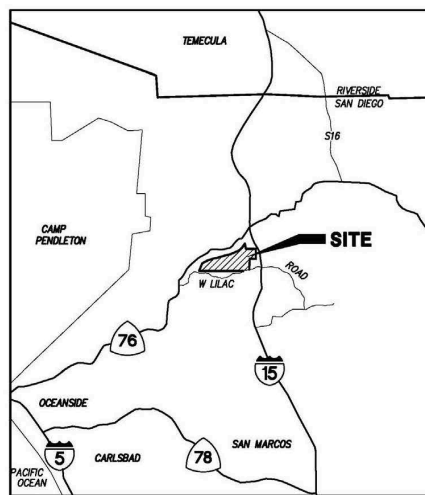


**OCEAN BREEZE RANCH
5820 West Lilac Road
Bonsall, CA 92003**

MANURE MANAGEMENT PLAN

Background:

Ocean Breeze Ranch (OBR) is a currently operating equestrian facility, dedicated to the training, breeding, rehabilitation and boarding of horses. The equestrian facility consists of 203.6 acres. The facility is an equestrian breeding facility, and during foaling season, additional young horses are being born. In addition, horses which have been travelling on a racing circuit are brought back to the ranch for rest and occasionally for rehabilitation in the event of injury.



VICINITY MAP NTS

OBR shall be subject to County-approved Major Use Permit PDS2016-MUP-016-013 ("MUP"), which shall regulate the number of horses which OBR is allowed to house at the facility at any one time.

Manure Management Plan Purpose:

The Ocean Breeze Ranch equestrian facility is required to manage horse manure waste pursuant to a County-approved plan. This Manure Management Plan ("MMP") shall establish criteria and ongoing controls to ensure the responsible collection, management and disposal of horse manure, so as to avoid human, animal or water quality health hazards stemming from the existence of horses at the equestrian facility. The MMP establishes goals, employee education requirements, maintenance activities, reporting criteria, and provisions for periodic inspections. This MMP has been created in consultation with the San Diego County Department of Environmental Health, Vector Surveillance and Control Program. This MMP has been created to meet the requirements of the MUP for the Ocean Breeze Ranch equestrian facility.

**Ocean Breeze Ranch
Equestrian Facility PDS2016-MUP-16-013
Manure Management Plan**

Facilities Description:

7 Barns (including tack rooms and employee break rooms)	25 fenced pastures
1 Equipment / Hay Storage Barn	23 roofed pens
1 Work Shop	14 Pens without roofs
3 Groundwater Well pump houses	2 open-air arenas
8 Employee houses	1 circular exerciser
1 future therapy pool	9 existing pasture shade structures
1 water pond	16 proposed pasture shade structures

Education:

Staff will be given instruction at time of hiring and thereafter once per year, on the importance and methods of managing fly, mosquito and rodent populations. The fly breeding cycle will be explained and ranch management will stress the importance of breaking the fly breeding cycle within 7 days. The importance of best management practices and integrated pest management will be reviewed to understand what staff could do to protect the watershed and water supply.

Waste Management Operations:

A. Required waste management, storage and disposal practices

OBR shall be required to remove manure from pens, stalls and any area where horses are concentrated, in order to minimize negative effects associated with undesired accumulation of excess waste.

- 1) areas of wet manure in the stables and riding rings (pastures not required) will be "mucked out" daily
- 2) manure waste can be consolidated in collection containers located throughout barn and pen areas
- 3) collection containers shall not exceed ½ cubic yard
- 4) collection containers must be emptied at storage yard when full, or at a minimum every second day even if not filled.

**Ocean Breeze Ranch
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- 5) prior to the known rainy seasons (the month of September, and from December through March) cleaning efforts will be made to remove any excess accumulations of manure from the bottom of corrals and pens.

B. Central Waste Collection Location:

OBR shall be required to utilize one location onsite, for the storage of accumulated waste product onsite, prior to transport to offsite location(s) for disposal.

- 1) Designate and maintain one central waste collection location
- 2) Location may change from time to time depending on operations at the ranch; however, all requirements must be met at any new location in the event the ranch's central waste collection location is moved.
- 3) Daily removal of filled collection containers near barns, stalls or pens, to central waste collection location
- 4) Weekly removal of accumulated waste at central location, to offsite disposal facility.
- 5) Good drainage is always to be maintained around storage yard. Storm water devices such as dirt berms, sand nags, check dams and vegetated swales shall be used on the ephemeral drainages to direct runoff away from the manure storage area.

C. Water Management Methods:

OBR shall be required to implement protective measures, in order to protect offsite water quality, and to prevent accumulation or runoff of water contaminated with manure.

- 1) Properly grade earth surfaces in pastures, corrals and pens to provide proper drainage. Adapt surfaces to a drainage pattern so that rainwater or trough overflow does not form ponds.
- 2) Use automatic valves or sanitary drains for large troughs if water flow is continuous.
- 3) Use non-leak valves on all troughs, bowls, cups or other watering devices.
- 4) Staff will be trained to look for and promptly repair all water leaks to prevent unnecessary wet manure areas or mosquito breeding areas.
- 5) Storm water devices such as dirt berms, sand nags, check dams and vegetated swales shall be used on the ephemeral drainages to direct runoff away from the manure storage area.

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D. Monitoring, Reporting and Enforcement:

OBR shall be required to monitor compliance, provide employee training, establish and maintain documentation, and provide periodic reports to the County of San Diego.

- 1) OBR shall establish a log book of inspection by ranch personnel of facility's required manure management practices.
- 2) Log shall demonstrate a minimum of weekly inspections by appropriate ranch management personnel of all required waste management practices.
- 3) Log shall be provided for review at ranch office upon request to any inspector of the County of San Diego who may request logbook.
- 4) OBR shall maintain record of weekly removal and disposal of waste from central location, to an offsite disposal facility.
- 5) OBR shall provide an annual review of requirements of this Plan to all ranch employees (and to new employees at time employment commences) who will carry out the duties required of the ranch, under this plan.
- 6) OBR shall require disposal contractor to certify in writing once annually that waste is disposed at an approved disposal facility. If requested by County, this disposal certification shall be submitted to the County.
- 7) OBR shall certify in writing once annually to County of San Diego that all requirements of the Waste Management Plan have been met.
- 8) In the event that management of manure is causing negative effects, such as contamination of downstream waterways, or increases in vector populations, the County of San Diego Vector Control unit shall be authorized to use available enforcement techniques which may include but not be limited to issuance of citations, entering onto the property, enforcing corrective work, levying fines, or other methods allowed under applicable regulations.

(SIGNATURES APPEAR ON THE FOLLOWING PAGE)

**Ocean Breeze Ranch
Equestrian Facility PDS2016-MUP-16-013
Manure Management Plan**

ACKNOWLEDGED AND AGREED:

OCEAN BREEZE RANCH, LLC

Signed: _____

Print name: Jim Conrod

Title: owner's rep

Date: 9/15/19

COUNTY OF SAN DIEGO

Signed: _____

Print name: _____

Title: _____

Date: _____