



VCS Environmental
EXPERTS IN STRATEGIC SOLUTIONS

March 9, 2023

Subject: Hebner Arenas and Barn PA22-0208

Kevin Canning
County of Orange
601 N. Ross Street
Santa Ana CA 92703

Dear Kevin:

On behalf of Mark & Beth Hebner, Vandermost Consulting Services, Inc., doing business as VCS Environmental (VCS), is resubmitting this cover letter and accompanying planning application, and project graphics for your review.

As you know, Mark & Beth Hebner purchased the former Orange County Polo Field site in Coto de Caza in order to build their own personal stables. This property abuts their residence and allows full access to their home as shown in the Site Plan Figures AS.1.1 and AS.1.2. No living quarters are proposed or needed for the project, due to the proximity to the adjacent Hebner residence.

Please note the scope of work has been modified from the original proposed project. The Hebners propose the following uses on the land as shown in Site Plan Figures AS.1.1, AS1.2, and AS.5, of the project site plans:

- Covered barn with:
 - Eleven covered horse stalls with attached open-air corrals.
 - Two tack closets.
 - Restroom.
- An unenclosed, non-combustible covered arena.
- An unenclosed, non-combustible covered round pen.

Exterior Elevations are shown in attached Site Plan Figure AS.5.

Project Description

As you know, the Hebner Barn project has been divided into 2 Phases for construction, because we are currently processing sewer and water plans with SMWD but want to initiate some construction.

Phase 1 will include the overall grading of the project including construction of the retaining wall near the eastern boundary, and installation of the WQMP improvements. No sewer and water lines will be installed during this phase. The arena and round pen, both non-combustible will be constructed during this phase, but do not require sewer and water connections. Lighting for the arena and round pen will also be installed in Phase 1.

Phase 2 will include the installation of the sewer and water connections, installation of the private fire hydrant, hammerhead access for OCFA, and the construction of the stables building referred to as the "Barn".

Private Sewer and Water Line Coordination

Coordination for installation of the sewer and water connections for the Barn, as proposed in Phase 2, is currently taking place with the Santa Margarita Water District (SMWD). The Master Sewer and Water Plan can be found as Attachment A to this cover letter.

Project Phasing

Based on the above, the project has been divided into 2 phases. This allows the non-combustible Arena and Round Pen canopies to be built while SMWD coordination takes place for Phase 2 of the Project. Please see Attachment B for details regarding project phasing.

Hydrology & Water Quality

We intend to convey off-site storm flows separately through the site to limit the amount of project related storm flows that require treatment. Proposed treatment for on-site runoff will include:

- Bio-swales for detention and treatment of water.
- Bubbler for larger flows.
- On-site flows will be directed to an underground vault and will be reused for irrigation as much as possible and excess flow will fill a manufactured wetland chamber for treatment and flow rate reduction.
- The WQMP provides a full description.

A portion of the site is within the 100-year floodplain. We have sited the Barn stable building and accessory structures outside of the floodplain (Site Plan Figure AS.4). No construction is planned within the floodplain. Please see the Water Quality Management Plan for more information.

Biology

Please see Attachment C: Existing Vegetation and Attachment D: Bio-map. Most of the site currently has no vegetation (Attachment B). In the northwest portion of the property, 33 Coast Live Oaks (*Quercus*

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agrifolia) will be preserved on-site and will not be impacted by the proposed construction. 16 non-oak trees (14 Peppers – *Eucalyptus globule* and 2 Pines – *Pinus* sp.), located in landscaping between Via Pajaro and the Coto Hiking and Riding Trail will also remain in place.

Three additional Pepper Trees and a single Eucalyptus Tree near the eastern property line will be removed prior to Phase 1. Two Coast Live Oaks, sited near the center of the eastern boundary of the Project site will also be removed. The location of these trees can be found in Attachment D.

Several small trees are proposed for landscaping the Barn property, and species choice will conform to OCFA standards for a proposed project located within a VHFSZ.

Grading

The grading operation is expected to balance on-site with limited quantities of dirt movement. Grading is expected to take approximately three weeks.

Coto Riding and Hiking Trail

A public riding and hiking trail is located along Via Pajaro, as shown in Site Plan Figure AS.5. The trail will not be impacted by the construction of the Barn Project.

