



## Staff Report to the Zoning Administrator

Application Number: **07-0190**

**Applicant:** William Wahler  
**Owner:** Russell and Janet Peterson  
**APN:** 102-052-29

**Agenda Date:** September 7, 2007  
**Agenda Item #:** 1  
**Time:** After 10:00 a.m.

**Project Description:** Proposal to maintain an existing commercial stable for **up** to 50 horses, to include horse boarding, training, lessons, occasional clinics and compost sales.

**Location:** Property located on the west side of Stable Lane at the intersection with Old Pilkington Road, at 3300 Stable Lane, Santa Cruz.

**Supervisory District:** First District (District Supervisor: Janet K. Beautz)

**Permits Required:** Commercial Development Permit

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 07-0190, based on the attached findings and conditions.

### Exhibits

- |   |                                |
|---|--------------------------------|
| A. Project plans                              | E. Location Map                |
| B. Findings                                   | F. Assessor's parcel map       |
| C. Conditions                                 | G. Zoning and General Plan map |
| D. Categorical Exemption (CEQA determination) | H. Program Statement           |
|   | I. Comments & Correspondence   |

### Parcel Information

Parcel Size:	10.7 acres
Existing Land Use - Parcel:	Commercial Stable
Existing Land Use - Surrounding:	Low density residential, municipal golf course
Project Access:	Upper Park Road to Old Pilkington Road
Planning Area:	Carbonera
Land Use Designation:	R-R (Rural Residential)
Zone District:	A (Agriculture) and SU (Special Use)
Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside

County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

## Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	Not a known constraint
Fire Hazard:	Not a mapped constraint
Slopes:	Gently sloping in developed area
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Drainage:	Existing drainage adequate
Archeology:	Not mapped/no physical evidence on site

## Services Information

Urban/Rural Services Line:	<input type="checkbox"/> Inside	<input checked="" type="checkbox"/> Outside
Water Supply:	On-site well	
Sewage Disposal:	On-site septic	
Fire District:	Branciforte Fire Protection District	
Drainage District:	Non-zone	

## History

The applicant seeks recognition of an existing riding academy and public stable for up to 50 horses. It appears, based on building permit histories and discussions in prior staff reports, that the use of this property as a stable has a long history, possibly going back to the 1940's, with as many as 80 horses housed on the site. The number of horses and the types and duration of uses cannot be accurately established from the permit history, however, as the first application for a discretionary permit was not submitted until 1972.

The previous owner, Buddy Fallon, was granted a permit for a commercial stable with a maximum of 100 horses in 1973 on what was, at that time, a parcel of approximately 37 acres (Permit 4500-U), as well as approval to construct an isolation stable. At the time of the approval, there were approximately 30 to 35 horses on site. A letter in the project file from Mr. Fallon, however, notes that he is unable to accept the use permit with the conditions and restrictions, as he had originally requested a maximum of 150 horses. Based on this refusal, it appears that the permit did not take effect and the isolation stable was not constructed. Although the permit did not take effect, the stable use has continued since that time. Building permits have been issued for the construction of facilities associated with the commercial stable including construction of a covered riding arena (Permit 75023); replacement of horse stalls (Permit 122418); grading associated with installation of pre-fab horse stalls (Permit 122487); grading to improve drainage in the riding arena (Permit 128191); and re-roofing the barn (Permit 128468).

There have been several minor land divisions and lot line adjustments that affected the subject parcel, with Minor Land Division 77-1501-MLD, a proposal to redivide two existing parcels into two new parcels, resulting in the present configuration of the subject property with approximately

10 acres. Although the overall parcel size was 37 acres when Permit 4500-U was approved, the actual stable operation was limited to the present location, encompassing approximately 6% acres.

### Project Setting

The subject property is located at the intersection of Stable Lane and Old Pilkington Road and is accessed through DeLaveaga Park on Upper Park Road. Although Upper Park Road and Pilkington Road are narrow, they are approximately 18-feet to 20-feet in width, with the wider road segments on curves, which is sufficient width for vehicles to pass. Both roads are in good condition and provide adequate access. There is a minimum line-of-sight of 300-feet in either direction at the intersection of Old Pilkington Road and Stable Lane.

The surrounding area is comprised of low density, rural residential development on large lots with single-family dwellings and associated accessory structures. Because of topography and lot configuration, the nearest dwelling is located over 500 feet from the actual horse facility, north of Old Pilkington Road. DeLaveaga Park is located to the west and southwest of the project site.

### Zoning & General Plan Consistency

The subject property is a 10.1 acre parcel, located in the Agriculture (A) and Special Use (SU) zone districts. The existing commercial stable and training operation **is** located on approximately 6% acres entirely within the portion of the parcel zoned Agriculture (A). The commercial stable is a principal permitted use within the zone district and the project is consistent with the site's (R-R) Rural Residential General Plan designation.

