

Meeting Minutes

Coto de Caza Advisory Planning Committee
September 1, 2021

1. Call to Order/Roll Call

Chair Dunn called the meeting to order at 1:31. Present Committee Members: Dunn, Ganesh, Kallenbaugh, Pearce, Roy.
Applicant attendees: Mark Hebner, Cheryl Moe, Julie Beeman
Staff attendees: Brian Kurnow, Kevin Canning, Bellinda Erikson.

2. Approval of Minutes – June 2, 2020

Minutes were unanimously approved. Motion Pearce/Second Ganesh

3. Old Business

None.

4. New Business: PA21-0149 Four Pines Ranch Pasture Enclosure

Owner: Four Pines Ranch LLC (Mark Hebner)

Proposal: Site Development Permit for Commercial Pasture

Canning informed the Committee that this site development permit will be considered by the Planning Director following the Committee's review. The proposal is for twelve 2,600 square foot pastures on a currently unoccupied site (formerly Maxwell's Stables) adjacent to the General Store site, with automobile access from a driveway shared with the General Store and horse access from a path parallel to the stable access driveway. Because horses will only be able to access from the stable side, space for only one car is provided on the General Store side. Canning stated that a runoff control plan and rodent/pest management plan will be included in the Conditions of Approval, which were not ready in time for this meeting. The proposal also includes a new 7-foot mesh wire fence set back three feet from the existing four-foot white plastic fence and an 8'X4' sign.

Lucy Dunn
Chair

Richard Roy
Vice-Chair

Laer Pearce
Secretary

Mike Ameel
Member

Gilad Ganish
Member

Robert Kallenbaugh
Member

Diane Ontko
Member

Committee Questions/Comments

Director Pearce asked about drainage and potential runoff pollutants. Mr. Hebner and Ms. Beeman responded that stormwater retention and equestrian operation best management practices (BMPs) will be employed. Director Pearce asked about potential rust discoloration on the sign. Mr. Hebner said if it is a problem, the white plastic panel behind the steel sign can simply be replaced.

Director Roy asked if staff had considered the juxtaposition and interplay between the site and the General Store site. Canning said yes, that an easement exists and minimal vehicle traffic is expected because horse access will be only via the gate on the other side of the pasture. Director

Roy asked if the proposal needs to be considered in light of the Oak Grove Ltd. proposal, since that property adjoins on the north and west. Canning stated that the applicant has discussed the plan with Oak Grove. Director Roy asked if the applicant would consider planting a hedge between the existing fence and the new fence along Via Pajaro. The Applicant stated that he would consider it, but that a view of the pasture could provide a superior view. Director Roy asked what size the pasture shade trees would be and the Applicant stated that the trees would be Chinese elms “as large as we can get them.”

Applicant’s Comments

Mr. Hebner stated that currently the 200 horses at the stable have no pasturing opportunities. To protect the pasture grass, grazing will be rotated so only six pastures will be in use at any time, but when Maxwell’s Stable was on the site, there were 40 horses at a time on the property. Horse owners will be charged by the hour for grazing. Ms. Beeman said that BMPs include picking up manure and placing it into an approved receptacle after each use of a pasture, and that general stable pollution issues don’t apply to pastures because “Pastures are basically one big BMP.”

Public Comment: None.

Motion to Approve: Ganesh/**Second:** Kallenbaugh, unanimous.

5. **Committee Members Comments/Discussion:** None.
6. **Public Comments:** None. Brian Kurnow stated that the County is forming a General Plan Advisory Committee of 12 members and asked Committee members to review an email they received on the matter. He stated that Committee Member Ameel has volunteered to serve on the Advisory Committee.
7. **Adjournment:** Chair Dunn adjourned the meeting at 2:05. Motion to adjourn: Ganesh/**Second** Pearce, unanimous.