



Staff Report to the Planning Commission

Application Number:
PA251044

Applicant: David Getchell
Owner: North Coast Equine, LLC
APN: 063-231-04
Site Address: 3675 Bonny Doon Road, Santa Cruz

Agenda Date: December 10, 2025
Agenda Item #: 8
Time: After 9:30 a.m.

Project Description: A report to the Planning Commission advising of a change of ownership of an approved equestrian facility located at 3675 Bonny Doon Road pursuant to Conditions of Approval of Permit 00-0737.

Location: Project site is located on the west side of Bonny Doon Road, at the intersection of Bonny Doon Road and Smith Grade (3675 Bonny Doon Road)

Permits Required: None

Supervisory District: Third District (District Supervisor Cummings)

Staff Recommendation:

- Accept and file the report advising the Planning Commission of a change in ownership of the facility, effective August 7, 2025.

Analysis

The project site is a 79-acre parcel with TP (Timber Production) and R-MT (Mountain Residential) Zoning and General Plan Designations. Applications 00-0737 and 03-0334 authorized a commercial equestrian facility for up to 50 horses, an 11,000 square foot horse barn and office, a 22,000 square foot covered arena, 1,080 square foot hay barn, and associated maintenance structures (washing station, manure bunker). The site also has an approved 69-acre timber harvest permit (THP #1-05-226).

The equestrian facility was approved by the Planning Commission on December 11, 2002. As part of that approval, the Commission required reporting of future changes in ownership to the Planning Commission; Condition of Approval I of application 00-0737 reads:

“This permit is issued to Soper-Wheeler Company as property owner and Amie & James Beauregard as equestrian facility owner/operator. Any transfer of the equestrian facility to a different and new entity as owner/operator shall be reviewed by the Planning Commission on their consent agenda.”

Since approval, the facility has operated without significant issues. In 2011 and 2013, the County received three complaints about a single unpermitted illuminated advertisement sign, which the

owner removed without further Code Enforcement action. No code violations have been recorded since approval of the facility.

On August 7, 2025, the property was purchased by North Coast Equine, LLC. The applicant has indicated that there is no intent to change or expand the approved and current operational model.

No additional approvals are requested or required, and this report fulfills the requirement to notify the Commission of a change in ownership of the facility. Staff recommends the Commission accept and file this report, and take no further action.

Staff Recommendation

- Accept and file the report advising the Planning Commission of a change in ownership of the equestrian facility, effective August 7, 2025.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.sccoplanning.com



Report Prepared By: Evan Ditmars
Evan Ditmars
Santa Cruz County Planning
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3227
E-mail: evan.ditmars@santacruzcountyca.gov

Report Reviewed By: Sheila McDaniel
Sheila McDaniel
Principal Planner
Development Review
Santa Cruz County Planning

Exhibits

- A. Conditions of Approval from Application 00-0737
- B. Staff Report to the Planning Commission, dated December 12, 2002
- C. Approved Plans, Application 07-0737
- D. Assessor's, Location, Zoning and General Plan Maps
- E. Parcel information

Recording requested by:

COUNTY OF SANTA CRUZ

When recorded, return to:

Planning Department
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

COPY of Document Recorded

29-Apr-2003 2003-0040675

Has not been compared with original

SANTA CRUZ COUNTY RECORDER

CONDITIONS OF APPROVAL

Development Permit No. 00-0737
Property Owner: Soper-Wheeler Company
Assessor's Parcel No.: 063-231-04

Exhibit A: Site Plan by Bowman & Williams consisting of 1 sheet dated 10/30/00;
Grading & Drainage Plan by Bowman & Williams consisting of 3 sheets dated 7/13/01;
Winter Erosion Control Plan by Bowman & Williams consisting of 3 sheets dated 10/9/00;
Manure Management Plan by Bowman & Williams consisting of 1 sheet dated 9/12/01;
Map of Bridle Trails by Cassady Bill Vaughn consisting of 1 sheet undated.

- I. This permit is issued to Soper-Wheeler Company as property owner and Amie & James Beauregard as equestrian facility owner/operator. Any transfer of the equestrian facility to a different and new entity as owner/operator shall be reviewed by the Planning Commission on their consent agenda.
- II. This permit authorizes the operation of an equestrian facility, limited to dressage and hunter/jumper disciplines, with no more than 50 horses. The existing facilities include covered areas consisting of a 22,500 square foot covered arena, an 11,020 square foot horse barn capable of holding 30 horses, a 5,280 square foot pipe paddock capable of holding 20 horses and a 1,080 square foot hay barn. A small office/lounge containing a desk, filing cabinet, telephone, refrigerator and microwave oven is located within the horse barn. Existing uncovered areas include a 13,068 square foot dressage arena, 707 square foot fenced corral, 648 square foot wash station, and 2 - 4,224 square foot fenced corrals. The existing water system includes a well, three - 5000 gallon water tanks. Completed earthwork consists of approximately 4,430 cubic yards of excavation and fill. Proposed new construction and grading consists of construction of permanent sanitary facilities including a toilet and hand sink, installation of a septic system, construction of a manure storage bunker and grading of a water diversion berm adjacent the manure storage bunker. This permit also authorizes construction of a permanent agricultural caretaker's quarters in the location shown on the site plan.

Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the property owner and equestrian facility owner/operator shall:

Conditions of Approval - Application Number: 00-0737 - APN: 063-231-04

Exhibit A
Conditions of Approval
Page
App. #00-0737

- A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- B. Within 60 days of the effective date of this permit apply for a Building Permit from the Santa Cruz County Building Official for all existing and proposed structures.
- C. Within 60 days of the effective date of this permit apply for a Grading Permit from the Santa Cruz County Building Official for all existing and proposed earthwork.
- D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way. The portion of the driveway entrance located within the right of way of Bonny Doon Road must be paved in conformance with Public Works Design Criteria.
- E. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days of the approval date on this permit.
- F. All proposed facilities including permanent sanitary facilities consisting of a toilet and hand sink, installation of a septic system, construction of a manure storage bunker and grading of a water diversion berm adjacent the manure storage bunker shall be completed prior to moving any additional horses into the facility beyond the 25 horses already permitted.

III. Prior to issuance of a Building Permit the applicant/owner shall:

- A. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. The final plans shall include the following additional information:
 - 1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 - 2. Grading, drainage, and erosion control plans.
 - 3. Details showing compliance with fire department requirements.
 - 4. Submit a landscape plan prepared by a qualified professional in accordance with the landscaping requirements of the Design Review regulations in Chapter 13.11 of the Zoning Ordinance. The purpose of the landscape plan is to provide vegetative screening of structures and lights visible from Bonny Doon Road. Trees shall be planted as close to the structures as practicable, and still meet the goal of relatively rapid screening, in order to preserve as much as possible the meadow views in

Exhibit A
 Conditions of Approval
 App. #00-0737

the foreground of Bonny Doon Road.

5. A lighting plan is required and shall become part of the project plans. The lighting plan shall indicate all proposed indoor and outdoor lighting. Low-level, shielded, directional outdoor lighting of parking areas and walkways and the covered arena may be approved provided the lighting is not visible from Bonny Doon Road. All lighted parking and circulation areas will utilize low-rise light standards or light fixtures attached to the building. All site, building, security and landscape lighting will be directed onto the site and away from adjacent forest and meadow areas and the scenic Bonny Doon Road corridor. Landscaping, structure, fixture design, or other physical means will shield light sources. Building and security lighting will be integrated into the building design.
 6. In order to provide more flexibility to accumulate larger amounts of manure for composting, if necessary during the winter for example, it may be prudent to construct a larger manure storage bunker; therefore, a building permit for a larger manure storage bunker may be approved by County staff, if proposed by the applicant.
- B. A detention system design must be submitted and reviewed and approved by Department of Public Works Drainage Division. Based on the drainage calculations a portion of the post-development runoff, approximately 480 cubic feet, shall be detained as approved by Public Works Drainage.
 - C. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - D. Prepare a horse wash water disposal plan. The plans should include diversion of wash water to a vegetative filter strip that can handle the amount of water generated and trap sediment, horse manure and other contaminants. This plan must be reviewed and approved by the Environmental Health Department prior to issuance of a building permit.
 - E. Amend the manure management plans to include additional pest management measures including measures to control flies and other insects and rodents. Measures shall include environmentally sensitive methods and integrated pest management techniques.
 - F. Meet all requirements and pay any applicable plan check fee of the County Fire Protection District.
 - G. Provide required off-street parking for 41 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of-way. Parking must be clearly designated on the plot plan.
 - H. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all

Exhibit A
Conditions of Approval
App. #00-0737

applicable developer fees and other requirements lawfully imposed by the school district.

- I. Complete and record a Declaration of Restriction on the property deed prohibiting any vegetation modification within the scenic resource area on the property west of Bonny Doon Road that provides vegetative screening of the development without prior approval of Planning Department staff. Any request for approval shall be processed as a minor variation to the development permit, which will include analysis of impact on scenic resources.
- J. Submit a letter from the project soils engineer indicating that he/she has reviewed the plans and finds them to be in conformance with the approved geotechnical report.

IV. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

- A. All site improvements shown on the final approved Building Permit plans shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

V. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- B. In order to ensure that parking demands and traffic increases caused by the project remain consistent with the analysis in this staff report, and to ensure that impacts are kept to a minimum, the total number of vehicles (inclusive of cars, trucks, horse trailers and RV's) parked on the site at any time is restricted to a maximum of 41. In order to preserve scenic views from Bonny Doon Road horse trailers and RV's shall not park in the area east of the hay barn and covered pipe paddock until such time as vegetative screening has matured to

provide total screening from the road.

- C. Special clinics with visiting trainers may occur on a weekly basis. Horse shows are prohibited.
- D. The use of amplified sound at the facility shall be limited to training purposes only and at the minimum level necessary to communicate effectively with students across the arenas. Any amplifier shall be limited to a maximum of 40 watts.
- E. All trail use shall be confined to the trails shown on the Map of Bridle Trails prepared by a Registered Professional Forester included as Attachment 15 in the Initial Study (Exhibit D). The map identifies the location of the bridle trail system around the horse boarding and training area with all trails confined to the property. Access from the property to any trails off the property is prohibited.
- F. The turnout paddock located down slope of the covered arena is located in an area that may receive a larger volume of runoff from roof and area drainage and should be relocated or discontinued use and cover with mulch during the rainy season.
- G. No horses shall be turned out in a pasture situation until the County approves a pasture management plan.
- H. The facility shall be operated in compliance with all requirements of the approved manure management plan; this will avoid degradation of ground and surface water sources. No manure shall be stored outside the manure storage bunker. All manure produced by the facility shall be composted on site.
- I. Submit quarterly reports on or before January 1, April 1, July 1, and October 1 of each year. The purpose of the quarterly reports is to document the effectiveness of management systems and conservation measures. Quarterly reports shall contain the following information:
 - 1. Volume, in cubic yards, of manure produced and stored for composting; volume of compost produced at the facility; volume of manure and/or compost transported off-site; and final destination/disposition of all manure and/or compost produced by the facility. In addition, the monitoring report shall include a weekly log of compost pile temperature to verify adequate composting conditions are maintained.
 - 2. Dated photos from the same permanent photo points shall monitor the following locations: Manure management areas, pastures, buildings, high use areas, horse wash station, trails and roads, and drainage facilities. Photopoints will be established initially following project approval in consultation with Planning Department staff and it will be the responsibility of the owner/operator of the facility to return to these exact points at least four times per year corresponding with the preparation of the required quarterly reports. In addition, the monitoring

points shall be photographed at the same time as the required water quality testing (see below) to correspond to significant rain events and submitted with the subsequent quarterly report.

3. The owner/operator of the facility shall contract with an independent, qualified professional to perform water quality testing at the facility. The testing will occur during the winter after each significant storm events (i.e. 2 inches or more within a 24-hour period in any storm event) produce enough flow through the detention system or the 18-inch culvert to produce adequate sampling conditions. Testing parameters shall include nitrogen series (ammonia, nitrate and organic nitrogen), fecal coliform bacteria, and other standard water quality testing parameters including dissolved oxygen, temperature, conductivity, pH and turbidity. The subsequent quarterly monitoring report shall document rainfall amounts during the quarterly period from a rain gauge installed at the facility and the water quality testing dates. The most important time to test will be during the first significant rain event or "first flush" that produces enough flow to provide adequate sampling conditions.