Please do not hesitate to contact me at bkussman@vcsenviromental.com or 949.234.6073 x207 with any questions.

Sincerely,



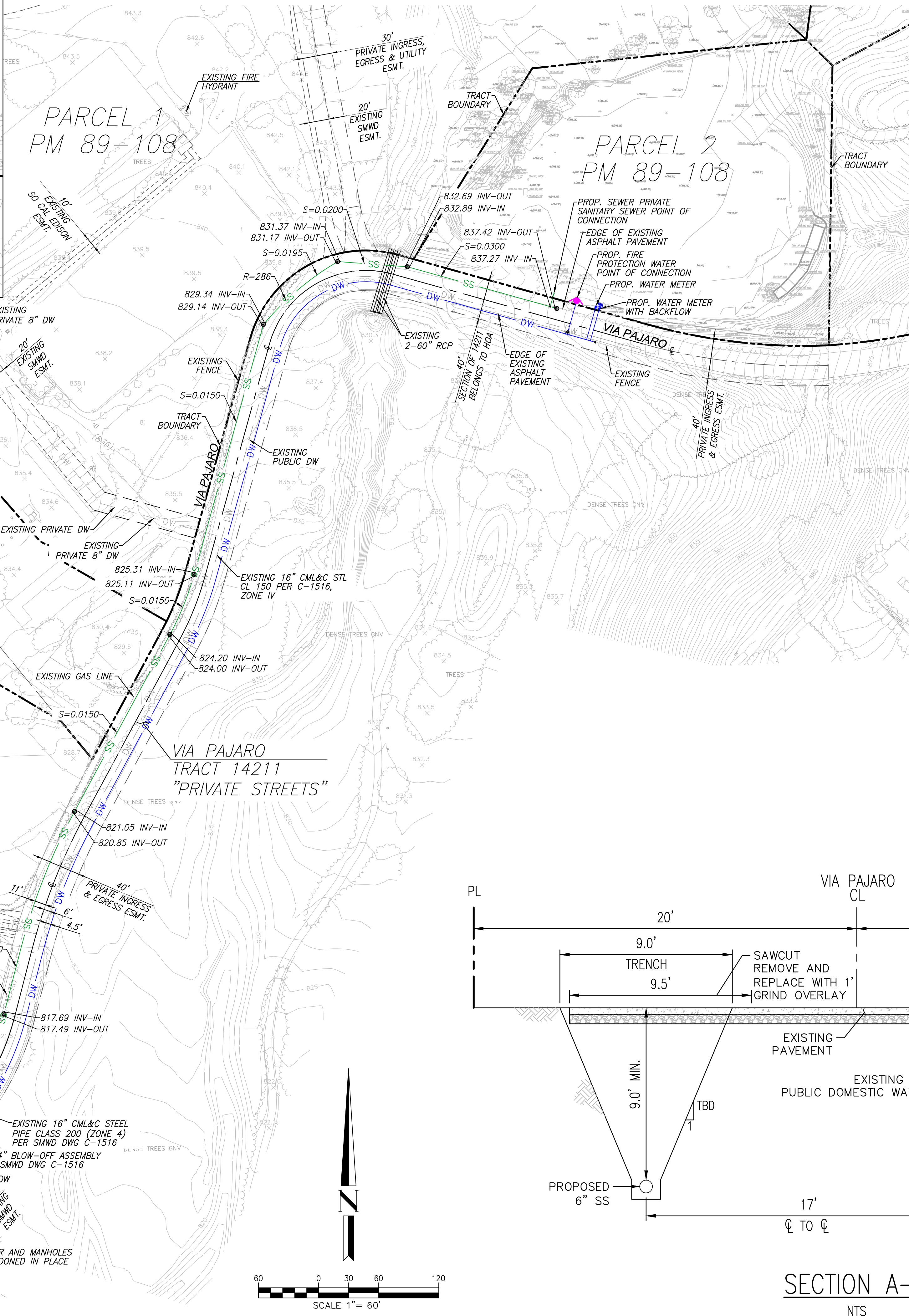
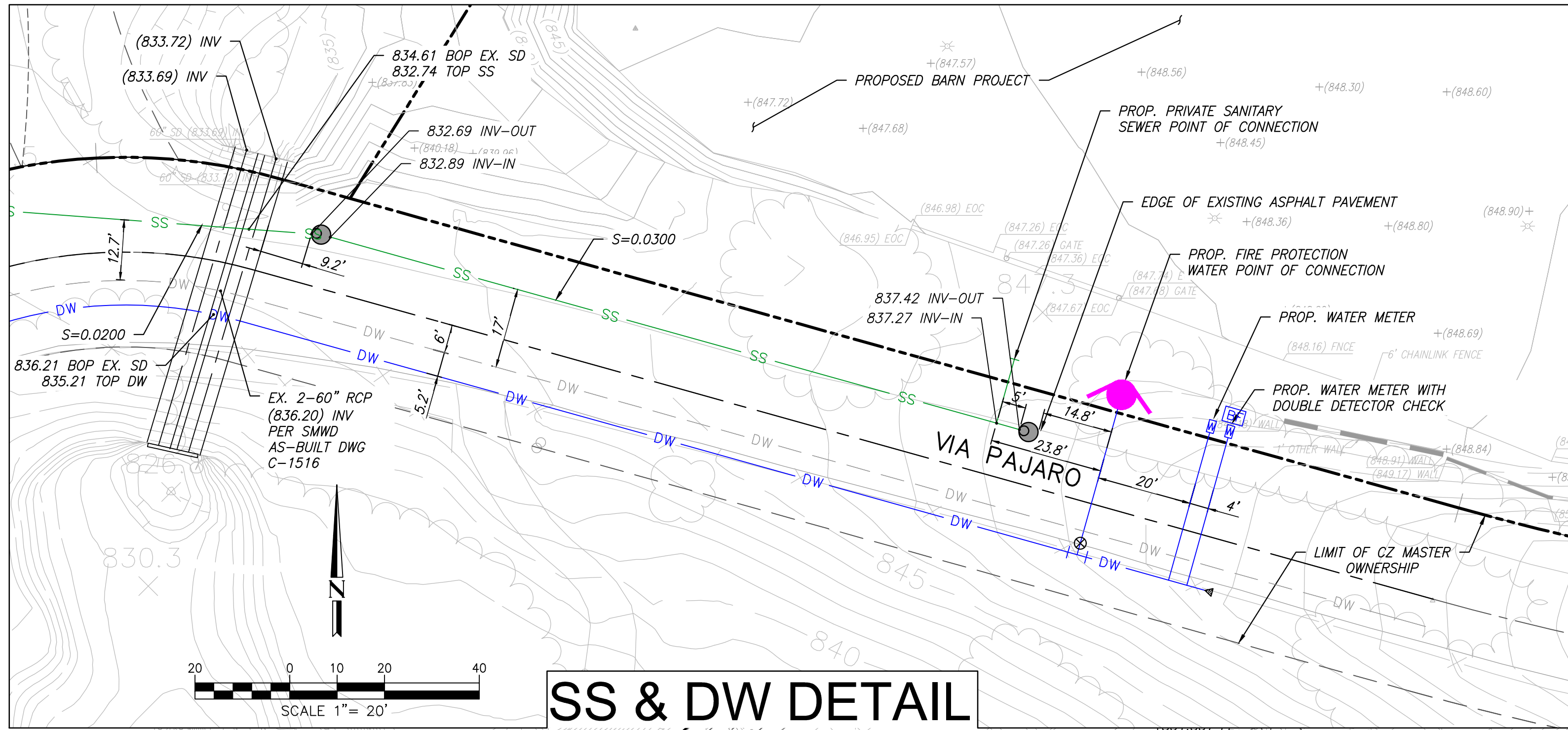
Brian Kussman
Project Manager