There are currently 16 horses on site, four belonging to the stable operators (former owners) and 12 boarded for other individuals. A commercial stable for this number of animals would not require a use permit in this zone district as, per County Code Section 13.10.641(b), a Level 5 use permit is only required when the number of animals boarded would exceed a density of two per acre (20 for a 10 acre property). The capacity of the facility is greater than the number of animals currently on site, however, and the applicants have requested that a maximum of 50 horses be allowed. The current facility consists of a barn, three stables, a covered grooming area, a manure storage area, a covered arena and an uncovered sand arena all constructed with building permits or constructed prior to the requirement for permits. No additional construction is proposed as part of the requested use permit, with the exception of a small roof addition over the manure storage area, as the existing structures are sufficient for the number of horses proposed.

### Proposed Activities and Program Statement

The applicant is requesting to continue the existing commercial boarding and training operation, with an increase in the number of horses to 50. A copy of the program statement is included as Exhibit H. Currently, the stable is primarily a training facility and horses boarded on site are part of the training program. The facility offers boarding, training, lessons and occasional clinics for a small number of participants. All of the lessons are private, offered to five to ten individuals per day. Additional lessons are offered on Saturday with as many as five participants per class. Three to five individuals visit boarded horses without taking a lesson. Assuming a 250% increase in the number of lessons and individuals visiting horses (an increase from the 20 horses

allowed without a permit to the 50 horses requested) would result in lessons for between 12 and 25 individuals and between seven and 12 individual visiting horses without taking a lesson. Because not all of the individuals would be on site at one time, the existing parking area would be adequate, with some restriction on the number of individuals allowed per lesson and a requirement that the parking area be striped to encourage more orderly parking. Approximately 14 parking spaces could be accommodated in the existing paved parking area.

Clinics are also offered, currently up to two per year, with up to ten participants. If needed, additional horse trailer parking can be accommodated on site, primarily in the flat, grassy areas adjacent to the farm roads near the sand arena and covered arena. Existing roads are adequate for the existing and increased number of trips that would be generated.

A manure management plan has been reviewed and approved by Environmental Health Services. Conditions of approval have been included to require adherence to the approved plan and to control the breeding of flies associated with accumulated manure.

### **Environmental Review**

Environmental review has not been required for the proposed project since the project, as proposed, qualifies for an exemption to the California Environmental Quality Act (CEQA). The project is eligible for an exemption because the proposed project does not involve construction of new structures (only a minor change to an existing structure) and the proposed use is not a significant expansion of a long standing historic use of the property.

### **Conclusion**

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 Recommendation**

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **07-0190**, based on the attached findings and conditions.

**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.**

**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us)**

Application #: 07-0190  
APN: 102-052-29  
Owner: Russell and Janet Peterson

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Report Prepared By: Cathy Graves  
Santa Cruz County Planning Department  
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Santa Cruz CA 95060  
Phone Number: (831) 454-3141  
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## **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.

This finding can be made, in that the project is located in an area designated for agricultural uses and is not encumbered by physical constraints to development. No construction is proposed as part of the use permit with the exception of a minor roof addition over the manure bunker. Any future construction will be required to 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.

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.

This finding can be made, in that the proposed location of the commercial stable, and the conditions under which it would be maintained will be consistent with all pertinent County ordinances and the purpose of the A (Agricultural) zone district in that the primary use of the property will be a commercial training and boarding facility that meets all current site standards for the zone district. The proposed use is located entirely within the portion of the parcel zoned for Agriculture.

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.

This finding can be made, in that the proposed commercial stable use is consistent with the use and density requirements specified for the Rural Residential (R-R) land use designation in the County General Plan.

The proposed use is proposed on a rural parcel suitable for this type of development which has adequate access to roads maintained to rural road standards. Adequate fire protection is available to the site, and the proposed use avoids constraint areas such as steep slopes and riparian comdors.

The use is consistent with General Plan Policy 5.7.8 (Animal Keeping) in that a manure management plan has been developed and reviewed and approved by Environmental Health Services to prevent discharge of contaminants to surface water and groundwater.

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.

This finding *can* be made, in that the proposed use would maintain an existing long-standing historic use with limited impact on existing streets in the vicinity. The facility offers boarding, training, lessons and occasional clinics for a small number of participants. All of the lessons are private, offered to five to ten individuals per day. Additional lessons are offered on Saturday with as many as five participants per class. Three to five individuals visit boarded horses without taking a lesson. Assuming a 250% increase in the number of lessons and individuals visiting horses (an increase from the 20 horses allowed without a permit to the 50 horses requested) would result in lessons for between 12 and 25 individuals and between seven and 12 individual visiting horses without taking a lesson. Because not all of the individuals would be on site at one time, the existing parking area would be adequate, with some restriction on the number of individuals allowed per lesson and a requirement that the parking area be striped to encourage more orderly parking. Approximately 14 parking spaces could be accommodated in the existing paved parking area. Conditions of approval have been included to limit the number of participants and owners on site at any one time, thus restricting the number of vehicle trips per day.