- J. The quarterly monitoring reports shall be submitted to the Planning Commission on their consent agenda twice yearly for review to ensure the effectiveness of management systems and conservation measures and any changes over time. If problems or unacceptable trends are documented in the quarterly reports, or if the reports themselves are deficient, a public hearing may be scheduled to determine if remedial measure may be required.

VI. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:

1. COUNTY bears its own attorney's fees and costs; and

Exhibit A
Conditions of Approval
App. #00-0737

2. COUNTY defends the action in good faith.

- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.
- E. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement, which incorporates the provisions of this condition, or this development approval shall become null and void.

VII. Mitigation Monitoring Program

The mitigation measures listed under this heading have been incorporated into the conditions of approval for this project in order to mitigate or avoid significant effects on the environment. As required by Section 21081.6 of the California Public Resources Code, a monitoring and reporting program for the above mitigations is hereby adopted as a condition of approval for this project. This monitoring program is specifically described following each mitigation measure listed below. The purpose of this monitoring is to ensure compliance with the environmental mitigations during project implementation and operation. Failure to comply with the conditions of approval, including the terms of the adopted monitoring program, may result in permit revocation pursuant to Section 18.10.462 of the Santa Cruz County Code.

- A. Mitigation Measure: Visual Resources (Conditions III.A.4, III.A.5, III.I, IV.A, V.A)

Monitoring Program: Prior to the approval of a building permit, a lighting plan and a landscape plan shall be submitted for review and approval by the Planning Department. Permits will not be issued until the documents have been reviewed and accepted, and a stop-work order will be issued for non-compliance with the approved plans. The property owner shall complete and record a Declaration of Restriction on the property deed prohibiting any vegetation modification within the scenic resource area on the property west of Bonny Doon Road that provides vegetative screening of the development without prior approval of Planning Department staff. Any request for approval shall be processed as a minor variation to the development permit, which will include analysis of impact on scenic resources.

- B. Mitigation Measure: Erosion Control (Conditions III.A.2, III.B, IV.A, V.A, V.E, V.E, V.F, V.H, V.I)

Monitoring Program: Grading, drainage and erosion control plans shall be

Exhibit A
Conditions of Approval
App. #00-0737

submitted as part of the building/grading permit application. All site improvements shown on the approved building permit plans shall be installed. A stop-work order will be issued for non-compliance with the approved plans. All trail use shall be confined to the trails shown on the Map of Bridle Trails prepared by a Registered Professional Forester included as Attachment 15 in the Initial Study. Submit quarterly reports on or before January 1, April 1, July 1, and October 1 of each year. The purpose of the quarterly reports is to document the effectiveness of management systems and conservation measures. The quarterly monitoring reports for the first year of operation following permit approval shall be submitted to the Planning Commission on their consent agenda for review to ensure the effectiveness of management systems and conservation measures and any changes over time. If problems or unacceptable trends are documented in the quarterly reports, or if the reports themselves are deficient, a public hearing may be scheduled to determine if remedial measure may be required.

C. Mitigation Measure: Water Quality Control (Conditions III.D, V.A, V.H, V.I, V.J)

Prepare a horse wash water disposal plan. This plan must be reviewed and approved by the Environmental Health Department prior to issuance of a building permit. The facility shall be operated in compliance with all requirements of the approved manure management plan. Submit quarterly reports on or before January 1, April 1, July 1, and October 1 of each year. The purpose of the quarterly reports is to document the effectiveness of management systems and conservation measures. The quarterly monitoring reports for the first year of operation following permit approval shall be submitted to the Planning Commission on their consent agenda for review to ensure the effectiveness of management systems and conservation measures and any changes over time. If problems or unacceptable trends are documented in the quarterly reports, or if the reports themselves are deficient, a public hearing may be scheduled to determine if remedial measure may be required.

D. Mitigation Measure: Seismic Shaking (Condition III.J, IV.B)

Submit a letter from the project soils engineer indicating that he/she has reviewed the plans and finds them to be in conformance with the approved geotechnical report. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

**Exhibit A
Conditions of Approval
App. #00-0737**

PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM THE EFFECTIVE DATE UNLESS YOU OBTAIN THE REQUIRED PERMITS AND COMMENCE CONSTRUCTION.

By signing below, the owner agrees to accept the terms and conditions of approval of Application 00-0737 and to accept responsibility for payment of the County's cost for inspections and all other action related to noncompliance with the permit condition. The approval of Application 00-0737 is null and void in the absence of the owner's signature below.

Executed on APRIL 14, 2002
(date)

Property Owner(s) signatures:

James P. Soper JAMES SOPER
(Signature) (Print Name)

James P. Soper - Wheeler Co.
(Signature) (Print Name)

(Signature) (Print Name)

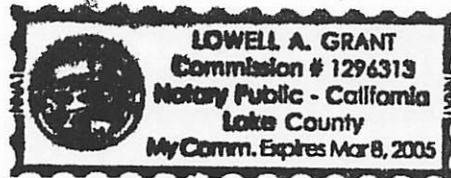
**ALL SIGNATURES ARE TO BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC.
IF A CORPORATION, THE CORPORATE FORM OF ACKNOWLEDGMENT
SHALL BE ATTACHED.**

STATE OF CALIFORNIA, COUNTY OF ^{LAKE}~~SANTA CRUZ~~ } ss

On APRIL 14, 2002 before me LOWELL A. GRANT, personally appeared JAMES P. SOPER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature Lowell A. Grant
(Signature of Notary Public)



This form must be reviewed and approved by a County Planning Department staff person after notarization and prior to recordation.

Dated: 4/29/03

COUNTY OF SANTA CRUZ
By: Dorothy Caban
Planning Department Staff

Exhibit A
Conditions of Approval
App. #00-0737

H-2

STAFF REPORT TO THE PLANNING COMMISSION

APPLICATION NO.: 00-0737 **APN:** 063-231-04
APPLICANT: Hamilton-Swift Land Use and Development Consultants Inc.
OWNER: Soper-Wheeler Company
FACILITY OWNER/OPERATOR: Amie & Jim Beauregard

PROJECT DESCRIPTION: Proposal to establish and maintain a commercial equestrian facility and grade approximately 4,430 cubic yards of earth.

LOCATION: Project site located on the west side of the intersection of Bonny Doon Road and Smith Grade (3675 Bonny Doon Road).

PERMITS REQUIRED: Commercial Development Permit, Coastal Permit, Grading Permit
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration
COASTAL ZONE: Yes No **APPEALABLE TO CCC:** Yes No

PARCEL INFORMATION

PARCEL SIZE: Approximately 79 acres
EXISTING LAND USE:
 PARCEL: Timberland, Commercial Equestrian Facility
 SURROUNDING: Rural Residential, Mineral Quarry
PROJECT ACCESS: Bonny Doon Road
PLANNING AREA: Bonny Doon
LAND USE DESIGNATION: R-M (Mountain Residential)
ZONING DISTRICT: TP (Timber Production)
SUPERVISORIAL DISTRICT: Third District

ENVIRONMENTAL INFORMATION

- | | |
|----------------------|--|
| a. Geologic Hazards | a. Seismic ground shaking (See Initial Study A.1) |
| b. Soils | b. Soil instability hazard low (See Initial Study A.2) |
| c. Fire Hazard | c. Critical Fire Hazard Area |
| d. Slopes | d. 0-15%: <u>±40 acres</u> , 16-30%: <u>±20 acres</u> , 31-50%: <u>±20 acres</u> |
| e. Env. Sen. Habitat | e. Not mapped/no physical evidence on site |
| f. Grading | f. Approximately 4,430 cubic yards, completed |
| g. Tree Removal | g. No trees removed, or proposed to be removed |
| h. Scenic | h. Scenic Resource |
| i. Drainage | i. Drainage Plan required (See Initial Study Section B) |
| j. Traffic | j. See Initial Study Section H |
| k. Roads | k. Existing roads adequate |

Exhibit B
Original Staff Report
App. #00-0737

- | | |
|-----------------------|---|
| l. Parks | 1. Existing park facilities adequate |
| m. Sewer Availability | m. N/A |
| n. Water Availability | n. N/A |
| o. Archeology | o. Mapped Archaeological Resource Area, Preliminary Reconnaissance negative (See Initial Study F.2) |

SERVICES INFORMATION

Inside Urban/Rural Services Line: ___ Yes ___ **X** No

Water Supply: Private Well
Sewage Disposal: Individual Sewage Disposal System
Fire District: County Fire/CDF
Drainage District: No Zone

HISTORY

In April 2000 the current owner/operator of the equestrian center, acting as the agent for the property owner and with the support of the County Fire Department, obtained a water well permit from the Environmental Health Department and Coastal Exclusion from the Planning Department for construction of a well, fire hydrant and holding tank as part of a Pre-Fire Suppression Plan. The Planning Department issued an electrical permit to allow installation of a P.G & E. electric meter for the well in May 2000.

In July 2000 the Planning Department received the first complaint regarding grading on the property. Additional complaints were received in August. The property was red-tagged by the Planning Department Code Compliance staff in early September 2000 for grading and building without permits. Code Compliance staff continued to receive citizen complaints despite the red-tag, therefore the County requested and obtained a temporary restraining order on September 19, 2000. This application for Commercial Development Permit, Coastal Permit and Grading Permit was submitted on November 20th, one day before the hearing on the preliminary injunction on November 21st, 2000. A follow-up hearing on the preliminary injunction was held on March 16, 2001 at which time the judge signed the order. The injunction prohibits further construction and grading, prohibits boarding more than 25 horses, prohibits any public activities such as horse meets, competitions and shows, restricts advertising of the facility, orders the maintenance of erosion control measures and orders the application for the required permits to correct the building and zoning violations on the property.

ANALYSIS AND DISCUSSION

The project requires approval of a Commercial Development Permit, Coastal Permit and Grading Permit to recognize the construction of, and to maintain, a commercial equestrian facility that was originally established at some time during the year 2000 without benefit of the required permits.

Exhibit B
Original Staff Report
App. #00-0737

The project site is located in the Bonny Doon Planning Area on the west side of Bonny Doon Road, opposite the intersection with Smith Grade, at 3675 Bonny Doon Road. The approximately 79 acre parcel is bounded on the east by Bonny Doon Road, on the west by the Redwood Meadows Ranch subdivision, on the north by a residential property and on the south by property used as a mineral quarry. (Exhibit D, Attachment 1, Vicinity Map)

The property encompasses a portion of the headwaters of West Liddell Creek with the northern boundary of the parcel on the ridgeline that separates the Mill Creek watershed from the Liddell Creek watershed (Exhibit D, Attachment 4, Topographic map). On the north side of this portion of the ridge the slopes descend approximately 120 feet to Mill Creek. Elevations on the subject parcel range from a maximum of 1280 feet at the northern ridgeline to approximately 800 feet along West Liddell Creek on the southwestern edge of the parcel. The northern portion of the property, where the equestrian facility is located, consists of relatively gentle, southwest-facing slopes that range between 0-15% gradient and are covered by a mix of open grassland and redwood groves. East of the northern portion of the property on the east side of Bonny Doon Road the land use consists of an older orchard. West of the northern portion of the property is the Redwood Meadows Ranch subdivision consisting of 12 five-acre lots surrounded by a 70-acre agricultural lot and a 140-acre timber preserve. The southwestern portion of the parcel encompasses steeper slopes that descend into the upper reach of West Liddell Creek within a dense redwood forest. An existing unpaved road runs approximately east west through the northern portion of the property and intersects with Bonny Doon Road approximately 450 feet north of the intersection of Smith Grade and Bonny Doon Road (Exhibit D, Attachment 5, Site Plan). This road is the primary access to the equestrian facility, which is located in the northern portion of the parcel and north of the road. In addition, the road serves as emergency access for Redwood Meadows Ranch subdivision, which holds an access easement over the road.

Timber harvesting has occurred on the property as early as the late 1800's when the property was probably clear-cut. More recently selective timber harvest has occurred on the property in the 1970's and in 1990 under Timber Harvest Permits issued by California Department of Forestry. See Section D of the Initial Study checklist (Exhibit D) for a detailed discussion of timber resources. Currently, the property carries a Timber Production zoning designation.

