



BURGESS ENGINEERING GROUP

22018-02-01

April 2, 2024

Ms. Yuritzzy Randel
Planning Department
Orange County Public Works
601 North Ross Street
Santa Ana, California 92701

VIA EMAIL

Re: Project Proposal and Scope of Work
Double R Ranch Equine Shade Structures
19292 El Toro Road
Silverado, CA 92676

Dear Ms Randel

This letter is to satisfy the requirements contained in Item 6 of the Site Development Permit Submittal Requirements that you sent to us. This document will address only the land that will be developed for use with equine facilities. To make things as straight forward as possible, we will follow the order in the submittal document you furnished us.

Project Name: Double R Ranch Equine Shade Structures, Arena and Associated Facilities

Project Location: 19292 El Toro Road
Silverado, CA 92676

Legal Description: See Attachment A

Assessors Parcel Numbers: - 856-011-23 & 856-011-24

Property Owner: Orange County Rescue Mission

Existing Site Conditions and Uses:

The site is presently an existing athletic field used for baseball /softball. The County of Orange permitted the Orange County Rescue Mission to erect several stalls for horses on a temporary basis in 2023



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Project Proposal/ Scope of Work and Operating Characteristics:

The project scope consists of the erection of 14 prefabricated equine shade structures, two round training pens, a 143ft x 155 ft training arena, a 300 SF hay storage shed and 2 2 CY steel trash bins for manure storage. and access roads directly associated with these equine facilities.

Insect and Rodent Control:

- i. All dry grains shall be stored in metal trash cans. There will be two of the containers on site for the 13 horses.. Feed Receptacles for all the animals will be in the feed room connected with the stables
- ii. Hay shall be stored in a 300 SF Hay Storage Shed. The Shed will have a concrete foundation floor slab. The roof and side walls will be constructed of light gauge steel frame covered with light gauge steel siding/roofing. The concrete floor of the facility will be set a minimum of 6' the adjacent ground.
- iii. Fly control will be by spraying all stalls with fly spray once per day.

Landscaping:

We will be leaving the existing planting in place around the exterior of the shade structures, training pens and arena. No trees will be removed as a part of this work. If any additional planting is required it shall conform to the requirements of the Orange County Fire Authority Fuel Mitigation standards and shall be drought tolerant.

Deviation Justifications:

The only deviation from the site development standards identified in Section III. F. 3 (Residential Standards for Keeping Horses in the Foothill/Trabuco Specific Plan) will be that we will be minimizing the grading on the site. There will be a minimum amount of grading required to insure there is adequate drainage away from the stall area. This is in accordance with the agreement reached in a meeting in June with the County Public Works Director.



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Discussion of Land Use Compatibility:

The parcels that are a part of this application area governed by the Foothill/Trabuco Specific Plan. We have received correspondence from the County that tells us what uses are allowed on the property. We intend to comply with these instructions.

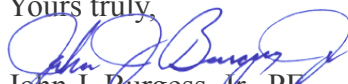
Impact of Application Approval:

The site as it existed year ago was an athletic field. The students at the monastery that previously owned the property played on the field. The County of Orange gave the Orange County Rescue Mission permission to erect some of the prefabricated stalls they had purchased for the permanent Equine Facilities so that they could move horses to their permanent home.

The total land area of the proposed equine facilities is about 71,333 S.F. (1.64 Ac)
Construction of the new equine facilities will increase the impervious area in the project limits by only 4,428 S. F.. This is under the threshold that would require any engineering intervention in the drainage design. Other aspects of the project match the present day land use and the land use that has existed on the property for the last 50 years.

Please call if you have any questions about information presented here are any other facets of the work..

Yours truly,


John J. Burgess, Jr. PE

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