The subject property is located at the intersection of Stable Lane and Old Pilkington Road and is accessed through DeLaveaga Park on Upper Park Road. Although Upper Park Road and Pilkington Road are narrow, they are approximately 18-feet to 20-feet in width, with the wider road segments on curves, which is sufficient width for vehicles to pass. Both roads are in good condition and provide adequate access. There is a minimum line-of-sight of 300-feet in either direction at the intersection of Old Pilkington Road and Stable Lane.

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.

This finding can be made, in that the proposed **use** is located in an area is comprised of low density, rural residential development on large lots with single-family dwellings and associated accessory structures. Because of topography and lot configuration, the nearest dwelling is located over 500 feet **from** the actual horse facility, north of Old Pilkington Road. DeLaveaga Park **is** located to the west and southwest of the project site.

The proposed use is proposed on a rural parcel suitable for this type of development which has adequate access to roads maintained to rural road standards. The proposed use avoids constraint areas such as steep slopes and riparian corridors, and is a use typically found in areas zoned for agricultural uses.

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.

No construction is proposed as part of this application, with the exception of a small roof addition to the manure bunker. Additionally, agriculturally-related structures proposed in the A (Agriculture) zone district are exempt from the standards and guidelines found in Chapter 13.11.

## Conditions of Approval

Exhibit A: Existing site plans, prepared by Bowman & Williams, dated May 31, 2007, and Facility Uses and Traffic Projections description prepared by William and Penelope Wahler, dated May 30, 2007.

- I. "his permit authorizes maintenance of an existing commercial stable for up to 50 horses. This permit does not authorize the construction of any new structures, only a small roof addition to the manure bunker. Prior to exercising any rights granted by this permit including, without limitation, any increase in the current number of horses boarded, the applicant/owner 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. Obtain a building permit from the Santa Cruz County Building Official for the small roof addition to the existing manure bunker.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
  - B. Submit final architectural plans for the minor roof addition to the existing manure bunker 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. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development.
- III. 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.
- IV. Operational Conditions
  - A. Off-street parking must be provided for at least 14 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking spaces must be striped to encourage more orderly parking. No off-site parking is allowed for any lessons or events.



- B. The number of participants in any one lesson is limited to a maximum of five (5). **An** interval of at least 1 hour is *required* between lessons to allow for participants to arrive and leave. The one-hour interval is not required if there are no more than five (5) participants scheduled to be on site at any one time (for example, one lesson with two participants and one lesson with three participants).
  - C. Clinics are limited to four (4) per year with no more than ten (10) participants at each clinic. Additional overflow parking must be provided on-site if required. No off-site parking is allowed for vehicles or trailers.
  - D. No horseshows open to the public are allowed
  - E. Sound systems within the sand arena and covered arena shall be operated at a volume that does not exceed a maximum level of 45 dB at any property line.
  - F. No lessons or clinics shall **be** scheduled during hay truck and shavings/bedding truck deliveries if adequate designated parking is not available.
  - G. Manure shall be managed in accordance with the Manure Management Plan approved by Environmental Health Services. Manure spreading is prohibited in areas with moderate percolation or better (sandy loam soils and within 50 feet of any stream, drainage channel or spring).
  - H. Breeding of flies shall be minimized by regular disposal of manure or through the use of fly predators and/or fly traps around all accumulated manure.
  - I. 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.
- V. 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 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.

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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.

Please note: This permit expires **two** years from the effective date **on** the expiration date listed below unless **you** obtain **the** required permits **and** commence construction.

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

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Don Bussey  
Deputy Zoning Administrator

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Cathy Graves  
Project Planner

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

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 07-0190

Assessor Parcel Number: 102-052-29

Project Location: 3300 Stable Lane, Santa Cruz, CA 95065

**Project Description: Proposal to maintain an existing riding academy and public stable for 80 horses in an existing commercial building.**

**Person or Agency Proposing Project: William Wahler**

**Contact Phone Number: (831) 476-3335**

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.  
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060(c).  
C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.  
D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

E. ☒ **Categorical Exemption**

Specify type: Class 1 - Existing Facilities (Section 15301)

**F. Reasons why the project is exempt:**

Proposal to maintain a riding academy and public stable in an area designated for agricultural and animal related uses.

