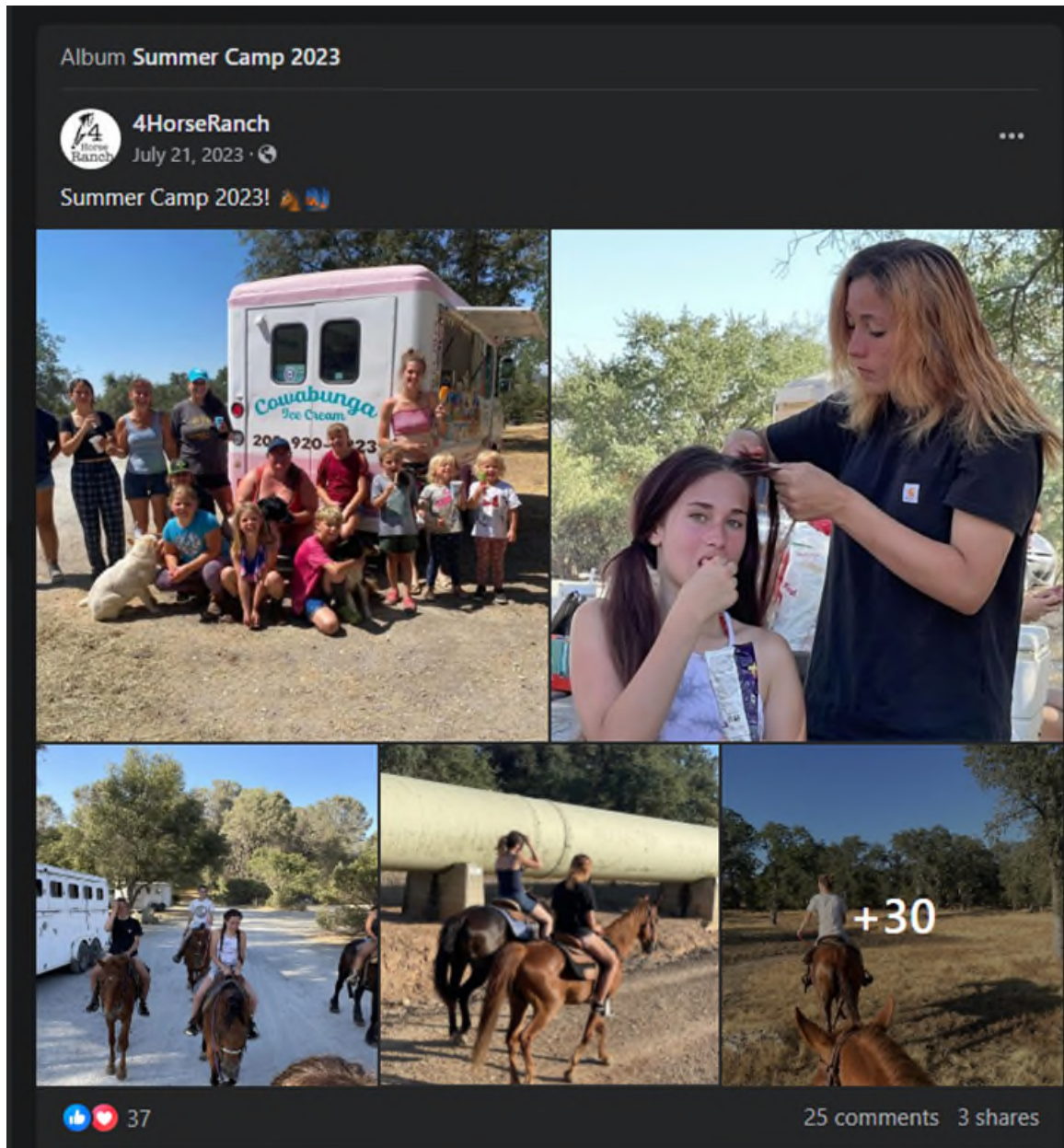
 **4HORSERANCH**

 **4HORSERANCHFAMILY**

# EXHIBIT S



## EXHIBIT T






# EXHIBIT T



# EXHIBIT U



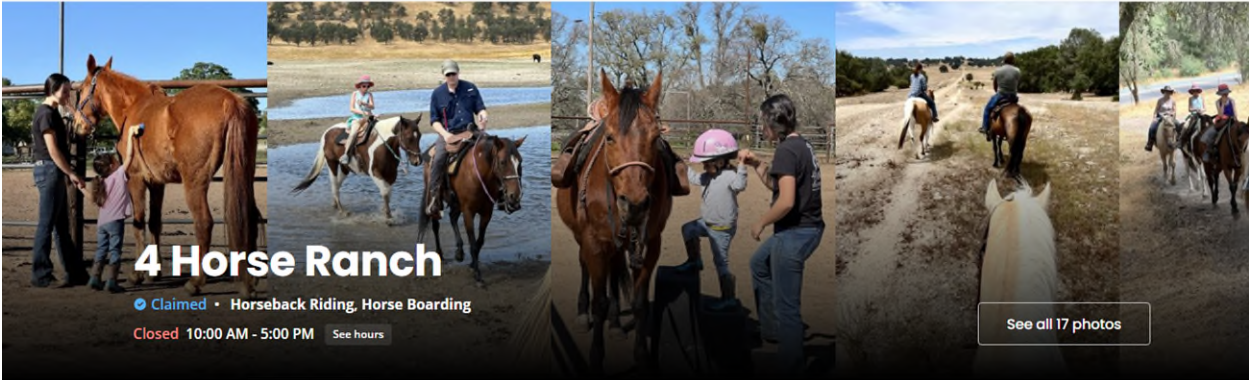
things to do, nail salons, plumbers

Sacramento, CA 95814

Q

Yelp for Business Write a Review Log In Sign Up

Restaurants Home Services Auto Services More

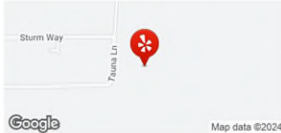


**4 Horse Ranch**  
Claimed • Horseback Riding, Horse Boarding  
Closed 10:00 AM - 5:00 PM See hours

See all 17 photos

Write a review Add photo Share Save

**Location & Hours**



2911 Patriot Way  
Valley Springs, CA 95252

Get directions

|     |                    |
|-----|--------------------|
| Mon | 10:00 AM - 5:00 PM |
| Tue | 10:00 AM - 5:00 PM |
| Wed | 10:00 AM - 5:00 PM |
| Thu | 10:00 AM - 5:00 PM |
| Fri | 10:00 AM - 5:00 PM |
| Sat | 10:00 AM - 5:00 PM |
| Sun | 10:00 AM - 5:00 PM |

Closed now

**Amenities and More**

✓ Accepts Credit Cards

✗ No Bike Parking

**Request information**

You can now request information from this business directly from Yelp

Request information

2 locals recently requested information

(925) 586-5447

Get Directions

2911 Patriot Way Valley Springs, CA 95252

Suggest an edit

# EXHIBIT U

## From the business



### Specialties

4horse Ranch is fun loving, faith based, family owned business that is dedicated to educating the general public on how to ride, and take care of horses. Our mission is to make that learning experience comfortable and enjoyable. 4 Horse Ranch started with a dream between my husband and I, to offer horses to people who might not otherwise get to experience them. We are so excited to share them with you.

Close



Yelp

<https://www.yelp.com/biz/4-horse-ranch-valley-springs>

### 4 HORSE RANCH - Updated June 2024 - Request ...

**WEB** Specialties: **4horse Ranch** is fun loving, faith based, family owned business that is dedicated to educating the general public on how to ride, and take ...

**Latitude:** 38.186754

**Longitude:** 120.880617

**Location:** 2911 Patriot Way Valley Sp...

**Phone:** (925) 586-5447





# EXHIBIT V

**EquineNow**

Horses ▾

Tack &amp; Saddles ▾

Trailers

Services

Real Estate

Store

 Home

Browse Horses

Search Horses

List Your Horse

Farm Directory

Support

## 4horseranch

Horse Farms / 4horseranch

### Organization in Valley Springs, CA

4horse Ranch is fun loving, faith based, family owned business that is dedicated to educating the general public on the proper way to ride, train, and take care of horses.

Owning a horse is a costly and risky decision that no-one should take lightly. There are many things one needs to know when owning or dealing with horses. Our mission is to make that learning experience comfortable and enjoyable, so that our clients are confident and educated with their horse.

So if you are considering owning a horse, interested in learning to ride a horse, or just want to experience some amazing scenery on horseback, we're the people for you.

#### WE DO:

Horse Training: Colt starting, lead pickup, halter breaking, Groundwork/ ground training, horse Desensitization, and side-passing.

Horseback Training: obstacle training, gymkhana, trail, and parade prep. Trail exposure, riding lessons, schooling and exercise rides for you and your horse

#### Website


4horseranch.com





Contact


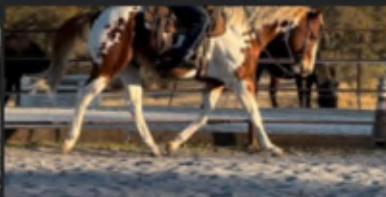

Map


# EXHIBIT W


**4HorseRanch**  
 December 6, 2023 · 🌐

Early Booking Discount for this boy!!!


**Ty's Dual Image**  
 December 6, 2023 · 🌐

Early Booking Discount!!!!

Breeding season is fast approaching!  
 This season we are offering live cover and shipped semen! Yes, we finally are able to ship.  
 Consider Wyatt for your 2024 breeding season, he puts an amazing mind on his foals!  
 7 Panel negative  
 eeAA<sup>n</sup>T and rabicano  
 Stands 14.2 and stocky.

Book before February 28th and lock in the breeding at \$550. Booking fee of \$250 with contract secures discount!

He is located in Valley Springs California  
 Updated phone # for Alex Ramos is  
 (209) 256-5151


# EXHIBIT X






# EXHIBIT Y



Tess Young  recommends 4HorseRanch.

September 12, 2023 · 

...

We were visiting California from Minnesota, and decided to try some horseback riding while we were out here. I found Lynette and 4 Horse ranch through Facebook. While I was initially interested based on location, and great pricing, I am giving her 5 stars because the service and experience.

When we arrived, my girls (ages 9 and 10) were able to help brush the horses while things were getting prepared to be loaded. They really enjoyed interacting with the horses before the ride. The puppies on the property were also a big hit.

We then followed them a short drive to our riding location. After getting saddled up, and given instruction, we were off. Lynette had two extra helpers along to assist with our kids, which made me, as a mom, feel in great hands. This was not just a "your horse followed the one in front" kind of ride. We rode through varied terrain, and even got to go through water, which my kids thought was a highlight! (I'll admit it was pretty fun too!)

Lynette and her staff took photos (attached) as a sweet reminder of our trip. It was unexpected, but such a nice touch. They were all engaging in conversation with everyone, and made sure we were well taken care of on the trail.

It's clear that she loves her horses, and what she does, and that translates to a great experience for anyone who rides with her. Thanks for a memorable ride!