CC: Mark and Beth Hebner

Attachments (4):

- A: Master Sewer and Water Plan.
- B: Project Phasing Narrative
- C: Existing Site Vegetation Photographs
- D: Bio-map of proposed Barn site.

THE HEBNER BARN SEWER & WATER SITE PLAN



LEGEND

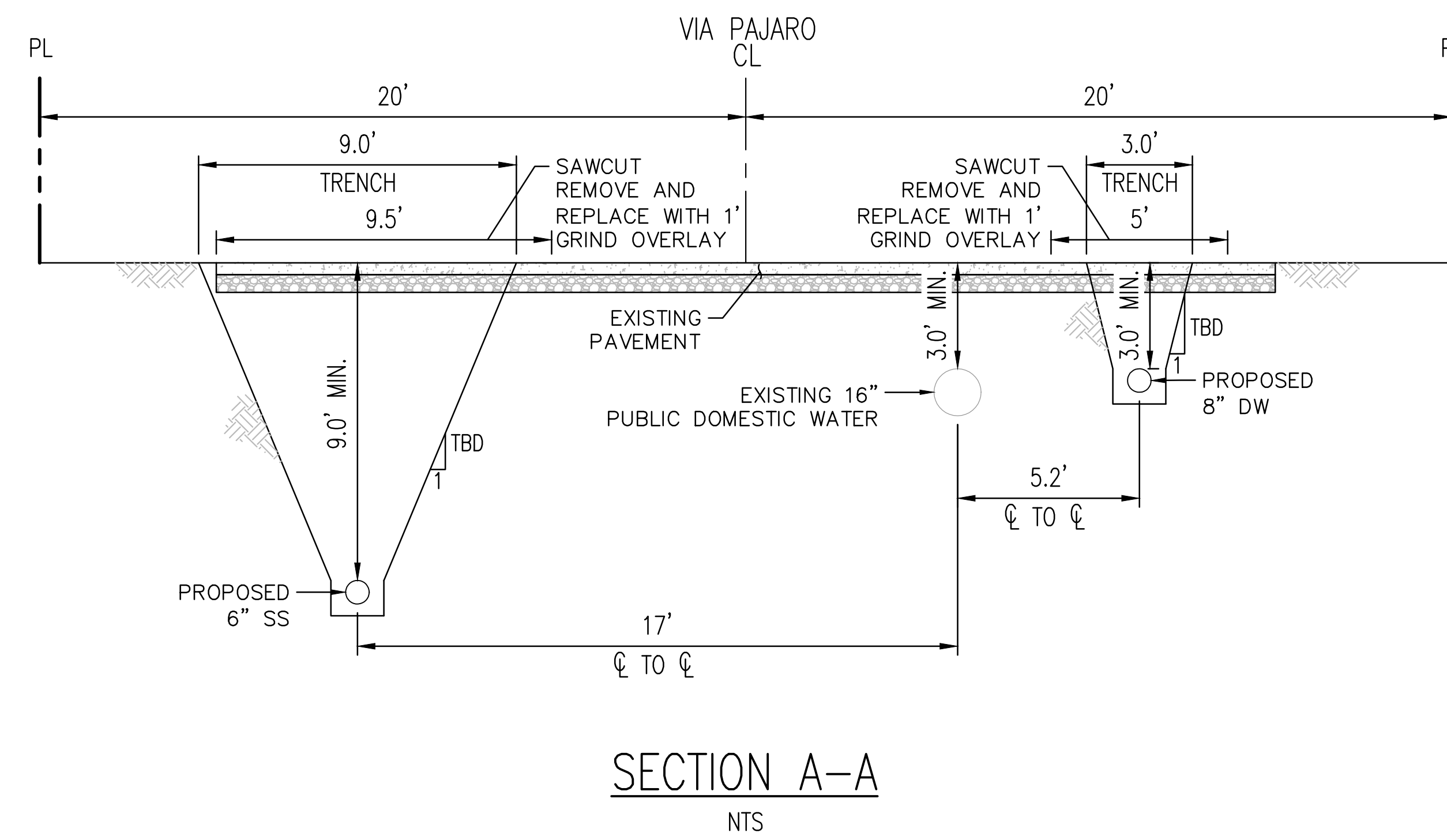
	PROPOSED 6" PRIVATE SEWER
	PROPOSED 8" PRIVATE DOMESTIC WATER
	PROPOSED SEWER MANHOLE
	PROPOSED PRIVATE FIRE HYDRANT
	EXISTING PRIVATE FIRE HYDRANT
	PROPOSED THRUST BLOCK AND FITTING
	PROPOSED FIRE LINE VALVE
	PROPOSED DOMESTIC WATER METER
	PROPOSED DOMESTIC BACKFLOW
	TRACT BOUNDARY
	STREET CENTER LINE
	EXISTING AC
	EXISTING DOMESTIC WATER
	EXISTING SANITARY SEWER
	ABANDONED SANITARY SEWER
	EXISTING RECLAIMED WATER
	EXISTING EASEMENT

