

# APPENDIX B

## *Interviews with Existing Commercial Equine Facilities Representatives*



January 2013

Summary of Horse Stable Interviews and data results:

Acreage and Horse Numbers:

Staff visited and interviewed stable operators (as of January 2013) at 20 facilities on approximately 280 acres in the County from Valley Center and Rancho Santa Fe to San Marcos/Escondido, Lakeside, Ramona and Sweetwater/Bonita.

List of Facilities:

• Tapestry Meadows – Valley Center	30 horses	10 acres	(3 h/ac)
• Herigstad Ranch – Valley Center	16 horses	4 acres	(4 h/ac)
• Boughdadly Ranch – Valley Center	30 horses	10 acres	(3 h/ac)
• Duncan Ranch – Valley Center	6 horses	3 acres	(2 h/ac)
• Valley Center Vaqueros – Valley Center	50 horses	8 acres	(6 h/ac)
• Richland Ranch – San Marcos	10 horses	10 acres	(1 h/ac)
• Hunter Ranch – Escondido	50 horses	12 acres	(4 h/ac)
• Barking Elf Ranch – Elfin Forest	7 horses	1.5 acres	(3 h/ac)
• Grande Ranch – San Dieguito	25 horses	5 acres	(5 h/ac)
• Osuna Ranch – San Dieguito	48 horses	22 acres	(2 h/ac)
• Pegasus Rising – San Dieguito	17 horses	5 acres	(4 h/ac)
• Wood Ranch – Lakeside	12 horses	1.7 acres	(8 h/ac)
• Hazy Meadow Ranch – Lakeside	55 horses	10.5 acres	(5 h/ac)
• Hering Ranch – Lakeside	100 horses	24 acres	(4 h/ac)
• Creek Hollow – Ramona	120 horses	75 acres	(2 h/ac)
• San Vicente main site – Ramona	80 horses	35 acres	(2 h/ac)
• San Vicente 2 <sup>nd</sup> site - Ramona	20 horses	10 acres	(2 h/ac)
• Sweetwater Farms – Bonita	100 horses	22 acres	(5 h/ac)
• Lucky 7 Ranch – Bonita	50 horses	5 acres	(10 h/ac)
• Mt. Miguel Equestrian Ctr. – Bonita	70 horses	5 acres	(14 h/ac)

The approximate area used by horses and horse related operations (hay storage, arenas, paddocks, etc.) on the 280 acres is 160 acres or about 60% of the land area in general. This is evident when visiting a property with an active operating Horse Stable, it appears to be the dominant land use of the property.

Based on this analysis, a typical 5 acre parcel with a Horse Stable will use about 3 acres for horses or horse operations, a typical 10 acre parcel with a Horse Stable will use about 6 acres for horses or horse operations.

The maximum capacity for horses at the 20 facilities across the 280 acres is about 900 horses, which would equate to capacity for about 3 to 4 horses per 1 acre of total area. At least one facility had relatively low numbers of horses, but capacity for many more.

The actual operating numbers of horses currently across the 280 acres with the slower economy is about 450 horses or about half the potential capacity for about 2 horses per 1 acre.

#### Agriculture:

Most properties have a history of having been used for agriculture and the horse operations occur in the same areas that were used for agriculture in the past, in the relatively flatter areas on the properties.

#### Arenas:

Most properties have a sand arena for use with horse training, riding, dressage, or other, etc. Average arenas tend to range in size from about 100' X 100' to 200' X 100', although there are smaller arenas and much larger ones depending on the facility. Smaller operations tend to have just one arena, larger facilities tend to have more than one and/or other exercise areas (polo field)

#### Paddocks and Stables (stalls):

Most facilities do not stable horses in stalls, which seems to be more expensive and also does not allow for the horse to walk about on it's own. Stalls tend to only be used at certain times or for certain horses. Stalls tend to range in size of about 12' X 18' to a larger 20' X 20'. Lots of smaller outdoor paddocks are used, of about 20' X 20' or 25' X 20' in size. A typical larger paddock or corral is 100' X 100' for about 10000 sq ft. (1/4 of an acre) 1, 2 or 3 horses are often kept per Paddock. Therefore, horses kept in Paddocks actually seem to occupy more space in general than horses kept in stalls.

#### Barns and Sizes:

Smaller facilities tend to have smaller Barns. A typical 5 acre sized facility would likely have a 3000 - 4000 sq ft Barn with about 10-12 stalls. A typical 10 acre and up facility seems to have a much larger 6000 - 7000 sq t Barn with 30+ stalls. Some facilities when breeding have a mare motel of about 90' X 20' or so with 6 or 7 stalls. All facilities have some sort of Hay Barn structure for storage of Hay, usually between 500 and 1000 sq ft.

#### Fencing:

Typical fencing used throughout the County is metal rails, pipes or bars. Some more high end facilities have wood fencing types, such as split rail. The vinyl type fencing is rare and is usually used as a decoration and not to actually hold animals.

#### Customers/Events:

A Horse Stable with more than 10 or so horses likely has customers on a daily basis. About 1 customer per 2 or 3 horses per day. Events are likely once a month with one or two dozen attendees, some bringing their own horses for the day. Very large events with substantial numbers of people are probably only once a year.

#### Parking Areas:

Most facilities have large DG parking areas and additional parking on dirt for horse trailers as necessary.

#### Hay:

Stables have hay delivered once a month (larger stable) or every couple months (smaller stable)

#### Employees:

Stables average about 2 full time employees for general work besides the owner/operator (the owner seems to usually be an operator). Smaller stables might have 1, larger might have 3-4.

#### Vet, Specialist Visits:

Vets seem to visit facilities about once a month. Additionally, wormers, chiropractors, and other specialists seem to come about once every couple months.

#### Fertilizer and Pesticide Use:

Pyrethrins seem to be commonly used as a spray to clean stalls and animals of flies. Most facilities also use the fly bags fly traps. A Citronella mixture with a pesticide is often used to apply to the horses. Very few facilities do nothing.

#### Manure Management:

Facilities seem to be split on this issue. Some of the facilities seem to be whole or partially composting onsite, when there's area for it. Many of the facilities seem to be throwing manure in the dumpster for pick up every week or two.

#### Tractor:

Most facilities will have a small tractor used daily to move manure, dirt, drag the arena, etc.

Based on staff's analysis, the following would be typical examples of existing facilities on the ground and what they would have.

Example A: 5 acre parcel. Capacity for about 15 horses, using about 3 acres. 1 employee fulltime other than the operator. 1 large sand arena 200' X 100'. 1 regular Barn, 3000 sq ft, a handful of paddocks across 1 acre. a 500 sq ft Hay Barn, hay delivered once every other month. Only 6 or 7 customers daily, rarely has events. Manure is put in the dumpster and pesticides are used (Pyrethrins and fly bags) less often than at a large facility.