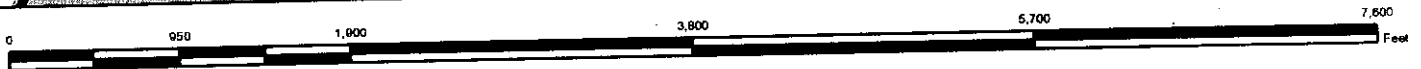
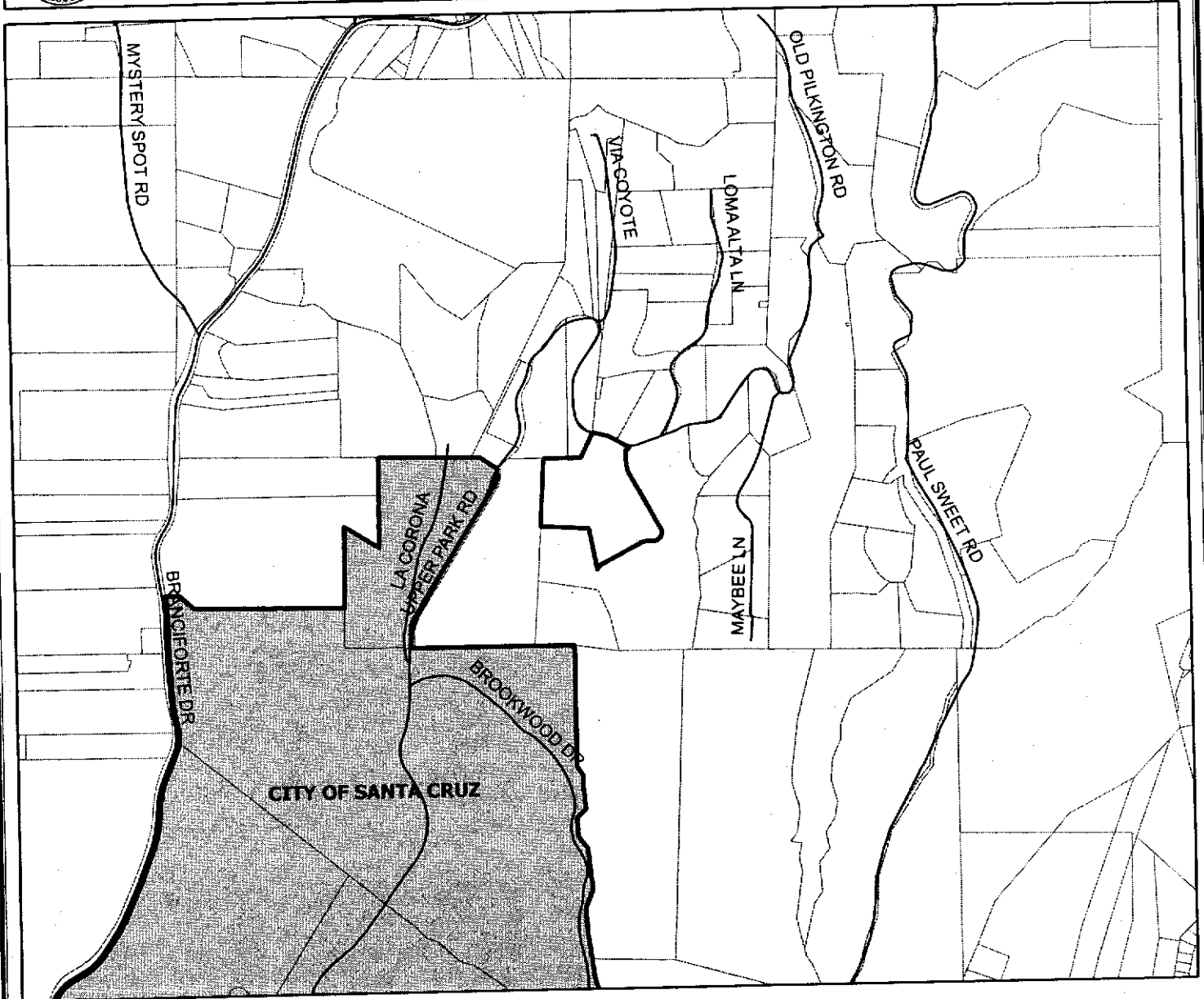
In addition, none of the conditions described in Section 15300.2 apply to this project.

\_\_\_\_\_  
Cathy Graves, Project Planner





Date: \_\_\_\_\_

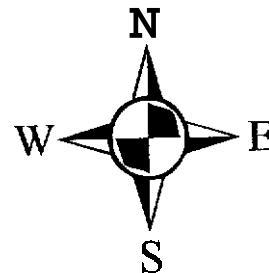


# Location Map



## Legend

-  APN 102-052-29
-  Streets selection
-  Assessors Parcels
-  City of Santa Cruz

