



DATE: June 22, 2009

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN (D-13-08), CONDITIONAL USE PERMIT (C-38-08), AND HISTORIC PERMIT (H-4-08) FOR THE EXPANSION AND DEVELOPMENT OF NEW EQUESTRIAN FACILITIES, INCLUDING TWO SHED ROW STABLES TOTALING 10,176 SQUARE FEET WITH PIPE CORRALS, TWO MODULAR CLASSROOMS TOTALING 1,053 SQUARE FEET, A 211.1-SQUARE FOOT RESTROOM BUILDING, TWO SAND BASED RIDING ARENAS, AN OPEN JUMPING AREA, AND A 12'-0" WIDE CANTERING TRACK AROUND THE PERIMETER OF THE EQUESTRIAN FACILITIES LOCATED AT THE SOUTHEAST CORNER OF MISSION AVENUE AND RANCHO DEL ORO DRIVE WITHIN THE MISSION SAN LUIS REY NEIGHBORHOOD – IVEY RANCH PARK EQUESTRIAN CENTER – APPLICANT: IVEY RANCH PARK ASSOCIATION**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Approve Development Plan (D-13-08), Conditional Use Permit (C-38-08), and Historic Permit (H-4-08) by adopting Planning Commission Resolution No. 2009-P33 with findings and conditions of approval attached herein.
- (2) Confirm issuance of a Class Three (3), Categorical Exemption "New Construction or Conversion of Small Structures".

PROJECT DESCRIPTION AND BACKGROUND

Background: On April 2, 1997 The City of Oceanside entered into a property use agreement with the Ivey Ranch Park Association for the purpose of utilizing portions of the park to provide recreational and educational programs and services for disabled and able bodied persons, including Oceanside Citizens. The subject agreement has been amended two times, on January 17, 2001 and again on April 14, 2004.

On January 9, 2008 The City of Oceanside executed an amended and restated property use agreement with the Ivey Ranch Park Association to allow the expansion and development of Equestrian Facilities on a 0.95-acre portion of the Ivey Ranch Park located north of the park's interior road and easterly of the Casa De Amparo use area and to establish timelines to complete certain development requirements.

On June 2, 2009 The Oceanside Historic Preservation Advisory Commission reviewed and took action in a 4-0 vote to recommend approval of Development Plan (D-13-08), Conditional Use Permit (C-38-08), and Historic Permit (H-4-08) to the Planning Commission for final action.

Site Review: The proposed project site has a zoning designation of (OS-H), Open Space with a Historic Overlay, and a General Plan Land Use designation of (OS), Open Space. The proposed area identified for the equestrian facilities expansion is a disturbed, relatively flat area within the central portion of the overall park area. Development of the site for the expansion of the existing therapeutic riding and equestrian center programs would include the construction of two shed row stables totaling 10,176 square feet with pipe corrals, two modular classrooms totaling 1,053 square feet, a 211.1-square foot restroom building, two sand based riding arenas, an open jumping area, and a 12'-0" wide cantering track around the perimeter of the equestrian facilities. Beyond development of the site with equestrian oriented structures, the expansion of the use would increase the number of horses on-site from 14 to a maximum of 30 in order to contend with the demand for the services.

Surrounding land uses within the park include similar community service providers such as Canine Companions for Independence to the south west, Casa de Amparo to the west, park area tot lot to the east, and the Ivey Ranch House to the north. Land uses outside of the park area, but adjacent to Ivey Ranch Park consist of the Mission San Luis Rey to the northwest, the San Luis Rey Parish to the north, undeveloped (PS) Public & Simi Public zoned land to the west and east, and State Highway SR76 to the south with residential south of SR76. The project site is located at the southeast corner of Mission Avenue and Rancho del Oro drive within the Mission San Luis Rey neighborhood.

Project Description: The project application is comprised of three components: a Development Plan (D), Conditional Use Permit (CUP), and Historic Permit (H) as follows:

Development Plan D-13-08 represents a request for the following:

- (a) A request to expand the existing equestrian facilities by constructing two shed row stables totaling 10,176 square feet with pipe corrals, two modular classrooms totaling 1,053 square feet, a 211.1-square foot restroom building, two sand based riding arenas, an open jumping area, and a 12'-0" wide cantering track around the perimeter of the equestrian facilities within the center of the Ivey Ranch Park.

Conditional Use Permit C-38-08 represents a request for the following:

- (a) To permit the establishment of the equestrian center expansion, considered a Park and Recreation Facility within an Open Space (OS) district in accordance with Article 15 Section 1520 of the Oceanside Zoning Ordinance.

Historic Permit H-4-08 represents a request for the following:

- (a) A Historic Permit is required in order to permit the expansion and development of equestrian facilities within Ivey Ranch Park located within the boundaries of the Historic Overlay District pursuant to Article 21 Section 2111.

The project is subject to the following Ordinances and City policies:

1. General Plan
2. Mission San Luis Rey Historic Area Development Program and Design Guidelines (Excluding Architectural Guidelines)
3. Zoning Ordinance
4. California Environmental Quality Act
5. Amended and Restated Property Use Agreement

ANALYSIS

KEY PLANNING ISSUES

1. General Plan Conformance

The project site is designated as Open Space (OS) on the Land Use Map. The proposed expansion and development of equestrian facilities within Ivey Ranch Park is consistent with the goals and objectives of the City's General Plan, as follows:

A. Land Use Element I. Community Enhancement

Goal: The consistent, significant, long term preservation and improvement of the environment, values, aesthetics, character, and image of Oceanside as a safe, attractive, desirable, and well-balanced community.

1.33 Historic Areas and Sites

Policy A: The City shall utilize adopted criteria, such as the "Mission San Luis Rey Historic Area Development Program and Design Guidelines," to preserve and further enhance designated historic or cultural resources.

Staff has reviewed the request to expand the existing therapeutic riding and equestrian center programs through the construction of two shed row stables totaling 10,176 square feet with pipe corrals, two modular classrooms totaling 1,053 square feet, a 211.1-square foot restroom building, two sand based riding arenas, an open jumping area, and a 12'-0" wide cantering track around the perimeter of the equestrian facilities and has determined that the expansion into the central portion of Ivey Ranch Park, is consistent with the original parks vision to establish community service providers/organizations within the overall park layout, while ensuring that the new development does not detract from the significance of the Historic Mission San Luis Rey as viewed from the Mission San Luis Rey grounds and/or the Mission itself. The proposed expansion will further increase the

ability of the Ivey Ranch Park Association to provide additional desired and needed therapeutic riding services from 70 to 280 disabled and able bodied persons, including Oceanside Citizens, per week.

2. Zoning Compliance

This project is located within an Open Space with a Historic Overlay (OS-H) zone district which establishes and regulates development standards through a Use Permit. The following table summarizes the proposed site development standards to be established for the 0.95 acre portion of the Ivey Ranch Park being considered as part of Development Plan (D-13-08), Conditional Use Permit (C-38-08), and Historic Permit (H-4-08):

	EXISTING	PROPOSED
LOT SIZE	2.96 Acres	0.95 Acres
SETBACKS	Per Use Permit	Front (Street) Classroom 34'-0" (Adjacent to Casa de Amparo) <u>Side Setbacks</u> Classroom 50'-0" Restroom 60'-0" Stables 55'-0" Corrals 31'-0" <u>Setback of Corrals</u> Casa de Amparo 87'-0" Ivey Ranch House 80'-0"
PARKING	Total Existing Per Use Permit: <u>119 common shared spaces</u> throughout Ivey Ranch Park	2 New Spaces 1 Regular 1 Handicap
BUILDING HEIGHT	Per Use Permit	Stables – 15'-0" Classrooms - 15'-0" (Top of Parapet) Restroom – 11'-1"

Staff has reviewed the development regulations proposed as part of Development Plan (D-13-08), Conditional Use Permit (C-38-08), and Historic Permit (H-4-08) and has determined that the proposed standards to be implemented into the expansion area of Ivey Ranch Park are consistent with the intent of the original objectives to create a park like setting developed based on the original Ranch use of the property and for the purpose of providing community services for disabled and able-bodied persons, as well as the citizens of Oceanside.

3. Land Use Compatibility with surrounding developments

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	Open Space OS	Open Space- Historic Overlay OS-H	Community Services Such As Casa de Amparo Canine Companion
North of Subject Property:	Public & Institutional PI	Planned Development- Historic Overlay PD-19-H & Public & Semi Public- Historic Overlay PS-H	Religious/ Visitor Serving/Institutional Such As Mission San Luis Rey Mission Parish Vacant Undeveloped Land
East of Subject Property:	Single Family Detached Residential SFD-R & Special Commercial	Single Family Residential-Historic Overlay RS-H & Special Commercial Highway Oriented Historic Overlay CS-HO-H	Residential & Commercial Retail
South of Subject Property:	Highway 76 & Medium Density Residential B MDB-R	Medium Density Residential B Historic Overlay RM-B-H & Planned Development PD-9	Single Family Residence & Multi-Family Residential
West of Subject Property:	Civic & Institutional CI & Open Space OS	Public & Semi Public- Historic Overlay PS-H and Open Space- Historic Overlay OS-H	Undeveloped Land serving as a Drainage Basin & Cemetery

The proposed expansion to the previously approved Ivey Ranch Park Equestrian Facilities and development within the center portion of the park has been determined to be compatible with and complimentary to the surrounding built environment and the original vision for Ivey Ranch Park; as well as, with their respective amended and restated use agreement executed on January 9, 2008. Staff has concluded that the expansion of the equestrian facilities and modifications to infrastructure improvements proposed will not result in any serious public safety or health issues due to the proximity of the site and the types of uses immediately adjacent to the site.

DISCUSSION

Issue: Consistency and Compatibility with the Historic Mission San Luis Rey

The primary issue of compatibility with the Historic Mission San Luis Rey is derived from the fact that the Mission San Luis Rey remains a National Historic Landmark with preservation and protection of the resource being the primary objective to be considered in all development within the Historic Core Area. Staff has determined that the use of low profile accessory structures and incorporation of ranch style design elements noted throughout the Ivey Ranch Park area, coupled with an appropriate landscape palette, are minor modifications that will not detract from the historic significance of the Mission San Luis Rey.

Recommendation: Staff recommends that the Planning Commission concur with staffs findings and conclusions that the equestrian facility expansion within Ivey Ranch Park will not negatively impact surrounding land uses, or significantly alter the historical significance of the Mission San Luis Rey, and supports the applicant's request based upon the determination that the community service offered by the use is a significant benefit to the community of Oceanside and its residents and will assist in fulfilling the site development originally envisioned for Ivey Ranch Park.

ENVIRONMENTAL DETERMINATION

Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on that review, staff finds that the proposed project constitutes accessory (appurtenant) structures, and the project is categorically exempt, Class 3, "New construction" (Section 15303(e)).

RECOMMENDATION

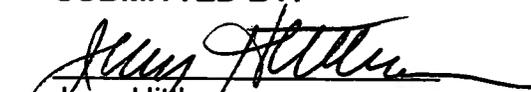
Staff recommends that the Planning Commission adopt Planning Commission Resolution No. 2009-P33 approving Development Plan (D-13-08), Conditional Use Permit (C-38-08), and Historic Permit (H-4-08) with findings and conditions of approval attached herein.