Example B: 20 acre parcel. Capacity for about 60 horses, using about 12 acres. 3 fulltime employees. 2 sand arenas, 1 very large Barn, 6000 sq ft, and a dozen or more paddocks across multiple acres. Larger 1000 sq ft Hay Barn, hay delivered at least once a month. More than a dozen customers daily, regularly has events. Some manure is composted, some is put in the dumpster. Pesticides are used more regularly than at a smaller facility.

Horse Stable Survey and Interview with Sally Cobb, operator Valley Center

Address: 30673 Andreen Road  
Zoning, Use Reg: A70

APN: 129-111-32  
Animal Reg: L

Property size in acreage: 10

Approximate area used by Horses: About 6 acres was used for the 30 horses including the pastures and a long run (arena). With just 8 horses, less area is now used.

How long has the property had horses?  
Since 2002

How far back have horses been used in this area?  
According to long-time residents there have been horses in the area since the 1960's. Valley Center is known for it's horse-friendly focus, 3 miles to the west is a large stable established in the 1950's

How are the horses used on the property currently?  
2 property owned horses. One is a 20-year-old Warmblood broodmare which was rescued and rehabilitated. Now sound for riding but not very much. Was leased to Kay Greenwood's riding school for five months and now is back home to sell. Other horse is a yearling filly who is the result of the breeding program.

There are 6 boarded horses. The boarder who owns one of these horses lives in VC, works full time, and comes out on weeknights after work to visit her horse, groom him, hand-graze, and feed supplements. On the weekends she rides him.

A boarder who owns two horses comes out daily in the afternoons to hand-walk, graze, groom, fly-spray, feed supplements. Sometimes she brings her husband. She rarely rides.

Two other boarded horses have owners who live in San Juan Capistrano but since they cannot find large paddocks in that area they must commute. Because of the distance they come out twice per month to spend time with their horses, ride them, graze, bathe, and they do their own hoof-trimming.

The 6th boarded horse belongs to an "absentee owner" who had a stroke. His owner has never been here to see him. There is an assistant who grooms, fly-sprays, bathes, and looks after him. She is at the stable Tues/Sat for two hours each day doing chores like this: fly spray, groom, bathe, lunge, turn-outs.

Once per month she gives two riding lessons to boarders.

Previous state of the property, if known, prior to horse uses: ~~Natural:~~ Agriculture: yes  
The property had been a commercial orange grove. It had become a non-profitable business.

Number of Horses currently on property:

Low #: 8 (current)                      High #: 30 (when the economy was good)

# owned by Property: 2              # Boarding: 6 (was 28+)

Arenas, Sand: : Round pen, jumping arena  
Sand with natural dirt base: Dressage arena Grass:

Sizes: Jumping arena = 130 X 230, Dressage arena = 192 X 68, roundpen = 60' diameter

Paddocks or Stables: 9 with shelters that are 24 X 12, and some that are 3-sided 10X12 loafing sheds.

Typical Sizes: 36 X 120 (1), 32 X 45 (2), 40 X 100 (5), 80 X 60 (1)

Horse Barns: 1 or 2? 0 - no longer have a mare motel - sold it to a couple in the city of Hemet where no permit is required. Structure Size(s): n/a

Fencing Type: pipe corral panels, 4-rail, 5' high (1 corral), "No-Climb Horse Fence 2" X 4" mesh, lined with polytape to keep horses off the fence (8 corrals).

Customers (Boarders or Riders): 5 Typical Number per day/week: 2 boarders 7 days/week.

Types of activities/events: (if any special events) None at this point. When there were 30-horses they had an event called Equine Days with 80-100 people once per year. Also small educational clinics with 10-15 people twice per year including equine nutrition, training, saddle fit, etc.

How often (daily/monthly?): Quarterly before 2009. Currently we don't host any clinics or events.

Parking Area: DG paved parking area adjacent to stables, enough parking for 20 or so cars? When we had the annual Equine Day, we had onsite parking for 60 vehicles. We used the DG roads and the lower DG parking areas and we had two traffic-control volunteers.

Hay Deliveries: An average of twice per month deliveries of shavings, hay, pelleted feed, Woody Pet.  
Employees: 2 independent contractors Shifts: Mon-Sat 7am to 11am (1) and Mon-Sun 9-5 and as needed (1).

Vet visits: How often did vets visit (with 30 horses), about once every couple weeks?

An average of two to three times per month with 30 horses. Quarterly Vet clinics with one vet for vaccines and worming so this reduced the individual vet visits.

Also - Farrier visits: An average of once per week with 30 horses as boarders have their own farriers.

Manure Management: When 30 horses, removed the manure from the corrals daily and a local worm-farmer came with his tractor and removed the manure from the property every Friday. But then he got busted by Code Enforcement for not having a MUP. With the 8 horses currently, remove the manure from the corrals 6 days/week, spread 90% of it onsite, and put 10% of it in the EDCO dumpster which is emptied weekly.

Frequency of fertilizer and pesticide use and how it's applied: Do not use fertilizer except annually on the 15 rose bushes. During fly season (May through October) use Pyranha Fly Spray and other Fly sprays directly onto the horses. Pyranha contains Pyrethrins, Piperonyl Butoxide, Butoxpropylene glycol, and citronella.



Have you ever used pesticides to spray the horse stalls or corrals? In the mare motel the flies would congregate underneath the roof and it was sprayed with Permethrin II.

Type and size (horsepower) of equipment used for maintenance activities: Use a Toyota Tacoma truck to pull an arena harrow called the Riata Rake.

Horse Stable Survey and Interview with Paul Herigstad, operator Valley Center

Address: 29628 Anthony Road  
Zoning, Use Reg: A70

APN: 185-063-10  
Animal Reg: L

Property size in acreage: 7

Approximate area used by Horses: 4 acres.

How long has the property had horses?

1950s, is another very nice mom & pop type operation, sort of medium sized, in general this is not as large as some facilities

How far back have horses been used in this area?

Valley Center is known for it's horse-friendly focus, this is one of the old stables established in the 1950's

How are the horses used on the property currently?

Boarding, riding

Previous state of the property, if known, prior to horse uses: ~~Natural:~~ Agriculture: there has always been substantial agriculture in this area.

Number of Horses currently on property:

Low #: 10                      High #: 16

# owned by Property: a few      # Boarding: 10

Arenas, Sand: Sand with natural dirt base: Dressage arena      Grass:

Sizes: Dressage arena = 200 X 125,

Paddocks or Stables: 16 large stables in a large barn.

Typical Sizes:

Horse Barns: 1 large one

Fencing Type:

Customers (Boarders or Riders): 8      Typical Number per day/week: 2 boarders 7 days/week.