The existing facilities include covered areas consisting of a 22,500 square foot covered arena, an 11,020 square foot horse barn capable of holding 30 horses, a 5,280 square foot pipe paddock capable of holding 20 horses and a 1,080 square foot hay barn. A small office/lounge containing a desk, filing cabinet, telephone, refrigerator and microwave oven is located within the horse barn (Exhibit D, Attachment 5, Site Plan). Existing uncovered areas include a 13,068 square foot dressage arena, 707 square foot fenced corral, 648 square foot wash station, and 2 - 4,224 square foot fenced corrals. The plans indicate parking area to accommodate 41 cars although the program statement indicates existing capacity for parking 21 cars. The project is analyzed herein on the assumption that up to 41 vehicles are proposed to be accommodated. The existing water system includes a well, three - 5000 gallon water tanks, a fire hydrant and other water piping throughout the facility for washing and watering horses. The Environmental Health Department has not approved the well water for human consumption or washing, consequently, all water currently used for human consumption or washing

Exhibit B
Original Staff Report
App. #00-0737

washing by employees and clients is imported bottled water. Existing sanitary facilities include a "port-a-potty" because no on-site sewage disposal system exists.

The project site was graded to create all of the building pads, the arena pads and the driveways and parking areas on the sloping terrain (Exhibit D, Attachment 6, Grading Drainage and Erosion Control Plans). The project civil engineer has prepared an as-graded plan and estimates that earthwork consisted of approximately 4,430 cubic yards of excavation and fill. Existing drainage facilities are shown on the grading and drainage plan and the winter erosion control plan. Project drainage is discussed in more detail in Section B of the Initial Study checklist (Exhibit D).

The project requires, at a minimum, new construction and grading consisting of construction of permanent sanitary facilities including a toilet and hand sink, installation of a septic system, construction of a manure storage bunker and grading of a water diversion berm adjacent the manure storage bunker. The proposed location of the manure storage bunker and diversion berm is shown on the grading and drainage plan and manure management plan (Exhibit D, Attachment 7, Manure Management Plan). The sanitary facilities are not shown on the plans, however the septic system plan on file with the Environmental Health Department indicates the general location of a toilet building within the central core of the complex of buildings between the horse barn and the covered arena. The septic system plan shows the location of the leach field in an open area west of the dressage arena.

This application proposes 50 horses at the facility. The facility is currently operating pursuant to a court order, which, along with other prohibitions and orders, limits the number of horses on the property to 25. The program statement for the facility includes the following information about proposed activities:

- Horse boarding and training facility for students and horses
- Special clinics with visiting trainers weekly
- Bonny Doon Elementary School may use the covered arena as an emergency evacuation location and may make occasional field trips to the facility.
- Estimated average of 5 boarders riding at any given time during normal operations
- Designed to board a maximum of 50 horses
- Horse population will be dressage and jumping breeds, which seldom use the trail or pasture
- Hours of operation are 6:00 am – 10:00 pm
- Number of employees is 4 full time and 3 part time

The project requires the following permits and approvals from the County of Santa Cruz: Commercial Development Permit, Coastal Permit, Grading Permit and Building Permit. The project also requires septic and water system permits (transient small community water system) and approval of manure management and horse wash water disposal system plans from the County Environmental Health Department.

Zoning/General Plan Issues

The project is located within the Timber Production (TP) zone district and equestrian facilities are an allowed use in the zone district. Level VI (Planning Commission) review is required because the area of the project exceeds 20,000 square feet. The existing and proposed buildings are consistent with the development standards for the TP district, as they relate to setbacks, height and parking. The height of all existing and proposed structures is within the 28-foot limit and the setbacks of all structures greatly exceed the minimum required setbacks of 40 feet in the front and 20 feet on the sides.

The required amount of parking for this proposed use is not specified in the County Parking Schedule (13.10.552). However, the required parking for commercial and industrial uses conducted outside of buildings is calculated using 0.3 spaces per employee and 1 space per 600 square feet of land area devoted to such use. With 7 employees and approximately 16,300 square feet devoted to boarding horses (horse barn and covered pipe paddock) the required parking is calculated to be approximately 29 spaces. The plans indicate space for approximately 41 cars. Adequate capacity exists within the development area for 29 cars, the minimum number that must be accommodated. In order to ensure that parking demands and traffic increases caused by the project remain consistent with this analysis, and to ensure that impacts are kept to a minimum, the permit will be conditioned to restrict the total number of vehicles (inclusive of cars, trucks, horse trailers and RV's) parked on the site at any time to a maximum of 41.

Note that the decision makers must specifically approve parking plans that have greater than 10% excess spaces over the minimum required. Therefore, there is a possibility that, during the public hearing process, the parking areas could be reduced to accommodate as few as 32 vehicles.

The project is located in the Mountain Residential (R-M) land use designation, which is consistent with the TP zoning. This designation is intended to provide for very low density residential development in areas which are unsuited to more intensive development due to the presence of physical hazards and development constraints, the necessity to protect natural resources, and the lack of public services and facilities required to support higher densities; and to maintain a large proportion of the County in open space to retain the existing rural scenic character and a sustainable environment. The proposed equestrian facility is consistent with the General Plan designation, and will not represent a significant increase in the intensity of use that would have a negative impact on surrounding development. The project is consistent with the General Plan in that rural scenic character is retained and, subject to conditions of approval, the project will not have an adverse affect on natural resources or a sustainable environment. No specific plan has been prepared for this area of the County.

The parcel is designated a timber resource by the General Plan. A letter from a Registered Professional Forester (RPF) addressing forest compatibility for the project is included as Attachment 11 in the Initial Study (Exhibit D). The RPF concludes that the project is compatible with long-term timber management and no aspects of the equestrian facilities would

Exhibit B
Original Staff Report
App. #00-0737

the property, less than 1% of the total number of trees according to the RPF, and the project occupies an equally small portion of the potential growing space. Tree removal is not known to have occurred during grading and construction on the site and no tree removal is proposed.

Design Issues

Because the project involves commercial construction, it is subject to the provisions of County Code Chapter 13.11; Site, Architectural and Landscape Design Review. A primary purpose of the Design Review ordinance, as defined by General Plan Objective 8.1, is to achieve functional high quality development through design review policies that recognize the diverse characteristics of the area, maintain design creativity, and preserve and enhance the visual fabric of the community.

Subject to conditions of approval regarding outdoor lighting and landscape screening the development is sited and designed to be visually compatible and integrated with the character of surrounding areas. Access to the site is via an existing unpaved road. The location and orientation of the buildings and parking are appropriate and relate to the natural site features and environmental influences in that gently sloping, open area was chosen for structures and arenas. Grading volume is estimated at approximately 4,430 cubic yards and reflects the creation of large flat pads for structures, arenas and parking. Because of the gently sloping terrain the depth of cuts and fills is minimal, on the order of 2-4 feet thick. The building design is appropriate for the type of use and the rural setting.

The forest and meadow views from the Bonny Doon Road scenic corridor are a designated scenic resource. Portions of the equestrian facility are visible from Bonny Doon Road. The covered arena is visible from a point along Bonny Doon Road approximately 500 feet south of the intersection of Smith Grade Road. Parts of the hay storage barn and covered pipe paddock are visible from the driveway entrance along Bonny Doon Road. A sign for the facility is located near the entrance, as well as a 6-foot high solid redwood fence just inside the entrance gate, which is apparently intended to screen views of the facility from the entrance. The covered pipe paddocks and parked horse trailers and RV's are visible from a point along Bonny Doon Road approximately 500 feet north of the intersection with Smith Grade. Throughout this zone along Bonny Doon Road north and south of Smith Grade agricultural type fencing, both wood and barbed wire are visible on the parcel.

All structures are within the 28-foot height limit specified for the zone district.

The visibility of the structures obstructs the natural forest and meadow view from Bonny Doon Road in the narrow locations where they can be seen through gaps in the forest. Even though these gaps are narrow and they are minimized by the fact that most views are from moving vehicles on Bonny Doon Road, they do cause an incremental degradation of the existing visual character and quality of the site and surroundings. The agricultural type fencing, traditional open rail and barbed wire, does not cause the same level of obstruction and therefore has less of an impact.

The complete concealment of approximately 40,000 square feet of structures at this site is

Exhibit B
Original Staff Report
App. #00-0737

difficult, and the few gaps that exist can be filled in with vegetative screening. It seems likely that any alternative layout would also require screening. The project setting suggests screening should consist of carefully placed groves of redwood trees, which are the dominant tree species on the site and which grow relatively rapidly when irrigated.

In order to reduce the impact from structures on scenic resources to a less than significant level it is recommended that the project be modified and conditioned as follows:

- Record a declaration of restriction on the property deed prohibiting any vegetation modification within a specified scenic resource screening area without prior approval of Planning Department staff. Any request for approval shall be processed as a minor variation to the development permit, which will include analysis of impact on scenic resources.
- Submit a landscape plan prepared by a qualified professional in accordance with the landscaping requirements of the Design Review regulations in Chapter 13.11 of the Zoning Ordinance. The purpose of the landscape plan is to provide vegetative screening of structures visible from Bonny Doon Road. Trees shall be planted as close to the structures as practicable, and still meet the goal of relatively rapid screening, in order to preserve as much as possible the meadow views in the foreground of Bonny Doon Road.

The project encompasses a large development area on an otherwise undeveloped 79-acre property in a rural area, and therefore nighttime lighting associated with project activities will have some impact on existing scenic resources and animal habitats. A lighting plan is required and shall become part of the project plans. The lighting plan shall indicate all proposed indoor and outdoor lighting. Low-level, shielded, directional outdoor lighting of parking areas and walkways and the covered arena may be approved provided the lighting is not visible from Bonny Doon Road. All lighted parking and circulation areas will utilize low-rise light standards or light fixtures attached to the building. All site, building, security and landscape lighting will be directed onto the site and away from adjacent forest and meadow areas and the scenic Bonny Doon Road corridor. Landscaping, structure, fixture design, or other physical means will shield light sources. Building and security lighting will be integrated into the building design. A lighting plan that demonstrates compliance with these principles will be required to be submitted for review and approval prior to the issuance of any grading or building permit. Contingent on an approved lighting plan incorporating these key features, the production of nighttime lighting that will illuminate animal habitats is a less than significant impact.

Traffic Issues

The Department of Public Works Road Engineering has reviewed the project and provided the following conclusions: "...with respect to traffic generation, most traffic impacts occur during the PM peak hour. This project will not generate significant PM peak hour trip ends. The amount of PM peak hour trip ends generated as a result of this project will not have a considerable impact on the local street network. Weekend traffic generation of the proposed project is not considered to be a significant impact, even if combined with other weekend

Exhibit B
Original Staff Report
App. #00-0737

traffic in the area such as the Redwoods Meadows winter and Bonny Doon Winery. All roadways and intersection are expected to operate at acceptable level of service (LOS C or better) with all three projects in operation during the weekend. Significant traffic impacts are no expected, and traffic impact mitigations are not warranted.” (Exhibit D, Attachment 14, Department of Public Works, Traffic Engineering staff comments)

The driveway entrance at Bonny Doon Road and the access road meet County Design Criteria Standards of 24 feet width for a commercial facility. Public Works staff has determined that adequate site distance exists at the driveway entrance to Bonny Doon Road. The portion of the driveway entrance located within the right of way of Bonny Doon Road must be paved in conformance with Public Works Design Criteria and an Encroachment Permit is required for this work. Bonny Doon Road meets County road standards, and therefore it can accommodate motorists, including horse trailers, bicycles and pedestrians.

Noise

According to the program statement normal operation of the facility would include approximately 5 boarders riding at any given time, 4 full time staff (1 trainer and 3 grounds staff) and 3 part time staff trainers. Daily operations would also include watering the access road and riding arenas with the water truck and manure management using a small tractor to move manure to the manure bunker. These activities will increase ambient noise levels in the project vicinity above levels existing without the project; however, due to the size of the property, setbacks from the property line (minimum of 100 feet to the dressage arena and 250 feet to the covered arena) and rural setting, this is a less that significant impact. Due to the nature of the proposed development (no industrial or heavy machinery use) and the rural setting the project will not expose people to excessive noise levels.

Trainers use amplified sound in the riding arenas to communicate with students across the arena. The proposed clinics would include amplified sound for the same reason. If a permit is approved it will contain a condition that the use of amplified sound at the facility is for training purposes only and at the minimum level necessary to communicate effectively with students across the arenas. The dressage arena is located a minimum of 100 feet from the nearest property line and the covered arena is located a minimum of 250 feet from the nearest property line. The nearest property line to the arenas is the north and northwest property line, which borders a 70-acre agricultural preserve property. Based on the distance from neighbor properties and the conditions under which noise will be created, the periodic increase in ambient noise levels in the project vicinity above levels existing without the project is a less than significant impact.