PREPARED BY:



Richard Greenbauer
Senior Planner

SUBMITTED BY:


Jerry Hittleman
City Planner

Attachments:

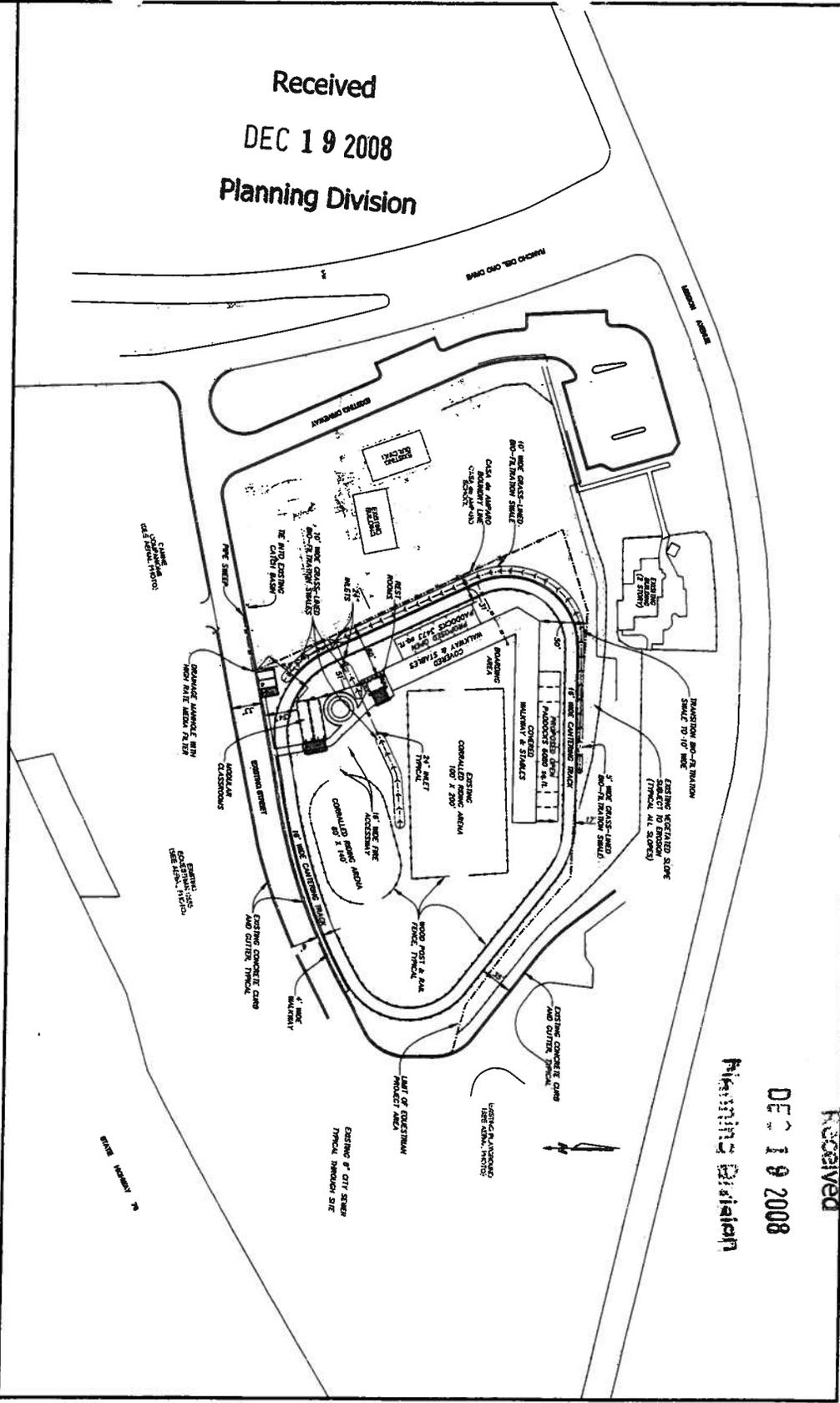
1. Plans/photos
2. Planning Commission Resolution No. 2009-P33
3. OHPAC Resolution No. 2009-H01
4. Summary of the Amended and Restated Property Use Agreement dated December 23, 2008

Received
 DEC 19 2008
 Planning Division

Received

DEC 19 2008

Planning Division



MEY RANCH EQUESTRIAN CENTER - SITE PLAN

SCALE: 1" = 50'

LEGAL DESCRIPTION
 THE ABOVE DESCRIBED PROPERTY IS ADJACENT TO THE PROPERTY OWNED BY THE CITY OF OCEANVIEW, CALIFORNIA, AND IS BEING OFFERED FOR SALE BY THE CITY OF OCEANVIEW, CALIFORNIA.
 THE PROJECT IS BEING A PORTION OF THE LAND.

FEELA - FLOOD PLAN MAP
 FLOOD MAP NO. 202 OF 2012
 FLOOD MAP NO. 202 OF 2012

GENERAL DESIGN NOTES
 1. ALL STREET SPACES CONTAIN TO BE THE CITY OF OCEANVIEW DESIGN STANDARDS AND AS REQUIRED BY THE CITY OF OCEANVIEW ENGINEERS.
 2. EXISTING PROJECT AREA: 2.5M ACRES.
 3. CONCEPT DESIGN IS 7'.
 4. CONCEPT DESIGN IS 7'.
 5. CONCEPT DESIGN IS 7'.
 6. CONCEPT DESIGN IS 7'.

OWNER AND APPLICANT
 OWNER: THE CITY OF OCEANVIEW
 APPLICANT: THE CITY OF OCEANVIEW
 PROJECT: MEY RANCH EQUESTRIAN CENTER
 ADDRESS: 10000 CAMINO DEL MAR, OCEANVIEW, CA 92081

APPLICANT'S REPRESENTATIVE
 NAME: GARY L. BROWN
 ADDRESS: 10000 CAMINO DEL MAR, OCEANVIEW, CA 92081
 PHONE: (760) 772-4237 FAX: (760) 772-4238

PUBLIC UTILITIES
 WATER MAIN: CITY OF OCEANVIEW
 SEWER MAIN: CITY OF OCEANVIEW
 GAS: CITY OF OCEANVIEW
 ELEC: CITY OF OCEANVIEW
 CABLE: CITY OF OCEANVIEW

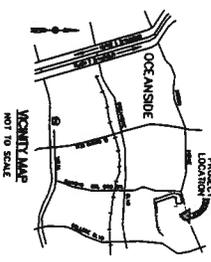
HIDROLOGICAL STUDY
 NAME: GARY L. BROWN
 ADDRESS: 10000 CAMINO DEL MAR, OCEANVIEW, CA 92081
 PHONE: (760) 433-1188 FAX: (760) 433-1187

NO.	DATE	BY	REVISION
1	12/18/08	TANT	ISSUED FOR PERMIT

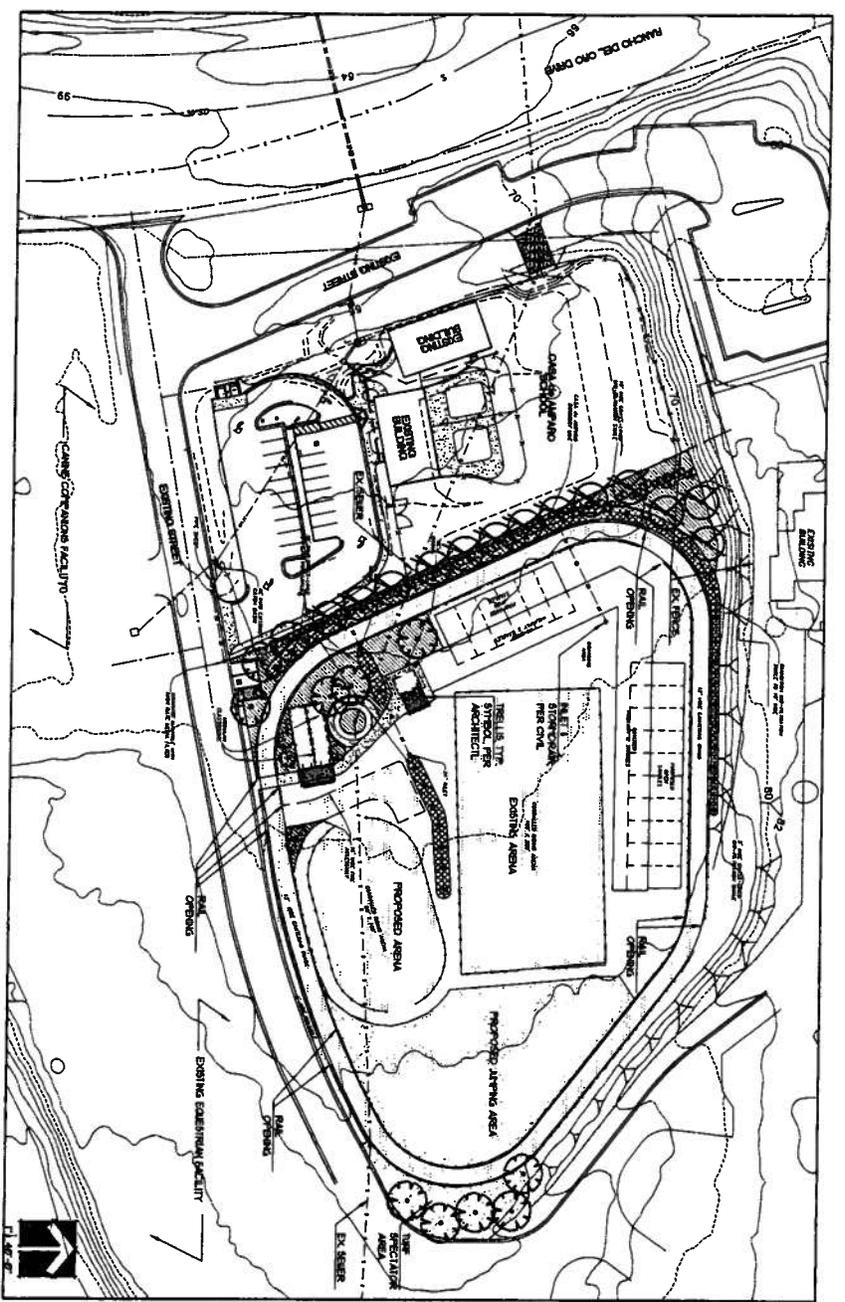
MEY RANCH EQUESTRIAN CENTER
 THE CITY OF OCEANVIEW, CALIFORNIA



PROJECT INFORMATION
 PROJECT AREA: 2.5M AC.
 BUILDING AREA: 5000 SQ. FT.
 EXISTING AREA: AS SHOWN BY THE FEELA
 LANDSCAPE AREA: 2.5M AC.
 PAVEMENT / CONCRETE AREA: 2000 SQ. FT.
 PARKING SPACES: FOR USE FOR THE PROJECT
 THE PROJECT AREA IS LOCATED ON THE STREET AND IN THE CITY OF OCEANVIEW, CALIFORNIA.
 THE PROJECT AREA IS BEING OFFERED FOR SALE BY THE CITY OF OCEANVIEW, CALIFORNIA.
 THE PROJECT IS BEING A PORTION OF THE LAND.