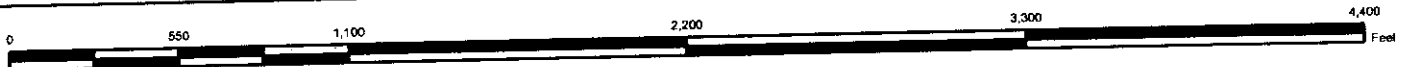
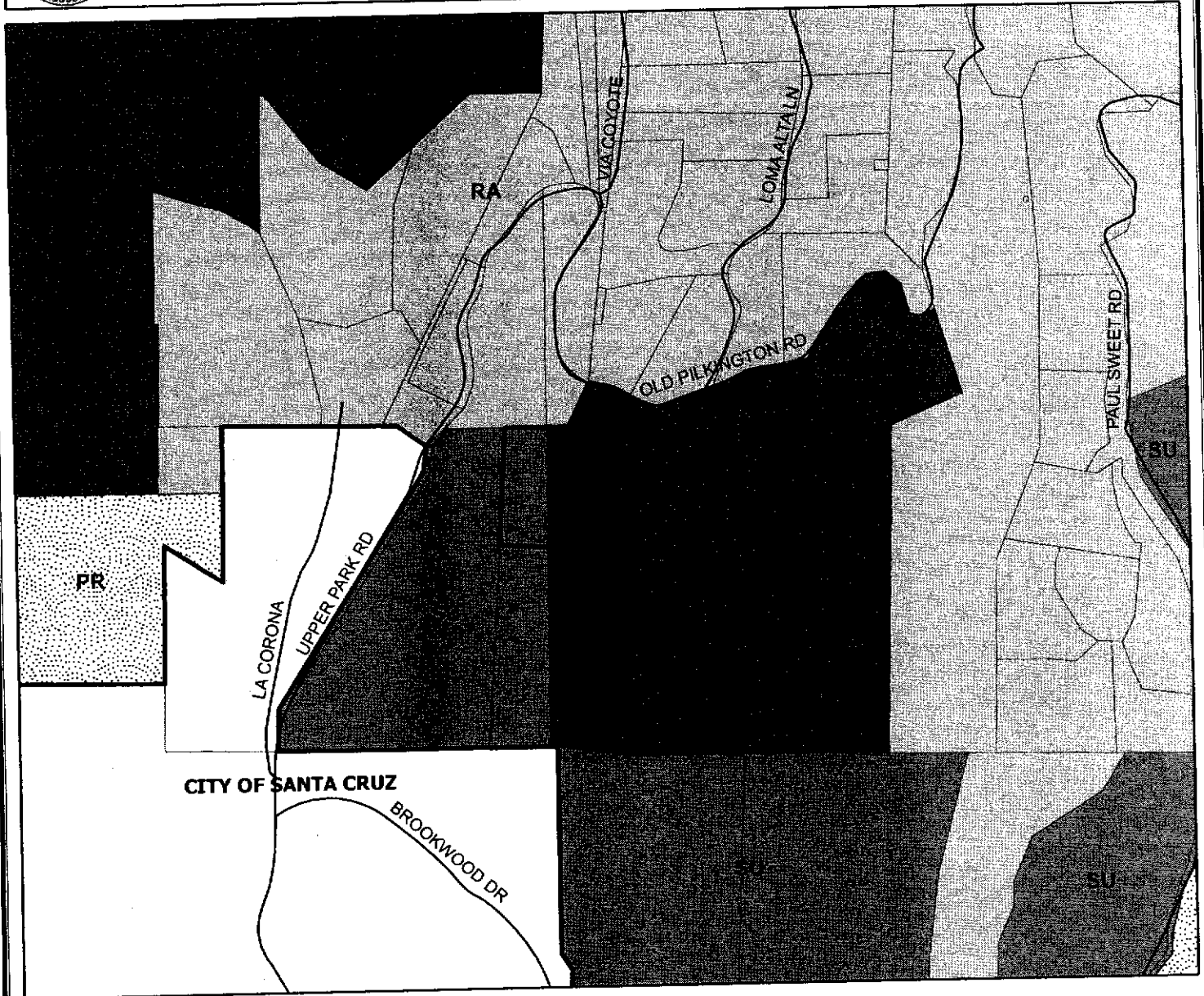