NOTE:

THE CONCEPT ON THIS PLAN IS ACCEPTABLE TO THE PROPERTY OWNER. HOWEVER, PRIOR TO PERMITTING AND CONSTRUCTION, THE FINAL ALIGNMENT, WIDTH OF PIPELINES AND EASEMENTS ARE SUBJECT TO REVIEW, ADJUSTMENT AND APPROVAL BY THE PROPERTY OWNER TO ELIMINATE CONFLICTS WITH EXISTING AND PROPOSED SITE IMPROVEMENTS AND UTILITIES.

A STANDARD TEMPORARY TRAFFIC CONTROL PLAN CONFORMING WITH THE CA-MUTCD SHALL BE INSTITUTED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

IF AT ANY TIME PARCEL 2, PM 89-108 IS NOT OWNED BY THE SAME OWNER AS LOT 50, TRACT 9507, THE DOMESTIC WATER METER WILL BE REMOVED AND SERVICE WILL BE DISCONTINUED.



PREPARED BY:

HUITT-ZOLLARS
Huitt-Zollars, Inc. Irvine
2603 Main Street, Suite 400
Irvine, California 92614
Phone (949) 988-5815 Fax (949) 988-5820

SHEET C5

O.C.F.A. APPROVAL

FIRE HYDRANT LOCATIONS APPROVED BY O.C.F.A. (O.C.F.A. SR# XXXXXX)
 FIRE MASTER PLAN DATED XXXXXX

SANTA MARGARITA WATER DISTRICT

APPROVED FOR PRELIMINARY SEWER AND WATER SERVICE NEW CONNECTIONS
-FINAL APPROVAL TO BE BASED UPON FINAL CONSTRUCTION PLANS

BY: _____ DATE: _____

SANTA MARGARITA WATER DISTRICT

Hebner Barn and Arenas
Construction Phasing
3/6/2023

SITE PLAN POST APPROVAL SCHEDULE

PHASE 1 FACILITIES: Unenclosed, covered arena and unenclosed, covered round pen

The arena and round pen will be constructed for use to exercise the Hebner's horses. No utilities are required. Prior to construction, applicant will submit:

- Final Geotech report
- Rough Grading Plan
- Erosion Control Plan
- Precise Grading Plan (Phase 1)
- WQMP and Drainage Plan
- Retaining Wall Plan

Construction will include:

- Site grading and installation of on-site underground storm drain and water quality device
- Unenclosed, covered arena
- Unenclosed, covered round pen
- Trash/manure enclosure
- Feed enclosure
- Retaining walls

PHASE 2 FACILITIES: Stables and Office

Prior to construction, applicant will submit:

- Master Sewer and Water Plan, approved by SMWD
- Sewer and Water easement approved by CZ Master
- Sewer and Water Improvement Plans
- Precise Grading Plan (Phase 2)
- On-Site Utility Plan

Construction will include:

- Hammerhead OCFA access
- Sewer and Water connections
- Fire hydrant
- Construction of the “Barn” structure
- Gate, equipped for OCFA access



Plate 1: Primarily Pepper trees adjacent to Via Pajaro, east of main Gate driveway in foreground. View facing east.



Plate 2: Tree adjacent to Via Pajaro, west of driveway. View facing southwest.