LEGEND
 DOTTED LINE: EXISTING 8' CITY SEWER TYPICAL THROUGH SITE
 DASHED LINE: EXISTING 10' WIDE GRASS-LAND 80'-12.5' BOUNDARY STAKE
 SOLID LINE: EXISTING 10' WIDE GRASS-LAND 80'-12.5' BOUNDARY STAKE
 THICK SOLID LINE: EXISTING 10' WIDE GRASS-LAND 80'-12.5' BOUNDARY STAKE
 THIN SOLID LINE: EXISTING 10' WIDE GRASS-LAND 80'-12.5' BOUNDARY STAKE
 DOTTED LINE: EXISTING 10' WIDE GRASS-LAND 80'-12.5' BOUNDARY STAKE
 DASHED LINE: EXISTING 10' WIDE GRASS-LAND 80'-12.5' BOUNDARY STAKE
 SOLID LINE: EXISTING 10' WIDE GRASS-LAND 80'-12.5' BOUNDARY STAKE
 THICK SOLID LINE: EXISTING 10' WIDE GRASS-LAND 80'-12.5' BOUNDARY STAKE
 THIN SOLID LINE: EXISTING 10' WIDE GRASS-LAND 80'-12.5' BOUNDARY STAKE



LANDSCAPE CONCEPT DESIGN STATEMENT

- THE CONCEPTUAL LANDSCAPE DESIGN FOR THE EQUESTRIAN DEPARTMENT TAKES THE FOLLOWING INTO CONSIDERATION:
 - SCREENING PLANTS ON THE EASTERN PROPERTY - FACILITY TO THE ADJACENT PROPERTY
 - PLANTING FOR STORMWATER BMP RESTORATION BACKSET ON VEGATED STRIPS
 - PLANTS THAT ARE NOT KNOWN TO BE TOXIC TO HORSES
 - TREES SHALL OBSERVE ALL CLEARANCES TO UTILITIES AND EQUESTRIAN

GENERAL NOTES:
 THIS CONCEPTUAL LANDSCAPE PLAN DEMONSTRATES THE PROPOSED PLACEMENT OF PROPOSED PROJECT LANDSCAPING, CONSTRUCTION LANDSCAPE PLANS SHALL BE ADOPTED BY THE CITY OF OCEANSIDE. THE CITY OF OCEANSIDE POLICY REQUIRES THE USE OF LANDSCAPING TO IMPROVE THE VISUAL QUALITY OF THE FACILITY AND TO PROTECT THE PROJECT LANDSCAPE AND RESPECTIVE LANDSCAPE IN ACCORDANCE WITH THE CONCEPTUAL LANDSCAPE PLAN. ALL PLANTING AND LANDSCAPING SHALL BE PERFORMED BY THE CONTRACTOR. PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF OCEANSIDE POLICY. PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF OCEANSIDE POLICY. PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF OCEANSIDE POLICY.

RESOLUTION NOTES:

POSTAGE AND INSULATION MATS, BETWEEN ARE POSTING, AN AIRPANE RESOLUTION SHALL BE INSTALLED AS REQUIRED TO PROVIDE COVERAGE FOR PLANTING AREAS SHOWN ON THE PLAN. FOR PRECIPITATION EQUIPMENT SHALL PROVIDE SUFFICIENT STRENGTH TO SUPPORT THE WEIGHT OF THE EQUIPMENT. ALL CONCRETE SHALL BE OF NECESSARY STRENGTH FOR PROPOSED COVERAGE. ALL CONCRETE SHALL BE OF NECESSARY STRENGTH FOR PROPOSED COVERAGE. ALL CONCRETE SHALL BE OF NECESSARY STRENGTH FOR PROPOSED COVERAGE. ALL CONCRETE SHALL BE OF NECESSARY STRENGTH FOR PROPOSED COVERAGE.

PLANTING NOTES:
 THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, ENVIRONMENTAL AND FUNCTIONAL CONSIDERATIONS. ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF OCEANSIDE POLICY. PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF OCEANSIDE POLICY. PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF OCEANSIDE POLICY.

EXISTING WALLS AND STRUCTURES:

EXISTING WALLS AND STRUCTURES SHALL BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED. ALL CONCRETE SHALL BE OF NECESSARY STRENGTH FOR PROPOSED COVERAGE. ALL CONCRETE SHALL BE OF NECESSARY STRENGTH FOR PROPOSED COVERAGE. ALL CONCRETE SHALL BE OF NECESSARY STRENGTH FOR PROPOSED COVERAGE.

CONCEPTUAL LANDSCAPE PALETTE

- LARGE CANOPY TREE SUCH AS ONE OF THE FOLLOWING:
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD
- SCREENING TREE SUCH AS ANY OF THE FOLLOWING:
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD
- PALM AND S-PALM TREES:
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD

- BUSHES AND SHRUBS SUCH AS ANY OF THE FOLLOWING:
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD
- TREES AND SHRUBS SUCH AS ANY OF THE FOLLOWING:
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD

- TREES AND SHRUBS SUCH AS ANY OF THE FOLLOWING:
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD
- TREES AND SHRUBS SUCH AS ANY OF THE FOLLOWING:
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD

- TREES AND SHRUBS SUCH AS ANY OF THE FOLLOWING:
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD
- TREES AND SHRUBS SUCH AS ANY OF THE FOLLOWING:
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD

- TREES AND SHRUBS SUCH AS ANY OF THE FOLLOWING:
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD
- TREES AND SHRUBS SUCH AS ANY OF THE FOLLOWING:
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD
 - CALIFORNIA REDWOOD - CALIFORNIA REDWOOD

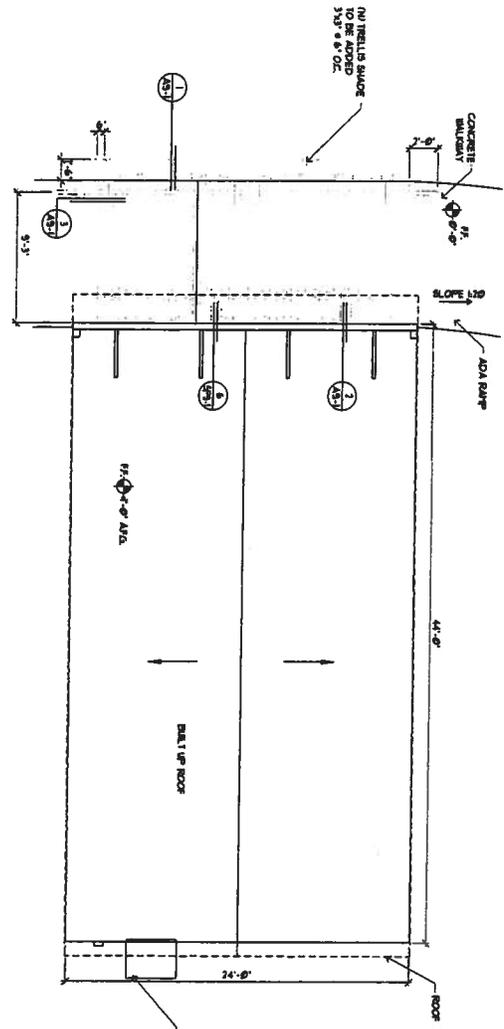
NOTE:
 ALL AREAS SHOWN ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF OCEANSIDE POLICY. PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF OCEANSIDE POLICY. PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF OCEANSIDE POLICY.



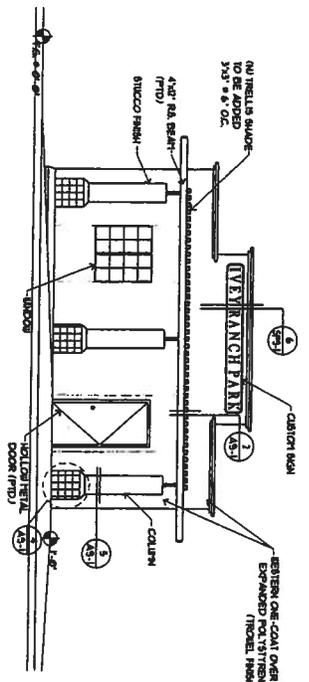
THE
 LIGHTFOOT
 PLANNING
 GROUP
 PLANNING
 SITE DESIGN
 LANDSCAPE
 ARCHITECTURE
 1000 N. GARDEN ST.
 OCEANSIDE, CA 92054
 (760) 751-1111
 WWW.LIGHTFOOTPLANNING.COM

**IVEY RANCH PARK
 EQUESTRIAN CENTER FACILITY
 OCEANSIDE, CALIFORNIA**

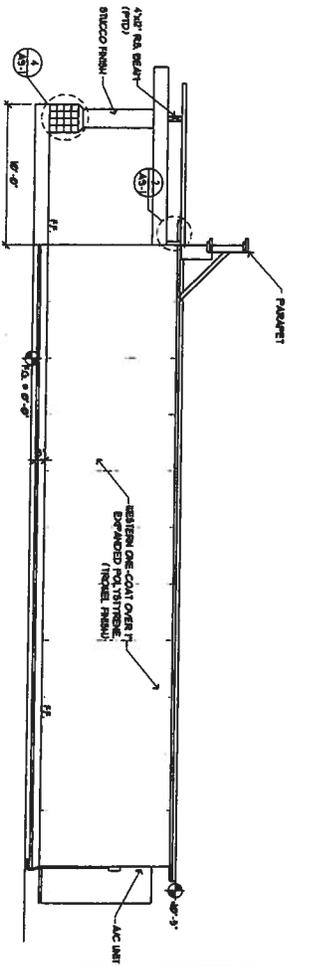
DATE: 1-14-20
 SHEET: 02/08
 SCALE: AS SHOWN
 PROJECT: IVEY RANCH PARK EQUESTRIAN CENTER FACILITY
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



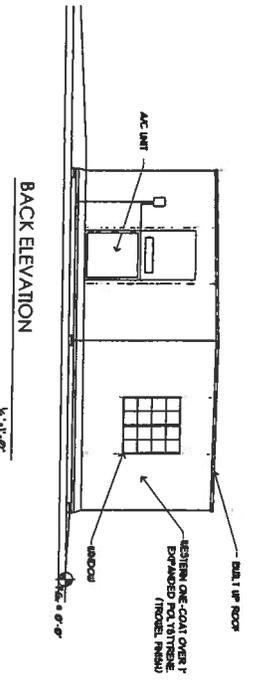
RELOCATABLE CLASSROOM PLAN
TOTAL SQUARE FOOTAGE = 1,053 SQ. FT.