Types of activities/events:

How often (daily/monthly?):

Parking Area: DG paved parking area adjacent to stables, enough parking for 20 or so cars

Hay Deliveries: monthly

Employees: none, some odd labor, boarders do lots of their own work, as we discussed with a boarder

Vet visits: regular visits similar to other facilities

Manure Management: taken offsite

Frequency of fertilizer and pesticide use and how it's applied: some pesticide use during fly season

Type and size (horsepower) of equipment used for maintenance activities: tractor to drag arena

Horse Stable Survey and Interview with Mrs. Boughdadly

Address: 30017 Wilhite Lane  
Zoning, Use Reg: A70

APN: 133-322-23  
Animal Reg: L

Property size in acreage: 10

Approximate area used by Horses: about 3+ acres

How long has the property had horses? For about eleven years as of summer 2012

How far back have horses been used in this area? Valley Center history – horses have been a part of the community for a long time, neighboring properties had horses when the stable was established.

How are the horses used on the property currently? Rescue and adopt out horses, horses are sold

Previous state of the property, if known, prior to horse uses:  
It was a flower farm

~~Natural:~~

Agriculture:

Number of Horses currently on property:

Previous low #: 8                      High #: 32

# owned by Property: all              # Boarding: no boarding

Arenas, Sand: 2              Grass:

Sizes: 200'X80' round 60'

Paddocks or Stables:

Typical Sizes: most about 20' by 25'

Horse Barns: none

Fencing Type:              Split Rail Wood:              White Vinyl:              Metal Rail or bars: about 5'

Customers: Kids from the local area come and help to clean up the property and do Horse Stable work, sometimes they then ride.

Typical Number per day/week: sporadic, not on a weekly basis

Types of activities/events: Just the kids, maybe once a week depending on time of year. Some community service work has also been done on the property.

How often (daily/monthly?):N/A

Parking Area: Parking area in the middle of the property up the drive after the entrance.

Hay Deliveries:                      How many, monthly:  
Once per week

Employees:                      Shifts:                      Hours/days:  
None, some odd labor now and then, this s a typical mom & pop type operation

Vet visits:  
A couple times a month at most, Deb Holfer, one of the stakeholders is the vet

Manure Management:                      Onsite:                      ~~Offsite:~~  
Excellent onsite composting operation.

Frequency of fertilizer and pesticide use and how it's applied:  
Vinegar and skin so soft for the horses. Fly bags, the big bag. Swat and fly wasps.

Type and size (horsepower) of equipment used for maintenance activities:  
Everyday run the tractor with avian wire in the arena. A Johnson tractor and a John Deere AMT 600.

Additional notes: There is also a cow, sheep and goat. They also do worming and teeth twice a year.

Horse Stable Survey and Interview with Debra Duncan

Address: 19218 Marshal Way  
Zoning, UR: A70

APN: 189-080-70  
AR: L

Property size in acreage: 4 acres

Approximate area used by Horses: 3 acres

How long has the property had horses? Previous property owner had horses, so probably 1990s at least

How far back have horses been used in this area? Valley Center History – horses have been used in the area for generations, including riding over to the Hell Hole Canyon Preserve area nearby.

How are the horses used on the property currently? It would be for trail riding over in the Preserve nearby.

Previous state of the property, if known, prior to horse uses: Natural: Agriculture:  
Both, there was an avocado orchard at one point, but also some natural area that was undisturbed

Number of Horses currently on property:

Previous low #: 3 High #: 6

# owned by Property: 3 # Boarding: 3 (there would be a potential 3 boarders)

Arenas, Sand: 2 Grass:

Sizes: small round pen and arena

Paddocks or Stables: stables for 5 horses, also two paddocks

Typical Sizes:

Horse Barns: 1, 5 stall barn Structure Size(s)

Fencing Type: Split Rail Wood: White Vinyl: Metal Rail or bars:  
Both vinyl and metal with electric fences as well

Customers: Typical Number per day/week:  
Just trail riders, probably on the weekends.

Types of activities/events: N/A

How often (daily/monthly?):

Parking Area: DG parking area, plenty for this small of a facility

Hay Deliveries:                      How many, monthly:  
Once every 4 months

Employees:                      Shifts:                      Hours/days:  
None, this is a mom & pop operation

Vet visits:  
Infrequent

Manure Management:                      Onsite:                      Offsite:  
Both, some composted and some taken offsite

Frequency of fertilizer and pesticide use and how it's applied:  
Spray stalls with pesticide mix

Type and size (horsepower) of equipment used for maintenance activities:  
John Deere 790 with a 419 bucket on the front. Arena is turned now and then, but not regularly

Horse Stable Survey and Interview Valley Center Vaqueros

Address: Lilac Road/Valley Center Road      APN: 1862306400  
Zoning, UR: RR      AR: J

Property size in acreage: 8 acres

Approximate area used by Horses: 8 acres

How long has the property had horses? Property is just being established as the Vaqueros facility

How far back have horses been used in this area? Valley Center history – there have been horse events and vaqueros type operations for generations in Valley Center.

How are the horses used on the property currently? Vaqueros meetings and events monthly

Previous state of the property, if known, prior to horse uses:      Natural:      Agriculture: yes  
Was used for Agriculture at one point, turned into a DPW materials storage lot, now cleared

Number of Horses currently on property:

Previous low #: N/A      High #: 50 or so for events

# owned by Property:      # Boarding: N/A horses are only brought onto the property monthly

Arenas, Sand:      Grass:

Sizes: There would be a large sand arena for use by the group once a month

Paddocks or Stables: There would be paddocks for the once monthly keeping of horses.

Typical Sizes: They would be typical 20' by 20' or larger, there is a lot of area on the property

Horse Barns: N/A      Structure Size(s)

Fencing Type:      Split Rail Wood:      White Vinyl:      Metal Rail or bars:  
They would build metal pipe corrals

Customers: dozens      Typical Number per day/week: once a month



Types of activities/events: There would be the monthly events and meeting of the vaqueros. These are sometimes smaller events with just vaqueros and then sometimes larger events that the ordinance would consider Community Entertainment Events. This should qualify for a Zoning Verification permit.

How often (daily/monthly?): monthly

Parking Area: They would install a new DG parking area with general parking and multiple loading spaces

Hay Deliveries:N/A                      How many, monthly:  
Folks would bring their own for their own horses , no deliveries

Employees: N/A                      Shifts:                      Hours/days:

Vet visits: N/A

Manure Management:                      Onsite:                      Offsite:  
It would be taken offsite as part of the cleanup after each event

Frequency of fertilizer and pesticide use and how it's applied:  
Pesticides would potentially be used by each member at their own discretion during fly season. It would be brought on and off the property montly.

Type and size (horsepower) of equipment used for maintenance activities:  
Unsure, property may have some equipment in a storage area in the future.

Horse Stable Survey and Interview with Carolyn Reade, operator San Marcos

Address: 1043 Richland Road

APN: 218-220-16

Zoning, Use Reg: A70

Animal Reg: L

Property size in acreage: 14 acres

Approximate area used by Horses: 5 acres, could be expanded to closer to 10 or 12 acres easily

How long has the property had horses?

More than 100 years, the old property owner 100 years ago had 300 acres and this last remnant of 14 acres is where the main house was, it dates to 1882. Horses were located right near the house where they are now over 100 years ago.

How far back have horses been used in this area?

More than 100 years

How are the horses used on the property currently?