**STANDARDS-AT-A-GLANCE, 2019 Edition (11/2019)***revised 12/2022*

The *Accreditation Process Guide (APG), 2019 Edition*, is ordered through the [ACA Bookstore](#). The *Standards-at-a-Glance* is only a **basic reference** and represents a **general overview** of the ACA standards. Not included in this document are the specific details, contextual education, to whom the standards apply, and compliance demonstrations for each standard. Do not utilize this document for accreditation preparation or maintenance – only the *Accreditation Process Guide (APG), 2019 Edition*, should be used.

Standards that are **bold, italicized, and with an asterisk \*** are **mandatory**, and as they apply to camps, they must comply with these standards to be accredited by the American Camp Association.

***Disclaimer:*** *The purpose of these standards, and of the American Camp Association, is to educate camp directors and camp personnel regarding practices and procedures followed generally within the camp industry. That educational mission is furthered to the extent that the standards provide a basis for accreditation of camps by the American Camping Association, Inc. It should be recognized that each part of every standard may not be applicable to all camps. Further, it is not the intention of the American Camping Association, Inc. to attempt to include every practice or procedure that might be desirable for or implemented by a camp since conditions, facilities, and the goals or objectives of all camps are not identical or uniform.*

*The accreditation programs of the American Camping Association, Inc. is designed to be applied only to those camp programs that are consistent with the stated eligibility requirements of the identified designations. Programs outside of these criteria are not considered for accreditation.*

*In developing and applying these standards in the accreditation process, the American Camping Association, Inc. and its local offices do not undertake to verify the continuous adherence by those camps or directors to every applicable standards or guideline. Nor does the Association warrant, guarantee, or insure that compliance with these standards will prevent any or all injury or loss that may be caused by or associated with any person's use of facilities, equipment, or other items or activities that are the subjects of these standards; nor does the Association assume any responsibility or liability for any such injury or loss. Similarly, the Association, as a not-for-profit educational organization, does not warrant, guarantee, or insure that adherence to these standards is sufficient to achieve compliance with applicable law in all jurisdictions. Camps should make themselves aware of all applicable federal, state, and local laws and regulations and consult with legal counsel as necessary.\**

*Further, the American Camping Association, Inc. hereby expressly disclaims any responsibility, liability, or duty to affiliated camps, directors, camp personnel, and to campers and their families, for any such liability arising out of injury or loss to any person by the failure of such camps, directors, or camp personnel to adhere to these standards.*

**CORE**

**CR.1 Rights and Dignity of Campers/Staff:** The camp should have a written statement specific to respecting the rights and dignity of all individuals that is shared with staff, parents/guardians, and campers, and that staff are trained to facilitate.

**CR.2 Goals and Outcomes:** The camp should have a written statement of goals, identify measurable outcomes, train staff to help campers achieve them, and inform parents and campers of these intended outcomes.

**CR.3 Camper Development:** Camp programs should provide specific activities that are designed to help camper developmental, emotional, social, and physical health.

**CR.4 Environmental Activities:** The camp should offer program activities that help develop awareness of, appreciation and responsibility for, and stewardship toward the natural environment.

**CR.5 Condition of Facilities, Equipment, and Vehicles:** Buildings, structures, grounds, equipment (including vehicles, if applicable), and activity areas should be maintained in a clean, safe, and sanitary condition.

## **ADMINISTRATION**

### **Administration: Site/Transportation**

**\*AD.1 Local Emergency Response:** The camp must make annual contact with all applicable local emergency officials to notify them of the camp's dates of operation and relevant scope of programming (including items such as clients served, key elements of the program, and overview of the facilities).

**\*AD.2 Emergency Medical Transportation:** If the camp does not use 911 for emergency medical transportation, the camp must have emergency transportation available at all times provided by the camp being accredited OR by the rental group.

**AD.3 Private Vehicle Use:** The camp should obtain written permission from owners to use their private vehicles for camp business.

**AD.4 Arrival and Departure:** The camp should have and use procedures for an orderly arrival and departure of campers, for the loading and unloading vehicles, and supervision during these times.

**AD.5 Transportation Information for Parents:** Parents should be provided with written pick-up and drop-off times, including a system to communicate any changes, safety procedures, and safety rules for buses/vans.

**AD.6 Accident Procedures:** A staff member trained on accident procedures should be in each vehicle transporting campers/staff.

**AD.7 Transportation Safety Procedures:** Transportation procedures should include seating limits, required use of seat belts/booster seats, passengers remaining seated, and wheelchair-handling procedures when applicable.

**AD.8 Transportation Orientation:** The camp should orient all passengers to safety regulations and procedures.

**AD.9 Driver Requirements:** Driving records should be reviewed by the camp, and the camp should confirm that drivers have appropriate licenses for the vehicles driven.

**AD.10 Leased, Rented, or Chartered Vehicles:** The camp should select providers who include evidence that they have a system for regular maintenance/safety checks and that they verify acceptable driving records of provided drivers.

### **Administration: Health and Wellness**

**AD.11 Special Health Needs:** The camp should provide parents of potential campers with special health needs information about the camp's philosophy and health management practices and should have a system to evaluate the camp's ability to meet special health needs, including providing sufficient health staff.

**AD.12 Record Maintenance:** All health-related forms and records should be kept for at least the period of statutory limits.

### **Administration: Risk Management**

**AD.13 Risk Management:** The camp should identify and analyze risk exposure and take risk control measures.

**AD.14 Incident Reporting and Analysis:** Written reports on incidents and accidents should be completed and annually reviewed to modify or change procedures as necessary.

**AD.15 Insurance Coverage:** The camp should have applicable insurance coverage for general liability, worker's compensation, loss on buildings, business personal property, motor vehicles, and campers.



**AD.16 Personal Property Policy:** The camp should advise all participants of policies for possession and use of alcohol/drugs, personal equipment (sports, electronics, etc.), vehicles, animals, and weapons.

**\*AD.17 Non-Program Firearms Control:** Firearms and ammunition not used in programs must be stored under lock.

**AD.18 Camp Security and Active Threats:** The camp should annually review security concerns, establish a written plan to address possible intruders and active threats, and train staff and campers in the steps to take.

**AD.19 Safety Orientation and Emergency Plan:** The camp should provide a safety orientation to campers, staff, and rental groups, regarding camp boundaries and hazards, behavior expectations, and emergency procedures for natural disasters and other reasonably foreseeable emergencies.

**AD.20 Missing Person Procedure:** The camp should develop written search-and-rescue procedures for lost, missing, or runaway persons.

**AD.21 Emergency Communications:** The camp should have written procedures specifying a system for emergency communication when campers or staff are away from camp, for contacting parents/guardians of minors, and for communicating with the media.

**AD.22 Campers in Public Areas:** When campers are in public places and/or have contact with the public, the camp should specify supervision ratios, safety rules and behavior guidelines for campers, and emergency procedures if someone is separated from the group.

**AD.23 Camper Release/Verification:** The camp should establish written procedures for releasing minor campers and for verifying absences at the beginning of the day or session.

#### **Administration: Human Resources**

**AD.24 Hiring Policies:** The camp hiring policies should include an application and screening process for each job category and have been reviewed by legal counsel/human resources personnel within the last three years.

**\*AD.25 New Staff Screening (year-round/seasonal staff):** The camp must require a criminal background check, at least two references, and a personal interview for all new staff based on camp property.

**\*AD.26 Subsequent Criminal Background Check Screening (year-round/returning seasonal staff):** The camp must require a criminal background check annually for all seasonal staff based on camp property and at least every five years for year-round staff based on camp property.

**\*AD.27 Annual Screening for All Staff:** Camp procedures must require the annual completion of a voluntary disclosure statement and an annual check of the National Sex Offender website for all camp staff based on camp property.

**AD.28 Job Description/Information:** Prior to accepting a position, camp staff should be provided job descriptions and information on the nature and diversity of the camp program and population served.

**AD.29 Personnel Policies:** Written personnel policies should address general equal employment opportunity policies, benefits, time off/absence, performance evaluation, severance/grievance procedures, and work rules and personal conduct, including harassment policies.

**AD.30 Staff Time Off:** Resident camp staff should be provided with time off daily, as well as 24 hours or more off each two weeks, in blocks of not less than 12 hours, throughout their employment.

#### **Administration: Program**

**AD.31 Camp Experience Evaluation:** Camps should have an evaluation system that includes at least three sources of feedback to determine whether the stated goals/outcomes are met and is applied to improve the quality of the camp experience.

**AD.32 Program Eligibility for Camp Programs:** The camp should identify in writing any eligibility requirements necessary for campers to participate in each program activity offered.

**AD.33 Activity Information and Permission:** The camp should inform campers and parents/guardians in writing of the nature of camp activities and the related risks/degree of difficulty, and require the parent's/guardian's written approval or denial of participation.

**Administration: Trip or Extended Trip/Travel Standards**

**AD.34 Emergency Assistance:** Leaders of out-of-camp trips should know how to access emergency assistance and what to do when a participant cannot continue.

**AD.35 Trip Itinerary/Details and Designated Person:** The itinerary and details of all out-of-camp trips should be planned in advance and made known to a designated person in the camp office or a responsible person located elsewhere. Information should include a roster of participants, departure and return times, bad weather plans, intended routes, and communication plans.

**AD.36 Extended Trip/Travel Procedures:** Camp transportation procedures should specify emergency procedures, provisions for nontravel days, and guidelines for acceptable travel times and conditions.

**Administration: For Camps That Serve Rental Groups**

**AD.37 Rental Group Agreement:** The camp should have a written use agreement for rental groups that includes terms of use, cancellation, minimum fees, refund policy, and cost for use of equipment and/or services.

**AD.38 Rental Group Responsibilities:** The rental group agreement should specify parties responsible for emergency response, supervision, recreational activities, insurance coverage, and the need for rental group staff to have appropriate screening.

**AD.39 Rental Group Food Handling Procedures:** The camp should advise rental groups regarding clean and sanitary food preparation and safe temperatures for food.

**AD.40 Rental Group Appropriate Dishwashing Procedures:** The camp should advise rental groups regarding appropriate dishwashing, sanitizing, and drying procedures.

**AD.41 Rental Group - Conditions:** The camp should advise rental groups of any conditions for use, safety guidelines, supervision requirements, and warnings/restrictions for activities, equipment, and facilities that are available to them.

**\*AD.42 Emergency Care Personnel:** The camp must provide **or** advise rental groups to provide adults with appropriate first aid and CPR/AED certifications.

**AD.43 Healthcare Planning:** For rental groups, camp should identify who is responsible for first aid, emergency care, and transportation; availability of first aid supplies/equipment; and training/information for staff, families, and groups concerning emergency procedures and reporting requirements.

**\*AD.44 Health Information:** The camp must gather **or** advise rental groups to gather emergency contacts for all participants, any allergies or health conditions for all participants, and signed permission to treat for minors. The camp must also advise the rental group of the need to lock all medication.

**Administration: For Vendor Provided Specialized and Aquatic Programs**

**AD.45 Vendor-Provided Specialized Activities:** The camp should select vendors for specialized activities that provide an adequate number of qualified instructors and leaders, orient campers and staff to boundaries and rules, limit camper access as appropriate, and use equipment and facilities that are appropriately sized and in good repair. When using vendors for adventure/challenge course activities, the facilities and areas must meet nationally recognized guidelines for construction and maintenance. When using vendors for horseback riding, horses must be physically sound and suitable for the skill levels of participants.