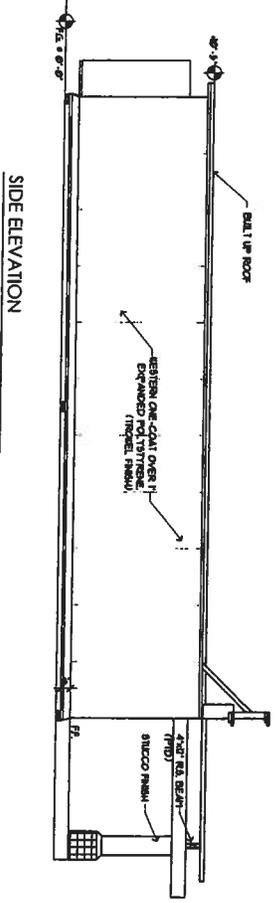
FRONT ELEVATION



SIDE ELEVATION



BACK ELEVATION



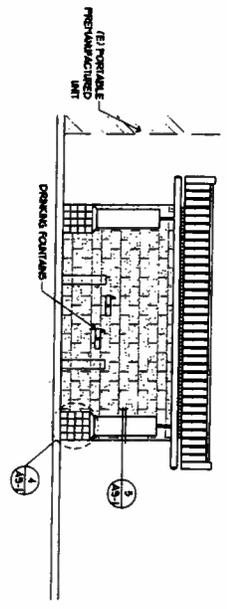
SIDE ELEVATION

RELOCATABLE CLASSROOM PLAN & ELEVATIONS

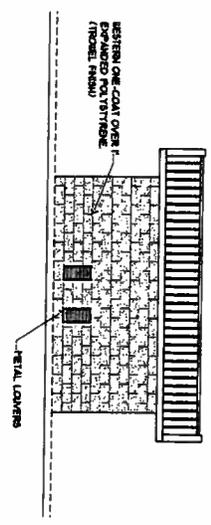


DRAWING NO.: A2-1	DATE: 12.12.2008	DRAWING TITLE: RELOCATABLE CLASSROOM PLAN AND ELEVATIONS	NO: 1	DATE:	REVISION:	CLIENT: IVEY RANCH PARK ASSOCIATION ADDRESS: 110 RANCHO DEL ORO OCEANSIDE, CA 92057 760.722.4839
	SCALE: 1/4" = 1'-0"	JOB TITLE: IVEY RANCH EQUESTRIAN CENTER	NO: 2	DATE:	REVISION:	
DRAWN BY: SLS		JOB ADDRESS: 110 RANCHO DEL ORO OCEANSIDE, CA 92057	NO: 3	DATE:	REVISION:	
			NO: 4	DATE:	REVISION:	

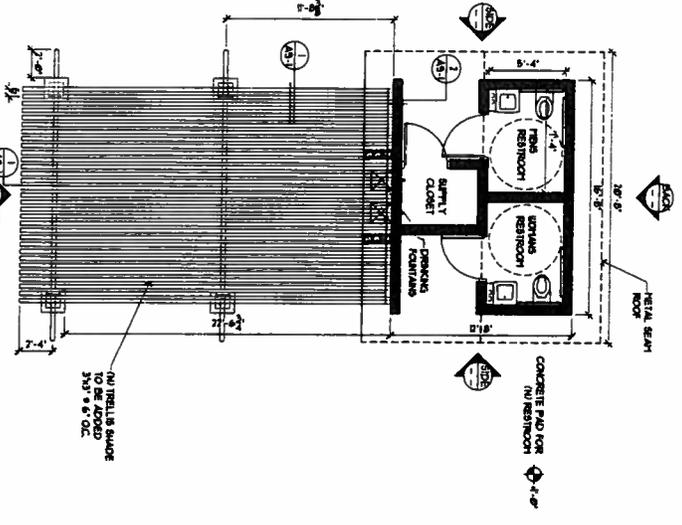
ARON J. PARK
 1251 - 10TH ST.
 OCEANSIDE, CA 92057
 PH: 760-724-1000
 FAX: 760-724-1011



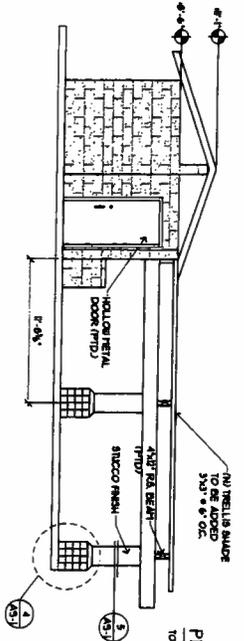
FRONT ELEVATION



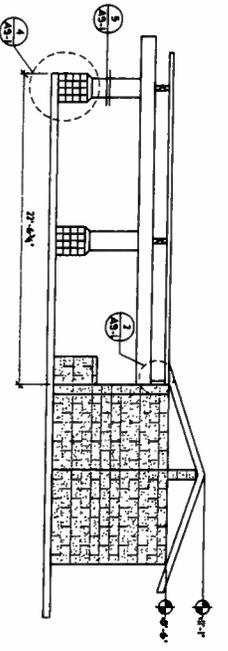
BACK ELEVATION



PLAN VIEW



SIDE ELEVATION



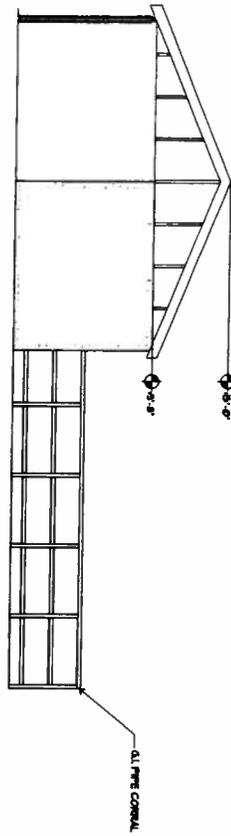
SIDE ELEVATION

RESTROOM LAYOUT & ELEVATIONS

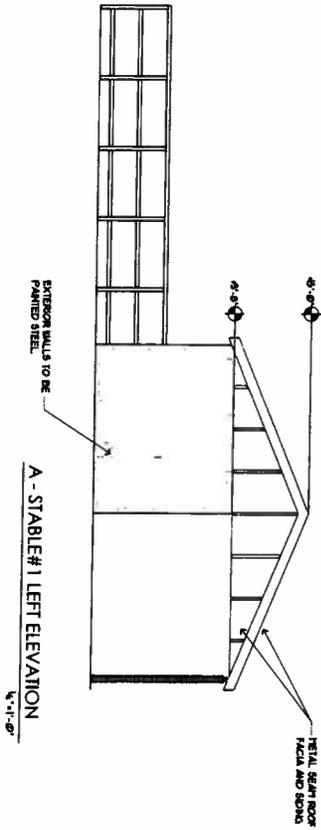


DATE: 12/12/00	DRAWING TITLE: RESTROOM LAYOUT & ELEV	NO.:	DATE:	REVISION:	CLIENT: IVEY RANCH PARK ASSOCIATION ADDRESS: 110 RANCHO DEL ORO OCEANSIDE, CA 92057 760.722.4839
SCALE: 1/4" = 1'-0"	JOB TITLE: IVEY RANCH EQUESTRIAN CENTER	DRAWN BY: BLG			
JOB ADDRESS: 110 RANCHO DEL ORO OCEANSIDE, CA 92057				ARCHITECT 1541 - 10TH ST. OCEANSIDE, CA 92057 (760) 724-1211	

DRAWING NO.:
A2-2



A - STABLE# 1 RIGHT ELEVATION
1/4" = 1'-0"



A - STABLE# 1 LEFT ELEVATION
1/4" = 1'-0"

STABLE#2 ELEVATIONS



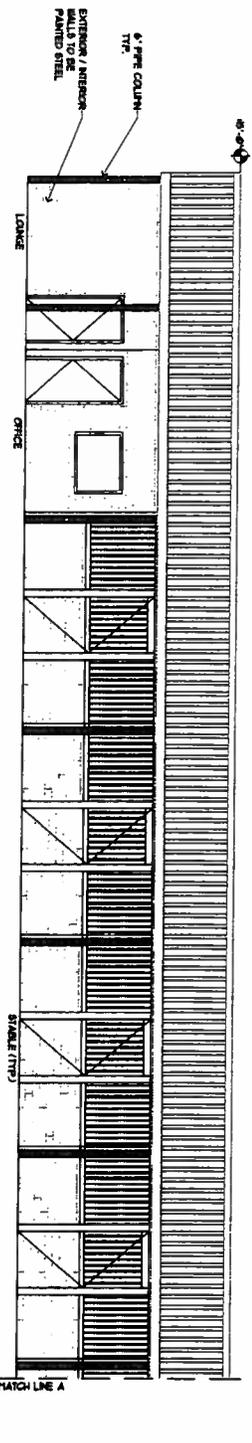
DATE: 12.12.00	DRAWING TITLE: STABLE#2 ELEVATIONS	NO.:	DATE:	REVISION:	CLIENT: IVEY RANCH PARK ASSOCIATION
SCALE: 1/4" = 1'-0"	JOB TITLE: IVEY RANCH EQUESTRIAN CENTER	△			ADDRESS: 110 RANCHO DEL ORO OCEANSIDE, CA 92057 760.722.4839
DRAWN BY: SLG	JOB ADDRESS: 110 RANCHO DEL ORO OCEANSIDE, CA 92057	△			
		△			
		△			
		△			



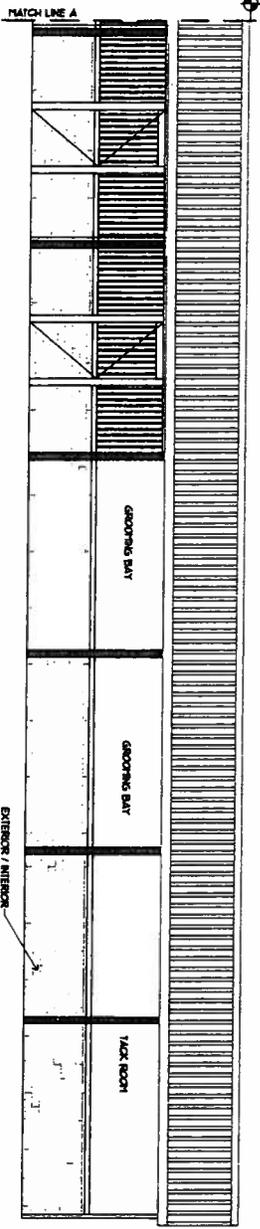
ARCA INC
1351 - 100E 1
SAN ANTONIO TX 78201
NO. 709-724-6000
62.701-724-6101