Trails

The property contains land area with slopes exceeding 30% gradient, mainly in the southwest portion of the property. Currently, all development shown on the project plans is located in the northern portion of the property on land with slopes less than 30% gradient. Although the program statement indicates that horses of the type at this facility seldom use trails, the project is analyzed herein under the assumption that some trail use may occur. Therefore, in order to

Exhibit B
Original Staff Report
App. #00-0737

ensure that all trail development occurs on slopes of less than 30% gradient the permit will contain a condition prohibiting use and development of trails on slopes exceeding 30% gradient.

A map of bridle trails and an evaluation of Vigne Farms bridle trails has been prepared by a Registered Professional Forester and is included as Attachment 15 in the Initial Study (Exhibit D). The map identifies the location of the bridle trail system around the horse boarding and training area with all trails confined to the property. Bridle trails are used to cool horses down after training and not for recreational riding. Any permit issued for this project will contain conditions prohibiting access to any trails off the property and monitoring of the trails on the property to ensure that erosion does not become a problem.

Water Quality Issues

Typical activities and features at horse facilities, which are common sources of water quality concerns include: roof runoff, high-use areas, manure management, composting horse manure, horse wash areas, pasture management, water resources, roads and trails. Good stewardship can help keep horse facilities, creeks and groundwater clean. Three basic stewardship goals are: control erosion, keep "clean" water clean and manage "polluted" water. Management systems and conservation measures not only help control erosion, manage stormwater runoff and prevent pollutants from reaching creeks and groundwater, they also create healthier conditions for horses.

The project civil engineer has prepared a drainage plan and drainage calculations for the project (Exhibit D, Attachments 6 & 10). The drainage plans show impervious surfaces (roofs), drainage diversions, collection points, drainage paths and discharge locations. Newly collected runoff is routed to several different discharge locations including redwood groves and a broad, shallow swale below the covered arena. "Clean" roof runoff is diverted from horse keeping areas where it could pick up pollutants. Water diversion in the form of swales and graded berms keep natural runoff away from buildings. Discharge points for collected and diverted water are designed to prevent erosion.

High use areas are fenced areas of bare ground where horses are kept, confined, exercised trained or ridden. This facility includes uncovered, high use areas such as the dressage arena, and several fenced corrals. All high use areas are appropriately located away from low spots and the drainage plan routes "clean" stormwater runoff around high use areas. Adequate vegetative filter strips are maintained between high use areas and drainage paths to trap and filter sediment from runoff. The turnout paddock located downslope of the covered arena is located in an area that may receive a larger volume of runoff from roof and area drainage and should be relocated. Project approval will contain a condition to relocate this turnout paddock or discontinue use and cover with mulch during the rainy season.

The project includes a manure management plan (Exhibit D, Attachment 7) that has been approved by the Environmental Health Department. This plan requires the construction of a covered manure storage bunker in addition to other manure management requirements, including fly control and protection of children. Currently, manure is stored at a temporary

Exhibit B
Original Staff Report
App. #00-0737

manure storage area, which is also the location for the permanent manure storage bunker. The temporary piles of manure are covered with waterproof tarps during periods of rainfall and surface runoff is diverted around the manure by an earth berm. According to the applicant manure/compost is periodically transported off site to area farms, gardens and vineyards for composting and/or spreading so that manure piles do not exceed 25 cubic yards at any given time. If the project is approved it must be operated in compliance with all requirements of the approved manure management plan; this will avoid degradation of ground and surface water sources. Such a plan will specify that no manure is stored outside the bunker.

The owner/operator of the facility has supplied additional information on past manure management practices at the facility, which currently operates with up to 25 horses (Exhibit D, Attachment 16). In 2001 virtually all of the composted manure produced at the facility was delivered to the 36-acre Bald Mountain Vineyard, which was tilled in over a 3-4 acre area. The applicant/operator also has the availability of the Meyley Vineyard of 13 acres and their home ranch vineyard of 12 acres for spreading composted manure. Therefore, even with twice as much manure produced by a 50-horse facility, it appears that ample vineyard area is available to the applicant owner for utilization of the composted manure from the facility. The monitoring and reporting requirements described below will ensure that all composted manure continues to be utilized by the above-mentioned vineyards or similarly appropriate facilities. In addition, if the project is approved, the permit will contain a condition specifying the current owner/operator as the permit holder and any change in facility owner/operator will require an amendment to the permit. The primary purpose of this condition is to allow staff and the Planning Commission the opportunity to review any changes to the manure management plan, particularly proposed destination/disposition of composted manure.

The applicant has supplied additional information regarding estimated manure production and composting methods. Based on this information the proposed manure bunker is large enough to maintain an ongoing composting operation for all the manure produced by 50 horses.

Project approval will be conditioned on the regular reporting of manure management activities including quarterly reports of production, storage, management, and destination/disposition of all manure waste from the facility to ensure that the goals and objectives of the Manure Management Plan are continually met. In addition, quarterly reports shall include water quality testing and photographic monitoring to document conservation measures are working.

The project is not located upstream of any recorded human use water supply intake.

The project plans do not include any special provisions for disposal of water from the horse wash area. This water may contain contaminants in the form of soaps, detergents, biological contaminants, etc. If the project is approved the permit will be conditioned on the preparation of a horse wash water disposal plan. The plans should include diversion of wash water to a vegetative filter strip that can handle the amount of water generated and trap sediment, horse manure and other contaminants. This plan must be reviewed and approved by the Environmental Health Department prior to issuance of a building permit.

The applicant states that the horse population will be dressage and jumping breeds, which

Exhibit B
Original Staff Report
App. #00-0737

seldom use the trail or pasture. Horses are placed in turnout paddocks for daily exercise. No horses are turned out in a pasture situation.

The project site is located at least 800 feet from the headwaters of West Liddell Creek. Subject to the above-described conservation measures and conditions of approval the operation of the facility will have no impact on native resident or migratory fish that may occur in West Liddell Creek. According to County biotic resource maps and information and based on a site visit by County staff the project site is not located within or near a riparian corridor, wetland, native grassland or special forest. The existing well has been constructed according to Environmental Health Department standards for the protection of ground water quality. The property is not located within a mapped Primary Groundwater Recharge Area.

The roads and trails on the property are well constructed and adequately maintained to control erosion. The project civil engineer has calculated the capacity of the one 18-inch culvert that must handle runoff from the development and determined that it is adequate for the site conditions.

Photographic Monitoring

Photographic monitoring is a method for documenting the management systems and conservation measures to control erosion, manage stormwater runoff, and to prevent pollutants from reaching creeks and groundwater.

Proposed conditions of approval for this project require a quarterly report shall be submitted to the Planning Department. Photographic monitoring would be one component of such a report. Photo monitoring is proposed to document the effectiveness of management systems and conservation measures and any changes over time. Dated photos from the same permanent photo points shall monitor the following locations:

Manure management areas, pastures, buildings, high use areas, horse wash station, trails and roads, and drainage facilities.

Photopoints will be established initially following project approval in consultation with Planning Department staff and it will be the responsibility of the owner/operator of the facility to return to these exact points at least four times per year corresponding with the preparation of the required quarterly reports. In addition, the monitoring points shall be photographed at the same time as the required water quality testing (see below) to correspond to significant rain events and submitted with the subsequent quarterly report.

Water Quality Monitoring

Another method of documenting the effectiveness of management systems and conservation measures and any changes over time is water quality monitoring. This horse facility is located at least 800 feet from the headwaters of West Liddell Creek and no permanent or intermittent watercourse flows through or adjacent to the facility. Drainage calculations were performed to determine the expected post-development increase in runoff and the onsite detention.

Exhibit B
Original Staff Report
App. #00-0737

requirements to prevent post development runoff from exceeding pre-development runoff levels based on the current edition of the Public Works Design Criteria. Based on the calculations a portion of the post-development runoff, approximately 480 cubic feet, will be detained in a shallow swale west of the covered arena below the development area in accordance with the natural drainage pattern of the area. Prior to issuance of a building permit a detention system design must be submitted and reviewed and approved by Department of Public Works Drainage Division. Evidence of significant runoff through this shallow swale and the downstream 18-inch culvert under the access road was noted during a site visit to the facility in December 2001. Testing of this winter runoff, either in the detention basin or at the 18-inch culvert appears feasible and would provide valuable documentation of the effectiveness of management systems and conservation measures and any changes over time.

Accordingly, this permit contains a proposed condition requiring the owner/operator of the facility to contract with an independent, qualified professional to perform water quality testing at the facility. The testing will occur during the winter after significant storm events produce enough flow through the detention system or the 18-inch culvert to produce adequate sampling conditions. Testing parameters shall include nitrogen series (ammonia, nitrate and organic nitrogen), fecal coliform bacteria, and other standard water quality testing parameters including dissolved oxygen, temperature, conductivity, pH and turbidity. The subsequent quarterly monitoring report shall document rainfall amounts during the quarterly period from a rain gauge installed at the facility and the water quality testing dates. The most important time to test will be during the first significant rain event or "first flush" that produces enough flow to provide adequate sampling conditions.

Reporting

Staff proposed that the quarterly monitoring reports for the first year of operation following permit approval be submitted to the Planning Commission on their consent agenda for review to ensure the effectiveness of management systems and conservation measures and any changes over time. If problems or unacceptable trends are documented in the quarterly reports, or if the reports themselves are deficient, a public hearing may be scheduled to determine if remedial measure may be required.

CONCLUSION & RECOMMENDATION

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff recommends that the Planning Commission take the following action:

1. Certify the Mitigated Negative Declaration as complying with the requirements of the California Environmental Quality Act; and
2. **APPROVE** Application Number **00-0737**, based on the attached findings and subject to the attached conditions.

EXHIBITS

- A. Project plans
- B. Findings
- C. Conditions
- D. Mitigated Negative Declaration (CEQA determination)
- E. Comments & Correspondence

SUPPLEMENTARY REPORTS AND INFORMATION REFERRED TO IN THIS REPORT ARE ON FILE AND AVAILABLE FOR VIEWING AT THE SANTA CRUZ COUNTY PLANNING DEPARTMENT, AND ARE HEREBY MADE A PART OF THE ADMINISTRATIVE RECORD FOR THE PROPOSED PROJECT.

Report Prepared By: David Carlson
David Carlson
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060

Report Reviewed By: Cathy Graves
Cathy Graves
Principal Planner
Development Review

COASTAL DEVELOPMENT PERMIT FINDINGS:

1. THAT THE PROJECT IS A USE ALLOWED IN ONE OF THE BASIC ZONE DISTRICTS, OTHER THAN THE SPECIAL USE (SU) DISTRICT, LISTED IN SECTION 13.10.170(d) AS CONSISTENT WITH THE GENERAL PLAN AND LOCAL COASTAL PROGRAM LUP DESIGNATION.

The project is located within the Timber Production (TP) zone district and equestrian facilities are an allowed use in the zone district. The project is located in the Mountain Residential (R-M) land use designation, which is consistent with the TP zoning.

2. THAT THE PROJECT DOES NOT CONFLICT WITH ANY EXISTING EASEMENT OR DEVELOPMENT RESTRICTIONS SUCH AS PUBLIC ACCESS, UTILITY, OR OPEN SPACE EASEMENTS.

The proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site. An existing unpaved road runs approximately east west through the northern portion of the property and intersects with Bonny Doon Road approximately 450 feet north of the intersection of Smith Grade and Bonny Doon Road (Exhibit D, Attachment 5, Site Plan). This road is the primary access to the equestrian facility, which is located in the northern portion of the parcel and north of the road. In addition, the road serves as emergency access for Redwood Meadows Ranch subdivision, which holds an access easement over the road.

3. THAT THE PROJECT IS CONSISTENT WITH THE DESIGN CRITERIA AND SPECIAL USE STANDARDS AND CONDITIONS OF THIS CHAPTER PURSUANT TO SECTION 13.20.130 et seq.

The proposal is consistent with the design and use standards pursuant to Section 13.20.130 in that, subject to conditions of approval regarding outdoor lighting and landscape screening, the development is sited and designed to be visually compatible and integrated with the character of surrounding areas. Access to the site is via an existing unpaved road. The location and orientation of the buildings and parking are appropriate and relate to the natural site features and environmental influences in that gently sloping, open area was chosen for structures and arenas. Grading volume is estimated at approximately 4,430 cubic yards and reflects the creation of large flat pads for structures, arenas and parking. Because of the gently sloping terrain the depth of cuts and fills is minimal, on the order of 2-4 feet thick. The building design is appropriate for the type of use and the rural setting.