**\*AD.46 Vendor-Provided Swimming:** The camp must use only swimming vendors or public swimming facilities that provide persons with appropriate current certification in lifeguarding, first aid, and CPR/AED.

**\*AD.47 Vendor-Provided Watercraft Activities:** The camp must use only watercraft activity vendors or public facilities that provide persons with appropriate certification for watercraft instruction, lifeguarding, first aid, and CPR/AED.

## **FACILITIES**

### **Facilities: Site and Food Service**

**\*FA.1 Emergency Exits:** Buildings used for sleeping must have at least two exits.

**\*FA.2 Care of Hazardous Materials:** Hazardous materials used at camp must be stored appropriately and used only by trained persons.

**FA.3 Utility Systems:** The camp should have available blueprints, charts, or descriptions showing locations of utility systems and cut-off valves.

**FA.4 Water Testing:** If the camp does not use a public water system, the camp should have written verification of safe drinking water.

**FA.5 Electrical Evaluation:** Qualified personnel should conduct an annual electrical evaluation.

**FA.6 Fire and Safety Equipment Evaluation:** Qualified personnel should conduct an annual safety examination of all fire detection and suppression equipment and systems.

**FA.7 Power Tools:** The camp should allow use of power tools only by trained persons.

**FA.8 Playgrounds:** Staff should verify that playground equipment is in good repair prior to its use by campers.

**FA.9 Permanent Sleeping Quarters:** All permanent sleeping quarters should have ventilation/temperature control, at least 30" between beds, and adequate space for freedom of movement or emergency exit.

**FA.10 Smoke Detectors and Carbon Monoxide Detectors:** The camp should have smoke detectors in all buildings used for sleeping and carbon monoxide detectors in any building used for sleeping that also contains fuel-burning equipment.

**FA.11 Bunk Guardrails:** Upper bunks used by youth should be equipped with guardrails.

**FA.12 Healthcare Center:** The camp should have an area available that provides protection from the elements, space for treatment, an available toilet, drinking water, a place for privacy and isolation, and one bed per 50 persons in camp.

**FA.13 Access of Specialized Activity Areas:** The camp should control access to specialized activity areas.

**FA.14 Handwashing Facilities:** The camp should provide handwashing facilities near toilet areas and in areas where food is prepared/consumed.

**FA.15 Food Service Area:** The camp should provide food service areas that are clean and protected from rodents/insects.

**FA.16 Refrigeration:** The camp should store potentially hazardous foods at 40°F or below, provide thermometers in refrigerators, monitor temperatures, and take corrective action if temperatures exceed 40°F.

**FA.17 Food Temperature:** Food service staff should minimize the time that potentially hazardous foods remain in the danger zone of 40°F to 140°F.

**FA.18 Sanitized Utensils and Surfaces:** Food service staff should follow procedures for clean/sanitized utensils and food contact surfaces.

**FA.19 Dish Washing:** Dishes and utensils should be washed and sanitized after each use, following appropriate procedures.

**FA.20 Dish Drying and Storage:** Dishes should be air dried and covered when not in use.

### **Facilities: Transportation**

**FA.21 Nonpassenger Vehicles:** Transportation in non-passenger vehicles should be prohibited.

**FA.22 Emergency Equipment:** All vehicles used to transport campers/staff should have appropriate emergency accessories.

**FA.23 Mechanical Evaluations:** All vehicles used by the camp to transport passengers should have regular checks for mechanical soundness.

**FA.24 Safety Checks:** All vehicles used by the camp to transport passengers should have daily visual checks of tires, weekly checks of tire inflation, and regular checks of lights, windshield/wipers, emergency flashers, horn, brakes, mirrors, and fluid levels.

### **HEALTH AND WELLNESS**

**\*HW.1 Camper Health History:** The camp must gather health history information for each camper that includes allergies/dietary restrictions, medications, past medical treatment, immunizations, current conditions, and activity restrictions.

**HW.2 Permission to Treat:** Parents/guardians of minors should provide signed permission for the camp to provide routine health care, administer prescribed medication, and seek emergency medical treatment.

**HW.3 Contact Information:** The camp should have access to contact info for each minor camper, including name/birthdate, home address, name/address/phone number of parent/guardian, and any additional emergency contacts.

**\*HW.4 Health Information for Short-term and Family Camp Participants:** The camp must collect information for all campers, including names/addresses, emergency contacts, allergies or conditions requiring treatment/restrictions, record of medications, and permission to treat (for minors without a parent/guardian on site).

**HW.5 Health Exam:** Each resident camp should assess the need for campers to have a physical exam. If an exam is required, it should be within the previous 24 months.

**HW.6 Health Screening for Resident Camps:** Within 24 hours of arrival, an appropriately trained staff person should conduct health screenings for incoming campers.

**HW.7 Health Information Review and Screening for Day Camp and Short-Term Camp:** The camp should designate staff to review campers' health information within 24 hours of first arrival and collect any medication to be given.

**HW.8 Parent Notification:** Parents should be informed in writing of situations when they will be notified of camper illness or injury, and the camp should document when parents have been contacted or attempts to contact have been made.

**HW.9 Healthcare Policies and Treatment Procedures:** The camp should have written healthcare policies, reviewed at least every three years by a licensed healthcare professional, that include scope and limits of camp healthcare services provided; authority/responsibilities of the camp healthcare administrator and providers, and other camp staff, to provide health and emergency care; guidelines for accessing external resources; and treatment procedures allowed under the scope of practice of the designated healthcare provider.

**HW.10 Inform Staff of Specific Needs:** The camp should inform appropriate staff of any specific needs of campers for whom they are responsible.

**HW.11 Healthcare Equipment, Supplies, and Emergency Assistance:** The camp should identify necessary healthcare equipment and supplies and methods to obtain them, and procedures for obtaining emergency healthcare assistance.

**HW.12 Availability of an AED:** The camp should have continual access to an AED managed by trained personnel.

**\*HW.13 Medication Storage and Administration:** All drugs (Rx and OTC) for campers and staff must be stored under lock and, for prescription medications, given under the directions of a licensed provider or, for OTC medications, per the camp's written procedures or signed instructions from a parent/guardian.

**HW.14 Recordkeeping:** The camp should maintain records of all healthcare provided and reports of all incidents requiring professional medical treatment.

**HW.15 Staff Health History:** The camp should collect a current health history from each staff member.

**HW.16 Contact Information for Staff Members Who Are Minors:** The camp should have access to contact information, including emergency contacts, for staff members who are minors.

**HW.17 Health Screening for Resident Camp Staff:** An appropriately trained staff person should conduct health screening for staff members, prior to the arrival of campers.

**HW.18 First-Aid Kits:** First-aid kits stocked with supplies appropriate to the location and activity, including personal protective equipment, should be readily available in aquatic and specialized activity areas, on trips, in vehicles, and in food service areas.

## **STAFF AND SUPERVISION**

### **Staff and Supervision: Staff Qualifications**

**ST.1 Food Service Supervisor:** The camp should have documentation of the food service supervisor's training/experience in food service management.

**ST.2 Healthcare Provider:** Resident camps should have a licensed prescriber or registered nurse on site daily. Day camps/short-term camps should have pre-arranged phone access to a licensed prescriber or registered nurse.

**\*ST.3 First-Aid and Emergency Care Personnel:** A staff member with training in the appropriate level of first aid and CPR/AED must be on duty at all times when campers are present, in camp and on out-of-camp trips.

**ST.4 Healthcare Away from Main Camp:** A staff member with current first aid and CPR/AED certification from a nationally recognized provider should be oriented and available to provide routine health care for participants and to handle emergencies on trips and in locations away from the main camp.

**ST.5 Director Qualifications:** The on-site director should have at least two seasons of camp supervisory experience, have completed an average of five hours a year of professional development, and be at least 25 years old. The director of a camp that primarily serves campers with special needs should have at least 24 weeks of experience working with that special population.

**ST.6 Special Needs Staff Requirements:** A minimum of 25 percent of staff with supervisory responsibilities should have at least 16 weeks of experience with the specific population OR a bachelor's degree relevant to the clientele served.

**\*ST.7 First Aid, CPR/AED for Aquatics:** The camp should have a staff member certified in first aid and CPR/AED on duty at all specialized activities and aquatic areas. **A staff member with CPR/AED certification is required for aquatic areas.**

**ST.8 Supervisor Qualification, Specialized Activities:** The overall supervisor for each specialized activity should be an adult and hold a current certification and experience specific to the activity or have documented supervisor training and experience specific to the activity.

**ST.9 Adventure/Challenge Activities Supervisor Qualifications:** The overall supervisor for adventure/challenge activities should be an adult; and hold a current certification and experience specific to the activity or have documented training and experience leading the activity within the past two years; and have at least four weeks of recent supervisory experience.

**ST.10 Horseback Activities Supervisor Qualifications:** The supervisor for horseback activities should be an adult; hold a certification as an instructor and documented experience or have documented endorsements of successful experience in formal horseback riding instruction; and have at least four weeks of recent supervisory experience.

**ST.11 Aquatics Supervisor Qualifications:** The aquatic supervisor for each aquatic area should be an individual who is an adult; holds or has recently held appropriate aquatic certification; and has at least four weeks of recent supervisory experience or has completed recent additional management/supervisory training.

**\*ST.12 Swim Lifeguard Certification and Skills Verification:** The camp must have an appropriately certified lifeguard (including first aid and CPR/AED) to guard each aquatic activity. The guard's rescue skills must have been verified in the environment in which they will guard.

**\*ST.13 SCUBA Diving Activities:** The camp must have an appropriately certified SCUBA instructor to supervise SCUBA diving activities.

**ST.14 Instructional Swimming Activities:** Instructional swimming should be taught by an appropriately certified swim instructor or someone with documented experience in teaching swim lessons within the past two years and should be guarded by a certified lifeguard out of the water.

**\*ST.15 Watercraft Guard Certification and Skills Verification:** The camp must have an appropriately certified watercraft instructor or lifeguard to guard all watercraft activities. The guard's rescue skills must have been verified for the type of craft and the environment in which they will guard.

**ST.16 Extended Trip/Travel Leader Qualifications:** The trip leader should be an adult with skills relevant to the trip activities, endorsements or observations of judgement and leadership ability, experience or training to handle camper behavior, and experience on similar trips.

**\*ST.17 Extended Trip/Travel Aquatic Supervisor Qualifications:** Aquatic staff on trips must have appropriate watercraft or lifeguard certification and documented skills and be trained in water rescue and emergency procedures specific to the location and activity.

### **Staff and Supervision: Staff Training**

**ST.18 Vehicle Nondriver Training:** Vehicles transporting 15 or more campers should have a staff member, in addition to the driver, who is trained in safety responsibilities and group management.

**ST.19 Training for Drivers:** Drivers should be trained, including behind-the-wheel driving when the vehicle to be driven differs in size/capacity from the driver's regularly driven vehicle, on backing up, loading/unloading passengers, handling breakdowns or passenger illness, handling camper behavior, location of campers during refueling, completing safety checks, and evacuation procedures if buses are used.