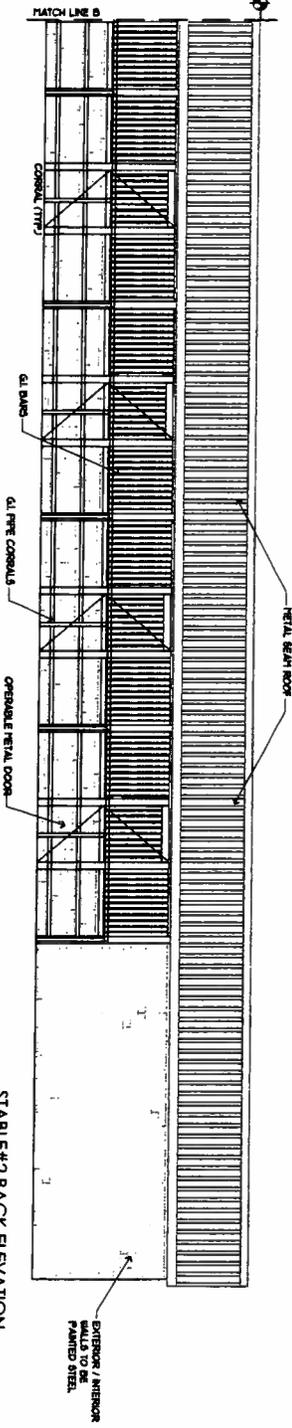
DRAWING NO.:
A2-3.2



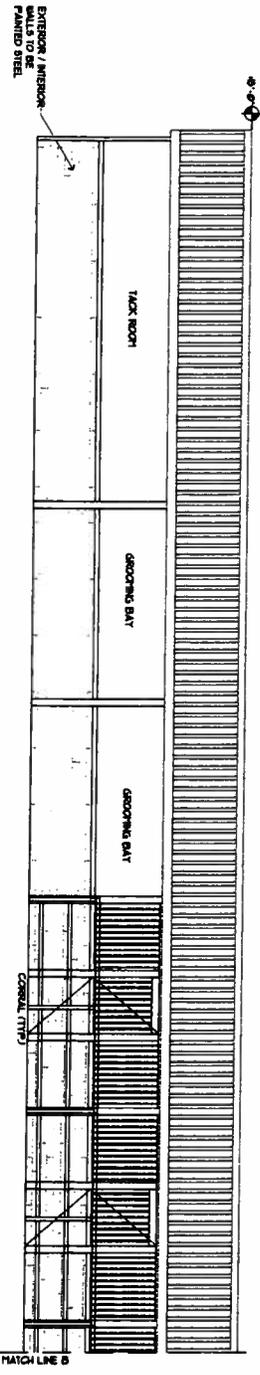
STABLE#2 FRONT ELEVATION
1/4\"/>



STABLE#2 FRONT ELEVATION
1/4\"/>



STABLE#2 BACK ELEVATION
1/4\"/>



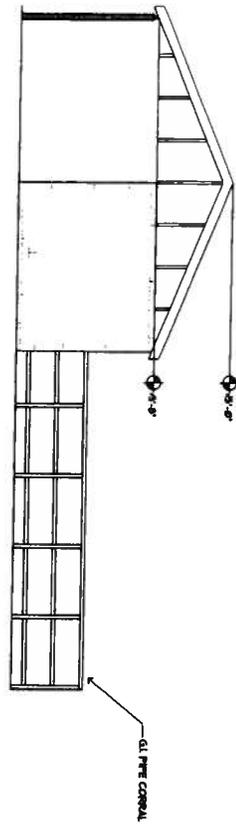
STABLE#2 BACK ELEVATION
1/4\"/>



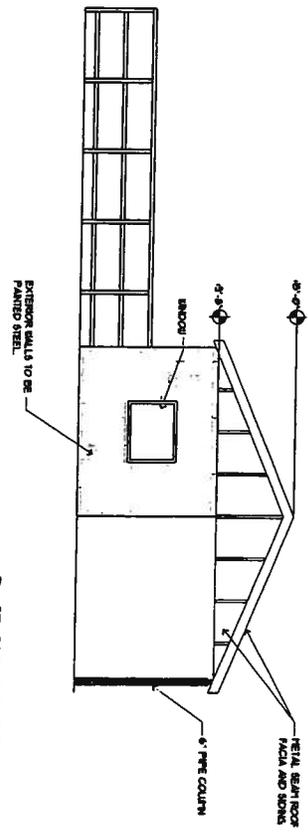
CLIENT:	IVEY RANCH PARK ASSOCIATION
ADDRESS:	110 RANCHO DEL ORO OCEANSIDE, CA 92057 760.722.4839
NO.:	1
DATE:	12/12/08
REVISION:	

DATE:	12/12/08
DRAWING TITLE:	STABLE#1 ELEVATIONS
JOB TITLE:	IVEY RANCH EQUESTRIAN CENTER
JOB ADDRESS:	110 RANCHO DEL ORO OCEANSIDE, CA 92057
NO.:	1
DATE:	12/12/08
REVISION:	

DRAWING NO.:	A2-3.3
SCALE:	1/4\"/>
DRAWN BY:	BLG



C - STABLE#2 SIDE ELEVATION
1/4" = 1'-0"



D - STABLE#2 SIDE ELEVATION
1/4" = 1'-0"

STABLE#1 ELEVATIONS

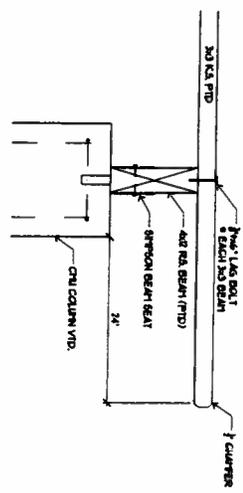


DATE: 12.12.00	DRAWING TITLE: STABLE#1 ELEVATIONS	NO.:	DATE:	REVISION:	CLIENT: IVEY RANCH PARK ASSOCIATION 110 RANCHO DEL ORO OCEANSIDE, CA 92057 760.722.4839
SCALE: 1/4" = 1'-0"	JOB TITLE: IVEY RANCH EQUESTRIAN CENTER	△			
DRAWN BY: BLG	JOB ADDRESS: 110 RANCHO DEL ORO OCEANSIDE, CA 92057	△			
		△			
		△			

ARCHITECTURE
1251 - 10TH ST.
OCEANSIDE, CA 92054
TEL: 760-724-1000
FAX: 760-724-1011

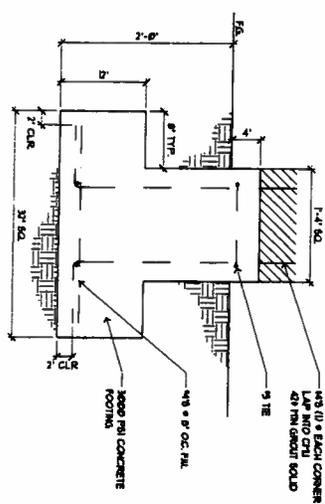


DRAWING NO.:
A2-3.4



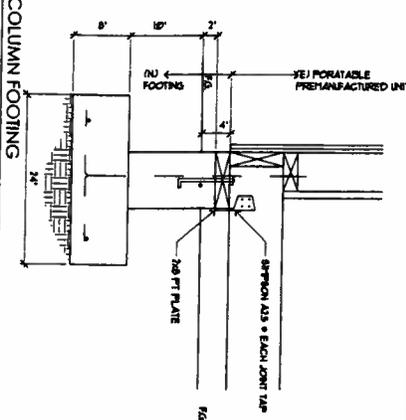
1 LATTICE BEAM TO COLUMN

1/2" x 1'-0"



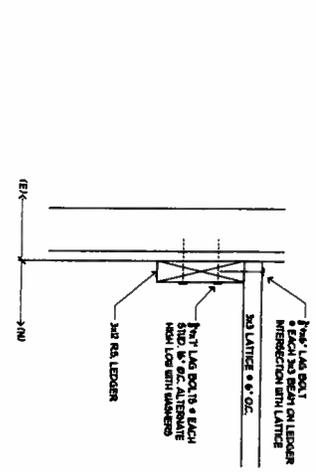
4 COLUMN FOOTING

1/2" x 1'-0"



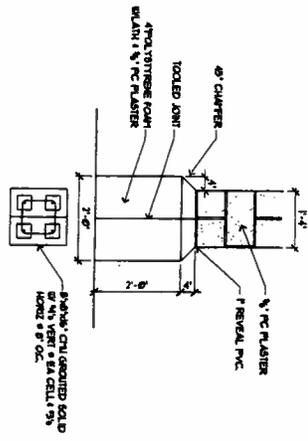
4 COLUMN FOOTING

1/2" x 1'-0"



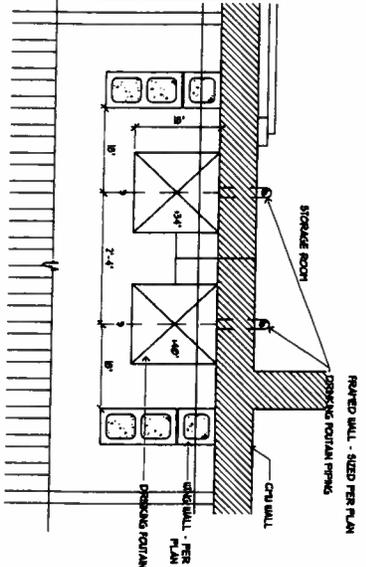
2 LEDGER TO LATTICE

1/2" x 1'-0"



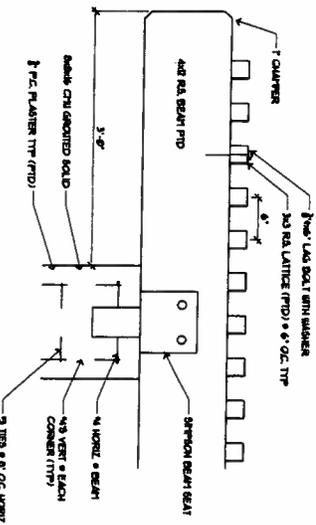
5 COLUMN DETAIL

1/2" x 1'-0"



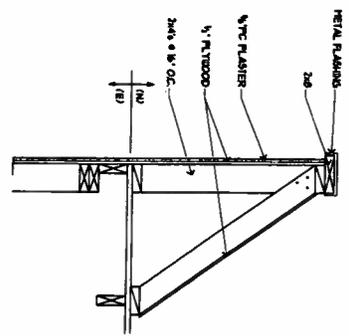
8 DRINKING FOUNTAIN

1/2" x 1'-0"



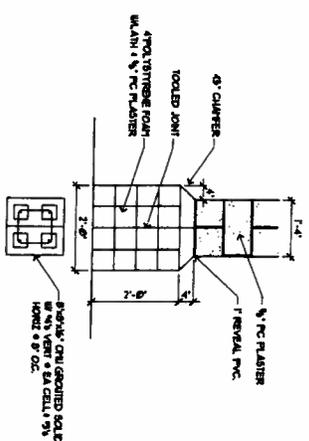
3 BEAM TO COLUMN

1/2" x 1'-0"



6 PARAPET

1' x 1'-0"



6 COLUMN DETAIL

1/2" x 1'-0"