The forest and meadow views from the Bonny Doon Road scenic corridor are a designated scenic resource. Portions of the equestrian facility are visible from Bonny Doon Road. The covered arena is visible from a point along Bonny Doon Road approximately 500 feet south of the intersection of Smith Grade Road. Parts of the hay storage barn and covered pipe paddock

are visible from the driveway entrance along Bonny Doon Road. A sign for the facility is located near the entrance, as well as a 6-foot high solid redwood fence just inside the entrance gate, which is apparently intended to screen views of the facility from the entrance. The covered pipe paddocks and parked horse trailers and RV's are visible from a point along Bonny Doon Road approximately 500 feet north of the intersection with Smith Grade. Throughout this zone along Bonny Doon Road north and south of Smith Grade agricultural type fencing, both wood and barbed wire are visible on the parcel.

All structures are within the 28-foot height limit specified for the zone district.

The visibility of the structures obstructs the natural forest and meadow view from Bonny Doon Road in the narrow locations where they can be seen through gaps in the forest. Even though these gaps are narrow and they are minimized by the fact that most views are from moving vehicles on Bonny Doon Road, they do cause an incremental degradation of the existing visual character and quality of the site and surroundings. The agricultural type fencing, traditional open rail and barbed wire, does not cause the same level of obstruction and therefore has less of an impact.

The complete concealment of approximately 40,000 square feet of structures at this site is difficult, and the few gaps that exist can be filled in with vegetative screening. It seems likely that any alternative layout would also require screening. The project setting suggests screening should consist of carefully placed groves of redwood trees, which are the dominant tree species on the site and which grow relatively rapidly when irrigated.

In order to reduce the impact from structures on scenic resources to a less than significant level it is recommended that the project be modified and conditioned as follows:

- Record a declaration of restriction on the property deed prohibiting any vegetation modification within a specified scenic resource screening area without prior approval of Planning Department staff. Any request for approval shall be processed as a minor variation to the development permit, which will include analysis of impact on scenic resources.
- Submit a landscape plan prepared by a qualified professional in accordance with the landscaping requirements of the Design Review regulations in Chapter 13.11 of the Zoning Ordinance. The purpose of the landscape plan is to provide vegetative screening of structures visible from Bonny Doon Road. Trees shall be planted as close to the structures as practicable, and still meet the goal of relatively rapid screening, in order to preserve as much as possible the meadow views in the foreground of Bonny Doon Road.

The project encompasses a large development area on an otherwise undeveloped 79-acre property in a rural area, and therefore nighttime lighting associated with project activities will have some impact on existing scenic resources and animal habitats. A lighting plan is required and shall become part of the project plans. The lighting plan shall indicate all proposed indoor and outdoor lighting. Low-level, shielded, directional outdoor lighting of parking areas and

Endorse
Original Staff Report
App. #00-0737

walkways and the covered arena may be approved provided the lighting is not visible from Bonny Doon Road. All lighted parking and circulation areas will utilize low-rise light standards or light fixtures attached to the building. All site, building, security and landscape lighting will be directed onto the site and away from adjacent forest and meadow areas and the scenic Bonny Doon Road corridor. Landscaping, structure, fixture design, or other physical means will shield light sources. Building and security lighting will be integrated into the building design. A lighting plan that demonstrates compliance with these principles will be required to be submitted for review and approval prior to the issuance of any grading or building permit. Contingent on an approved lighting plan incorporating these key features, the production of nighttime lighting that will illuminate animal habitats is a less than significant impact.

The development site is not on a prominent ridge, beach, or bluff top.

4. THAT THE PROJECT CONFORMS WITH THE PUBLIC ACCESS, RECREATION, AND VISITOR-SERVING POLICIES, STANDARDS AND MAPS OF THE GENERAL PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN, SPECIFICALLY CHAPTER 2: FIGURE 2.5 AND CHAPTER 7, AND, AS TO ANY DEVELOPMENT BETWEEN AND NEAREST PUBLIC ROAD AND THE SEA OR THE SHORELINE OF ANY BODY OF WATER LOCATED WITHIN THE COASTAL ZONE, SUCH DEVELOPMENT IS IN CONFORMITY WITH THE PUBLIC ACCESS AND PUBLIC RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT COMMENCING WITH SECTION 30200.

The project site is not located between the shoreline and the first public road. Consequently, the equestrian facility will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. THAT THE PROPOSED DEVELOPMENT IS IN CONFORMITY WITH THE CERTIFIED LOCAL COASTAL PROGRAM.

The proposed project is in conformity with the County's certified Local Coastal Program in that the development is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, equestrian uses are allowed uses in the TP (Timber Production) zone district of the area, as well as the Mountain Residential (R-M) General Plan and Local Coastal Program land use designation. The project is consistent with the General Plan in that rural scenic character is retained and, subject to conditions of approval, the project will not have an adverse affect on natural resources or a sustainable environment. No specific plan has been prepared for this area of the County.

DEVELOPMENT PERMIT FINDINGS:

1. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OR THE GENERAL PUBLIC, AND WILL NOT RESULT IN INEFFICIENT OR WASTEFUL USE OF ENERGY, AND WILL NOT BE MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY.

The location of the proposed equestrian facility and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity in that the project is located in an area designated for equestrian uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed equestrian facility will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

Management systems and conservation measures, which are incorporated into the proposed project and proposed conditions of approval will control erosion, manage stormwater runoff and prevent pollutants from reaching creeks and groundwater. Project approval will be conditioned on the regular reporting of manure management activities including quarterly reports of production, storage, management, and destination/disposition of all manure waste from the facility to ensure that the goals and objectives of the Manure Management Plan are continually met. In addition, quarterly reports shall include water quality testing and photographic monitoring to document conservation measures are working.

2. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL BE CONSISTENT WITH ALL PERTINENT COUNTY ORDINANCES AND THE PURPOSE OF THE ZONE DISTRICT IN WHICH THE SITE IS LOCATED.

The project site is located in the TP (Timber Production) zone district. The proposed location of the equestrian facility and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the TP zone district in that the primary use of the property will be an equestrian facility that meets all current site standards for the zone district. A Registered Professional Forester concludes that the project is compatible with long-term timber management and no aspects of the equestrian facilities would complicate harvest operations. The project is adjacent a small portion of the timbered area on the property, less than 1% of the total number of trees according to the RPF, and the project

EXHIBIT B
Original Staff Report
App. #00-0737

occupies an equally small portion of the potential growing space. Tree removal is not known to have occurred during grading and construction on the site and no tree removal is proposed.

3. **THAT THE PROPOSED USE IS CONSISTENT WITH ALL ELEMENTS OF THE COUNTY GENERAL PLAN AND WITH ANY SPECIFIC PLAN WHICH HAS BEEN ADOPTED FOR THE AREA.**

The project is located in the Mountain Residential (R-M) land use designation, which is consistent with the TP zoning. This designation is intended to provide for very low density residential development in areas which are unsuited to more intensive development due to the presence of physical hazards and development constraints, the necessity to protect natural resources, and the lack of public services and facilities required to support higher densities; and to maintain a large proportion of the County in open space to retain the existing rural scenic character and a sustainable environment. The proposed equestrian facility is consistent with the General Plan designation, and will not represent a significant increase in the intensity of use that would have a negative impact on surrounding development. The project is consistent with the General Plan in that rural scenic character is retained and, subject to conditions of approval, the project will not have an adverse affect on natural resources or a sustainable environment.

The proposed equestrian facility will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the equestrian facility will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed equestrian facility will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed equestrian facility will comply with the site standards for the TP zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

A specific plan has not been adopted for this portion of the County.

4. **THAT THE PROPOSED USE WILL NOT OVERLOAD UTILITIES AND WILL NOT GENERATE MORE THAN THE ACCEPTABLE LEVEL OF TRAFFIC ON THE STREETS IN THE VICINITY.**

The proposed use will not overload utilities or generate more than the acceptable level of traffic on the streets in the vicinity in that the Department of Public Works Road Engineering has reviewed the project and provided the following conclusions: "...with respect to traffic generation, most traffic impacts occur during the PM peak hour. This project will not generate significant PM peak hour trip ends. The amount of PM peak hour trip ends generated as a

Exhibit B
Original Staff Report
App. #00-0737

result of this project will not have a considerable impact on the local street network. Weekend traffic generation of the proposed project is not considered to be a significant impact, even if combined with other weekend traffic in the area such as the Redwoods Meadows winter and Bonny Doon Winery. All roadways and intersection are expected to operate at acceptable level of service (LOS C or better) with all three projects in operation during the weekend. Significant traffic impacts are no expected, and traffic impact mitigations are not warranted.” (Exhibit D, Attachment 14, Department of Public Works, Traffic Engineering staff comments)

The driveway entrance at Bonny Doon Road and the access road meet County Design Criteria Standards of 24 feet width for a commercial facility. Public Works staff has determined that adequate site distance exists at the driveway entrance to Bonny Doon Road. The portion of the driveway entrance located within the right of way of Bonny Doon Road must be paved in conformance with Public Works Design Criteria and an Encroachment Permit is required for this work. Bonny Doon Road meets County road standards, and therefore it can accommodate motorists, including horse trailers, bicycles and pedestrians.

5. THAT THE PROPOSED PROJECT WILL COMPLEMENT AND HARMONIZE WITH THE EXISTING AND PROPOSED LAND USES IN THE VICINITY AND WILL BE COMPATIBLE WITH THE PHYSICAL DESIGN ASPECTS, LAND USE INTENSITIES, AND DWELLING UNIT DENSITIES OF THE NEIGHBORHOOD.

The proposed equestrian facility will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood in the vicinity, in that the proposed equestrian facility will not represent a significant increase in the intensity of use that would have a negative impact on surrounding development. The project is consistent with the General Plan in that rural scenic character is retained and, subject to conditions of approval, the project will not have an adverse affect on natural resources or a sustainable environment. Subject to conditions of approval regarding outdoor lighting and landscape screening the development is sited and designed to be visually compatible and integrated with the character of surrounding areas.

6. THE PROPOSED DEVELOPMENT PROJECT IS CONSISTENT WITH THE DESIGN STANDARDS AND GUIDELINES (SECTIONS 13.11.070 THROUGH 13.11.076), AND ANY OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER.

The proposed development is consistent with the Design Standards and Guidelines of the County Code in that, subject to conditions of approval regarding outdoor lighting and landscape screening, the development is sited and designed to be visually compatible and integrated with the character of surrounding areas. The location and orientation of the buildings and parking are appropriate and relate to the natural site features and environmental influences in that gently sloping, open area was chosen for structures and arenas. The building design is appropriate for the type of use and the rural setting.

Exhibit B
Original Staff Report
App. #00-0737

**Required Special Findings for Nontimber Growing and Harvesting
Uses:**

1. THE PROPOSED USES WILL BE PHYSICALLY COMPATIBLE WITH THE GROWING AND HARVESTING OF A SUSTAINED YIELD TREE CROP, AND WILL BE CONSISTENT WITH THE PURPOSES OF THE FOREST TAXATION REFORM ACT OF 1976 AND THE PURPOSES OF CHAPTER 13.10.370.

The project site is located in the TP (Timber Production) zone district. The proposed location of the equestrian facility and the conditions under which it would be operated or maintained will be consistent with the purpose of the TP zone district in that the primary use of the property will be an equestrian facility that protects and maintains the timber resources on the property. A Registered Professional Forester concludes that the project is compatible with long-term timber management and no aspects of the equestrian facilities would complicate harvest operations.

2. THE PROPOSED USE IS SUPPORTED BY A TIMBER MANAGEMENT PLAN SUBMITTED AS A PART OF THE APPLICATION FOR SUCH PROPOSED USE, AND WHICH TIMBER MANAGEMENT PLAN HAS BEEN APPROVED AS SUBMITTED, OR AS AMENDED BY THE COUNTY, AS A CONDITION UPON ANY PERMIT GRANTED.

