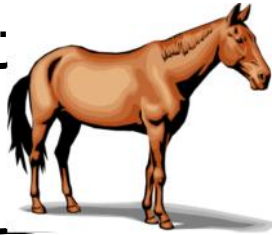


Notes from....



# Serrano Creek Ranch Equestrian Center

NOVEMBER 2019

25200 Trabuco Road, Lake Forest, CA 92630

Office Phone 949-768-5921

Email: <SerranoCreekRanch@msn.com>

## Winterization

We will begin winterization the week of November 11 starting with the front breezeway and winding our way back to the park area. Our goal is to be completed by December 15<sup>th</sup>. Attached is your *stall-a-gram* that most of you are familiar with. If not, please feel free to contact the office, and we can assist you in achieving Nirvana .



## Environmental Compliance Fee

At our border meeting in September, there was talk that a one-time fee being required to keep the stable open. I am happy to report that instead we will be able to make the necessary improvements and processes through our monthly board charges. While the future costs for stormwater compliance are just estimates, the stable's share is expected to be

\$400,000-450,000.

These costs are comprised of:

**Structural Improvements:** This includes all the infiltration trenches and guttering.

**Best Management Practices:** These are new and additional chores we must routinely perform, plus extra new chores that must be performed with each rain event.

### Monitoring:

a) Each month we are required to inspect, document, and submit a lengthy inspection report to prove that we comply with the agreed-upon Best Management Practices.

b) With every rainstorm, we must do a pre-inspection and document that all preparations were followed, do an inspection during the rainstorm and document, and a post-rainstorm inspection and documentation that all preparations, trenches, gutters, tarps, etc., performed correctly. These reports are quite lengthy and will take at least one full day of administrative time per rain event to complete.

c) The stable must take numerous runoff samples from various points of the stable during the rain events. These samples must be collected following an exact protocol and then analyzed by a state-certified laboratory. The raw results must then analyzed and compared with agreed-upon target levels, followed up with an



extensive narrative interpreting the findings.

d) Measurements of rainfall in the six monitoring trenches will also be collected after every storm. This data will be used to develop an equation between rainfall and potential runoff that will assist us in sizing the infiltration trenches.

**Permitting:** During this time, the stable must apply and obtain an NPDES (National Pollutant Discharge Elimination System if you care?!) permit. This permit sets the guidelines we are required to follow for storm events. This permit is in addition to the terms of the settlement agreement that we negotiated with Orange County Coastkeeper. To obtain this permit, we are expecting at least two years of administrative work. Given that we will be the first stable our size in the state to receive this permit, there will be quite a bit of scrutiny, as it will be precedent-setting. Unlike other animal operations, there is no “off the shelf” permit to guide us.

**Training:** Every year, and with any changes to the Best Management Practices, all employees must be taken out of service and (re)trained.

It could take us five years to complete all the requirements of the settlement agreement and NPDES permit. Given our average horse count (less than 149), the monthly cost for this environmental

compliance will be around \$50 per horse per month. By deferring some major capital projects, until afterwards, we can offset monthly that cost by \$20. So, the bottom line is that we will need to collect \$30 per horse per month for our expenses and new standards of operation. You'll see this charge beginning on your December bill as an “Environmental Fee.”

I understand that this is yet another cost, but it is absolutely necessary for SCR to remain open. I've been told that there are over 1,000 stables equal or larger than SCR. Unfortunately, this is a time being first is not an honor. I expect in the near future other stables to face similar cost increases. This will come from being cited by private groups / governmental regulators, or planning proactively to the new watershed paradigm seeing what we have gone through.

Thank you for your understanding and all your support over these very long months.



# *Stall -A- Gram* 2019

Stall Number \_\_\_\_\_ Owner's Name \_\_\_\_\_

Do Nothing                       Do What You Think Is Best

Do What You Think Is Best, But Don't Spend More Than \$ \_\_\_\_\_

-----OR-----

**Detailed Instructions:**

Cleaning:    Remove Everything                                      Remove Only Wet Shavings

Note a Disposal Fee \$10 (up to 1 tractor scoop) \$20 (More than 1 scoop) is charged based on amount removed.

**Materials :** \_\_\_\_\_

\_\_\_\_\_ Scoop(s) of D.G.            \$49 / scoop)

\_\_\_\_\_ Scoop(s) of Birds Eye \$49 / scoop

**Detail Instructions (Max 9,500 characters)** \_\_\_\_\_

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Stall Map—If Needed