

MEMORANDUM

Date: 9/10/2020

Subject: PA20-0141 – OC20-16185

Background

In contrast to 30 years ago there are few places left where one can enjoy the pleasure of horse ownership and fewer yet that have access to trails. Just in the last 12 months, three large horse facilities have announced they are for sale. This includes Sycamore Trails that has nearly 500 stalls and Tar Farms, both in San Juan Capistrano. Another is Serrano Creek Stables in Lake Forest. It's our understanding there will be a loss of nearly 1000 stalls in the near future. Sadly, this is a loss for families, adults and children alike, not to mention the loss the animal feels when their owner must sell for lack of available boarding facilities.

The subject property (APN 842-081-02) is located at the intersection of Trabuco Canyon Road and Rose Canyon Road. The parcel contains 13.36 acres and is bounded by Trabuco Canyon Road, Rose Canyon Road and Mountain View Road. The property has historical uses and structures that include a private residence, caretaker house, citrus grove, horse stables and the raising of other farm animals such as chickens. The property includes an on-site well which was the source of irrigation water for the citrus grove. A number of years ago (date not certain) the orange trees were no longer productive and they were replaced with Peruvian Peppers. Historical photos and recent biological surveys reveal that the majority of the 13.36 acres has long been stripped of the native vegetation.

In approximately 2007, the prior land owner was pursuing entitlement for six residential lots with an application for Tentative Tract 17385. For reasons unknown to the current owner, the entitlement process was never completed.

Proposed Project

The property is located in the Trabuco Canyon Residential District of the Foothill Trabuco Specific Plan. Appendix B of the Specific Plan identifies (Lang) with 7 maximum dwelling units on 14.0 acres. Since adoption of the Specific Plan a portion of the property was sold to Trabuco Canyon Water District. Section III,6.4 of the Specific Plan permits commercial stables with Planning Commission approval of a use permit. The current owner of the property is seeking such approval.

This property may be the best opportunity for a commercial stable within the entire Specific Plan for the following reasons:

- Parcel is sufficiently large enough to support such a use
- The majority of the site is flat enough to support the use
- The area designated for the commercial stable has no native vegetation
- An on-site well is available to provide water for dust control
- The property is located adjacent to existing O'Neil Park trails
- Site plan and fuel modification is satisfactory for OCFA approval
- The onsite soils can support infiltration of onsite stormwater runoff
- Able to meet the Animal Care Regulations of the Specific Plan
- If acceptable to County, the project will provide an of road equestrian trail along a portion of Rose Canyon Road
- Other stables in the area have been shutdown creating a high demand for such a facility

Your favorable consideration of this application is greatly appreciated. Please consider the families this facility will serve. Riding is a wonderful activity for ages 5 to whatever! Our youth are in desperate need of healthy direction and we also have so many special needs children and adults that can benefit from relationships with horses. This facility would serve the community well!