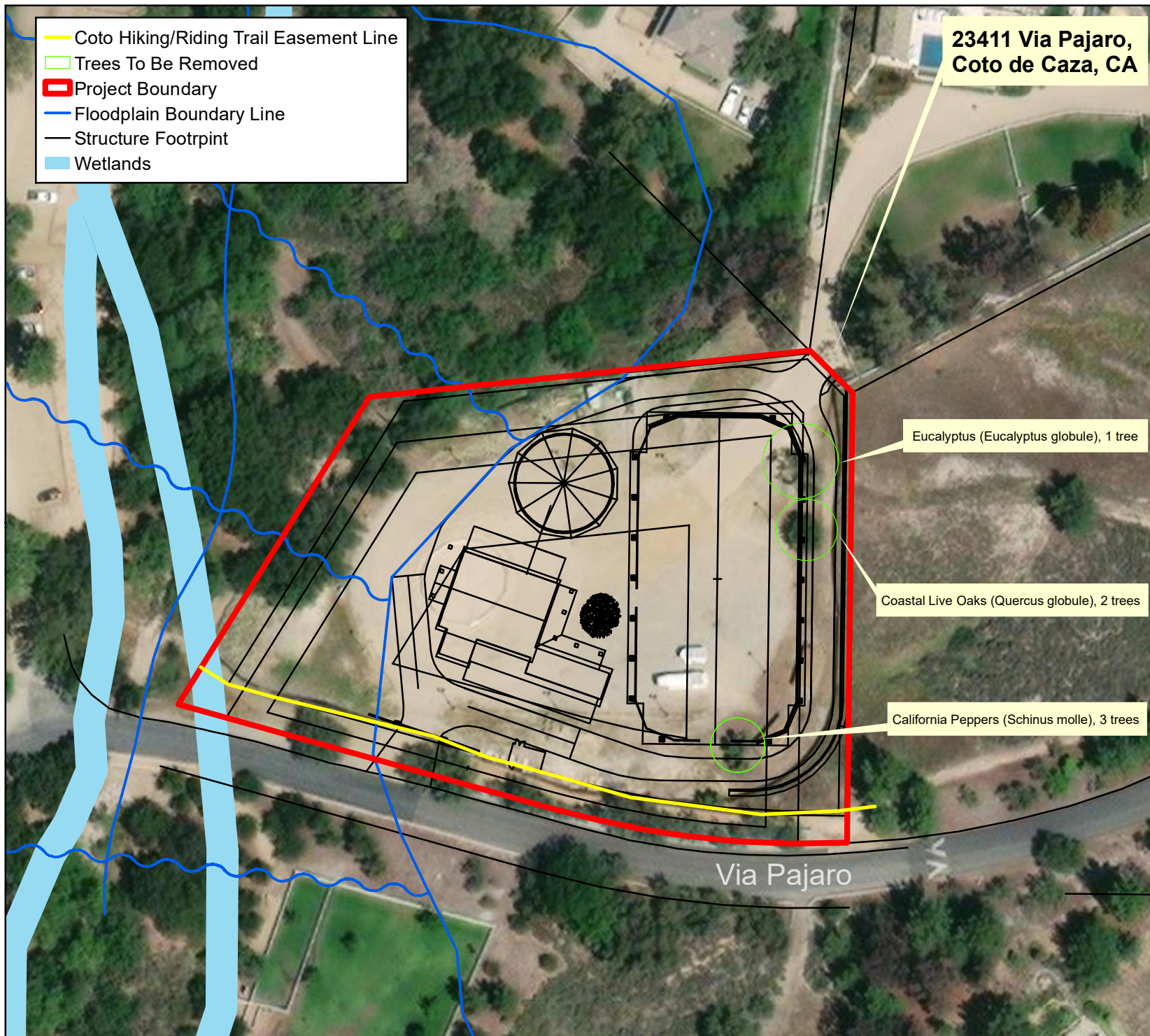
Plate 3: Pepper trees adjacent to Via Pajaro, behind project fencing. View facing south.



Plate 4: Pepper trees adjacent to Via Pajaro, at southeast corner of property. View facing east.

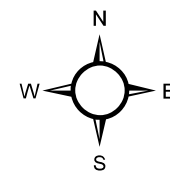


Plate 5: Pepper and oak tree in northeast portion of property. View facing north.



Hebner Barn Project

Bio Map
OC Planning
Application:
PA22-0208



0 50 100
Feet

1:1,000

Map Date: March 2023
Data Sources: ESRI
and MOE Architecture

Service Layer Credits: Source:
Esri, Maxar, Earthstar
Geographics, and the GIS User
Community