



ORANGE COUNTY Public Works MEMORANDUM

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DATE: June 7, 2023 (Meeting Date)
TO: Coto de Caza Planning Advisory Committee
FROM: Kevin Canning, Contract Planner
SUBJECT: **PA22-0208** - An Administrative Site Development Permit to the Director to establish a non-commercial equestrian facility on the former Coto polo field. Project site is 23411 Via Pajaro.

PROPOSAL

A Site Development Permit to allow the construction of private equestrian facilities including: covered equestrian riding arena, covered round pen, a barn with 11 stalls (each with an attached open corral area), two tack closets, restroom, and a gated entry from Via Pajaro. Project would be constructed in two phases.

PROJECT DISCUSSION

Planning Area 21 of the Coto de Caza Specific Plan is designated Community Center/Commercial which permits commercial and non-commercial recreation uses, including equestrian facilities. The subject site is now owned by Mark and Beth Hebner and can be accessed via a path from the Hebner's residence on Pradera Road.

Phase One of the project will include the covered arena (19,270 square feet and approximately 100' x 200') and the covered round pen (62' diameter). Both structures will be constructed of noncombustible materials. Additionally, fire flow to the site is not required for these structures and uses as the occupancy type and materials do not require fire suppression systems. The site will be fenced including an entry gate with the name Four Pines Ranch arched over the entrance. Both the arena and pen will have interior lighting, and as required by the Specific Plan and the Building Code, all lights will be designed and located so that direct light rays are confined to the premises.

The second phase of the project will include an extension of water and sewer service to the site from Vista del Verde and within the Via Pajaro right-of-way and the construction of the barn. The water service extension is necessary in order to provide fire flow to the site before the barn and ancillary uses can be constructed. The applicants are coordinating with Santa Margarita Water District for the utility extensions. A portion of the site will be paved with concrete to provide a fire access turnaround on the property. Other 'roads' on the site will be a combination of DG and natural surface.

All proposed improvements will be outside the portion of the site that lies within the 100-year floodplain. Similarly, an existing stand of 33 oaks on the site and the existing equestrian trail adjacent to Via Pajaro will not be impacted by the project.

The proposed construction meets all applicable development standards, including building heights and setbacks.

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

Aerial Photo of the Site