CLIENT:
IVEY RANCH PARK
ASSOCIATION
ADDRESS:
110 RANCHO DEL ORO
OCEANSIDE, CA 92057
760.722.4839

NO.	DATE	REVISION

DRAWING TITLE:
DETAILS
JOB TITLE:
IVEY RANCH
EQUESTRIAN CENTER
JOB ADDRESS:
110 RANCHO DEL ORO
OCEANSIDE, CA 92057

DATE:
12.11.2008
SCALE:
1" = 1'-0"
DRAWN BY:
SLG

DRAWING NO.:
A9-1

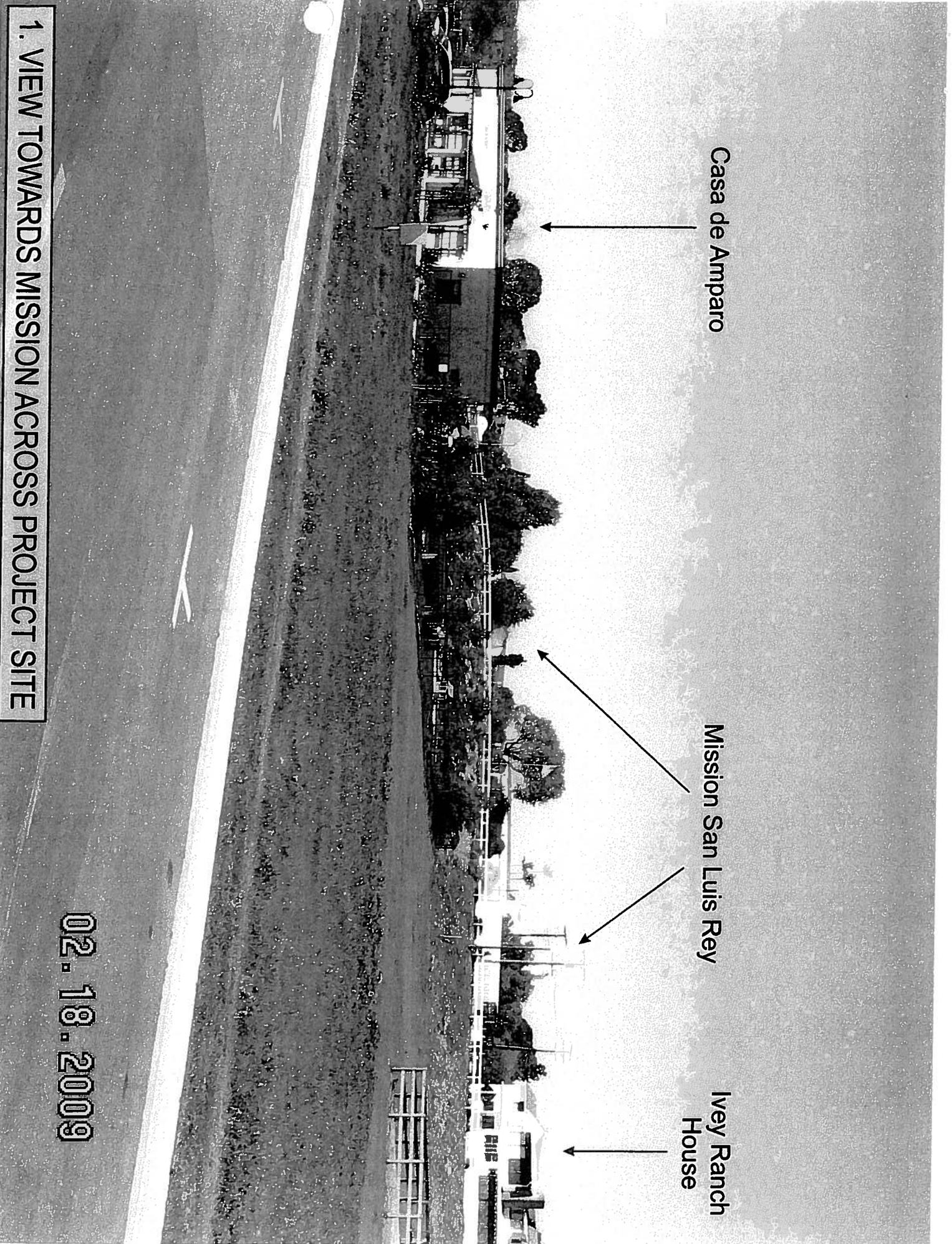
PHOTO LOCATIONS:
IVEY RANCH & MISSION SAN LUIS REY



Casa de Amparo

Mission San Luis Rey

Ivey Ranch House



1. VIEW TOWARDS MISSION ACROSS PROJECT SITE

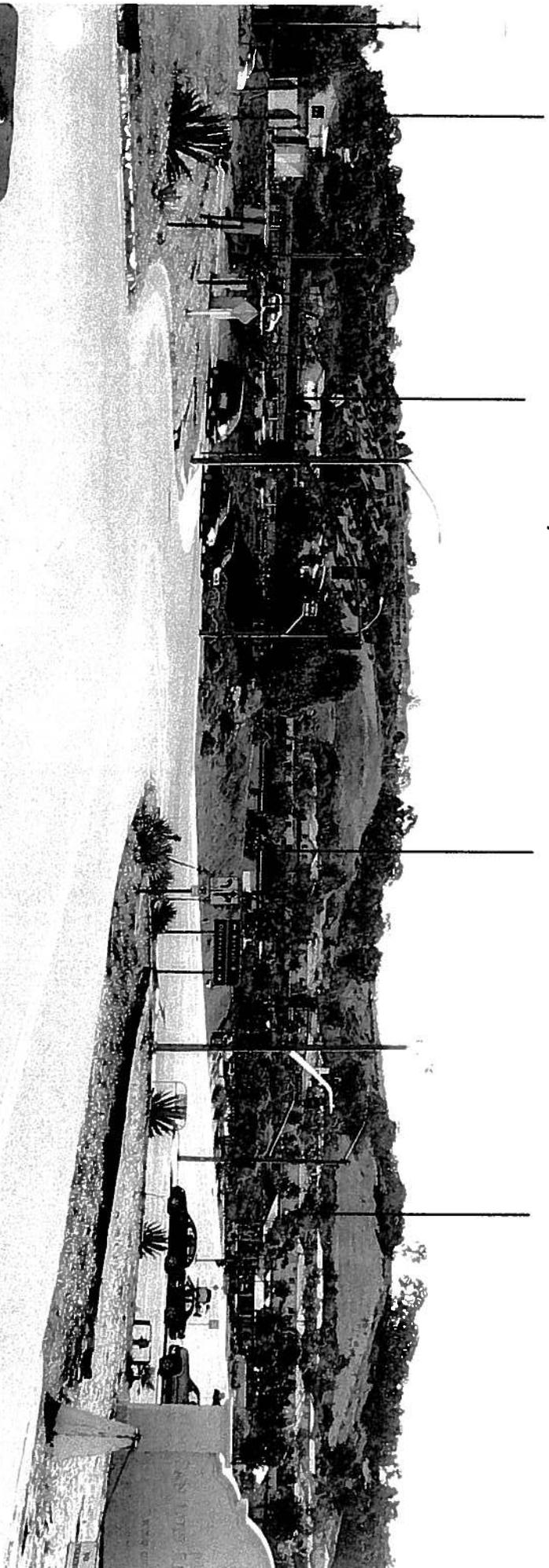
02.18.2009

Ivey Ranch
House

Equestrian
Project Area
(below fence line)

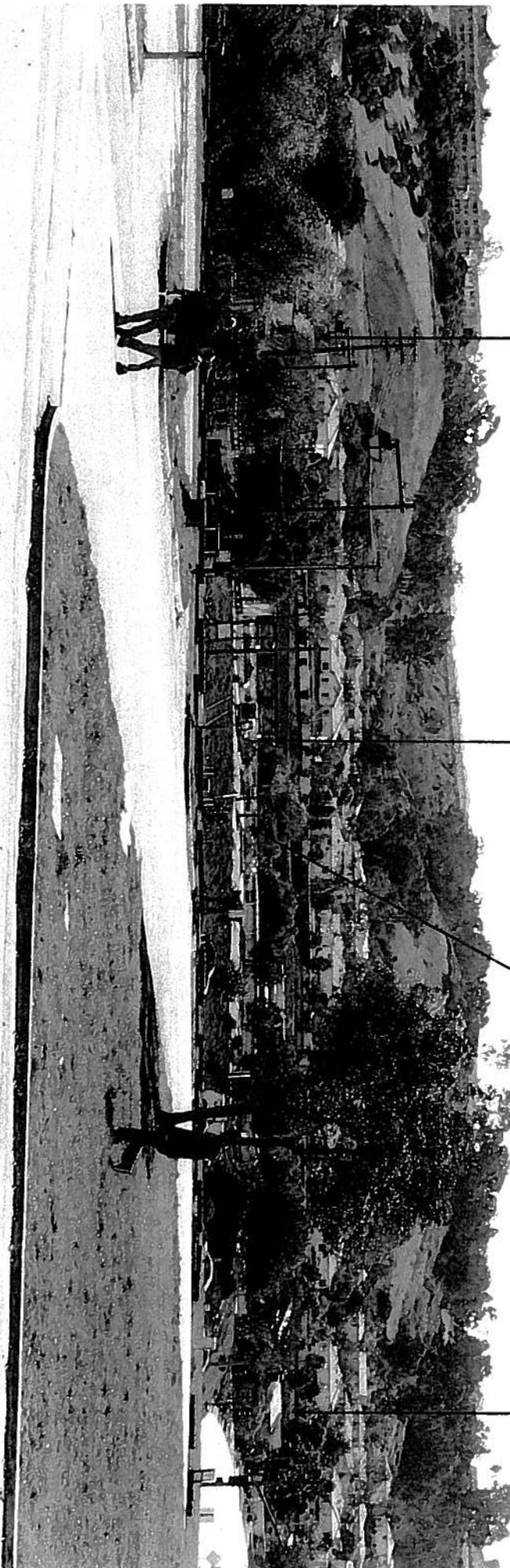
Casa de Amparo

Canine
Companions



2. VIEW FROM MISSION AT MAIN ENTRY DRIVEWAY

02.18.2009



Ivey Ranch
House

Equestrian
Project Area
(below fence line)