**ST.20 Motorized Watercraft Training:** Boat drivers should be trained on laws, common navigation and boater courtesy, safe loading and unloading of passengers, handling mechanical failure, and refueling. On-the-water training should be required.

**ST.21 Staff Training for Role in Healthcare:** Camp staff should be trained on their roles and responsibilities related to camp healthcare.

**ST.22 Camp Security Training and Rehearsal:** Camp staff should be trained and have rehearsed their roles in the event of an intruder, unauthorized guest, or active threat at camp (see AD.18).

**ST.23 Emergency Plan Training and Rehearsal:** The camp should provide training and rehearsal for staff, campers, and rental groups regarding responding to natural disasters and other foreseeable emergencies (see AD.19).



**ST.24 Missing Person Training and Rehearsal:** Staff members should be trained and have rehearsed their roles in the event of lost, missing, or runaway persons (see AD.20).

**ST.25 Precamp Staff Training:** Precamp training should address topics including the camp's purpose and mission, developmental needs of campers, operating and safety procedures for activities, behavior management, expectations for staff performance and conduct, recognizing and reporting child abuse, and emergency procedures.

**ST.26 Job Training Specific to Role:** All staff should have training on specific job functions and clear expectations for acceptable performance.

**ST.27 Supervisor Training:** Supervisory staff should be provided written guidelines and trained to monitor staff performance, to reinforce or correct staff behavior, and to carry out their responsibilities in the camp's performance review system.

**ST.28 Camp Staff Supervision for General Camp Activities:** Staff should be trained on written procedures for camper supervision responsibilities during general and unstructured camp activities.

**ST.29 Staff–Camper Interaction Training:** Staff should be trained to speak with and listen to campers respectfully, focus attention primarily on campers, and promote mental, emotional, social, and physical health and safety.

**ST.30 Behavior Management and Discipline Training:** Staff should be trained on written procedures to teach problem-solving skills, recognize and address bullying, and implement fair and consistent appropriate disciplinary steps.

**ST.31 Sensitive Issue Policy:** Staff should be trained on how to respond appropriately to socially sensitive issues.

**ST.32 Extended Trip/Travel Staff Training:** Trip staff should be trained to assess specific safety concerns and hazards, enforce safety regulations, and handle emergencies.

### **Staff Skill Verification and Observation**

**ST.33 Staff Skill Verification:** Staff teaching specialized program activities should have their skills verified and evaluated prior to leading activities.

**ST.34 Staff Observation:** The camp should have a system of regular staff observations to provide support and ensure acceptable job performance criteria are continually practiced. These observations should include observation and evaluation of program areas (specialized activities, aquatics, trip staff, etc.)

### **Camper Supervision and Ratios**

**ST.35 General Camp Activities Supervision Ratios and Staff Age:** The camp should specify the ratio of staff who are on duty and supervising campers in living areas, during unstructured time, and during general programming. The camp should determine when/if exceptions to the general ratios may occur.

**\*ST.36 Training on 1:1 Camper-to-Staff Interactions:** All staff must receive training to minimize the potential of being in a 1:1 camper/staff situation when out of sight of others.

**ST.37 Health Center Supervision:** All campers in the health center should be continually supervised. Staff should be supervised as necessary.

**ST.38 Camper Supervision Away from Camp or At Vendor-Provided Programs:** Staff accompanying campers to activity sites or with vendor-provided programs should be trained in their supervisory roles and responsibilities.

**ST.39 Transportation Supervision:** The camp should specify transportation supervision ratios of staff to campers that consider the age, mental ability, and physical condition of all passengers.

**ST.40 Supervision Ratios for Specialized Program Activities:** For specialized activities, the camp should determine the minimum ratios of trained staff to participants and when it is necessary to include a minimum of 2 staff (one of whom should be an adult).

**ST.41 Supervision Ratios for Trips of Any Length:** For trips of any length, the camp should determine the minimum ratios of trained staff to participants and when it is necessary to include a minimum of 2 staff (one of whom should be an adult). For extended trip/travel, there must be at least one staff member in addition to the leader.

**ST.42 Aquatic Activity Supervision Ratios (all aquatic activities):** The camp should specify ratios of aquatic-certified persons and lookouts on duty at each aquatic area, with a minimum of two staff members, at least one of whom is an adult.

## **PROGRAM DESIGN AND ACTIVITIES**

### **Program Design and Activities: Program General**

**PD.1 Program Progression:** The camp should offer activities that allow campers to experience progression, challenge, and success.

**PD.2 Program Equipment Maintenance and Safety Checks:** All equipment used should be appropriate to the size and ability of users and stored to safeguard effectiveness. Equipment should be safety-checked regularly, and prior to each use for specialized activities and trips. Adventure/challenge equipment should have written inspection and maintenance records.

**\*PD.3 Program Safety:** Campers and staff must be trained in use and care of camp stoves, obtaining and treating drinking water, safe food preparation and storage, cleaning food utensils, and minimizing environmental impact.

**PD.4 Documentation and Emergency Information for All Trips:** All out-of-camp trip leaders should have ready access to emergency information for each group member, including health forms and permission-to-treat forms, in addition to documents that fully identify the group, its leadership, insurance, and a home-base contact.

### **Program Design and Activities: Program, Specialized Activities (Including Challenge/Adventure and Horseback Riding)**

**PD.5 Safety Orientation for Specialized Activities:** Participants in specialized activities should have a safety orientation before participating.

**PD.6 Spotters and Belayers:** Spotters and belayers should be trained, supervised, and located in positions where they can continuously observe and quickly assist any participant.

**PD.7 Safety and Emergency Procedures:** The camp should specify safety rules and emergency/rescue procedures for each specialized activity offered.

**\*PD.8 Archery Safety:** The archery range must include arrow stops and a supplemental backstop or specific safety zones behind targets, clearly delineated rear and side safety buffers, and clearly defined shooting lines. Archery activity leaders must use clear safety signals and range commands. Bows and arrows must be locked when not in use.

**\*PD.9 Rifle, Pellet Gun, and Air Gun Safety:** The camp must require redundant storage of all firearms and ammunition, including requiring locations or access systems. The shooting range must include bullet traps or a supplemental backstop and specific safety zones behind targets, clearly delineated rear and side safety buffers, and a clearly defined firing line. Activity leaders must use clear safety signals and range commands to control activity at the firing line and during the retrieval of targets.

**PD.10 Go-Kart Safety:** Go-karts should be equipped with rollover protection and/or restraint devices when applicable to the type of vehicle being used and recommended by the manufacturers.

**PD.11 ATV Safety:** ATVs must have size and speed restrictions for drivers under 16. No passengers should be allowed on ATVs, and ATVs should not be operated on paved or public roads.

**\*PD.12 Protective Headgear:** Protective headgear must be worn by all campers and staff participating in bicycling or motorized vehicle or activities, rock climbing, rappelling, spelunking, high ropes, vertical climbing walls/tower, and activities involving boarding, in-line skating, snow skiing, and hockey.

**PD.13 Safety Apparel:** The camp should require campers and staff to wear safety apparel appropriate to the specialized activity.

**PD.14 Annual Inspection of Adventure/Challenge Course Elements:** The camp should have qualified personnel annually inspect all adventure/challenge course elements.

**Program Design and Activities: Program Horse/Livestock**

**\*PD.15 Protective Headgear for Horseback Riding:** Protective headgear must be worn by all campers and staff under the age of 18. For staff and campers age 18 and over, an acknowledgement-of-risk form must be signed if they choose not to wear a helmet.

**PD.16 Pony Rides:** Camps should have procedures for pony rides that require the use of sound horses/ponies and an adequate number of qualified people assisting riders as necessary.

**PD.17 Riding and Livestock Facilities:** Stables, corrals, paddocks, rings, and other livestock areas should be located away from camp living areas, and be clean and supplied with fresh water.

**PD.18 Horse and Livestock Medication:** The camp should require that horse and livestock medications be handled only by trained or experienced people, secured away from camper access, and locked up when not in use.

**PD.19 Safety Apparel for Horseback Riding:** The camp should require campers and staff to wear safety apparel (including pants and boots) appropriate to the specialized activity.

**PD.20 Classifying Horses:** Riding staff should classify horses for various rider skill levels before use by participants.

**PD.21 Horse Soundness:** Riding staff should check all horses daily for physical soundness and remove any unsound horses from the riding program.

**PD.22 Rider Classification:** Riding staff should evaluate and classify participants' riding abilities and assign participants to appropriate horses, equipment, and activities.

**Program Design and Activities: Program Extended Trip/Travel (Three Nights or More)**

**PD.23 Trip Procedure:** The camp must specify safety regulations, provide appropriate protective or rescue equipment, prepare participants for foreseeable risks, and specify emergency and rescue procedures for each trip/travel program.

**\*PD.24 Trip Orientation:** All campers and staff must be oriented to safety regulations and emergency procedures; first aid, health, and sanitation practices; practices to protect the environment; off-limits areas; rendezvous times and places; and how to obtain medical and emergency assistance.

**PROGRAM AQUATICS**

**Program Aquatics: General and Swimming**

**PA.1 Lookouts:** Lookouts should be oriented to their responsibilities.

**PA.2 Aquatic Safety Regulations:** The camp should orient participants in aquatic activities to the written safety rules and regulations.

**PA.3 Emergency Procedures:** Aquatic staff should rehearse emergency procedures for aquatic activities.

**PA.4 Safety of Persons with Impaired Mobility (Permanent and Temporary):** The camp should have a method by which to prevent accidental access to bodies of water.

**PA.5 Safety Systems:** The camp should have a system in place to quickly account for all participants in each aquatic activity.

**PA.6 Participant Classifications:** The camp should evaluate and classify participants' swimming abilities and assign them to appropriate swimming areas, equipment, facilities, and activities.

**PA.7 Swimming Pool:** Pools on camp property should have a fence or physical barrier to control access, clearly marked water depths, routine maintenance procedures for sanitation and safety, posted rules, and available rescue equipment.

**PA.8 Natural Body of Water Use for Aquatic Activities:** Natural bodies of water used for camp aquatic activities should have controlled access, posted rules, and designated activity areas. Known hazards should be eliminated or activities near them controlled. Equipment should be regularly checked and maintained, and rescue equipment should be available.

**PA.9 Aquatic Sites:** Camp staff should orient participants to rules and boundaries, assess conditions, and limit camper access. Facility and equipment should appear in good repair, and rescue equipment should be available. All staff should be trained on their supervisory roles and responsibilities.

**\*PA.10 Staff Swimming:** The camp must require certified lifeguards to be present during staff swimming times.

**Program Aquatics: Watercraft Activities**

**\*PA.11 Watercraft Safety for Staff and All-Adult Groups:** The camp must require that participants wear personal flotation devices, follow safety regulations, and use a check-out system if certified personnel are not supervising.

**\*PA.12 Personal Flotation Device (PFDs):** PFDs must be worn by campers and staff for all watercraft activities offered by the camp or a vendor.

**PA.13 Personal Watercraft:** The camp should prohibit personal watercraft use by anyone under age 16, whether the program is offered by the camp or by a vendor.

**PA.14 Watercraft Activity Orientation:** Prior to using watercraft provided by the camp or a vendor, all participants should be trained in boarding, debarking, trimming, movement in the craft, PFD use, and self-rescue in case of capsizing or flooding.