For breeding stock

Previous state of the property, if known, prior to horse uses:

~~Natural:~~

Agriculture: yes

The area was used for agriculture as part of the ranch, there are still old lemon trees on the property  
There was likely substantial agriculture on this property and to the area sloping down to the south.

Number of Horses currently on property:

Low #: 4-5

High #: 8-10

# owned by Property:all

~~# Boarding:~~

Arenas, Dirt: sand

Grass:

Sizes: large 100' X 200' dirt arena

Paddocks or Stables: Horses are generally kept in the Paddocks, except to breed

Typical Sizes: Paddocks are about 50' X 70', there are a couple large paddocks that are about 120' X 140'

Horse Barns: 1 main mare motel

Structure Size(s): about a 500 sq ft hay barn,

mare motel, horse barn is about 30' X 90'

Fencing Type:

~~Split Rail Wood:~~

~~White Vinyl:~~

Mostly Metal bar fencing

Clean stalls twice a day, quick clean in the morning and more cleaning in afternoon.

Customers: none

Typical Number per day/week:

Types of activities/events: none, property has the potential for substantial events, the arena is large and there is plenty of room for parking.

How often (daily/monthly?):

Parking Area: Many cars could park on the long horseshoe shaped DG driveway that wraps around the house

Hay Deliveries: One big delivery, about once a year, to fill up the Hay Barn.

Employees: 1

Shifts: 1

Hours/days: about an 8 hour day

Vet visits: About once a month

Manure Management:

Onsite: yes

Offsite: yes

Trying to turn and compost onsite, but have had to have some removed

Frequency of fertilizer and pesticide use and how it's applied:

No fertilizer, have only used the pesticide bags for flyies

Type and size (horsepower) of equipment used for maintenance activities:

Not specified

Additional Notes: The property has an office/dormitory type building of more than 1000 sq ft. It has a kitchen, office, main room and a room that could be used as a bedroom for a farm hand.

Horse Stable Survey and Interview with Michell Kimball, operator Escondido

Address: 925 Country Club  
Zoning, Use Reg: A70

APN: 232-491-20  
Animal Reg: L

Property size in acreage: 14

Approximate area used by Horses: 12 acres.

How long has the property had horses? A stable has been on the property for decades

How far back have horses been used in this area?

Carolyn Reade has had horses on her property a couple miles north for more than a hundred years. There is a lot of San Marcos and Escondido history in the area with substantial use of horses.

How are the horses used on the property currently?

Boarding, riding, shows, dressage, etc.

Previous state of the property, if known, prior to horse uses: ~~Natural:~~ Agriculture: .

There was lots of agriculture in this valley, now houses have replaced the ag.

Number of Horses currently on property:

Low #: 8                      High #: 50

# owned by Property: 8              # Boarding: 42

Arenas, Sand: Sand with natural dirt base: Dressage arena              Grass:

Sizes: Many, various large rectangular and square arenas, also covered and uncovered round pens.

Paddocks or Stables: large stables in a large barn, various other barns.

Horse Barns: 1 large one, other smaller ones

Fencing Type: Both wood type fencing and metal corrals and rails

Customers (Boarders or Riders): about a dozen    Typical Number per day/week: a few 7 days/week.  
More on the weekend.

Types of activities/events: some shows and clinics monthly

Parking Area: large DG paved parking areas enough parking for what would be required under the ord.

Hay Deliveries: monthly

Employees: a few, stable operations where reduced, so not as many as before

Vet visits: when needed

Manure Management: some taken offsite, some composted onsite

Frequency of fertilizer and pesticide use and how it's applied: pesticide use during fly season as necessary

Have you ever used pesticides to spray the horse stalls or corrals? Yes

Type and size (horsepower) of equipment used for maintenance activities: Tractor to drag arenas and a loader for manure

Horse Stable Survey and Interview with Kay Greenwood, Elfin Forest

Address: 20722 Elfin Forest Road  
Zoning, UR: RR

APN: 679-080-01  
AR: V

Property size in acreage: 3

Approximate area used by Horses: 1.5 acres

How long has the property had horses? The previous owner had horses, probably a few decades back

How far back have horses been used in this area? The history of Elfin Forest and Harmony Grove has had horses in the area for generations. There is ample area and access for trail riding. There have also been horse camps in this area for years, not just on this property.

How are the horses used on the property currently? For horse camps in the summer and personal use of the owner.

Previous state of the property, if known, prior to horse uses: Natural: Agriculture:  
Not sure, this property was probably part of an agricultural operation, there was substantial agriculture in this area years ago.

Number of Horses currently on property:

Previous low #: 6 High #: 7

# owned by Property: all # Boarding:

Arenas, Sand: 1 Grass:

Sizes: One large sand arena for riding

Paddocks or Stables: Paddocks

Typical Sizes: Large paddocks with small covered areas in the back

Horse Barns: No large barn structures, small covered stall areas in the back of each paddock

Fencing Type: Split Rail Wood: White Vinyl: Metal Rail or bars:  
Both metal and wood

Customers: Summer camp kids  
the summer

Typical Number per day/week: every day during camps during

Types of activities/events: No large events, typical activities include small shows during each camp in the summer.

Parking Area: Small parking areas, may need some improvements under the new ordinance, neighbors have noted parking can be a problem.

Hay Deliveries:                      How many, monthly: less than monthly  
This is a small facility, hay deliveries as needed

Employees:                      Shifts:                      Hours/days:  
N/A this is a typical mom & pop operation

Vet visits: as needed

Manure Management:                      Onsite:                      Offsite:  
Manure is composted onsite

Frequency of fertilizer and pesticide use and how it's applied:  
Pesticide use rarely as needed

Horse Stable Survey and Interview with Jacqui Grande, operator of Oakridge Farm San Dieguito

Address: 8960 Dewiler Road

APN: 264-130-48

Zoning, Use Reg: A70

Animal Reg: L

Property size in acreage: 5.2

Approximate area used by Horses: 4 acres

How long has the property had horses? At least 15 years with current owner, about 40 years on this property associated with the residence.

How far back have horses been used in this area? About 40 years back, horses have been bred on the parcel since at least 1978

How are the horses used on the property currently?  
Horses are used for dancing, dressage, training and breeding

Previous state of the property, if known, prior to horse uses: Natural: ~~Agriculture:~~  
Property was not previously used for agriculture and not in a known area of old agricultural uses. This property is up on the top of a hilly area, was probably not generally used for agriculture in the past.

Number of Horses currently on property: 25

Low #: 20

High #: 25

# owned by Property: 3

# Boarding: 22

Arenas, Dirt: 2 ~~Grass:~~ and another round pen with regular dirt  
Dirt arenas with special fiber footing in one and wash concrete sand in the other  
Sizes: 180' x 60' and 150' x 90'

Paddocks or Stables: 13 stalls in large barn, 6 stalls in smaller barn, 10 paddocks or more outside with shade covers. So, some horses keep in Paddocks and some in stalls

Typical Sizes: Stalls, 20' x 20'

Horse Barns: 2

Structure Size(s): Various shade covers less than 300 square feet

Fencing Type:

Split Rail Wood: yes

~~White Vinyl:~~

Metal Rails and Bars: yes

Notes: Horses are expensive on the property. They are imported from Germany. They do breeding and training. Keep an eye on horses at all times as they have had issues when a horse gets hurt. Obviously,



monitoring and security are a big deal since it's other people's horses. Various drainage and water runoff issues.