Upper
Parking
Lot

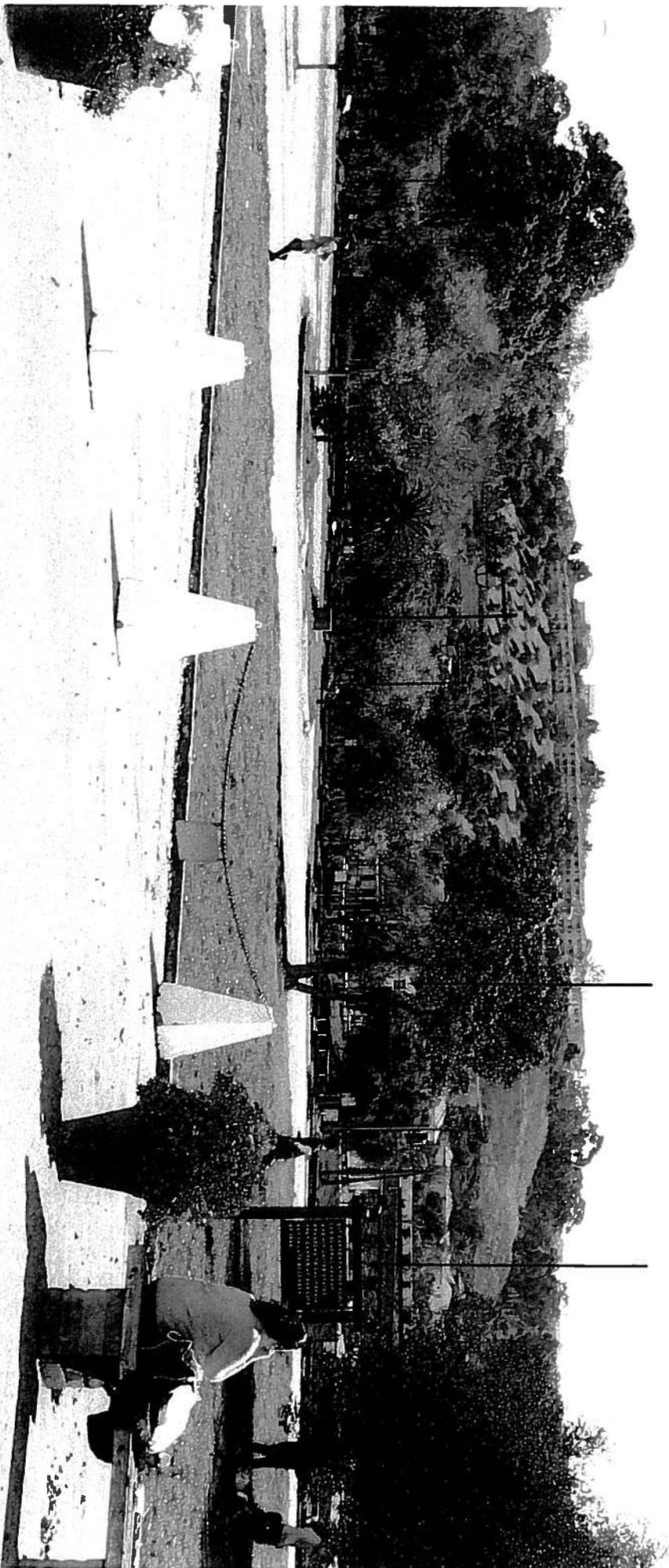
Canine
Companions

3. VIEW FROM MISSION AT FRONT OF MISSION

02.18.2009

Ivey Ranch
House

Equestrian
Project Area



4. VIEW FROM MISSION AT MUSEUM ENTRY

02.18.2009

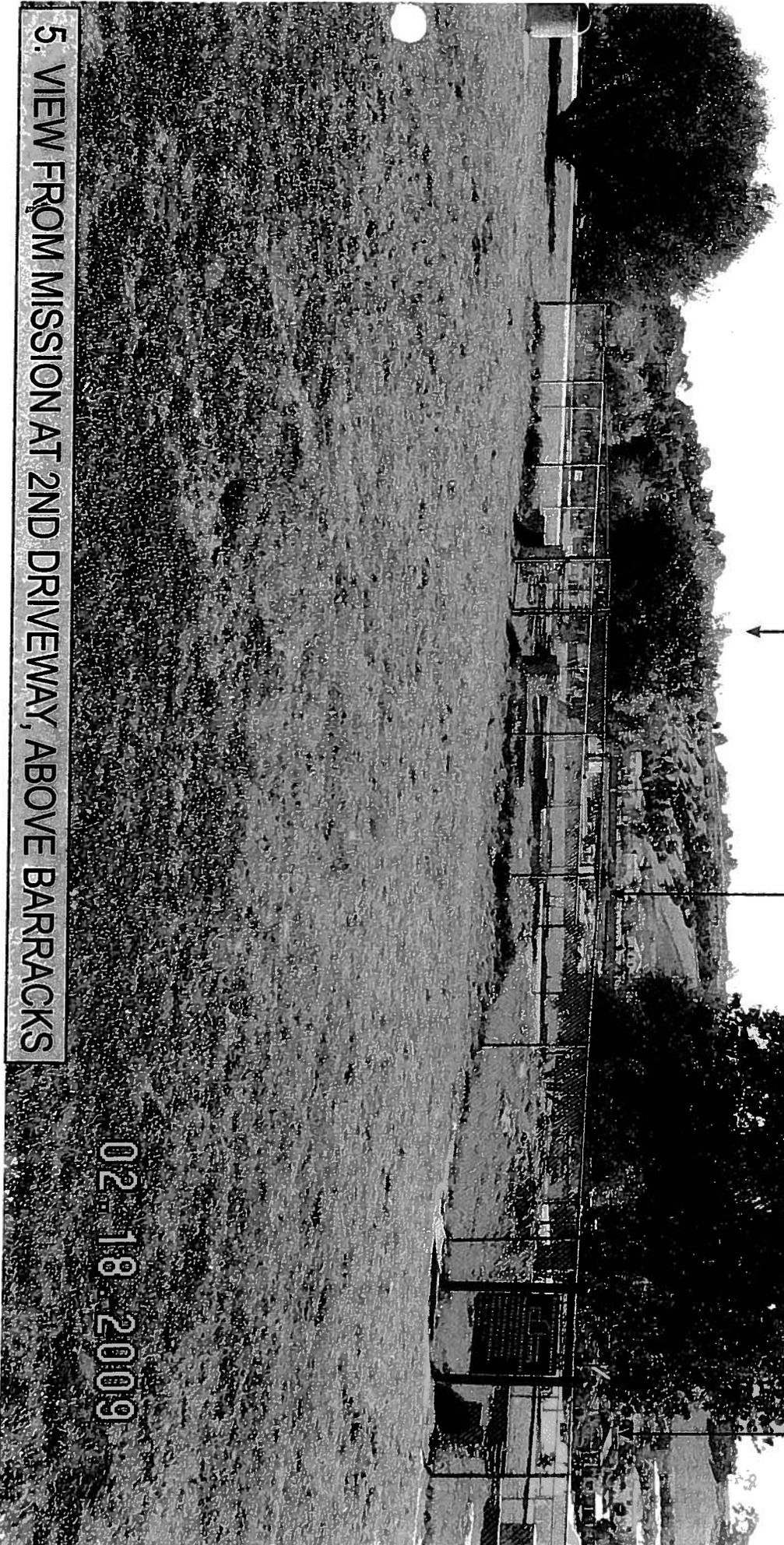
Ivey Ranch
House
(behind tree)

Equestrian
Project Area

Canine
Companions

02.18.2009

5. VIEW FROM MISSION AT 2ND DRIVEWAY, ABOVE BARRACKS



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29

PLANNING COMMISSION
RESOLUTION NO. 2009-P33

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND A HISTORIC PERMIT ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: D-13-08, C-38-08, H-4-08
APPLICANT: Ivey Ranch Park Association
LOCATION: 110 Rancho Del Oro Drive (Ivey Ranch Park)

THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES RESOLVE AS FOLLOWS:

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Development Plan, Conditional Use Permit, and Historic Permit under the provisions of Historic Preservation Ordinance (82-41) and Articles 15, 21, 30, 31, 40, 41, and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

expansion and development of new equestrian facilities, including two shed row stables totaling 10,176 square feet with pipe corrals, two modular classrooms totaling 1,053 square feet, a 211.1-square foot restroom building, two sand based riding arenas, an open jumping area, and a 12'-0" wide cantering track around the perimeter of the equestrian facilities on a .95-acre portion of Ivey Ranch Park in accordance with the amended and restated Property Use Agreement executed on January 9, 2008;

on certain real property described in the project description.

WHEREAS, the Oceanside Historic Preservation Advisory Commission, after giving the required notice, did on the 2nd day of June, 2009, conduct a duly noticed public meeting as prescribed by law to consider said application and did forward a recommendation of approval to the Planning Commission for final action.

WHEREAS, the Planning Commission, after giving the required notice, did on the 22nd day of June, 2009 conduct a duly advertised public hearing as prescribed by law to consider said application.

1 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
2 Guidelines thereto; this project constitutes accessory (appurtenant) structures, and the project is
3 categorically exempt, Class 3, "New construction" (Section 15303(e)) from environmental
4 review;

5 WHEREAS, the documents or other material which constitutes the record of proceedings
6 upon which the decision is based will be maintained by the City of Oceanside Planning Division,
7 300 North Coast Highway, Oceanside, California 92054.

8 WHEREAS, there is hereby imposed on the subject development projects certain fees,
9 dedications, reservations and other exactions pursuant to state law and city ordinance;

10 WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that
11 the project is subject to certain fees, dedications, reservations and other exactions as provided
12 below:

<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is \$2,843-\$15,964 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	\$0.713 per square foot or \$713 per thousand square feet for non- residential uses
School Facilities	Ordinance No. 91-34	\$.42 per square foot non- residential for Oceanside
Mitigation Fee		
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	\$15.71 per vehicle trip
Thoroughfare Fee	Ordinance No. 83-01	\$255 per vehicle trip (based on SANDAG trip generation table
(For commercial and industrial please note the 75 percent discount)	Resolution No. 06-R0334-1	available from staff and from SANDAG)

<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Non-residential is \$36,775 for a 2" meter. + \$430
Wastewater System Buy-in Fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Non-residential is \$50,501 for a 2" meter.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Non-residential is \$22,495 for a 2" meter. + \$863

WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees that would be required if due and payable under currently applicable ordinances and resolutions, presume the accuracy of relevant project information provided by the applicant, and are not necessarily the fee amount that will be owing when such fee becomes due and payable;

WHEREAS, unless otherwise provided by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside City Code and the City expressly reserves the right to amend the fees and fee calculations consistent with applicable law;

WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law;

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020;

WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes effective 10 days from its adoption in the absence of the filing of an appeal or call for review;

1 WHEREAS, studies and investigations made by this Commission and in its behalf reveal
2 the following facts:

3 FINDINGS:

4 For the Development Plan:

- 5 1. The proposed location of the use is in accord with the objectives of this ordinance and the
6 purposes of the district in which the site is located because the development plan
7 proposal for the expansion of the existing equestrian facilities is consistent with the intent
8 of the General Plan Open Space (OS) Land Use Designation and Open Space-Historic
9 Overlay (OS-H) zoning designation in that all proposed improvements and on-site
10 development will provide additional community oriented services for disabled and able
11 bodied persons, including Oceanside Citizens.
- 12 2. The expansion of the therapeutic equestrian use proposed and the ancillary criteria are
13 consistent with the Zoning Ordinance, the City Code, the Land Use Element, the
14 Mission San Luis Rey Historic Area Development Program and Design Guidelines that
15 consider deviations from the base zoning district offset by compensating benefits that
16 will allow development that will both preserve, enhance, and promote the heritage of
17 the City while providing community oriented services for disabled and able bodied
18 persons, including Oceanside Citizens.
- 19 3. The project design and its physical aspects pertaining to height, building area, and location
20 meets or exceeds the applicable zoning criteria and development standards as specified in
21 the Mission San Luis Rey de Francia Planned Development Program and Design
22 Guidelines where applicable, and have incorporated architectural elements that reflect the
23 ranch style character of the site.
- 24 4. That the area covered by the Development Plan can be adequately, reasonably and
25 conveniently served by existing and planned public services, utilities, and public facilities.
- 26 5. That the site plan and physical design of the project is consistent with the policies
27 contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the
28 Development Guidelines for Hillside, and Section 3039 of the Oceanside Zoning
29 ordinance, because the site is relatively flat and Hillside guidelines are not applicable to
this site, and the proposed development would be compatible with the surrounding
development of community oriented services envisioned for Ivey Ranch Park.