The parcel is designated a timber resource by the General Plan. A letter from a Registered Professional Forester (RPF) addressing forest compatibility for the project is included as Attachment 11 in the Initial Study (Exhibit D). The RPF concludes that the project is compatible with long-term timber management and no aspects of the equestrian facilities would complicate harvest operations. The project is adjacent a small portion of the timbered area on the property, less than 1% of the total number of trees according to the RPF, and the project occupies an equally small portion of the potential growing space. Tree removal is not known to have occurred during grading and construction on the site and no tree removal is proposed.

CONDITIONS OF APPROVAL

Exhibit A: Site Plan by Bowman & Williams consisting of 1 sheet dated 10/30/00;
Grading & Drainage Plan by Bowman & Williams consisting of 3 sheets dated 7/13/01;
Winter Erosion Control Plan by Bowman & Williams consisting of 3 sheets dated 10/9/00;
Manure Management Plan by Bowman & Williams consisting of 1 sheet dated 9/12/01;
Map of Bridle Trails by Cassady Bill Vaughn consisting of 1 sheet undated.

- I. This permit is issued to Soper-Wheeler Company as property owner and Amie & James Beauregard as equestrian facility owner/operator. Any transfer of the equestrian facility to a different and new entity, as owner/operator will cause this permit to become null and void unless an amendment to this permit is approved.

- II. This permit authorizes the operation of an equestrian facility with no more than 50 horses. The existing facilities include covered areas consisting of a 22,500 square foot covered arena, an 11,020 square foot horse barn capable of holding 30 horses, a 5,280 square foot pipe paddock capable of holding 20 horses and a 1,080 square foot hay barn. A small office/lounge containing a desk, filing cabinet, telephone, refrigerator and microwave oven is located within the horse barn. Existing uncovered areas include a 13,068 square foot dressage arena, 707 square foot fenced corral, 648 square foot wash station, and 2 - 4,224 square foot fenced corrals. The existing water system includes a well, three - 5000 gallon water tanks. Completed earthwork consists of approximately 4,430 cubic yards of excavation and fill. Proposed new construction and grading consists of construction of permanent sanitary facilities including a toilet and hand sink, installation of a septic system, construction of a manure storage bunker and grading of a water diversion berm adjacent the manure storage bunker.

Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the property owner and equestrian facility owner/operator shall:

- A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.

- B. Within six months of the effective date of this permit obtain a Building Permit from the Santa Cruz County Building Official for all existing and proposed structures.

- C. Within six months of the effective date of this permit obtain a Grading Permit from the Santa Cruz County Building Official for all existing and proposed earthwork.

- D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way. The portion of the driveway entrance located within the right of way of Bonny Doon Road must be paved in conformance with Public Works Design Criteria.

Exhibit B
Original Staff Report
App. #00-0737

- E. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days of the approval date on this permit.

III. Prior to issuance of a Building Permit the applicant/owner shall:

- A. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. The final plans shall include the following additional information:
1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 2. Grading, drainage, and erosion control plans.
 3. Details showing compliance with fire department requirements.
 4. Submit a landscape plan prepared by a qualified professional in accordance with the landscaping requirements of the Design Review regulations in Chapter 13.11 of the Zoning Ordinance. The purpose of the landscape plan is to provide vegetative screening of structures and lights visible from Bonny Doon Road. Trees shall be planted as close to the structures as practicable, and still meet the goal of relatively rapid screening, in order to preserve as much as possible the meadow views in the foreground of Bonny Doon Road.
 5. A lighting plan is required and shall become part of the project plans. The lighting plan shall indicate all proposed indoor and outdoor lighting. Low-level, shielded, directional outdoor lighting of parking areas and walkways and the covered arena may be approved provided the lighting is not visible from Bonny Doon Road. All lighted parking and circulation areas will utilize low-rise light standards or light fixtures attached to the building. All site, building, security and landscape lighting will be directed onto the site and away from adjacent forest and meadow areas and the scenic Bonny Doon Road corridor. Landscaping, structure, fixture design, or other physical means will shield light sources. Building and security lighting will be integrated into the building design.
- B. A detention system design must be submitted and reviewed and approved by Department of Public Works Drainage Division. Based on the drainage calculations a portion of the post-development runoff, approximately 480 cubic feet, shall be detained in the shallow swale west of the covered arena below the development area in accordance with the natural drainage pattern of the area.
- C. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- D. Prepare a horse wash water disposal plan. The plans should include diversion of wash

Exhibit B
Original Staff Report
App. #00-0737

water to a vegetative filter strip that can handle the amount of water generated and trap sediment, horse manure and other contaminants. This plan must be reviewed and approved by the Environmental Health Department prior to issuance of a building permit.

- E. Meet all requirements and pay any applicable plan check fee of the County Fire Protection District.
 - F. Provide required off-street parking for 41 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - G. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
 - H. Complete and record a Declaration of Restriction on the property deed prohibiting any vegetation modification within the scenic resource area on the property west of Bonny Doon Road that provides vegetative screening of the development without prior approval of Planning Department staff. Any request for approval shall be processed as a minor variation to the development permit, which will include analysis of impact on scenic resources.
 - I. Submit a letter from the project soils engineer indicating that he/she has reviewed the plans and finds them to be in conformance with the approved geotechnical report.
- IV. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

V. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County

Exhibit B
Original Staff Report
App. #00-0737

Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

- B. In order to ensure that parking demands and traffic increases caused by the project remain consistent with the analysis in this staff report, and to ensure that impacts are kept to a minimum, the total number of vehicles (inclusive of cars, trucks, horse trailers and RV's) parked on the site at any time is restricted to a maximum of 41.
- C. The use of amplified sound at the facility shall be limited to training purposes only and at the minimum level necessary to communicate effectively with students across the arenas.
- D. All trail use shall be confined to the trails shown on the Map of Bridle Trails prepared by a Registered Professional Forester included as Attachment 15 in the Initial Study (Exhibit D). The map identifies the location of the bridle trail system around the horse boarding and training area with all trails confined to the property. Bridle trails shall be used to cool horses down after training and not for recreational riding. Access from the property to any trails off the property is prohibited.
- E. The turnout paddock located down slope of the covered arena is located in an area that may receive a larger volume of runoff from roof and area drainage and should be relocated or discontinue use and cover with mulch during the rainy season.
- F. No horses shall be turned out in a pasture situation.
- G. The facility shall be operated in compliance with all requirements of the approved manure management plan; this will avoid degradation of ground and surface water sources. No manure shall be stored outside the manure storage bunker.
- H. Submit quarterly reports on or before January 1, April 1, July 1, and October 1 of each year. The purpose of the quarterly reports is to document the effectiveness of management systems and conservation measures. Quarterly reports shall contain the following information:
 - 1. Volume, in cubic yards, of manure produced and stored for composting; volume of compost produced at the facility; volume of manure and/or compost transported off-site; and final destination/disposition of all manure and/or compost produced by the facility.
 - 2. Dated photos from the same permanent photo points shall monitor the following locations: Manure management areas, pastures, buildings, high use areas, horse wash station, trails and roads, and drainage facilities. Photopoints will be established initially following project approval in consultation with Planning Department staff and it will be the responsibility of the owner/operator of the facility to return to these exact points at least four times per year corresponding with the preparation of the required quarterly reports. In addition, the monitoring points shall be photographed at the same time as

Exhibit B
Original Staff Report
App. #00-0737

the required water quality testing (see below) to correspond to significant rain events and submitted with the subsequent quarterly report.

3. The owner/operator of the facility shall contract with an independent, qualified professional to perform water quality testing at the facility. The testing will occur during the winter after significant storm events produce enough flow through the detention system or the 18-inch culvert to produce adequate sampling conditions. Testing parameters shall include nitrogen series (ammonia, nitrate and organic nitrogen), fecal coliform bacteria, and other standard water quality testing parameters including dissolved oxygen, temperature, conductivity, pH and turbidity. The subsequent quarterly monitoring report shall document rainfall amounts during the quarterly period from a rain gauge installed at the facility and the water quality testing dates. The most important time to test will be during the first significant rain event or "first flush" that produces enough flow to provide adequate sampling conditions.

I. The quarterly monitoring reports for the first year of operation following permit approval shall be submitted to the Planning Commission on their consent agenda for review to ensure the effectiveness of management systems and conservation measures and any changes over time. If problems or unacceptable trends are documented in the quarterly reports, or if the reports themselves are deficient, a public hearing may be scheduled to determine if remedial measure may be required.

VI. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:

1. COUNTY bears its own attorney's fees and costs; and
2. COUNTY defends the action in good faith.

C. Settlement. The Development Approval Holder shall not be required to pay or

Exhibit B
Original Staff Report
App. #00-0737

perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.

- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.
- E. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement which incorporates the provisions of this condition, or this development approval shall become null and void.

VII. Mitigation Monitoring Program

The mitigation measures listed under this heading have been incorporated into the conditions of approval for this project in order to mitigate or avoid significant effects on the environment. As required by Section 21081.6 of the California Public Resources Code, a monitoring and reporting program for the above mitigations is hereby adopted as a condition of approval for this project. This monitoring program is specifically described following each mitigation measure listed below. The purpose of this monitoring is to ensure compliance with the environmental mitigations during project implementation and operation. Failure to comply with the conditions of approval, including the terms of the adopted monitoring program, may result in permit revocation pursuant to Section 18.10.462 of the Santa Cruz County Code.

- A. Mitigation Measure: Visual Resources (Conditions III.A.4, III.A.5, III.H, IV.A, V.A)

Monitoring Program: Prior to the approval of a building permit, a lighting plan and a landscape plan shall be submitted for review and approval by the Planning Department. Permits will not be issued until the documents have been reviewed and accepted, and a stop-work order will be issued for non-compliance with the approved plans. The property owner shall complete and record a Declaration of Restriction on the property deed prohibiting any vegetation modification within the scenic resource area on the property west of Bonny Doon Road that provides vegetative screening of the development without prior approval of Planning Department staff. Any request for approval shall be processed as a minor variation to the development permit, which will include analysis of impact on scenic resources.

- B. Mitigation Measure: Erosion Control (Conditions III.A.2, III.B, IV.A, V.A, V.D, V.E, V.F, V.H, V.I)

Monitoring Program: Grading, drainage and erosion control plans shall be submitted as part of the building/grading permit application. All site improvements shown on the approved building permit plans shall be installed. A stop-work order will be issued for non-compliance with the approved plans. All trail use shall be confined to the trails shown on the Map of Bridle Trails prepared by a Registered Professional

Exhibit B
Original Staff Report
App. #00-0737

Forester included as Attachment 15 in the Initial Study. Submit quarterly reports on or before January 1, April 1, July 1, and October 1 of each year. The purpose of the quarterly reports is to document the effectiveness of management systems and conservation measures. The quarterly monitoring reports for the first year of operation following permit approval shall be submitted to the Planning Commission on their consent agenda for review to ensure the effectiveness of management systems and conservation measures and any changes over time. If problems or unacceptable trends are documented in the quarterly reports, or if the reports themselves are deficient, a public hearing may be scheduled to determine if remedial measure may be required.

C. Mitigation Measure: Water Quality Control (Conditions III.D, V.A, V.G, V.H, V.I)

Prepare a horse wash water disposal plan. This plan must be reviewed and approved by the Environmental Health Department prior to issuance of a building permit. The facility shall be operated in compliance with all requirements of the approved manure management plan. Submit quarterly reports on or before January 1, April 1, July 1, and October 1 of each year. The purpose of the quarterly reports is to document the effectiveness of management systems and conservation measures. The quarterly monitoring reports for the first year of operation following permit approval shall be submitted to the Planning Commission on their consent agenda for review to ensure the effectiveness of management systems and conservation measures and any changes over time. If problems or unacceptable trends are documented in the quarterly reports, or if the reports themselves are deficient, a public hearing may be scheduled to determine if remedial measure may be required.

D. Mitigation Measure: Seismic Shaking (Condition III.I, IV.B)

Submit a letter from the project soils engineer indicating that he/she has reviewed the plans and finds them to be in conformance with the approved geotechnical report. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Exhibit B
Original Staff Report
App. #00-0737

**PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM THE EFFECTIVE DATE
UNLESS YOU OBTAIN THE REQUIRED PERMITS
AND COMMENCE CONSTRUCTION.**

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Planning Commission, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.

FOR TAX PURPOSES ONLY
 Tax Area Code 63-23
 58-001

FOR SEC. 26, T.10S., R.3W., M.D.B. 8 M.