**PA.15 Watercraft Instruction:** Watercraft instructors should be appropriately certified or have documented experience specific to the watercraft activities conducted.

**PA.16 Watercraft Maintenance:** The camp should have written evidence of regular maintenance and safety checks for all watercraft.

**CALAVERAS COUNTY TREASURER – TAX COLLECTOR****APPLICATION FOR BUSINESS LICENSE**

891 MOUNTAIN RANCH RD, SAN ANDREAS CA 95249

PH# 209-754-6350 - FAX# 209-754-6355

[HTTPS://TAXCOLLECTOR.CALAVERASGOV.US](https://taxcollector.calaverasgov.us)

BL#:

**Assessor's Use Only**APN: 048-009-052☐ Out of County

ALL INFORMATION SUBMITTED BELOW BECOMES PUBLIC RECORD. THE UNDERSIGNED AGREES TO HOLD THE COUNTY HARMLESS AND WAIVES ALL CLAIMS, SUITS, AND DEMANDS ON THE COUNTY AND ITS OFFICERS AND EMPLOYEES IN CONNECTION WITH THE RELEASE OF THE COMPLETED FORM UNDER A PUBLIC RECORDS ACT REQUEST OR ANY OTHER RELEASE AUTHORIZED BY LAW.

☐ YES ☐ NO DISCLOSURE WILL RESULT IN A COMPETITIVE DISADVANTAGE.

BY CHECKING "YES", THE UNDERSIGNED AGREES DISCLOSURE WILL RESULT IN A COMPETITIVE DISADVANTAGE

☒ NEW APPLICATION ☐ PHYSICAL LOCATION CHANGE ☐ STANDARD CHANGES ☐ EXEMPT
COMPANY NAME: 4 Horse Ranch PH: 925-586-5447

DBA / FICTITIOUS COMPANY NAME: \_\_\_\_\_

MAILING ADDRESS: 2911 Patriot Way STE# \_\_\_\_\_ CITY/STATE: Valley Springs, CA ZIP: 95252BUSINESS ADDRESS: 2911 Patriot Way STE# \_\_\_\_\_ CITY/STATE: Valley Springs, CA ZIP: 95252COMPANY EMAIL ADDRESS: Fourhorse ranch Valley Springs Ca. ComTYPE OF BUSINESS: Trail Rides and Birthday Parties

▷ BUSINESS BASE: ☐ HOME-BASED NON-MOBILE ☒ HOME-BASED MOBILE ☐ STORE/COMMERCIAL ☐ OTHER: \_\_\_\_\_  
 ▷ OWNERSHIP TYPE: ☐ SOLE PROPRIETORSHIP ☐ PARTNERSHIP ☐ CORPORATION/LLC (CONTACTS MUST BE PROVIDED BELOW) ☐ TRUST

OWNER'S NAME: Lynette Smith-Covey PH#: 925-586-5447  
 MAILING: 2911 Patriot Way STE# \_\_\_\_\_ CITY/STATE: V.S. CA ZIP: 95252  
 OWNER EMAIL: Covey notes@yahoo.com CONTACT PREFERENCE: ☐ PHONE ☐ EMAIL ☒ MAIL

CO-OWNER'S NAME: \_\_\_\_\_ PH#: \_\_\_\_\_  
 MAILING: \_\_\_\_\_ STE# \_\_\_\_\_ CITY/STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
 OWNER EMAIL: \_\_\_\_\_ CONTACT PREFERENCE: ☐ PHONE ☐ EMAIL ☐ MAIL

CO-OWNER'S NAME: \_\_\_\_\_ PH#: \_\_\_\_\_  
 MAILING: \_\_\_\_\_ STE# \_\_\_\_\_ CITY/STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
 OWNER EMAIL: \_\_\_\_\_ CONTACT PREFERENCE: ☐ PHONE ☐ EMAIL ☐ MAIL

CO-OWNER'S NAME: \_\_\_\_\_ PH#: \_\_\_\_\_  
 MAILING: \_\_\_\_\_ STE# \_\_\_\_\_ CITY/STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
 OWNER EMAIL: \_\_\_\_\_ CONTACT PREFERENCE: ☐ PHONE ☐ EMAIL ☐ MAIL

**CORPORATION CONTACT INFORMATION: (MUST BE COMPLETED IF A CORP/LLC OR CORPORATION LIST MUST BE ATTACHED.)**

CORP/LLCPRES: \_\_\_\_\_ PH#: \_\_\_\_\_  
 PRES EMAIL: \_\_\_\_\_ CONTACT PREFERENCE: ☐ PHONE ☐ EMAIL ☐ MAIL

VICE PRES: \_\_\_\_\_ PH#: \_\_\_\_\_  
 VP EMAIL: \_\_\_\_\_ CONTACT PREFERENCE: ☐ PHONE ☐ EMAIL ☐ MAIL

SEC/TREAS: \_\_\_\_\_ PH#: \_\_\_\_\_  
 TREAS EMAIL: \_\_\_\_\_ CONTACT PREFERENCE: ☐ PHONE ☐ EMAIL ☐ MAIL

CONTINUE TO NEXT PAGE



EMPLOYEES: ▷ NUMBER OF FULL TIME EMPLOYEES: 2 NUMBER OF PART TIME EMPLOYEES: 0  
 FIREARMS DEALER MUST PROVIDE: ▷ ☐ CURRENT FFL ☐ CURRENT COE ☐ VALID SELLERS PERMIT  
 FEE EXEMPT: ▷ ☐ NON-PROFIT PROVIDE 501(C) (3) ☐ VETERAN (MUST SOLE OWNER & PROVIDE HONORABLE DD-214)

▷ CONTRACTOR: LICENSE NUMBER: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_  
 ▷ ENGINEERING: LICENSE NUMBER: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_  
 ▷ LANDSCAPING: LICENSE NUMBER: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_  
 ▷ LIQUOR: LICENSE NUMBER: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_  
 ▷ RESALE LIC: LICENSE NUMBER: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_  
 ▷ MISC LICENSE #s: LICENSE NUMBER: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

I, AFFIRM, UNDER PENALTY OF PERJURY THAT ALL THE ABOVE INFORMATION IS TRUE AND CORRECT  
 I, THE OWNER/AGENT AGREE, TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE COUNTY AND ITS AGENTS, OFFICERS AND EMPLOYEES FROM ANY CLAIM, ACTION OR PROCEEDING AGAINST THE COUNTY ARISING FROM THE OWNER/AGENT'S PROJECT.

X [Signature]  
 APPLICANTS AUTHORIZED SIGNATURE

X 10-31-  
 DATE

X Lynette Smith-Covey  
 APPLICANTS (CLEARLY) PRINT NAME

YOU MUST VISIT THE FIRST THREE DEPARTMENTS IN PERSON, IN THE ORDER LISTED TO OBTAIN APPROVALS.  
 (TAX COLLECTOR'S OFFICE WILL ADVISE WHICH ADDITIONAL APPROVALS MAY BE REQUIRED.)

| #1 ASSESSOR                                    | #2 PLANNING                  | #3 BUILDING | SHERIFF | ENV. HEALTH | AGRICULTURE | FIRE: MURPHYS / EBBETTS PASS |
|--|------------------------------|-------------|---------|-------------|-------------|------------------------------|
| <u>OCT 31 2023</u><br><u>umel</u><br>MANDATORY | <u>10/31/23</u><br>MANDATORY | MANDATORY   |         |             |             |                              |

RD

| TAX COLLECTOR USE ONLY | FEE SCHEDULE |                                    | FEE EXEMPT |  |
|------------------------|--------------|------------------------------------|------------|--|
|                        |              |                                    | NC         |  |
| Initials _____         | \$83.00      | New Business License (Jan-Sep)     | NC         | Veteran (Corporations/Partnerships are <b>NOT</b> exempt) or Non-Profit                            |
|                        | \$89.25      | New Business License (Oct-Dec)     | NC         | Add Owner/Partner  |
|                        | \$19.00      | Chain Installer (New/Renew)        | NC         | Remove Owner – Requires letter from Owner and a completed & signed application from prior Co-Owner |
|                        | \$54.00      | Location Change                    | NC         | Remove Co-Owner – Nothing additional required  |
|                        | \$29.00      | Renewal – Timely                   | NC         | Type Change  |
|                        | \$45.00      | Renewal – Late                     | NC         | Ownership Type Change/Business Name Change   |
|                        | \$83.00      | Renewal – Timely & Location Change | NC         | Mailing Address Change   |
|                        | \$99.00      | Renewal – Late & Location Change   |            |  |

#### EXEMPTIONS FROM GENERAL BUSINESS LICENSE REQUIREMENT:

NO LICENSE SHALL BE REQUIRED FOR:

- AGRICULTURAL OR VITICULTURAL OCCUPATIONS OR FOR THE OPERATION OF STOCK, DAIRY OR POULTRY FARMS;
- ANY COMMERCIAL TRAVELER WHOSE BUSINESS IS LIMITED TO THE GOODS, WARES AND MERCHANDISE SOLD OR DEALT IN, IN THIS STATE, AT WHOLESALE, AND WHO DOES NOT CARRY WITH HIM FOR DELIVER THE GOODS SOLD BY HIM.

A LICENSE IS REQUIRED BUT NO FEE SHALL BE CHARGED FOR:

- NONPROFIT ENTERPRISES OR ENDEAVORS OF NONPROFIT ORGANIZATIONS;
- ANY EXHIBITION, CONCERT, LECTURE OR OTHER ENTERTAINMENT WHERE FIFTY PERCENT OR MORE OF THE RECEIPTS WILL BE APPROPRIATED TO ANY CHURCH, SCHOOL, RELIGIOUS, CHARITABLE OR BENEVOLENT PURPOSE WITHIN THE COUNTY.
- ANY HONORABLY DISCHARGED UNITED STATES VETERAN WHO PRESENTS A COPY OF THEIR DD214.





## Calaveras County Planning Department

### BUSINESS LICENSE QUESTIONNAIRE

Business Name 4 Horse Ranch

Contact Person Lynette Smith-Covey

Business Address 2911 Patriot Way Mailing Address Same

Valley Springs, Ct 95252

Business Type Trail Rides

Telephone 925-586-5447

Birthday Parties

### PARCEL INFORMATION

RR

Zoning

20+ Acres

Parcel Size

048-009-052

Assessor Parcel Number

### General Questions Applicable to All Business Licenses

- Detailed Business Description (Attach additional sheet if necessary)

I meet people at trail heads at a designated time and take them on a 2hr. trail ride. I do short (2hr.) Birthday parties w/ the horses.

