



County Administration South
601 North Ross Street
Santa Ana, CA 92701

P.O. Box 4048
Santa Ana, CA 92702

(714) 667-8800
info@ocpw.ocgov.com
OCPublicWorks.com



Administrative Services



OC Development Services



OC Facilities Design & Construction Management



OC Facilities Maintenance & CUF



OC Fleet Services



OC Construction



OC Environmental Resources



OC Operations & Maintenance



OC Infrastructure Programs



OC Survey

ORANGE COUNTY
OC Public Works
MEMORANDUM

Date: September 1, 2021 (Meeting Date)
To: Coto Planning Advisory Committee
From: Kevin Canning, Contract Planner
OC Deelopment Services/Planning
Kevin.Canning@ocpw.ocgov.com (714.667.8847)
Applicant: Four Pines Ranch, LLC (Mark Hebner)
Location: 23455 Via Parajo (former site of Maxwell Stables)
Proposal: PA21-0149 - A Site Development Permit to allow a the establishment of a commercial pasture.

Project Discussion

The applicant requests approval of a Site Development Permit to establish an equestrian-related commercial operation. The Community Center/Commercial District allows the establishment of a commercial or non-commercial equestrian facility with the approval of a Site Development Permit by the Director. The project would consist of 12 individual fenced horse pastures measuring approximately 2,600 square feet each in size. Each pasture would be enclosed with four-foot wire mesh fencing and seven-foot wire meshed fencing between areas where horses may come into contact with each other and around the perimeter. The intent of the project is that patrons would ride to or walk their horses from nearby stables to pastures on the site. There would be no onsite vehicle parking, and onsite horse trailers and unloading or loading would also not be permitted. No horses would be housed or boarded on the site beyond their time within a given pasture area.

Existing fencing within the site and other improvements would be removed and then seeded, irrigated and fenced so that it will be divided into 12 pastures. The project would have two points of access that would be gate controlled. In addition to maintaining the existing trees on the site, Chinese Elm or other adequate shade trees would be planted in various pastures. A decomposed granite walkway would be provided for site access to each pasture.

The existing white fencing around the perimeter of the site would be retained. Additionally, seven-foot wire meshed fencing will be constructed along the perimeter, approximately three feet inside of the current white vinyl fence.

Staff acknowledges that there remain a few open issues and questions, but in order to have a timely review by your Committee, we have scheduled the item for your consideration and comment. Very briefly, the few of the issues are fence height (the one proposed fence height is at 7 feet, which would also require approval of a Site Development Permit), signage height, off-site drainage/pollutant control and on-site parking (what is a 'reasonable' number?). We will continue to work with the applicant and may have minor project revisions to present to the Committee at your meeting, or will be sent to you prior to the meeting.

Should Committee members have any questions or concerns that they wish addressed, please email them to Kevin Canning. Additional information and any updates will be presented to the Committee at its meeting.

Attachments

1. Applicant's letter
2. Project Plans