FOR TAX PURPOSES ONLY

63-23

58-001

APN: 063-293-04

PROPERTY SIZE: 77 ± ACRES

ENCLOSED AND UNENCLOSED COVERED AREAS:

COVERED ARENA 22,500 SF

HORSE BARN 11,020 SF

HAY PADDOCK 5,280 SF

HAY STORAGE BARN 1,080 SF

SUBTOTAL: 39,880 SF

UNCOVERED AREAS:

DRESSAGE ARENA 13,068 SF

FENCE CORRAL 707 SF

WASH STATION 648 SF

PIPE CORRAL 2,600 SF

SUBTOTAL: 17,023 SF

TOTAL: 56,903 SF = 1.3 ACRE

NET COVERAGE: 1.7%

ZONING: ITZ

USE: EQUESTRIAN BOARDING AND TRAINING AND RIDER TRAINING

CONSTRUCTION TYPE: PRE-FABRICATED METAL BUILDINGS

WATER SYSTEM: PRIVATE WELL

ELECTRICITY: PG&E

DATE: 02/20/00

DESIGNED BY: BOWMAN & WILLIAMS

CHECKED BY: JRM

DATE: 02/20/00

PROJECT NO. 21984

SHEET NO. 1

OF 1

DATE: 02-23-04

REGISTERED PROFESSIONAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL ARCHITECT

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL CIVIL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL ELECTRICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL MECHANICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL CHEMICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL METALLURGICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL NUCLEAR ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL CHEMICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL CIVIL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL ELECTRICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL MECHANICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL METALLURGICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL NUCLEAR ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL CHEMICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL CIVIL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL ELECTRICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL MECHANICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL METALLURGICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL NUCLEAR ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL CHEMICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL CIVIL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL ELECTRICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL MECHANICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL METALLURGICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL NUCLEAR ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL CHEMICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL CIVIL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL ELECTRICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL MECHANICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL METALLURGICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL NUCLEAR ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL CHEMICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL CIVIL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL ELECTRICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL MECHANICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL METALLURGICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL NUCLEAR ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL CHEMICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL CIVIL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL ELECTRICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL MECHANICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL METALLURGICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL NUCLEAR ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL CHEMICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL CIVIL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL ELECTRICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL MECHANICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL METALLURGICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL NUCLEAR ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL CHEMICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL CIVIL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL ELECTRICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL MECHANICAL ENGINEER

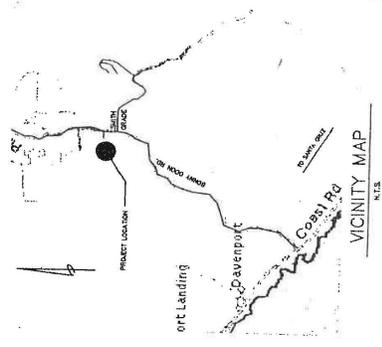
NO. 53888

EXPIRES: 02/23-04

REGISTERED PROFESSIONAL METALLURGICAL ENGINEER

NO. 53888

EXPIRES: 02/23-04



PROPERTY OWNER:
SOPER-WHEELER CO.

LEASEE:
VIGNE FARMS
CONTACT: AME VAN DINE
PHONE: 423 9453

PROPERTY ADDRESS:
3075 BONNY DOON ROAD
SANTA CRUZ, COUNTY
CALIFORNIA

- NOTES:**
1. ALL STALLS ARE CLEANED DAILY AND COLLECTED MANURE IS STORED IN THE MANURE STORAGE BUNKER. THE MANURE STORAGE BUNKER DOES NOT EXCEED 100' FROM THE HORSE AREAS. THE MANURE STORAGE BUNKER IS LOCATED TO THE NEAREST STREAM AND DRAINAGE MAIN.
 2. THERE ARE NO SEASONAL CHANGES IN OPERATION.
 3. THE FACILITY WILL HOUSE UP TO 50 HORSES.
 4. PRIMARY FLY CONTROL IS BY THE USE OF A FLY TRAP. SECONDARY CONTROL SHALL CONSIST OF KEEPING THE MANURE STORAGE BUNKER COVERED WITH A FLY PROOF COVER. FLY TRAPS SHALL BE INSTALLED WITHIN THE MANURE STORAGE BUNKER AT A RATE OF 1 FLY TRAP PER 100 SQ FT OF MANURE STORAGE. SHALL APPLY 1/2 BUNKER FOOT OF FLY PAPER FOR EACH 100 SQ FT OF MANURE STORAGE.
 5. SCHOOL AGE CHILDREN SHALL ENTER THE COVERED AREAS ONLY UNDER THE DIRECT SUPERVISION OF AN ADULT. CHILDREN SHALL NOT ENTER THE AREA OF COLLECTING OR STORAGE OF MANURE. CHILDREN SHALL NOT USE THE MANURE STORAGE BUNKER AS A PLAY AREA. CHILDREN SHALL NOT ENTER THE AREA OF COLLECTING OR STORAGE OF MANURE. CHILDREN SHALL NOT USE THE MANURE STORAGE BUNKER AS A PLAY AREA. CHILDREN SHALL NOT ENTER THE AREA OF COLLECTING OR STORAGE OF MANURE. CHILDREN SHALL NOT USE THE MANURE STORAGE BUNKER AS A PLAY AREA.

PERMIT:
SEE DRIVING AND DRAINAGE PLAN FOR STORM DRAINAGE PERMIT.

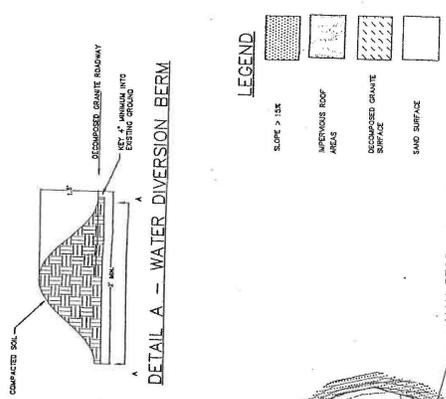
DISCLAIMER:
THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS. THE DATA IS PROVIDED FOR THE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS.

APR 002-01-04

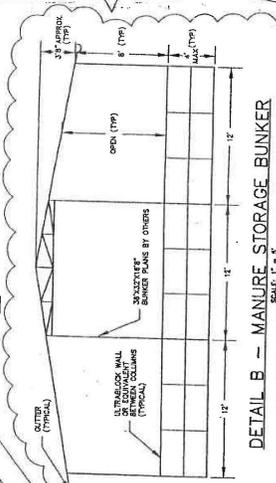
REVISED PER-COUNTY COMMENTS = 9/12/01-B
BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
3001 WEST COUNTRY STREET
SANTA CRUZ, CALIFORNIA 95061
(831) 426-3360

REGISTERED CIVIL ENGINEER NO. 53335
SANTA CRUZ, CALIFORNIA
DATE: 17-JULY-2001
DESIGN BY: [Signature]

WORK FARM ROAD
3700 BENTLEY DR
SANTA CRUZ, CALIFORNIA
JOB NO. 0106
SHEET NO. 1
DATE: 17-JULY-2001
DRAWN: STEPHAN/BOGARD (PL. NO. 2147)



HAY STORAGE BARN
SETBACK >>> 100'

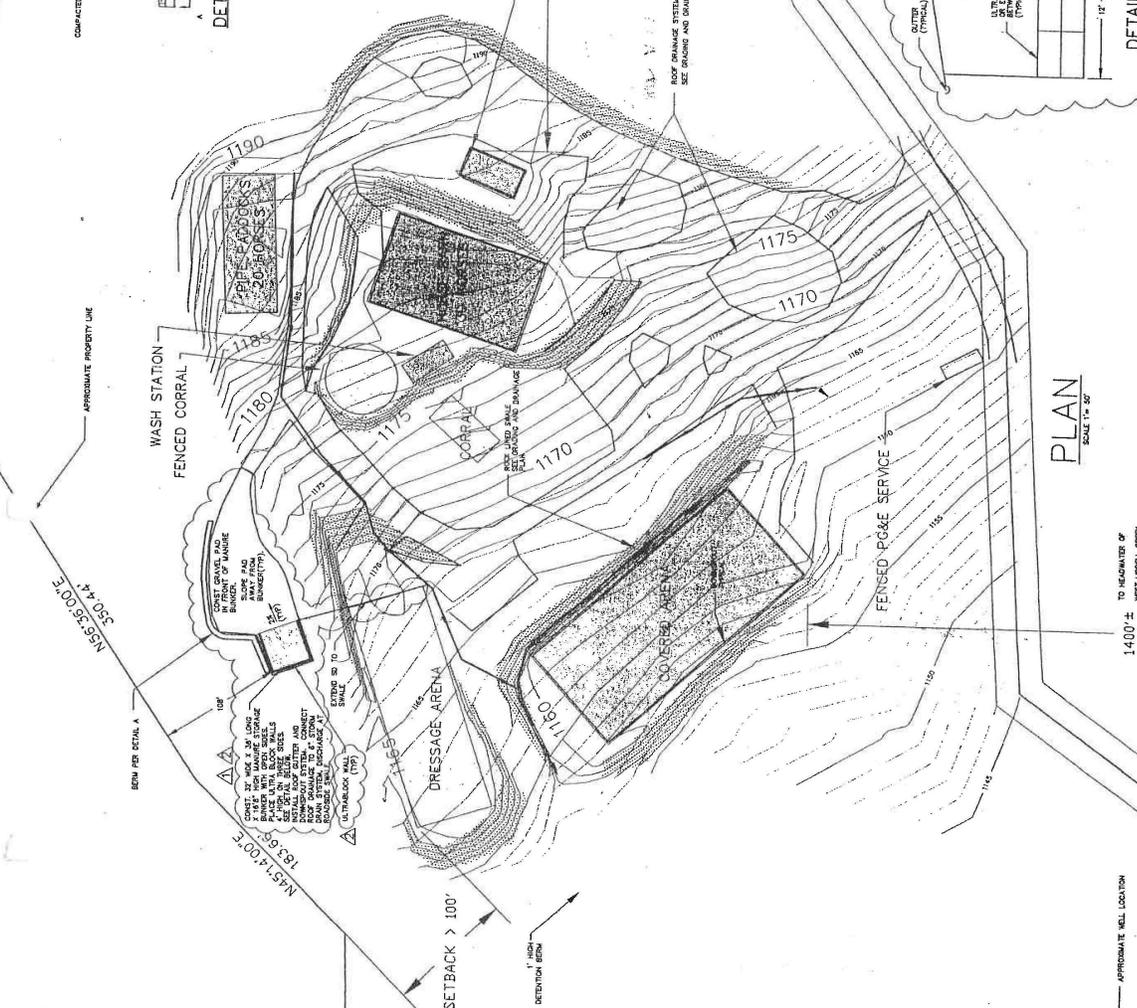


SCALE: 1" = 8'

MANURE STORAGE BUNKER

- MANURE PRODUCTION PER HORSE PER DAY = 5.0 CF
- TOTAL PRODUCTION PER HORSE PER DAY = 50 CF
- MAXIMUM NUMBER OF HORSES = 50
- TOTAL DAILY WASTE PRODUCTION = 1.5 CF (WASTE/NO HORSES) = 75 CF
- AVAILABLE CAPACITY OF MANURE STORAGE BUNKER = 1.5 CF
- AVAILABLE CAPACITY OF MANURE STORAGE BUNKER = 1.5 CF

NOTE: PRODUCTION VALUES BASED ON ONE STATE UNIVERSITY MANURE STORAGE BUNKER. AVAILABLE WASTE MUST BE 1000 US.