- What is the current use of the property (residential, commercial business, industrial, ministorage/warehouse)? \_\_\_\_\_

- Where on the property will the business be located? (Check all that apply)

☐

Within existing residence

☐

Within a building that will be constructed

☐

Within existing outbuilding

☒

Outdoors

☐

Within existing commercial/industrial

☐

N/A (explain) \_\_\_\_\_

structure

- Is construction of a new building required for the proposed business? ☐ Yes ☐ No
  - If yes, explain \_\_\_\_\_

- Will vehicles be used for the business? ☒ Yes ☐ No

If yes, what type and how many? (Pickups, trailers, semis, etc.) Pick ups 3 Horse Trailers

- If yes, where will they be stored? on Property
- Is any equipment used for the business? ☐ Yes ☒ No
  - If yes, what type of equipment? \_\_\_\_\_
- Where is it stored? \_\_\_\_\_
- Are there any noises, odors, dust, etc. that will be produced by the business? ☐ Yes ☒ No
  - If yes, please describe \_\_\_\_\_
- Will you be producing, selling, and/or serving alcohol as part of the business? ☐ Yes ☒ No
  - If yes, what type of ABC license? \_\_\_\_\_
  - If yes, will food also be served? ☐ Yes ☐ No
- Will the business include the use, storage, and/or disposal of hazardous and/or toxic materials (i.e. herbicides, pesticides, gasoline, diesel fuels, motor oil)? ☐ Yes ☒ No
  - If yes, what types of materials and in what quantities? \_\_\_\_\_
- Will the business require a kennel license? ☐ Yes ☒ No
  - Do you have approval from Animal Control? ☐ Yes ☒ No
- Will the business include the cultivation of cannabis? ☐ Yes ☒ No
- Will the business include the retail sale of cannabis? ☐ Yes ☒ No
- Will the business require any state licensing? ☐ Yes ☒ No
  - If yes, describe nature of license \_\_\_\_\_
- Will any signs be installed, added, refaced, or replaced for this business? ☒ Yes ☐ No
  - If yes, please describe Business Signs for location

#### Business in the Home Specific Questions

- Is this your primary residence? ☒ Yes ☐ No
  - If yes, are you a ☒ Homeowner ☐ Renter
  - If no, please explain \_\_\_\_\_
- Approximately how much of the total built area of the property will be devoted to the business?
 

Square Footage of Business 400 sq ft

Total Square Footage of Structures 400 sq ft

Percentage 100%
- How many employees, other than yourself, will be working from this location? 0

- Do they live at this location? ☒ Yes ☐ No
- Will you sell products? ☐ Yes ☒ No
  - If yes, where would products be sold from? \_\_\_\_\_
- Will customers/clients come to the business location? ☐ Yes ☒ No
  - If yes, how often? \_\_\_\_\_
- Will trucks deliver or pick up packages to this location for the purpose of the business?
  - ☐ Yes ☒ No
  - If yes, how often? \_\_\_\_\_
- How is the parcel accessed?
  - ☐ Public road/highway
  - ☒ Private road
  - ☐ Easement

#### Conditions of Approval

- All Horse related Activities are to Be conducted off-site.
- No ~~Boarding~~ Boarding or training of Horses Not Owned By the Applicant is permitted.
- All trail Rides will Be at an off-site Location.
- ~~For~~ <sup>All</sup> special Events on-site must Be <sup>Pre</sup>approved By A.U.P. Each Event Needs a separate permit.

I acknowledge that Planning approval is not permission to commence business. Any expansion or changes to the business require further Planning review.

I, the undersigned, certify and say that I am the applicant in the foregoing application, that I have read the foregoing application and know the content thereof, and state that the same is true and correct to the best of my knowledge and belief.

Signature



Date 10-31-23

**For Staff Use Only**

- Was the property file checked? ☒ Yes ☐ No
- Was TRAKiT checked for holds, warnings, etc.? ☒ Yes ☐ No
- Is this an enumerated use in the zone? ☒ Yes ☒ No
  - If no but the business license is being approved, what similar use(s) is listed in the zone? \_\_\_\_\_
  - Director Approval \_\_\_\_\_ Date \_\_\_\_\_
- Is a use permit required for this business? ☒ Yes ☐ No
  - If yes, Permit type & number personal Date Approved 10/31/23  
Equestrian Facility
- Is a Planned Development permit required for this business? ☐ Yes ☒ No
  - If yes, Permit number \_\_\_\_\_ Date Approved \_\_\_\_\_
- For home businesses: ☐ Residential Occupation ☒ Rural Home Business
- For cannabis cultivation, is the CEQA review in TRAKiT complete?
   
☐ Yes ☐ No ☒ Not Applicable
- Application Action
   
☒ Approved ☐ Denied

Staff Reviewer *Jim Little* Date 10/31/23

*This is a Conditional Bus. Lic. See Conditional uses.*

### CRITERIA CONCERNING HOME BUSINESSES

The Calaveras County Zoning Code Chapter 17.68 permits businesses in the home, provided that such uses do not interfere with the reasonable peace and enjoyment of adjoining residential property. Licenses for business in the home are issued on the basis that the business for which the license is issued will remain in compliance with County regulations at all times.

#### THE HOME BUSINESS IS A SECONDARY USE

The following criteria are regulations, but the regulations are based on common courtesy. Your business is the "intruder" in a residential area. The emphasis on the County's position concerning repeated and legitimate complaints will be to protect the residential uses, which are the primary uses in the area.

1. The business may be located in your residence, garage, or outbuilding. Maximum area:
  - Residential occupations: **25%** of building area
  - Rural home business: **33%** of building area
2. Traffic should not exceed normal generation by a single family residence. This means an average of seven to ten vehicles per day, and no regular trucks, other than pick-ups or light delivery (UPS, Fed Ex, or similar delivery service). If you are on a private road, you should be sensitive to the effect of your traffic on road conditions.
3. Materials related to the business that are stored outside must be maintained in a neat and orderly appearance. The storage of vehicles and heavy equipment is regulated by Chapter 17.68 of the Calaveras County Code of Ordinances.
4. There are no restrictions on hours of operation, but you must ensure that lighting, noise, odor, dust, and traffic do not create a repeated and legitimate nuisance. If this occurs, you may be required to relocate your business.
5. Non-illuminated signs are permitted. There are no sign controls, but you must keep signs neat and uncluttered:
  - Residential occupations: Single sided only: **12 in. X 24 in.**, flush mount
  - Rural home business: Double sided permitted: **8 sq. ft.** (single side), **16 sq. ft.** (double sided)
6. Upon request, you must provide proof of primary residency at the site where you are conducting your business. This parcel must be your primary residence.

You may request a copy of the zoning code related to the home business type for which you are seeking a permit. Please read it before signing this form.

**IF THERE ARE REPEATED AND LEGITIMATE COMPLAINTS CONCERNING THE OPERATION OF YOUR BUSINESS IN THE HOME, IT IS GENERALLY AN INDICATION THAT THE SCALE OF THE BUSINESS IS TOO LARGE FOR A RESIDENTIAL AREA. IF THE PROBLEMS ARE NOT RESOLVED, YOU MAY BE REQUIRED TO RELOCATE TO A COMMERCIAL OR OTHER APPROPRIATELY ZONED AREA.**

I HAVE READ THE ABOVE SUMMARY CRITERIA AND WILL COMPLY WITH THE COUNTY BUSINESS IN THE HOME REQUIREMENTS. Signing this form acknowledges that you will conform to the County requirements for a home business.

Signature



Date

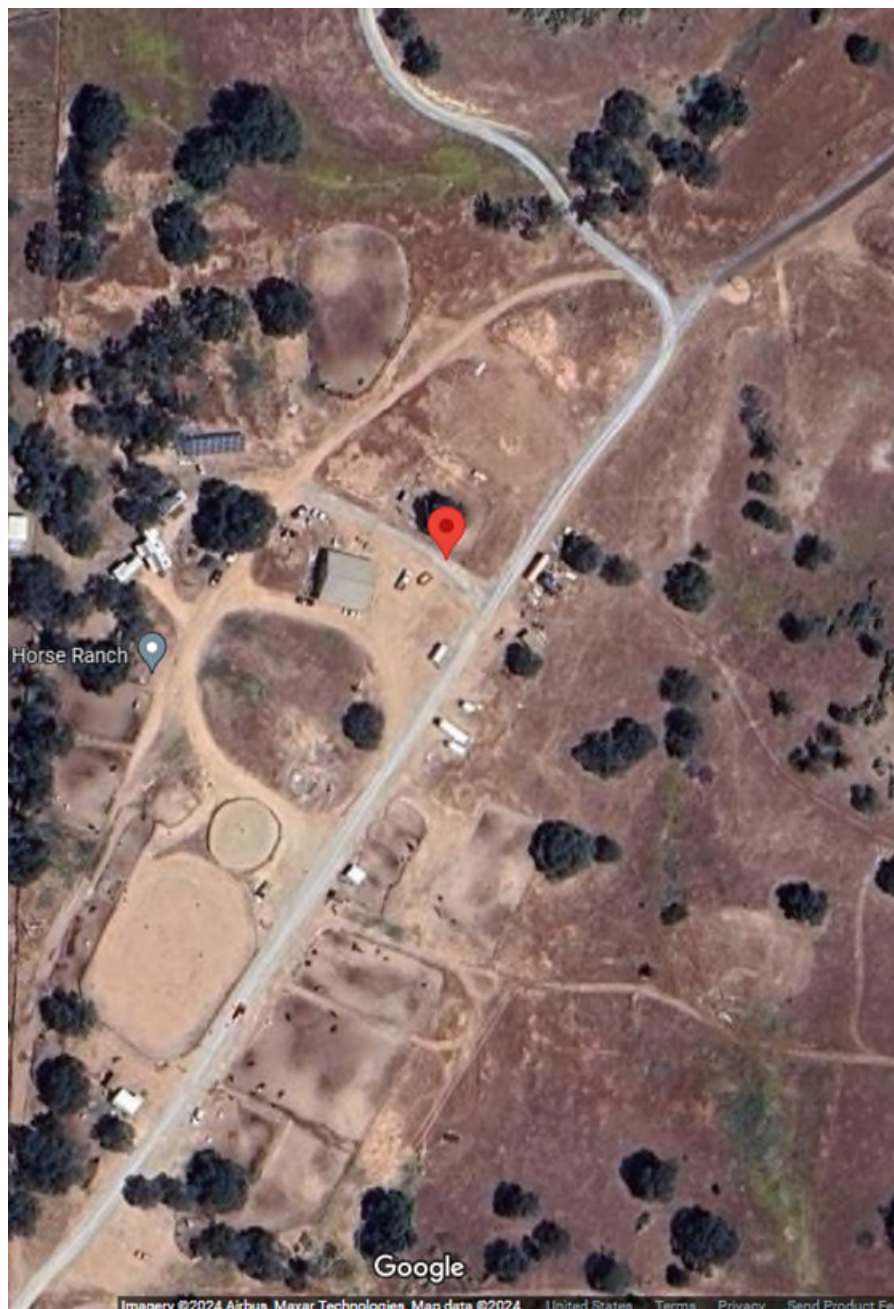
10-31-23



# EXHIBIT BB



# EXHIBIT BB



## EXHIBIT CC

To whom it may concern:

06/20/24.

I am writing this letter as a neighbor and concerned citizen regarding The Four Horse Ranch in Burson. My property is directly behind the ranch in question and the many issues I have I will discuss briefly. The property has a road easement that my family uses to access my property and my neighbor to the east. We are the two properties greatly impacted by this illegal business. For years myself and others have worked with the county and complained about this illegal horse ranch. The county has been out to the property many times and agreed the property is not zoned for this kind of activity. I did not want to get involved with them applying and appealing for the Conditional use Permit. There are many neighbors that are strongly against them trying to turn our quiet neighborhood into a business such as this. The property itself is not commercial property set up for a horse ranch and the zoning I believe is Rural Residential.

