



ORANGE COUNTY  
**OC Public Works**  
 MEMORANDUM

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**DATE:** October 29, 2020

**TO:** Foothill/Trabuco Specific Plan Review Board

**FROM:** Kevin Canning, Contract Planner

**SUBJECT:** **PA20-0141** - A Use Permit to establish an 80-stall commercial stable on a portion of property located at 37171 Mountain View Road.

Members of the Foothill/Trabuco Specific Plan Review Board,  
 Staff looks forward to your review and comment of the subject application at your November 19, 2020 Foothill/Trabuco Specific Plan Review Board meeting.

Included are application materials submitted to the OC Development Services / Planning for PA20-0141, a Use Permit for a an 80-stall commercial stable on a 13.36 acre property. The upper pad area of the property, accessed from Mountain View Road, is currently developed with a single-family home, 10-stall stable structure and a detached accessory building for storage.

The proposed commercial stable improvements will be located on the lower 9.93 acre pad area that is currently improved with one exercise arena, one training ring, a storage building, a grove of Peruvian Pepper trees and a caretaker's dwelling unit. New improvements will include four 20-stall stable structures, one new exercise arena, one new training ring, two steel shipping containers for food storage, portable restrooms, a water tank and appurtenant parking and on-site access drives. The commercial stable operation will be accessed from Trabuco Canyon Road and Rose Canyon Road. Minor grading is proposed to level the area, balancing on-site.

Staff has reviewed the project and has deemed the application complete. Biological studies have been submitted that indicate that no native vegetation exists on the site and that no wildlife corridor impacts will occur.

The commercial stable operation is a permitted use under the Foothill Trabuco Specific Plan (FTSP) with the approval of a Use Permit by the Planning Commission. The operation must also comply with the Animal Regulations contained within the Specific Plan.

If you have any questions feel free to contact me at (714) 667-8847 or [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com)

**Attachments:**

1. Site Plan, Grading Plan, Conceptual Utility Plan, Tree Preservation Plan
2. Applicant's Project Description
3. Sample barn elevation
4. Approved Fuel Modification Plan
5. Fire Master Plan
6. Aerial Site Photo
7. FTSP Checklist