



Horsepark Update

22nd District Agricultural Association
Board of Directors
April 13, 2021

Recap of Events

- **December 2020: equestrian uses at Horsepark paused**
- **January 2021: Horsepark Ad-Hoc Committee created**
- **January 29, 2021: Committee held public workshop**
- **February 2021: direction given for additional info and regular updates to the Board**
- **March 2021: letter sent to Regional Water Quality Control Board seeking clarification of requirements**

Regional Water Quality Control Board (RWQCB) Response

- Response received March 25, 2021
- Confirms that all the improvements in the Waiver must be implemented AND must enroll in the Industrial General Permit (IGP)
 - IGP requires monthly and annual reporting requirements
- Confirms that equestrian uses cannot continue without implementing the improvements identified in the Waiver

RWQCB Response Impacts

Range of Capital Improvement Costs*:

- Waiver (No sizing criteria; no on-going monitoring), Medium CAFO only – (~\$3)
- Waiver plus IGP (85th percentile Storm Event (.65")), Medium CAFO only - (\$3-\$4 M)
- Waiver Plus IGP (10-year Storm Event (2.5")), Medium CAFO only - (\$4-\$6M)
- Waiver Plus IGP (25-year Storm Event (3.25")), Large CAFO permissible - \$6-\$8M +

*Does not include ongoing monthly and annual monitoring and reporting costs

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Response confirms Waiver plus IGP designed to the 85th percentile storm event (.65")

Historical Background

Acquisition of Horsepark

- **1985: Master Plan identifies parking impact; mitigation could be purchase of land to use for Fair time parking**
- **1991: Showpark available for purchase**
- **1993: Showpark purchased for \$4.2 million; equestrian uses planned to continue with Fair time use for parking**
- **1993: Lawsuit brought against 22nd DAA for personal property and on-going business**
- **1996: Lawsuit settled and final costs for purchase, settlement and improvements made totaled \$4.9 million**

Acquisition of Horsepark

- **2005: After-the-fact Coastal Development Permit sought**
 - **No proper Coastal Commission permitting of the existing development of buildings or improvements was ever done**
- **In addition to existing development, permit also allowed for:**
 - **Plumbing of wash racks to sewer**
 - **Plumbing of existing restroom to sewer**
 - **Relocation of water tower**
 - **Provision for a wetland buffer**

On-Going Research

- **Grant funding research**
- **Continuing collection of historic investments and indirect expenses related to Horsepark**
- **Review of other Capital Improvements that may be warranted**
- **Research potential for a market demand/study**

Next Steps

- **Information/data collected intended to define a path forward for the Board's consideration this summer**
- **Potential outcomes that may be presented for the Board's consideration are:**
 - **22nd DAA runs/operates Horsepark**
 - **Public/Private partnership**
 - **Third-party operator (through RFP process)**