Customers: 10                      Typical Number per day/~~week~~:  
Schedule an appointment with Jacqui or a trainer and ride/train, etc.

Types of activities/events:  
They have clinics with a dozen or more folks in attendance

How often (daily/monthly?): Once every three months, plan to do once a month.

Parking Area: Large dirt and gravel parking area, plenty of room for one car per horse. Also area on adjacent parcel that is leased for parking for horse trailers.

Hay Deliveries:                      How many per ~~week~~:  
One big delivery, once every 3 months

Employees:     3                      Shifts: 8 hours                      Hours/days: everyday  
Cleaning all the time and tacking.

Vet visits:  
Owners can choose the vets they wish to have for their horses. Vets come every few days, there are also chiropractors and shoers as well.

Manure Management:                      ~~Onsite~~:                      Offsite: dumpster and taken off  
Clean stalls twice a day and dumpster is hauled off once a week. Sometimes they spread and use the manure themselves, sounded like maybe once a year.

Frequency of fertilizer and pesticide use and how it's applied:  
Uses a pesticide sprayer that gets rid of flies in the barns, called it an "organic pesticide" (follow up with DEH and AW&M on that)  
Also uses fly catching containers in the trees, they spray for ants every now and then too.

Type and size (horsepower) of equipment used for maintenance activities:  
Kubota B1750, 1640A  
Tractor daily drags the arena. Had her own dump truck as well, codes made her remove due to the weight limit in residential areas. Trucks come and deliver dirt which she uses in the arenas, etc.  
The tractor has a drag on the back and a bucket in the front. Washer and Dryer in the barn for cleaning.

Horse Stable Survey and Interview with Rancho Santa Fe Association operator, RSF

Address: 16332 Via De Santa Fe  
Zoning, Use Reg: RR

APN: 268-172-10  
Animal Reg: V

Property size in acreage: 28

Approximate area used by Horses: 11

How long has the property had horses?  
Since the 1830s, specific date probably 1831

How far back have horses been used in this area?  
Easily for two hundred years, this was also an agricultural area in Rancho Santa Fe

How are the horses used on the property currently?  
This is a very high end facility. It's a trainer facility, training for hunter jumpers, or grand prix. 80% of the horses are retired and just used for jumping or just boarding. Most of the horses (and boarders) are there to work with the specific trainer on the property, Hap Hanson. The horses on the property are extremely valuable in the Equine industry.

Previous state of the property, if known, prior to horse uses:                    Natural:                    Agriculture:  
It was probably Natural prior to the 1800s, but much of the area used by horses now was probably once used for agriculture as this property has the main Osuna Adobe structure from the 1800s.

Number of Horses currently on property:

Low #: about 30                    High #: 48

# owned by Property: none    # Boarding: all

Arenas, Sand: Special sand that has a rubberized mixture, smaller area for lunging                    Grass:

Sizes: Large sand arena is a massive 350' X 225'

Paddocks or Stables: There are 33 stalls in stables, so some horses live in the paddocks

Typical Sizes: Stalls are typical 20' X 20', with small walkouts behind. Paddocks are large, many are about 150' X 150' and up in size. Some smaller Paddocks about 100' X 100'.

Horse Barns: 2 main barns, 2 side barns                    Structure Size: Large Barn is 140' X 50'  
1 side barn is a mare motel, about 110' X 30'  
1 Hay Barn, at least 1200 sq ft

Fencing Type:                    Split Rail Wood:                    ~~White Vinyl:~~                    Metal Rail or bars:  
Lots of wood, to keep a rural look to the property, some metal bars

Customers: many daily, must schedule workouts and jumping    Typical Number per day/week: 8+

Schedule with Hap Hanson and 2 assistants 6 days a week, owners schedule the appointments

Types of activities/events:

None, events are at a different facility, the Rancho Riding Club

How often (daily/monthly?):

Parking Area: DG parking, area for trailers and cars

Hay Deliveries:                      How many, monthly: 1  
Once a month, double truck load on a Monday

Employees:                      Shifts:                      Hours/days:  
2 security, one full time, 1 just at night (caretaker). 4 employees that work 5 days a week, trainer does his own scheduling.

Vet visits:

Specific vets come to the property, owners choose who they want. Usually a visit from a vet at least once a month.

Manure Management:                      ~~Onsite:~~                      Offsite: Dumpster pickup once a week  
No Composting in the RSF covenant, manure management plan as part of Use Permit

Frequency of fertilizer and pesticide use and how it's applied:

No fertilizer or pesticides at all. Property was meticulously cleaned, flies probably do not have time to find manure before it's removed.

Type and size (horsepower) of equipment used for maintenance activities:

The arena is dragged with a tractor every day, in addition they will smooth out the arena before a rain event.

Notes: Also two large support buildings, with office and also storage space for equipment.

Horse Stable Survey and Interview with Gary Adler, operator of Pegasus Rising RSF

Address: 15663 Via De Santa Fe  
Zoning, Use Reg: RR

APN: 269-080-15  
Animal Reg: L

Property size in acreage: 5

Approximate area used by Horses: 2

How long has the property had horses?

Current horses on the property in 2008, Gary started working on the property in 2009. The subdivision of the neighborhood was in 1984, there were probably 6 to 8 horses on the property in the past when the property had it's own horses

How far back have horses been used in this area?

In RSF history, at least 200 years, the Osuna Ranch property is about a mile away to the north.

How are the horses used on the property currently?

Not ridden, used as therapy horses for interaction with the public

Previous state of the property, if known, prior to horse uses:

~~Natural:~~

Agriculture:

Likely agriculture before the subdivision, this was the flat part of the valley south and downhill from the Osuna area, there is substantial existing agriculture in the area.

Number of Horses currently on property:

Low #: 6

High #: 17

# owned by Property: none # Boarding: 17 owned by non-profit

Arenas, Sand: none Grass:

Sizes:

Paddocks or Stables: 6-8 stalls in a small stable, not used. The 17 horses are kept in the 3 large dirt paddocks.

Typical Sizes: two that are 200' X 100' and one that is 130' X 100'

Horse Barns: 1, stalls not used, has an office and area used for Hay storage.

Structure Size: about 60' X 60', about 3600 sq ft

Fencing Type:

Split Rail Wood:

White Vinyl:

Metal Rail or bars:

A mix of all fencing types, electric wire at the end to keep horses off the fence

Customers: various depending on number in van

Typical Number per day/week:

Various groups visit on Saturday morning, Sunday morning and Wednesday morning. 1 van with approximately 6 or 7 service members (to interact with the horses), 2-4 interns and Gary with Pegasus staff, about 3 or so.