One of the major issues is Patriot way which is a gravel road designed for residential traffic not the constant day and night traffic that the road cannot handle. We as neighbors try our best to keep the road graveled and rut free so we can use and not damage our personal vehicles. My neighbor and I do 99% of the maintenance and financing of the Patriot way. The dust is constantly so bad from the traffic that they produce. We have spoken with Jeremy and Lynette many times about helping, but they refuse to help. Many times, they totally block Patriot way so myself or my family can't get thru to my property. They have horse events daily, they have tack sales, summer camps, training lessons every day. There are times where I have counted 20 cars in the road blocking Patriot way.

The next issue is the number of horses they have at one time. I have counted as many as 48 horses on this piece of property. I counted today on my way out they had 39 horses in makeshift pens. On a twenty acre parcel I doubt this is legal it causes many issues. Probably the biggest would be the flies. I never had an issue with flies in the past but the last couple years they are so thick it's disgusting, and I have talked to neighbors it's a huge issue around the property in question. I was told by the county that they issued a citation for the number of horses, but they never took care of this issue.

I know the County has worked with all the surrounding neighbors trying to immediate this illegal activity on the property. We realize that it takes time to go through the process, but I hope that this will end soon. It is zoned rural residential for a reason and the property, and the neighbors can't take the abuse. There are neighbors that are afraid to come forward because there have been threats made by people associated with the property owner. I for one had to file a complaint with the Sheriff's department for threats made by these folks. They said quote "I started a war and that I better watch out". I am quite a person who does not want to get involved with this problem, but I can't sit back and allow this illegal business to go unchecked. We have laws and ordinances for a reason.

Best Regards,

Jason Freeman

**Code Compliance Case CE23-0164**  
Appeal of Administrative Citation  
4 Horse Ranch - Jeremy and Lynette Smith-Covey

**Administrative Hearing Board Staff Presentation**  
Code Compliance – Building Department  
July 11, 2024





# APPEAL OF ADMINISTRATIVE CITATION

- Appeal of March 29, 2024 Administrative Citation and Fine for violation of County Code sections 17.22.020 and 17.22.030 based on business uses without required conditional use permit (“CUP”).
- Appellants’ business is 4 Horse Ranch at 2911 Patriot Way, Burson.
- Property located in the Rural Residential (“RR”) zone
- Planning Commission serves as Administrative Hearing Body and makes recommendations to Board of Supervisors on the appeal and may interpret Zoning Code and make determinations of allowed uses based on the Zoning Code.





## LIMITED SCOPE OF APPEAL

- Code Compliance tried to work with Appellants since Notice of Violation on April 21, 2023 and no fines were assessed from April 21, 2023 through March 29, 2024 (343 days).
  - Administration Citation and Fine issued after providing Appellants repeated opportunities to come into compliance and apply for a CUP without fines.
- Administrative Citation did not include illegal camping violation.
- Code Compliance is not pursuing public nuisance violation at this time.
- Code Compliance allowed Appellants additional time to file appeal.
- Only issue is whether Appellants have and continue to engage in business uses without the required CUP.



# PERSONAL EQUESTRIAN FACILITY

- In the RR zone, a **personal** equestrian facility is a permitted use.

“Personal equestrian facility” means a facility that is used by the residents (owner/occupant) of the property for the raising, quartering, pasturing, training in riding of personal equines. Types of facilities would include barns, corrals, arenas and paddocks. Personal equestrian facilities are intended for the personal enjoyment of the owner/occupant of the property and guests and not as a business or income source.

(Section 17.06.0785)



# PRIVATE EQUESTRIAN FACILITY

- In the RR zone, a **private** equestrian facility requires a CUP.

“Private equestrian facility” means an equine facility, barn or stable that is **used in part for and by the residents** (owner/occupant) of the property **and their private invited clients or guests** for the purpose of raising, boarding, breeding, training and riding, including lessons, education and clinics.

These activities **may be undertaken for equines not owned by the resident of the property** and such services are limited to invited (i.e., with reservations) **guests/clients as a business or income source.**

(Section 17.06.0787)



# PUBLIC EQUESTRIAN FACILITY

- In the RR zone, a **public** equestrian facility requires a CUP.

“Public equestrian facility” means a facility that leases space for equines, and/or **provides equestrian services to the general public/drop-in clients**, such as trail rides and guided outfitter services. Types of public equestrian facilities may include, but are not limited to, public boarding stables, barns, public riding arenas, and may include facilities to accommodate events such as horse shows, expositions, and **other exhibitions offered to the general public**.

(Section 17.06.0789)



# LEASE OF PROPERTY FOR BIRTHDAY PARTIES

**4HorseRanch**  
December 26, 2023 · 🌐

Now's the perfect time to book a trail ride! We also do birthday parties. Send us a message for more information or to book today!

## 4Horse Ranch

### Trail rides & birthday parties!

Book a trail ride, or your special event with us!



Send us a message  
or give us a call to inquire or book today!  
**(925) 586-5447**

 **4HorseRanchFamily**  **4HorseRanch**


17 likes · 8 comments · 8 shares

**GROUPON** Categories Search Groupon Sacramento Sign In

Local > Things To Do > Kids Activities > Youth Sports

## 4 Horse Ranch

2720 West Highway 12, Valley Springs • 35.9 mi  
Up to 35% Off on Horse Back Riding at 4 Horse Ranch  
4.4 ★★★★★ 13 Groupon Ratings



★ Best Rated

One Birthday Party Package for Up to 25 People  
~~\$669~~ **\$389** 33% off  
\$339 with promo 6 hours left  
4 interest-free payments of \$87.25 with Klarna. [Learn More](#)

**Extra \$50 off**  
Promo Code: QUICKDEAL. Ends 6/13. [Apply](#)

Over 20 views today, so act now!

[Buy Now](#)

[Add to Cart](#)

### Highlights

Discover the joy of trail riding and explore nature's beauty!

### About This Deal

**Best Price Guarantee**  
If you find a better price somewhere else, let us know. We'll cover the difference, worry free. See full details at [gprn/tpg](#).

Celebrate your birthday in style with 4 Horse Ranch's ultimate birthday package!

- Go horseback riding with six or eight available horses with assisted riding.
- Let the little ones enjoy pony rides!
- Be creative with art projects.
- Have a picnic with provided tables, barbecues, and trash cans.
- Bring your whole party with free parking for up to ten cars.


### Gift this experience with GROUPON Gifts

Instantly gift vouchers via email and SMS.

Personalize their message & appearance.

Enjoy hassle-free returns or exchanges.

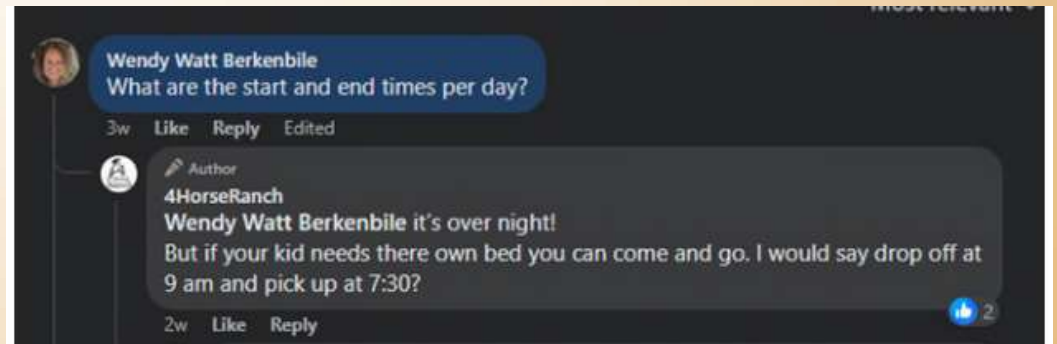
[Give as a Gift](#)



Exhibits Q & R



# ORGANIZED OVERNIGHT SUMMER CAMP



- An organized camp is a prohibited use in the RR zone.
- Hosting an organized camp without complying with state laws and regulations is a misdemeanor.

Exhibit S

# ORGANIZED OVERNIGHT SUMMER CAMP

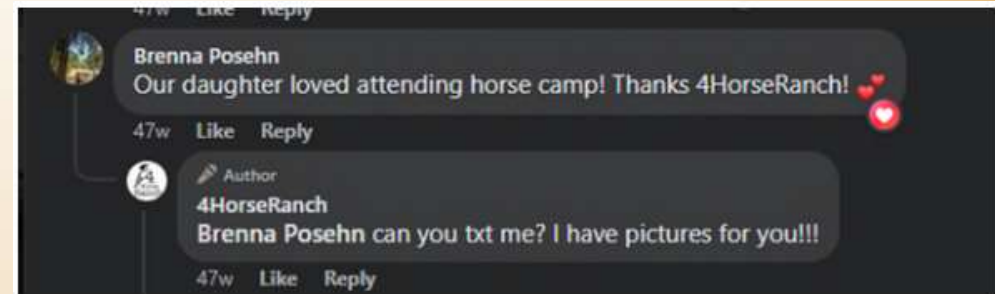
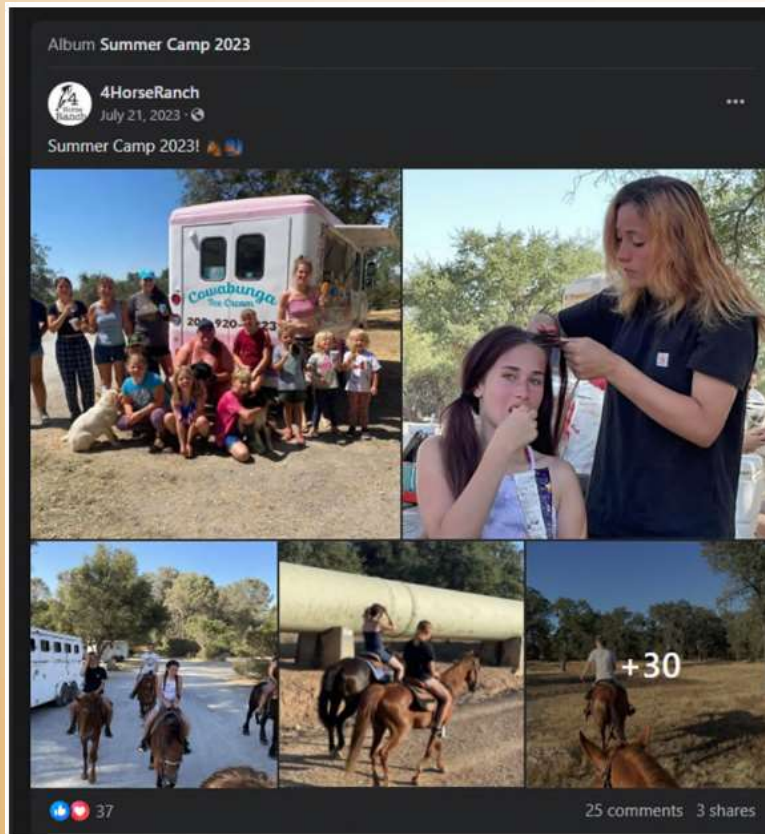


Exhibit T



# OPEN TO THE GENERAL PUBLIC

The screenshot shows the Yelp profile for "4 Horse Ranch". The header includes the Yelp logo, a search bar with "things to do, nail salons, plumbers" and "Sacramento, CA 95814", and links for "Yelp for Business", "Write a Review", "Log In", and "Sign Up". Below the header is a row of category tabs: "Restaurants", "Home Services", "Auto Services", and "More". The main image is a collage of photos showing people interacting with horses. Overlaid on the image is the text "4 Horse Ranch", "Claimed", "Horseback Riding, Horse Boarding", and "Closed 10:00 AM - 5:00 PM". A "See all 17 photos" button is in the bottom right of the image. Below the image are buttons for "Write a review", "Add photo", "Share", and "Save". To the right is a "Request information" section with a "Request information" button and a "Get Directions" button. Below this is a "Location & Hours" section with a map and a table of hours. To the right of the hours table is a "Suggest an edit" link. Below the hours table is an "Amenities and More" section with "Accepts Credit Cards" and "No Bike Parking".