Map Created by  
County of Santa Cruz  
Planning Department  
May 2007



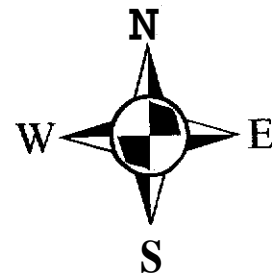


# Zoning Map



## Legend

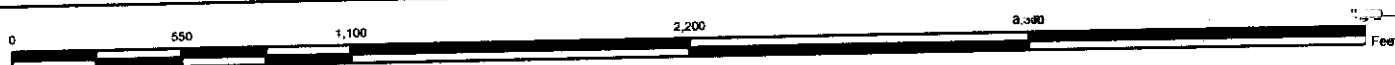
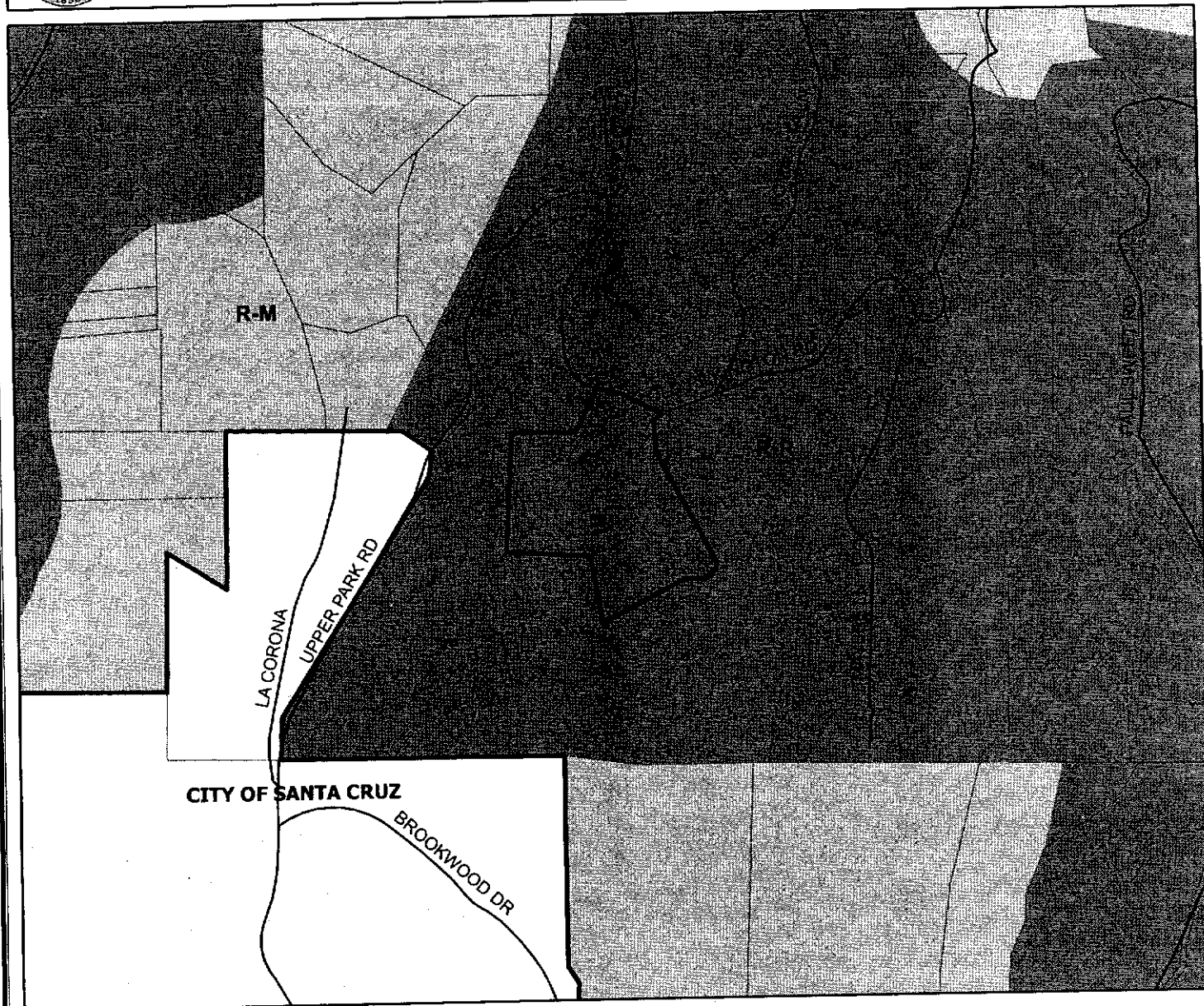
- APN 102-052-29
- Streets selection
- Assessors Parcels
- City of Santa Cruz
- AGRICULTURE (A)
- SPECIAL USE (SU)
- AGRICULTURE RESIDENTIAL (RA)
- PARK (PR)









Map Created by  
County of Santa Cruz  
Planning Department  
May 2007

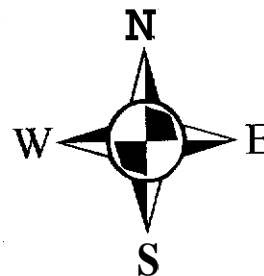


# General Plan Designation Map



## Legend

-  APN 102-052-29
-  Streets selection
-  Assessors Parcels
-  City of Santa Cruz
-  Residential-Rural(R-R)
-  Residential-Mountain (R-M)



Map Created by  
County of Santa Cruz  
Planning Department  
May 2007

LOMA ALTA FARM  
FACILITY USES AND TRAFFIC PROJECTIONS  
AFN 102-052-29  
USE PERMIT APP. #07-0190  
WILLIAM AND PENELOPE WAHLER, OWNERS

Prepared May 30, 2007

FARM USES: HORSE BOARDING, LESSONS, OCCASIONAL  
CLINICS, COMPOST SALES

Four employees: Manager/Maintenance Man, Trainer, Assistant Trainer,  
Janitor

Hours of Operation: 7:00AM to 6:00PM Tuesday-Saturday

Deliveries: Hay Truck (single trailer size), one per month  
Shavings/Bedding Truck (double trailer), one every two months  
Veterinarian, one per week approx.  
Farrier (Shoer), one per week approx.  
Compost Pickup, three per week average (mostly springtime)