Types of activities/events:

None

How often (daily/monthly?):

Parking Area: On the driveway, not a large area to turn around, would likely need more improvements, and a larger designated parking area to be permitted

Hay Deliveries: How many, monthly:

Every 6 weeks, 120 bails, they go through about 20 bails a week with the 17 horses

Employees: 3 Shifts: 7:30am-9am Hours/days: most days

Some days it's just Gary

Vet visits: Mark Silverman, comes pro-bono, as needed, is usually about once a month

Manure Management:

~~Onsite:~~

Offsite: dumpster twice a week

Frequency of fertilizer and pesticide use and how it's applied:

Hanging bags during fly season, a little bug control on the property, they do not spray the horses

Type and size (horsepower) of equipment used for maintenance activities:

No

Notes: Horses have their feet cleaned every 3 months, chiropractor for the horses as needed, every few weeks, worming is done, now and then about 3months

Automatic water for the horses

Horse Stable Survey and Interview with Lisa Wood, operator Lakeside

Lisa Wood runs the stable with little help, maybe a student now and then. T

Address: 15632 El Monte Road  
Zoning, Use Reg: A70

APN: 390-050-17  
Animal Reg: X

Property size in acreage: 1.7

Approximate area used by Horses: 1+

How long has the property had horses?  
Lisa bought in 2004

How far back have horses been used in this area?  
Kip Hering was just to the west down El Monte Valley in the 1950s with substantial numbers of horses

How are the horses used on the property currently?  
Lessons on the weekend, boarding, general riding, trail riding

Previous state of the property, if known, prior to horse uses:                      ~~Natural:~~                      Agriculture:  
The property was used for agriculture in the El Monte Valley. The Van Omering dairy is located a mile to the west.

Number of Horses currently on property:

Low #: 4                      High #: 12

# owned by Property: 4 # Boarding: 8

Arenas, Sand:                      Grass:  
General Sand,

Sizes:

Paddocks or Stables: Paddocks, good sizes.

Typical Sizes:

Horse Barns: One Hay Barn  
Structure Size: 800 sq ft

Fencing Type:                      ~~Split Rail Wood:~~                      ~~White Vinyl:~~                      Metal Rail or bars:  
All Metal Rail or Bars

Customers: 3- 10

Typical Number per day/week: students on the weekend, start at 4am

Types of activities/events:

Do events with boarders, small numbers, day camps

How often (daily/monthly?):

Some big events nearby, not on this property though.

Parking Area:

For about 10 cars and a few trailers

Hay Deliveries:                      How many, monthly:

Every 3 weeks from Imperial County.

Employees:    No       Shifts:                                      Hours/days: a few days a week

Had an intern. Has high school kids and girls Scouts sometimes.

Vet visits:

Very infrequent, maybe a couple times a year, regularly maybe 8 times a year

For older horses, teeth every six months

Manure Management:

Onsite:

~~Offsite:~~

Compost onsite, Lisa teaches how to do it

Frequency of fertilizer and pesticide use and how it's applied:

Fly predators, put pyrethroids on the horses with citronella oil

Type and size (horsepower) of equipment used for maintenance activities:

Once had some equipment, but not anymore, now all by hand.

Horse Stable Survey and Interview with Linda Hayes, operator Lakeside

Linda Hayes and her husband basically run the stable with little help. They live in a large house on the property that also has a tennis court and swimming pool.

Address: 15466 El Monte Road  
Zoning, Use Reg: A70

APN: 390-050-31  
Animal Reg: X

Property size in acreage: 10.7

Approximate area used by Horses: 7

How long has the property had horses?

Linda moved to the property in 1986 and got a Major Use Permit for a Public Stable

How far back have horses been used in this area?

Kip Hering was just to the west down El Monte Valley in the 1950s with substantial numbers of horses

How are the horses used on the property currently?

Boarding, general riding, trail riding

Previous state of the property, if known, prior to horse uses:

~~Natural:~~

Agriculture:

The property was used for agriculture in the El Monte Valley, Oat Hay. The Van Omering dairy is located less than a mile to the west.

Number of Horses currently on property:

Low #: 15

High #: 55

# owned by Property: none

# Boarding: currently only 15 boarding

Arenas, Sand:

Grass:

General Sand, have issues with it washing into the riverbed

Sizes: Large dirt arena is 225' X 150', other dirt arena is 200'X 70', also a round pen of about 50' diameter

Paddocks or Stables: Both, about 8 large grass paddocks, various smaller dirt paddocks, multiple barns with stalls, paddocks can easily have more than one horse in each, some had 3 horses in them.

Typical Sizes: Grass Paddocks are about 120' X 120', covered areas in paddocks are about 12'x 12'

Horse Barns: One large Horse Barn with walkout areas behind each stall

Structure Size: at least 6000 sq ft

Fencing Type:

~~Split Rail Wood:~~

~~White Vinyl:~~

Metal Rail or bars:

All Metal Rail or Bars



Customers: 10                      Typical Number per day/week: most come about every day to see their horses

Types of activities/events:

Weddings, some other events, used to have more general events when stable was busier. There are two porta-potties by the Wedding area

How often (daily/monthly?):

Weddings only currently occur monthly currently. When the stable was busy years ago they likely had events once a month

Parking Area:

Very large dirt area, plenty of parking for cars and trailers

Hay Deliveries:                      How many, monthly:

When busy, it was two loads a month, now it's small loads about twice a month, price has changed from \$100 a ton for hay up to \$300 a ton now for hay.

Employees:      1                      Shifts:                      Hours/days: a few days a week

An independent contractor who helps out around the facility, otherwise, Linda does everything. If the stable was up to capacity they would need at least an additional employee if not two.

Vet visits:

About once a week as necessary

Manure Management:                      Onsite:                      Offsite:

Compost some with a hay grower down the street

Frequency of fertilizer and pesticide use and how it's applied:

Pyrethrins, automatic fly control system, ortho spectricide, fly bags

Type and size (horsepower) of equipment used for maintenance activities:

Ford 4630 tractor, when busy it was used every day to drag the arena, now it's just a couple times a week.

Notes: There is also a 10,000 gallon water tank for fire fighting on the property.

Horse Stable Survey and Interview with Kip Hering, operator Lakeside

Kip lives in Escondido and commutes to this property in Lakeside that he owns a few days a week.

Address: 10631 Ashwood St. APN: 392-130-41  
Zoning, Use Reg: S82, RR changing to A70 Animal Reg: N, J changing to M

Property size in acreage: 29

Approximate area used by Horses: 24

How long has the property had horses?

Since 1955 horses have been on the property and other owners would bring their horses from La Jolla and Rancho Santa Fe. The first Polo tournament was in 1956 and annual tournaments have been taking place on the property since then.

How far back have horses been used in this area?

Horses have been ridden on the property for 65 years.

How are the horses used on the property currently?

