



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

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**TOM BURNS, PLANNING DIRECTOR**

February 15, 2007

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

**March 28, 2007**

**Item #: 7**

**Time: After 9 AM**

**Subject: Vigne Farms Equestrian Facility**  
**Applicant: Hamilton-Swift Land Use Planning for Amie & James**  
**Beauregard**  
**Property Owner: Soper-Wheeler Company**  
**APN: 063-231-04**

Members of the Commission:

Vigne Farms is a commercial equestrian facility located on the west side of the intersection of Bonny Doon Road and Smith Grade at 3675 Bonny Doon Road. On December 11, 2002 the Planning Commission approved a Coastal Development Permit and a Commercial Development Permit for the facility subject to a number of conditions.

Condition of Approval V.I. requires the submittal of monitoring reports containing information on manure production, composting and disposition, photographic monitoring and water quality monitoring. Since the original approval on December 11, 2002 fifteen monitoring reports have been submitted over a four-year period covering ongoing manure management, photos from permanent photo points and water quality monitoring during four separate major storm events.

Pursuant to Condition of Approval V.J. two informational items regarding the ongoing monitoring have been submitted to your Commission in 2003 and 2004. Consistent with those earlier reports to your Commission, more recent monitoring reports and inspection by Planning Department staff confirm the continued effectiveness of management systems and conservation measures.

Manure is stored for composting in a covered bunker with a concrete floor and half-walls, which has adequate capacity based on the size of the horse facility. Storm water runoff is directed around the bunker with a graded berm. Drainage throughout the facility is well managed and there is no evidence of accelerated erosion. A previous serious infestation of French broom has been eliminated. The photo documentation, consisting of photographs taken from permanent photopoints covering the entire facility, indicates a meticulously cleaned and maintained facility.

As required, an independent, qualified professional has performed the required water quality testing at the facility. The sampling point is located at a culvert where an onsite road crosses a

broad swale immediately below the horse facility. This sampling point is convenient because it captures all runoff from the facility, however it takes a major winter storm to actually produce enough runoff that can be sampled at the sampling point. Laboratory analysis of water samples includes parameters intended to detect any problems that could be related to erosion, horse manure or urine. Planning Department staff has consulted with staff in the Environmental Health Department to review the test results. As a result, the water quality monitoring provides no indication that the facility causes an adverse impact on storm water runoff and provides significant further documentation of the effectiveness of management systems and conservation measures.

Based on this record and the expense to continue to provide the monitoring information the applicant has requested that the owners no longer be required to provide such information unless a complaint has been received and staff determines that this information is require to address that complaint.

### **CONCLUSION AND RECOMMENDATION**

Staff has determined, based on the information submitted in fifteen monitoring reports, and water quality monitoring of four separate major storm events that management systems and conservation measures are effective and no problems or unacceptable trends are evident. Staff concurs with the applicant's request to no longer require the monitoring reports unless it is determined that the information is needed to respond to a request by Planning Department staff or to respond to a citizen complaint. While not eliminating the Conditions of Approval regarding monitoring, a Minor Variation will reflect the change to only require submittal of the information when requested by staff or to respond to a citizen complaint.

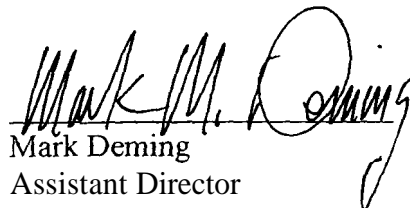
It is therefore RECOMMENDED, that your Commission accept and file this report.

Sincerely,



David Carlson  
Resource Planner

Reviewed By:



Mark Deming  
Assistant Director  
Santa Cruz County Planning Department