Lessons: five to ten cars per day (horses rarely trailered in for lessons),  
Various times during regular hours

Clinics: 0-2 per year, up to ten participants, some trailer in, adequate  
parking present, mostly on asphalt

**NO HORSESHOWS**

*Will Wahlr  
Penelope Wahlr*



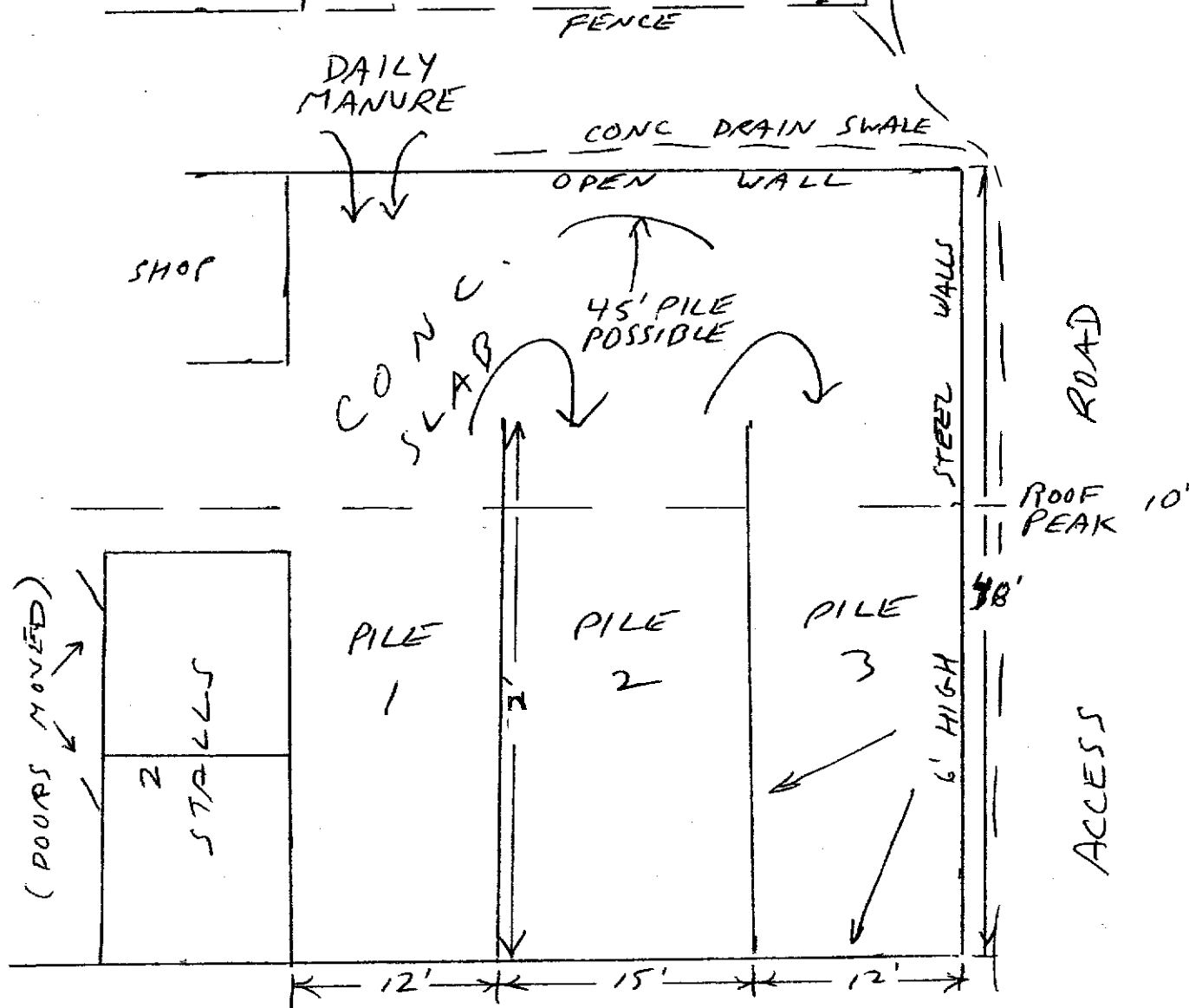
APN 102-052-29  
APP # 07-0190

LOMA ALTA FARM  
MANURE BUNKER  
SIZED FOR 50 HORSES  
BY WILLIAM WAHLER 5-24-07  
SCALE 1" = 10'  
(SAME LOCATION AS PREVIOUS PLAN)

MAIN  
BARN

ALL PILES COVERED  
PER CCOF REQUIREMENTS

PILES 32' X 12' X 6' OR  
2304 CU FT EACH



50 HORSES  
X 2 CU. FT. / DAY / HORSE  
100 CU. FT. / DAY INPUT  
X 15 DAY ROTATION  
1500 CU FT MIN PER PILE  
MAX: 90 DAYS X 100 CU. FT. / DAY = 9000 CU. FT.  
PILES EXTENDED TO [45' x 17' x 6'] x 3 = 9,720 CU. FT.  
17' x 6' x 6' = 612 CU. FT. PER PILE