Kip trains his own horses, uses them as trail riders, polo horses, team penning, reining, etc. Various boarders also do these activities. Property has a wide range of uses.

Previous state of the property, if known, prior to horse uses: ~~Natural:~~ Agriculture:  
There was barley and sudan grass growing on the property, probably some areas had old agriculture and some areas were also just old grazing area.

Number of Horses currently on property:

Low #: about 65 High #: 100 (could be more)

# owned by Property: 10 (Kips 7 and property caretaker 3) # Boarding: 90

Arenas, Sand: 2 (one large, one small), Kip mixes in ground up wood chips with the sand sometimes

Grass: large polo field

Sizes: Large Grass Polo Field is 500' X 200', Large sand arena is 200' X 140' and small arena is 100' X 100'

Paddocks or Stables: Dozens of paddocks with small shade structures, no stables or stalls

Typical Sizes: typical paddocks are about 50' X 225' or 100' X 100'. Typical shade structures are about 12' X 20' or 16' X 20'

Horse Barns: none, one Hay Barn Structure Size: Hay Barn is about 1600 sq ft

Fencing Type: Split Rail Wood: ~~White Vinyl:~~ Metal Rail or bars:  
Most fencing is metal rails/bars and some wood with electrical wire.

Customers: Boarders, Polo folks  
property per day

Typical Number per day/week: at least a dozen visit the

Types of activities/events:

Polo match every Saturday and Sunday most weekends, practice on Friday. At least a couple dozen people for each of these.

Parking Area: Dirt and DG parking area, with room for dozens of vehicles, substantial area for horse trailers, some trailers are kept on the property almost permanently

Hay Deliveries:                      How many, monthly: About once a month  
Half a truck load, 60 bails in a dump for a total of 240 bails

Employees: 1 caretaker, 2 guys      Shifts: Caretaker's always there, 2 guys are 3 days a week  
Hours/days: 8am to 5pm, Kip helps on Wednesday.

Vet visits: Once about every two weeks when it's the busy season, when Polo is in full swing

Manure Management: Both                      Onsite: some                      Offsite: some in dumpster  
Some manure is composted, some not, large area for composting. The manure dumpster is picked up every two weeks, regular trash pickup is once a week.

Frequency of fertilizer and pesticide use and how it's applied:  
Final Fly-t synergized pyrethrin, spray areas

Type and size (horsepower) of equipment used for maintenance activities:  
Brush hog with scraper/bucket tractor, riding mower, Yamaha

Horse Stable Survey and Interview at Creek Hollow Ranch with Colleen Burman

Address: 25279 Creek Hollow Drive  
Zoning, UR: A72

APN: 287-032-37-00  
AR: O (just outside project area)

Property size in acreage: The entire property is about 350 acres, the facility encompasses about 75 acres

Approximate area used by Horses: 75 acres

How long has the property had horses? The stable was established in 2000

How far back have horses been used in this area? Ramona History, horses have been used in Ramona for generations

How are the horses used on the property currently? Many uses, primarily for trail riding (folks can pay a day fee to use the property and ride around), the covered arena, especially when it's hot or raining, for dressage and hunter/jumper.

Previous state of the property, if known, prior to horse uses: Natural: Agriculture:  
There were both natural and agricultural areas that were replaced with horses.

Number of Horses currently on property: When things were good, upwards of 120 horses were on the property, however, presently it is about 50-60 consistently

Previous low #: 50-60 High #: 120

# owned by Property: 12 # Boarding: 40 or so, cost is about \$20 a day to board or \$400 a month

Arenas, Sand: using sand from onsite creek bed Grass: no

Sizes: many large arenas, one of the largest outdoor arenas in the county and potentially the largest indoor arena in the county

Paddocks or Stables: Many paddocks, with covered areas

Typical Sizes: Smaller are in the 20' by 25' range, the larger ones with small covers are ¼ and ½ acre or larger

Horse Barns: various, one large one with typical stalls Structure Size(s): very large

Fencing Type: Split Rail Wood: White Vinyl: Metal Rail or bars:  
Metal pipes are used with iron pipe fencing in between so horses don't interact in any way.

Customers: There are about 20 different boarders, who come on average every other day or two  
Typical Number per day/week: There are other customers who just come for day use, on average only a few per day.

Types of activities/events: Many activities and events. Initially when the stable was established, more dressage events and hunter/jumper shows to get people out to the property. There are dog shows at the indoor arena. Parties, therapeutic riding, chilli cook offs, weddings, etc. are also held on the property, this rounds out the business, since the boarding does not even break even.

How often (daily/monthly?): Events are now held on almost every weekend. Except for December because it's slow and August because it's too hot.

Parking Area: All DG, very large parking areas, plenty for hundreds for vehicles.

Hay Deliveries: How many, monthly:  
A truck load, about 13 tons once a month.

Employees: 2 Shifts: fulltime Hours/days:  
And a part-time bookkeeper. The main 2 live on the property and have a couple of their own horses.

Vet visits: Entirely up to individual boarders as needed.

Manure Management: Onsite: Yes Offsite:  
Stalls and paddocks are cleaned once a day. All is composted onsite.

Frequency of fertilizer and pesticide use and how it's applied:  
No fertilizer, pesticides are used for a variety of uses, some boarders spray horses, there are fly predators, bags and even ant poison for the red ants and fire ants when in season.

Type and size (horsepower) of equipment used for maintenance activities:  
One manure spreader with blades and chains and a tractor.

Horse Stable Survey and Interview at San Vicente International Equestrian Center, 2 properties

Address: 16911 Gunn Stage Road APN: 288-342-05-00

Zoning, UR: RR AR: J

Property size in acreage: The main property is about 60 acres, the facility encompasses about 35 acres

The 2<sup>nd</sup> property is about 10 acres

Approximate area used by Horses: 35 acres (includes trailer parking areas), and 10 acres on the 2<sup>nd</sup> prop

How long has the property had horses? 30+ years, when the Country Estates was established.

How far back have horses been used in this area? Ramona History, horses have been trail ridden for generations, in this community, about 30 or so years.

How are the horses used on the property currently? Used by property owners in the estates mainly for trail riding and using the track/dressage areas.

Previous state of the property, if known, prior to horse uses: Natural: Agriculture:  
This was natural area before the subdivision was built

Number of Horses currently on property: When things were really good, about 80, now about 60

Previous low #: 60 High #: 80

# owned by Property: 0 # Boarding: all

Arenas, Sand: new sand added a couple times a month, keep moist with water Grass:

Sizes: a large riding track with various arenas inside

Paddocks or Stables: Both, some kept in stables, some in paddocks.

Typical Sizes: typical stalls, and typical 20' by 25' or so paddocks

Horse Barns: 3 large ones

Fencing Type: Split Rail Wood: White Vinyl: used for decoration  
Metal Rail or bars: yes, mainly pipe corrals used for keeping horses.

Customers: Typical Number per day/week:  
Property owners come twice a day to clean their stalls and paddocks. Most come on the weekend to ride.