**4 Horse Ranch**  
Claimed • Horseback Riding, Horse Boarding  
Closed 10:00 AM - 5:00 PM

**Request information**  
You can now request information from this business directly from Yelp.  
[Request information](#)  
2 locals recently requested information

**Location & Hours**  
Suggest an edit

| Day | Hours              |
|-----|--------------------|
| Mon | 10:00 AM - 5:00 PM |
| Tue | 10:00 AM - 5:00 PM |
| Wed | 10:00 AM - 5:00 PM |
| Thu | 10:00 AM - 5:00 PM |
| Fri | 10:00 AM - 5:00 PM |
| Sat | 10:00 AM - 5:00 PM |
| Sun | 10:00 AM - 5:00 PM |

**Amenities and More**  
✓ Accepts Credit Cards  
✗ No Bike Parking

**Get Directions**  
2911 Patriot Way Valley Springs, CA 95252





# PUBLIC LESSONS & BOARDING



Exhibit Q

## ON-SITE TRAIL RIDES & CLASSES

- Appellants acknowledge guests “may ride horses in private areas of the property,” which “may be for individuals or small groups and at no time exceed seventy-persons.”
- Appellants acknowledge they provide “educational and interpretive equestrian seminars and horse-husbandry clinics.”



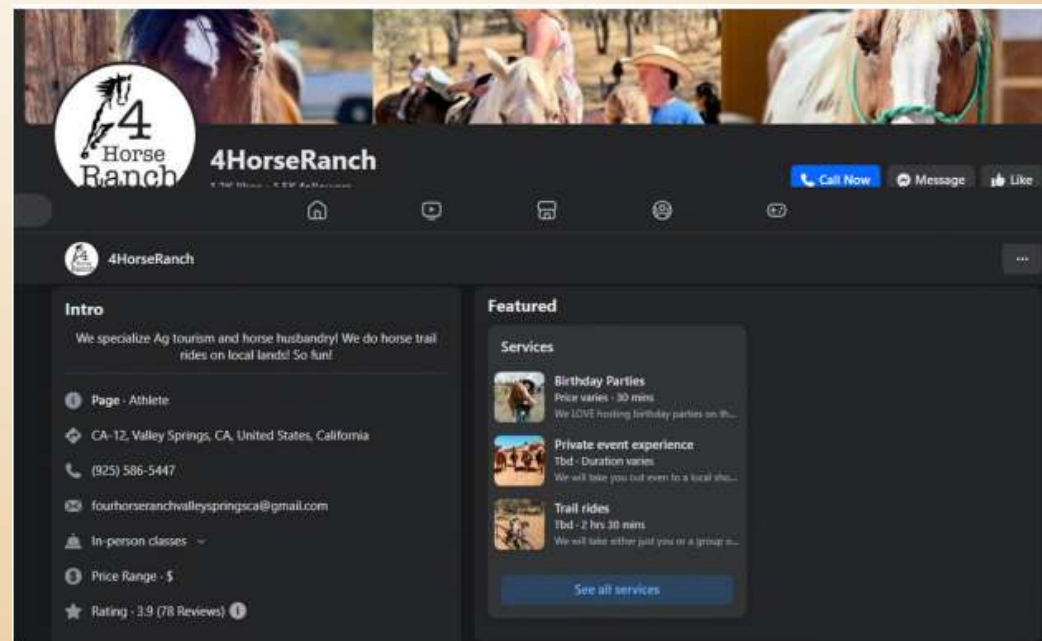


## BREEDING OF HORSES NOT OWNED BY APPELLANTS

- Appellants acknowledge their uses include “horse corals for breeding activities and training horses not owned by Mrs. Smith-Covey” and that “other breeders and/or co-owners of the horses housed on the property” use their equestrian facilities.
- Appellants advertise “live cover” breeding for \$550 for a stud at their property.



# EVENTS AS SOURCE OF INCOME



Exhibits D & Q

## USES ARE NOT “RURAL HOME BUSINESS”

- Area devoted to rural home business “shall not exceed thirty-three percent of the total area of all structures on the property.”
  - 1,332-square-foot residence allows 440 square feet for rural home business.
- “No rural home business shall be permitted when it may be reasonably determined that the success of the business has a predominate reliance on customer or client traffic coming to the business location.”

(Section 17.68.020.)



# USES ARE NOT AN “AGRICULTURAL OPERATION”

- County Code requires “agricultural operations” to be interpreted in light of other defined uses.
  - “The foregoing definition of agricultural operation shall be broadly construed unless limited by the strict provisions of the specific uses listed as permitted uses.”
  - Private and public equestrian facilities are defined uses requiring a CUP and thus cannot be classified as “agricultural operations.”
- Breeding allowed as an “agricultural operation” is limited to breeding horses owned by the owner/occupant.
  - Private equestrian facilities are defined to include breeding of horses belonging to “private clients or guests.”

(Section 17.22.020.)



# USES ARE NOT “AGRITOURISM ACTIVITIES”

- Agritourism activities “shall be an incidental or accessory use to a bona fide agricultural operation.”

(Section 17.22.060.)





# EVENTS REQUIRE SPECIAL EVENT PERMIT

---

- In RR zone, a special event permit is required for special events.
- Appellants never applied for or obtained a special event permit.

(Sections 17.22.020, 17.87.020.)



# BUSINESS LICENSE DOES NOT AUTHORIZE USES

## General Questions Applicable to All Business Licenses

- Detailed Business Description (Attach additional sheet if necessary)

I meet people at trail heads at a designated time and take them on a 2hr. trail ride.  
I do short (2hr.) Birthday parties w/ the horses.

## Conditions of Approval

- All Horse related Activities are to Be conducted off-site.
- No ~~Board~~ Boarding or training of Horses Not owned By the Applicant is permitted.
- All trail Rides will Be at an off-site Location.
- ~~For~~ <sup>All</sup> special Events on-site must Be <sup>Pre</sup>approved By AHP. Each Event Needs a separate permit.



# STAFF RECOMMENDATION & REQUEST

- Adopt resolution recommending Board of Supervisors deny the appeal and uphold the Administrative Citation and Fine.
  - Fine: \$10,400 plus \$100 per day until compliance (\$100/day for 104 days).
  - Administrative costs: \$885 case management fee.
- Adopt resolution affirming clear direction provided to Appellants about the limited uses allowed with a “personal equestrian facility” and the past and continued business uses that require a CUP or rezone.



# Questions?



**COUNTY OF CALAVERAS, STATE OF CALIFORNIA  
ADMINISTRATIVE HEARING BOARD**

**RESOLUTION NO. 2024-01**

**RESOLUTION RECOMENDING DENIAL OF APPEAL OF  
ADMINISTRATIVE CITATION AND FINE**

WHEREAS, the Department of Code Compliance received a notice of appeal of the March 29, 2024 Administrative Citation and Fine issued for Code Compliance Case No. CE23-0164 based on the unpermitted business uses by Jeremy and Lynette Smith-Covey ("Appellants") doing business as 4 Horse Ranch at their residential property located at 2911 Patriot Way, Burson, APN 048-009-052, in a portion of Section 21, T04N, R10E, MDM ("Property") with Rural Residential ("RR") zoning.

WHEREAS, the Administrative Hearing Board heard the appeal in a public hearing on July 11, 2024 at which it took written and oral evidence from the Department of Code Compliance, Appellants, and members of the public.

NOW, THEREFORE, BE IT RESOLVED that, after considering all written and oral evidence presented at the hearing, the Administrative Hearing Board hereby recommends denial of the appeal and recommends the Administrative Citation and Fine be upheld based on the following findings:

1. Appellants' uses and activities at the Property as 4 Horse Ranch have exceeded and continue to exceed the allowed use of a personal equestrian facility in violation of Calaveras County Code sections 17.22.020 and 17.22.030.
2. Appellants have engaged and continue to engage in business uses of the Property that require a conditional use permit ("CUP") as a private or public equestrian facility.
3. A CUP to operate a private or public equestrian facility is required to operate any business use of the equestrian facility in the RR zone, including but not limited to horseback riding lessons offered to the public, boarding or training of customers' and guests' horses, breeding horses that belong entirely or partly to individuals other than Appellants, hosting and charging for private birthday parties and events, on-site trail rides, utilizing the Property for guests to interact with horses before off-site trail rides, and equestrian seminars and clinics.
4. Appellants may continue the agricultural operation of breeding horses fully owned by Appellants and selling offspring foal from those breeding operations. Appellants may continue to operate a personal equestrian facility, including the raising, quartering, pasturing, and training in riding of personal equines fully owned by Appellants provided that the number of horses is not excessive and does not create a public nuisance. Riding and training must be limited to the



personal enjoyment of Appellants (owner/occupant) and personal guests. Personal guests must be family and friends of Appellants, not members of the general public responding to an advertisement or existing or former clients. Guests may not be charged or exchange goods or services for riding, training, lessons, attending events, or using the Property or horses at the Property.

5. The operation of an organized camp is a prohibited use in the RR zone and would require a rezone and compliance with state laws and regulations to operate an organized camp.
6. Appellants were given multiple opportunities and instructions on how to correct the above violation on the Property by the Building Official, Code Compliance Department, and Planning Department but have failed to cease the business uses or obtain the necessary CUP and the violation has continued through the date of the hearing.

BE IT FURTHER RESOLVED that, based on the violation above, the Administrative Hearing Board recommends that a fine in the amount of \$100 per day for 104 days as of the date of the appeal hearing be upheld and continue to accrue at \$100 per day from the date of July 12, 2024 through the date Appellants provide sufficient proof of compliance as determined adequate in writing by Code Compliance. The Administrative Hearing Board further recommends that administrative costs in the amount of \$882 be upheld.

PASSED AND ADOPTED by the Administrative Hearing Board of the County of Calaveras at a hearing held on July 11, 2024 on a motion by

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

---

Chair, Administrative Hearing

Board  
ATTEST:

---

Doug Oliver, Chief Building Official

Code Enforcement Files are available for public review at the Building Department, County of Calaveras, Government Center, 891 Mountain Ranch Road, San Andreas, CA 95249.