



# Horsepark Update

22<sup>nd</sup> District Agricultural Association  
Board of Directors  
May 11, 2021

# Our Timeline

## 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: Regional Water Quality Control Board confirmed requirements
- April 2021: History of acquisition of Horsepark

# Regional Water Quality Control Board (RWQCB) Response

- 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
  - Waiver plus IGP (85th percentile Storm Event (.65"), Medium CAFO only - (\$3-\$4 M)
- Confirms that equestrian uses cannot continue without implementing the improvements identified in the Waiver
  - *Seeking confirmation of TSO assumptions*

# Current Updates

# Time Scheduled Order (TSO)

- Agreement between the RWQCB and a discharger (in this case, 22<sup>nd</sup> DAA)
- Acts as a permit shield against third party enforcement provided that the terms of the TSO are met
- RWQCB will refrain from taking an enforcement action during the period of the TSO provided that the discharger implements the structural improvements set forth in the TSO on the schedule the parties have agreed to

# TSO Assumptions

- Description of expected numeric action levels for all pollutants
- Justification as to why the full set of improvements cannot be implemented prior to equestrian activities returning
- Detailed description of the full set of improvements to comply with both the Waiver and IGP
- Interim water quality limits
- Interim Best Management Practices (BMPs) while improvements are being implemented
- Detailed schedule of improvements
- Funding source
- Confirm steps required for approval of TSO

# Operation and Management Scenarios for Resuming Equestrian Activities



# 22<sup>nd</sup> DAA Operates

- Historic model: 1996 – 2020
- State civil service employees
- Horse Shows:
  - Rental agreement for each individual horse show
  - General liability and property damage insurance provided by each promoter
- Boarding & Training:
  - Agreements with each trainer
  - Monthly billing of trainers
- Historically has provided full-service services including feed & bedding
- Capital investments made through RTA/DAA operations

# Public-Private Partnership (P3)\*

- Can take many forms
- Typically, government agency contracts with a private partner to design, construct, operate, maintain, and/or manage facility that provides a public service
- Agency remains actively involved
- Duration of partnerships has increased in recent years
  - Water/wastewater grew from 3-5 years, now 10-20 years
- Multi-step process
- Critical components to success

# Operator/Lessee

- Competitive bidding process provides opportunity for multiple respondents through Request for Proposals (RFP) process
- Can be two-tier system of qualifications + financial offer
- Typically low bid for expense, high bid for revenue generation
- Can encourage variety of alternative proposals for consideration
- Responsibility to maintain compliance shifts to successful bidder
- Shorter timeline than P3 to award contract

**Next Steps**

# June 8<sup>th</sup> Board Meeting

- Confirmation of TSO assumptions from RWQCB
- Present 22<sup>nd</sup> DAA historical operations and investment
- Present recommendation for board discussion
- Anticipated that decision on how to proceed will be made at that meeting



<https://delmarfairgrounds.com/about-us/del-mar-horsepark/>