Types of activities/events: There are clinics and horse shows about once or twice a month during the year

Parking Area: Paved parking, one of the only paved parking areas we've seen, usually it's DG

Hay Deliveries: How many, monthly:  
Horse boarders have to bring in their own and store near the stalls or paddocks.

Employees: 5 Shifts: fulltime Hours/days:  
2 office and 3 general

Vet visits: The association requests some shots, otherwise it's up to the boarders.

Manure Management: Onsite: Offsite: taken to a worm farm about once a week.

Frequency of fertilizer and pesticide use and how it's applied:  
Boarders keep in their tack rooms and can use as they choose.

Type and size (horsepower) of equipment used for maintenance activities:

Have both a John Deere 542 and a John Deere 4005, the nicest and cleanest I've seen.

Horse Stable Survey and Interview with Roberta Jackson, Sweetwater Farms

Address: Equitation Lane  
Zoning, UR: S80

APN: 570-110-41  
AR: L

Property size in acreage: 22

Approximate area used by Horses: 14 acres

How long has the property had horses?

They've been leasing for 20 years and the property has had horses since the 1960s.

How far back have horses been used in this area?

Similar to other Sweetwater properties in the research it looks like horses have been in the area since the 1950s and early 1960s.

How are the horses used on the property currently?

They have camps, general trail riding, public riding, lessons, leasing horses, and the USD Equestrian team. The team has a coach and 15-25 kids weekly.

Previous state of the property, if known, prior to horse uses:

Natural:

Agriculture:

Not known, may have been natural, this a low lying area subject to flooding.

Number of Horses currently on property:

Previous low #: 60

High #: 100

# owned by Property: all, or most

# Boarding: 10

Arenas, Sand: sand which they have to replace ongoing as it disappears.

Grass:

Sizes: Multiple, Some very large, over 200' by 100'

Paddocks or Stables: Both, many paddocks and stalls

Typical Sizes: typical 20' by 25' or 25' by 25' range

Horse Barns: One large, some small, with typical stalls

Fencing Type:

Split Rail Wood:

White Vinyl: only out on the road for decoration

Metal Rail or bars: in most areas housing the horses



Customers: Typical Number per day/week:  
Depends on the time of year, recent years had upwards of 2,000 trail riders showing up for riding. Lots of kids for camps, ongoing USD team.

Types of activities/events:  
Up to 10 horse shows per year, more during the summer, not during winter off season.

Parking Area:  
Large DG parking areas, with loading area as well, plenty for this facility

Hay Deliveries: How many, monthly:  
Every two months a full truck and trailer delivery

Employees: 5-10 Shifts: typical Hours/days: 5-6 days a week  
Staffing doubles during the summer

Vet visits:  
Every two weeks, routine vaccinations, etc.

Manure Management: Onsite: no Offsite: yes  
Every two weeks

Frequency of fertilizer and pesticide use and how it's applied:  
Citronella applied on the horses, flies were bad this year during fly season

Type and size (horsepower) of equipment used for maintenance activities:  
Kubota-M5040 once a day in the morning to drag the arenas. Occasionally for other work.

Horse Stable Survey and Interview with Gene Ames, Lucky 7 Ranch

Address: Conduit Road  
Zoning, UR: A70/RR

APN: 590-091-02  
AR: L/J

Property size in acreage: 5

Approximate area used by Horses: 4.5 acres

How long has the property had horses? Since 1967-68

How far back have horses been used in this area? Bonita and Sweetwater history – horses have been a part of the community for generations

How are the horses used on the property currently? Trail riding, boarders

Previous state of the property, if known, prior to horse uses: Natural: Agriculture:  
This low lying area was used for agriculture in this valley including this property and where the golf course is next door, many years ago.

Number of Horses currently on property:

Previous low #: 40 High #: 50

# owned by Property: 2 # Boarding:

Arenas, Sand: yes Grass:

Sizes: One large rectangular and various small round pens

Paddocks or Stables: Both stalls in stable and paddocks areas

Typical Sizes: typical stall and paddock sizes

Horse Barns: 1 large one

Fencing Type: Split Rail Wood: White Vinyl: Metal Rail or bars:  
Metal pipes and corrals

Customers: Typical Number per day/week: 12

Types of activities/events: N/A

Parking Area: Various DG parking areas, for general parking a loading spaces

Hay Deliveries: Every two months      How many, monthly:

Employees: 1      Shifts:      Hours/days: 6 days a week

Vet visits: as needed

Manure Management: compost a little      Onsite:      Offsite: most, goes to Lakeside  
to be composted there

Frequency of fertilizer and pesticide use and how it's applied:  
Haven't used it.

Type and size (horsepower) of equipment used for maintenance activities:  
Tractor, for dragging the arena, as needed

Horse Stable Survey and Interview with Judy Tieber, Mt. Miguel Equestrian Center

Address: 6556 Jonel Way  
Zoning, Use Reg: RR

APN: 585-113-07  
Animal Reg: J

Property size in acreage: 5

Approximate area used by Horses: about 5 acres

How long has the property had horses? Since the 1960s

How far back have horses been used in this area? Sweetwater and Bonita history – horses have been used for generations to trail ride and on properties in this area

How are the horses used on the property currently? Hunter jumper and western, lots of kids from the area

Previous state of the property, if known, prior to horse uses: Natural: Agriculture:  
This was likely agricultural area to the eastern parts of old Bonita and Chula Vista

Number of Horses currently on property:

Previous low #: 60 High #: 70

# owned by Property: 2 # Boarding: all others

Arenas, Sand: 4 Grass:

Sizes: 250' X 100', 90' round, two 50' rounds

Paddocks or Stables: lots of paddocks, corrals and boxstalls

Typical Sizes: 16' by 20' and 20' by 20'

Horse Barns: 1 large, various small ones

Fencing Type: Split Rail Wood: White Vinyl: Metal Rail or bars:  
All metal rails and pipe fencing

Customers: Typical Number per day/week: about 20-30 kids on the weekend and 25 on a weekday afternoon for lessons. There are 2 trainers, this is a typical family oriented stable.

Types of activities/events: Had one large event once, no regularly scheduled large events

Parking Area: Various dirt parking areas, could use some additional DG and leveling to create better parking

Hay Deliveries:                      How many, monthly:  
About every six or eight weeks, a large delivery

Employees: 4                      Shifts: 1 par/3 full                      Hours/days: about 32 hours  
A couple of ranch hands live onsite

Vet visits: Vet clinic is about every month or so, vets in general come maybe two times a week

Manure Management:                      Onsite:                      Offsite:  
All taken offsite from dumpster about 2-3 times a month

Frequency of fertilizer and pesticide use and how it's applied:  
Rescue fly traps, no spraying is allowed on the property

Type and size (horsepower) of equipment used for maintenance activities:  
There is equipment to drag the arenas on occasion, not regularly

Notes: cost for boarding is about \$10 a day, this is on the low end in our research, but in the ballpark with other facilities.