FINISHED  
COMPOST

FINISHED  
COMPOST  
STORAGE  
FOR  
LOADING

SEE  
PLOT PLAN  
**EXHIBIT**

**C O U N T Y   O F   S A N T A   C R U Z**  
**D I S C R E T I O N A R Y   A P P L I C A T I O N   C O M M E N T S**

Project Planner: Cathy Graves  
Application No. : 07-0190  
APN: 102-052-29

Date: June 26, 2007  
Time: 10:53:06  
Page: 1

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**Environmental Planning Completeness Comments**

===== REVIEW ON MAY 7, 2007 BY ROBERT S LOVELAND =====

1. The area behind (westside) the "West Stable" and "Covered Manure Storage Area" is also used to store manure. Please identify this area and its use on "Sheet C1.0". Environmental Health should then assess this new information and see if the use is acceptable in this location. It appears to me that the activity taking place in this area should be relocated to another area of the property. My concern relates to water quality. ===== UPDATED ON JUNE 21, 2007 BY ROBERT S LOVELAND =====

Environmental Health Department has approved the manure mgmt. plan.

**Environmental Planning Miscellaneous Comments**

===== REVIEW ON MAY 7, 2007 BY ROBERT S LOVELAND =====  
NO COMMENT

**Dpw Road Engineering Completeness Comments**

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON MAY 17, 2007 BY GREG J MARTIN =====

The project fronts private roads in a rural area therefore Road Engr. does not review unless significant access issues at connection to the County road system

**Dpw Road Engineering Miscellaneous Comments**

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON MAY 17, 2007 BY GREG J MARTIN =====

===== UPDATED ON MAY 17, 2007 BY GREG J MARTIN =====

**Environmental Health Completeness Comments**

===== REVIEW ON MAY 7, 2007 BY JIM G SAFRANEK ===== Manure Management plan review by Rick Jones. Applicant needsto provide Jones with revised manure bunker calcs showing capacity for 50 horses.

===== UPDATED ON JUNE 6, 2007 BY JIM G SAFRANEK ===== Manure bunker now approved by R Jones of EHS. Application is complete for this dept.

**Environmental Health Miscellaneous Comments**

===== REVIEW ON MAY 7, 2007 BY JIM G SAFRANEK =====  
NO COMMENT

**Branciforte Fire Protection District Completeness**

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

Disr tictionary Conunents - Continued

Project Planner: Cathy Graves  
Application No.: 07-0190  
APN: 102-052-29

Date: June 26, 2007  
Time: 10:53:06  
Page: 2

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===== REVIEW ON MAY 8, 2007 BY RON GRIESINGER =====  
NO COMMENT  
DEPARTMENT NAME: Brancaforty fire

**Branciforte Fire Protection District Miscellaneous**

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON MAY 8, 2007 BY RON GRIESINGER =====  
NO COMMENT

COUNTY OF SANTA CRUZ

Inter-Office Correspondence

DATE: May 31, 2007

TO: Tom Bums, Planning Director  
Cathy Graves, Planner  
Bob, Kennedy, Environmental Health Director

FROM: Supervisor Jan Beautz

RE: Comments on Application 07-0190, 3300 Stable Ln, horse stable

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This application is for an apparent increase in the number of horses at an existing stable. Please take the following comments into consideration in your review of this application.

Based upon the code enforcement records, it is assumed that the existing stable operations are significantly smaller than the 50 horses being requested. It will be essential to have a program statement from the applicant and the statement should also include a description of the stable as it has recently operated and the current number of horses.

The plans, as submitted show a "Covered manure storage area". The applicant should submit information as to how the manure will be managed over the long term under the conditions being applied for, i.e. 50 horses. Will it be trucked off site? Although covered, is the storage area protected from receiving and discharging surface water flow during heavy rains? When this information is provided, Environmental Health should carefully review whether the manure management plan is adequate.


Being a level 5, Zoning Administrator application, I assume that immediate neighbors will be notified.

COUNTY OF SANTA CRUZ

Inter-Office Correspondence

DATE: June 13,2007

TO: Tom Bums, Planning Director  
Cathy Graves, Planner

FROM: Supervisor Jan Beautz 

RE: Comments on Application 07-0190, Stable Ln, Horse stable Use permit 2<sup>nd</sup> Routing

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This is an application to operate a riding academy with **50** horses on Stable Lane. Please take the following comments into consideration in your review of this application.

The applicant does not appear to have submitted a program statement or at least one that gives enough information. The "Facility Uses and Traffic Projections" remains unclear.

The program statement should, at a minimum, include the number of classes per day and the number of participants in each class. If the lessons are intended to be private or semi-private the number of students should be stated.