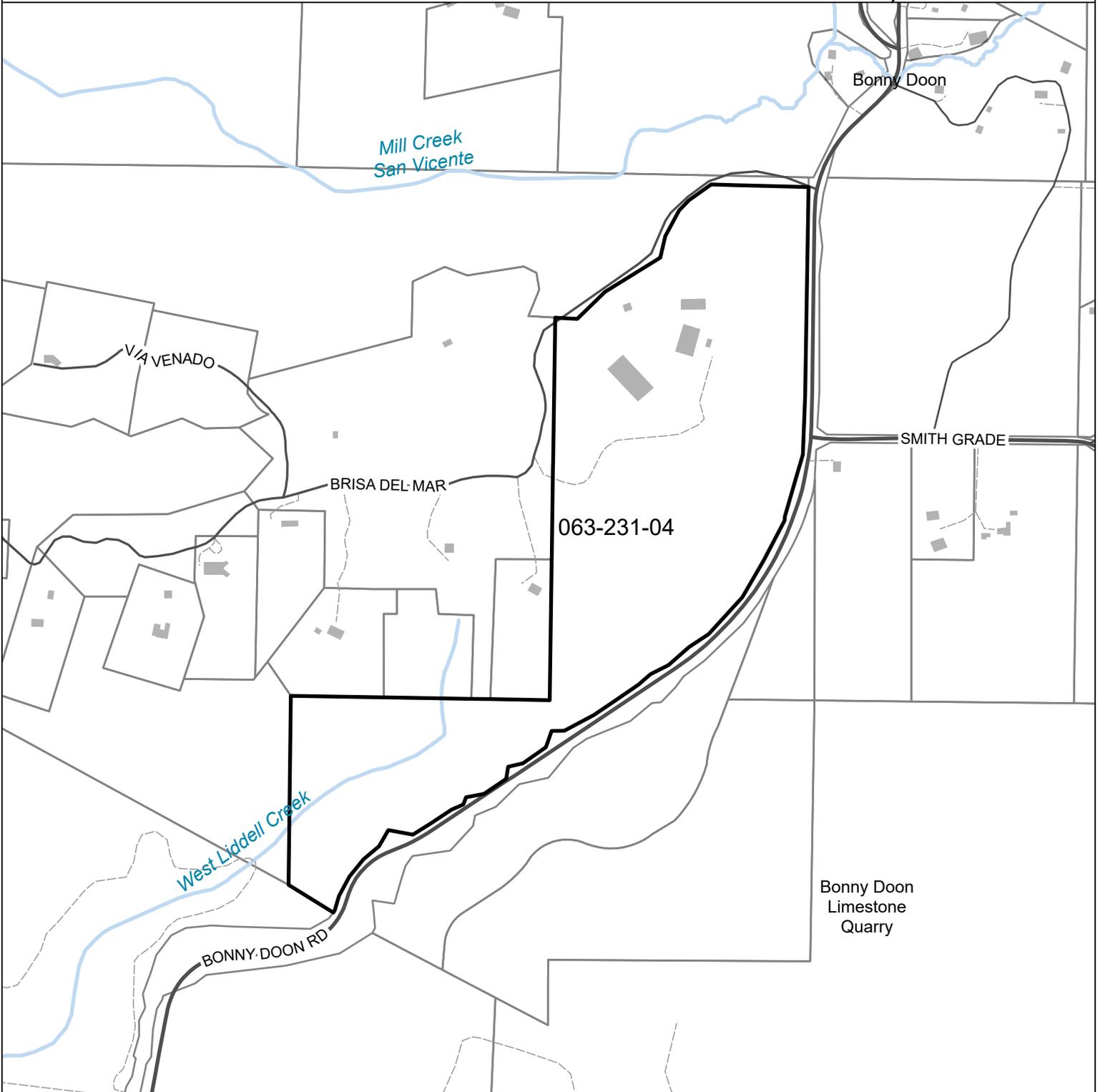


Environmental Review Initial Study
ATTACHMENT 7 of 11
APPLICATION 20-0737

Exhibit C
Approved Plans
App. #00-0737



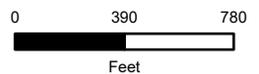
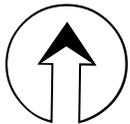
Parcel Location Map



Parcel: 06323104

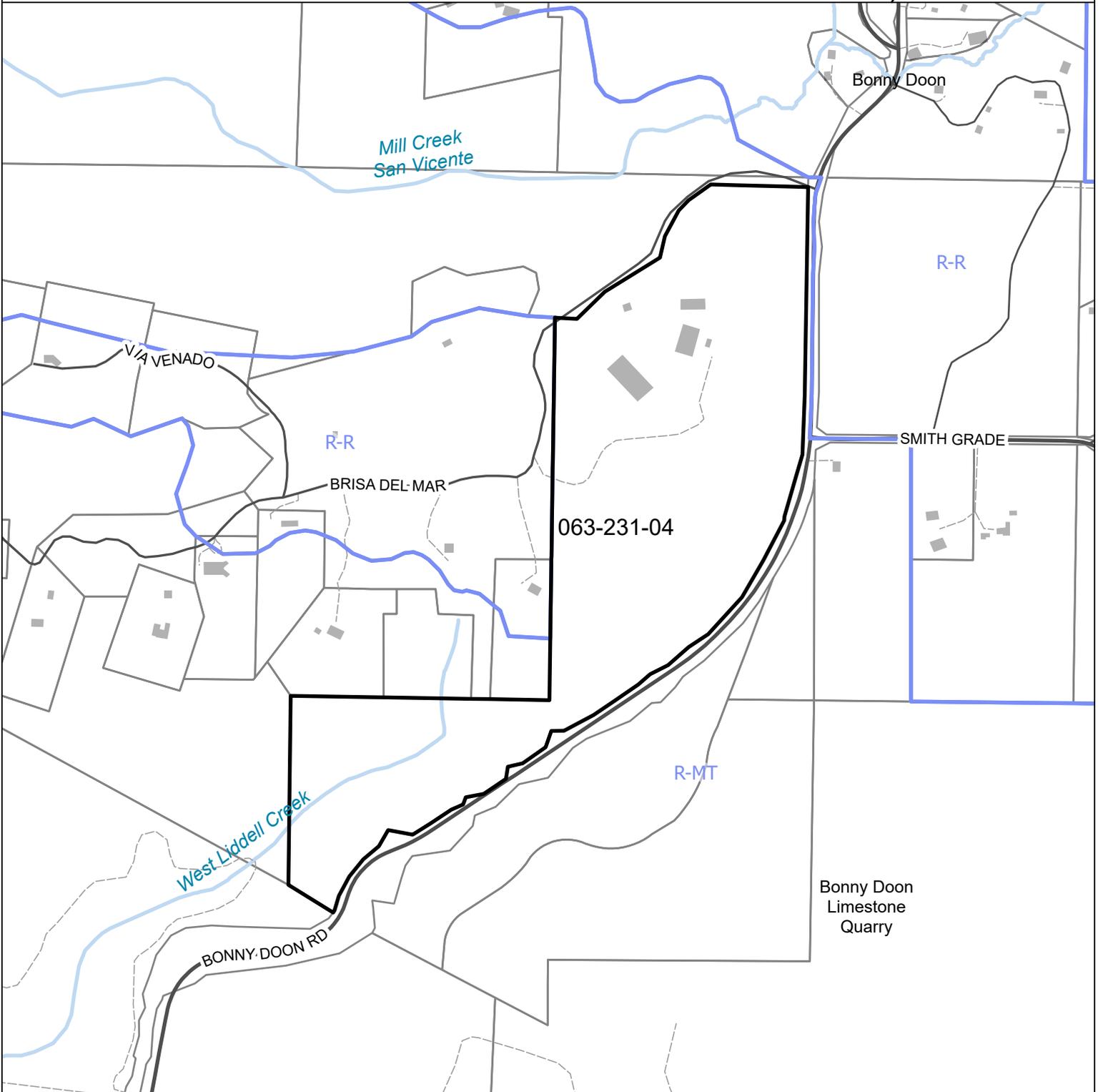
 Subject Parcel

**Exhibit D
Maps**



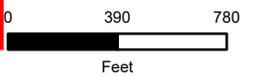
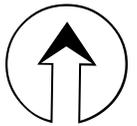


Parcel General Plan Map



 Subject Parcel

**Exhibit D
Maps**

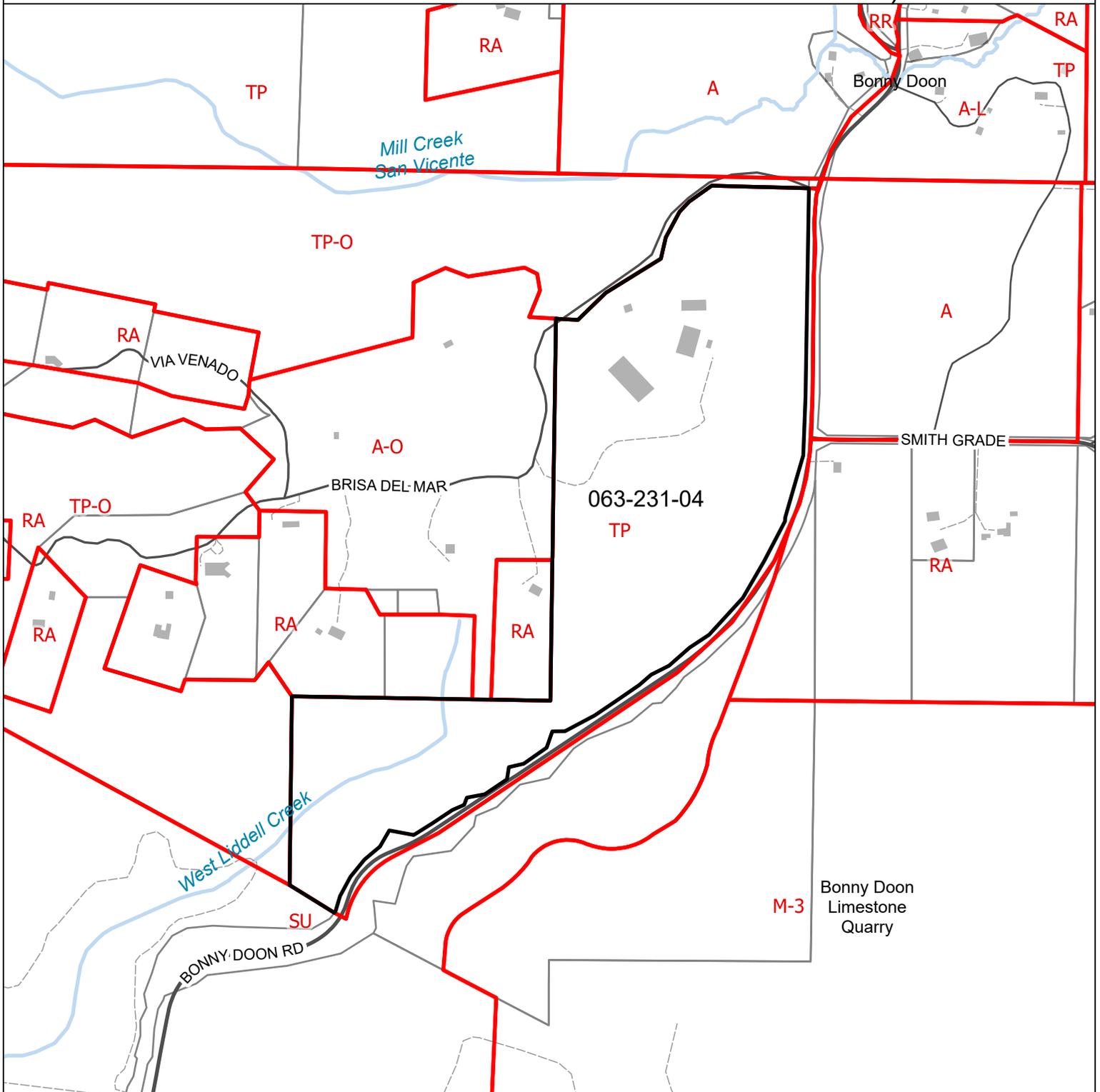




Santa Cruz County Planning Department

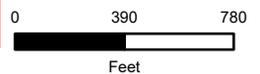
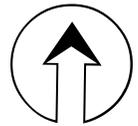
Parcel Zoning Map

Mapped Area



Subject Parcel

Exhibit D
Maps



Parcel Information

Services Information

Urban/Rural Services Line: Inside Outside
Water Supply: Private Well
Sewage Disposal: Septic
Fire District: County Fire
Drainage District: NA

Parcel Information

Parcel Size: 79.27 acres
Existing Land Use - Parcel: Commercial horse keeping, timber production
Existing Land Use - Surrounding: Single-family residential, agricultural
Project Access: Via Bonny Doon Road
Planning Area: Bonny Doon
Land Use Designation: R-MT (Mountain Residential)
Zone District: TP (Timber Production)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Yes No
Comm.

Technical Reviews: NA

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: SRA High, SRA Moderate
Slopes: 0-30% on north side of property, >30% on south side of property
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Partially mapped at south end of site, adjacent to Bonny Doon Scenic
Road
Archeology: Mapped archaeological resource