1 For the Conditional Use Permit:

- 2 1. That the proposed location of the Therapeutic Equestrian Riding Facility use is accord
3 with the objectives of the Mission San Luis Rey de Francia Historic Area Development
4 Program & Design Guidelines, the Oceanside Zoning Ordinance, and the purposes of the
5 Open Space-Historic Overlay (OS-H) zoning district in which the site is located, because
6 the Ivey Ranch Park was originally envisioned to be developed with community oriented
7 service type uses for disabled and able bodied persons, including Oceanside Citizens.
- 8 2. That the proposed location of the Conditional Use and the proposed conditions under
9 which it would be operated or maintained will be consistent with the General Plan and the
10 Mission San Luis Rey de Francia Historic Area Development Program & Design
11 Guidelines, and will not be detrimental to the public health, safety, or welfare of persons
12 residing or working in or adjacent to the neighborhood of such use; and will not be
13 detrimental to properties or improvements in the vicinity or to the general welfare of the
14 City because the proposed site design and improvements proposed will provide extensive
15 separation from other uses and consistent with the Ranch style theme of the Park.
- 16 3. That the proposed Conditional Use will comply with the provisions of the Oceanside
17 Zoning Ordinance and the Mission San Luis Rey de Francia Historic Area Development
18 Program & Design Guidelines, including any specific condition required for the proposed
19 conditional use in the district in which it would be located.

20 For the Historic Permit:

- 21 1. The Therapeutic Riding Facility is consistent with the policies of the Mission San Luis
22 Rey Historic Area Development Program and Design Guidelines, and Article 21 of the
23 Zoning Ordinance (Historic Overlay), because the overall expansion of the riding
24 facilities are proposed to be low profile type structures that will not detract from the
25 Historic Significance of the Mission San Luis Rey as viewed from on and off-site.

26 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve
27 Development Plan (D-13-08), Conditional Use Permit (C-38-08), and Historic Permit (H-4-08)
28 subject to the following conditions:

- 29 1. This Development Plan, Conditional Use Permit, and Historic Permit approves only the
following: Expansion and development of new equestrian facilities, including two shed
row stables totaling 10,176 square feet with pipe corrals, two modular classrooms

1 totaling 1,053 square feet, a 211.1-square foot restroom building, two sand based riding
2 arenas, an open jumping area, and a 12'-0" wide cantering track around the perimeter of
3 the equestrian facilities on a .95-acre portion of Ivey Ranch Park in accordance with the
4 amended and restated Property Use Agreement executed on January 9, 2008. Any
5 substantial modification to the Development Plan or Conditional Use Permit in the
6 design, layout, or intensification of the use shall require a revision to the Historic Permit, a
7 revision to the Development Plan, a revision to the Conditional Use Permit, and/or a new
8 Historic Permit, Development Plan, and/or Conditional Use Permit.

9 **Engineering:**

- 10 2. Design and construction of all improvements shall be in accordance with standard plans,
11 specifications of the City of Oceanside and subject to approval by the City Engineer.
- 12 3. Where proposed off-site improvements, including but not limited to slopes, public
13 utility facilities, and drainage facilities, are to be constructed, the owner/developer shall,
14 at his own expense, obtain all necessary easements or other interests in real property
15 and shall dedicate the same to the City of Oceanside as required. The owner/developer
16 shall provide documentary proof satisfactory to the City of Oceanside that such
17 easements or other interest in real property have been obtained prior to issuance of any
18 building or improvement permit for the project. Additionally, the City of Oceanside,
19 may at its sole discretion, require that the owner/developer obtain at his sole expense a
20 title policy insuring the necessary title for the easement or other interest in real property
21 to have vested with the City of Oceanside or the owner/developer, as applicable.
- 22 4. It is the responsibility of the owner/developer to evaluate and determine that all soil
23 imported as part of this development is free of hazardous and/or contaminated material
24 as defined by the City and the County of San Diego Department of Environmental
25 Health. Exported or imported soils shall be properly screened, tested, and documented
26 regarding hazardous contamination.
- 27 5. A traffic control plan shall be prepared according to the City traffic control guidelines
28 and approved to the satisfaction of the City Engineer prior to the start of work within
29 the public right-of-way. Traffic control during construction of streets that have been
opened to public traffic shall be in accordance with construction signing, marking and
other protection as required by the Caltrans Traffic Manual and City Traffic Control

1 Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless
2 approved otherwise.

3 6. Approval of this development project is conditioned upon payment of all applicable
4 impact fees and connection fees in the manner provided in chapter 32B of the
5 Oceanside City Code. All traffic signal fees and contributions, highway thoroughfare
6 fees, park fees, reimbursements, and other applicable charges, fees and deposits shall be
7 paid prior any building permits, in accordance with City Ordinances and policies. The
8 owner/developer shall also be required to join into, contribute, or participate in any
9 improvement, lighting, or other special district affecting or affected by this project.
10 Approval of this project shall constitute the owner/developer's approval of such
11 payments, and his agreement to pay for any other similar assessments or charges in
12 effect when any increment is submitted for building permit approval, and to join,
13 contribute, and/or participate in such districts.

14 7. Sight distance requirements at the project driveway or street shall conform to the corner
15 sight distance criteria as provided by SDRSD DS-20A and or DS-20B.

16 8. Pavement sections for all streets, driveways and parking areas shall be based upon
17 approved soil tests and traffic indices. The pavement design is to be prepared by the
18 owner/developer's/owner's soil engineer and must be approved by the City Engineer,
19 prior to paving.

20 9. Any existing broken pavement, concrete curb, gutter or sidewalk or any damaged
21 during construction of the project, shall be repaired or replaced as directed by the City
22 Engineer.

23 10. Grading and drainage facilities shall be designed and installed to adequately
24 accommodate the local stormwater runoff and shall be in accordance with the City's
25 Engineers Manual and as directed by the City Engineer.

26 11. The owner/developer shall obtain any necessary permits and clearances from all public
27 agencies having jurisdiction over the project due to its type, size, or location, including
28 but not limited to the U. S. Army Corps of Engineers, California Department of Fish &
29 Game, U. S. Fish and Wildlife Service and/or San Diego Regional Water Quality
Control Board (including NPDES), San Diego County Health Department, prior to the
issuance of grading permits.

- 1 12. The approval of the project shall not mean that proposed grading or improvements on
2 adjacent properties (including any City properties/right-of-way or easements) is granted
3 or guaranteed to the owner/developer. The owner/developer is responsible for
4 obtaining permission to grade to construct on adjacent properties. Should such
5 permission be denied, the project shall be subject to going back to the public hearing or
6 subject to a substantial conformity review.
- 7 13. Prior to any building permit, a comprehensive soils and geologic investigation shall be
8 conducted of the soils, slopes, and formations in the project. All necessary measures
9 shall be taken and implemented to assure slope stability, erosion control, and soil
10 integrity. No grading (if any grading proposed) shall occur until a detailed grading plan,
11 to be prepared in accordance with the Grading Ordinance and Zoning Ordinance, is
12 approved by the City Engineer.
- 13 14. This project shall provide year-round erosion control including measures for the site
14 required for any grading. Prior to the issuance of building permit, an erosion control
15 plan, designed for all proposed stages of construction, shall be reviewed, secured by the
16 owner/developer with cash securities and approved by the City Engineer.
- 17 15. Landscaping plans, including plans for the construction of walls, fences or other
18 structures at or near intersections, must conform to intersection sight distance
19 requirements. Landscape and irrigation plans for disturbed areas must be submitted to
20 the City Engineer prior to the issuance of a preliminary grading permit and approved by
21 the City Engineer prior to the issuance of occupancy permits. Any project fences,
22 sound or privacy walls and monument entry walls/signs shall be shown on, bonded for
23 and built from the landscape plans. These features shall also be shown on the precise
24 grading plans for purposes of location only. Plantable, segmental walls shall be
25 designed, reviewed and constructed by the grading plans and landscaped/irrigated
26 through project landscape plans. All plans must be approved by the City Engineer and a
27 pre-construction meeting held, prior to the start of any improvements.
- 28 16. The drainage design on the project is conceptual only. The final design shall be based
29 upon a hydrologic/hydraulic study to be approved by the City Engineer during prior to
the issuance of building permit. All drainage picked up in an underground system shall
remain underground until it is discharged into an approved channel, or as otherwise

1 approved by the City Engineer. All public storm drains shall be shown on City standard
2 plan and profile sheets. All storm drain easements shall be dedicated where required.
3 The owner/developer shall be responsible for obtaining any off-site easements for storm
4 drainage facilities.

5 17. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and
6 disposed of in accordance with all state and federal requirements, prior to stormwater
7 discharge either off-site or into the City drainage system.

8 18. The Landowner shall comply with the provisions of National Pollution Discharge
9 Elimination System (NPDES) General Permit for Storm Water Discharges Associated
10 with Construction Activity (General Permit) Water Quality Order 99-08-DWQ. The
11 General Permit continues in force and effect until a new General Permit is issued or the
12 SWRCB rescinds this General Permit. Only those Landowners authorized to discharge
13 under the expiring General Permit are covered by the continued General Permit.
14 Construction activity subject to the General Permit includes clearing, grading, and
15 disturbances to the ground such as stockpiling, or excavation that results in soil
16 disturbances of at least one acre of total land area. The Landowner shall obtain
17 coverage under the General Permit by submitting a Notice of Intent (NOI) and obtaining
18 a Waste Discharge Identification Number (WDID#) from the State Water Resources
19 Control Board (SWRCB). In addition, coverage under the General Permit shall not
20 occur until an adequate SWPPP is developed for the project as outlined in Section A of
21 the General Permit. The site specific SWPPP and associated NOI shall be maintained
22 on the project site at all times. The SWPPP shall be provided, upon request, to the
23 United States Environmental Protection Agency (USEPA), SWRCB, Regional Water
24 Quality Control Board (RWQCB), City of Oceanside, and other applicable governing
25 regulatory agencies. The SWPPP is considered a report that shall be available to the
26 public by the RWQCB under section 308(b) of the Clean Water Act. The provisions of
27 the General Permit and the site specific SWPPP shall be continuously implemented and
28 enforced until the Landowner obtains a Notice of Termination (NOT) for the SWRCB.
29 The Landowner is required to retain records of all monitoring information, copies of all
reports required by this General Permit, and records of all data used to complete the
NOI for all construction activities to be covered by the General Permit for a period of at

1 least three years from the date generated. This period may be extended by request of
2 the SWRCB and/or RWQCB.

3 19. Upon acceptance of any fee waiver or reduction by the owner/developer, the entire
4 project will be subject to prevailing wage requirements as specified by Labor Code
5 section 1720(b) (4). The owner/developer shall agree to execute a form acknowledging
6 the prevailing wage requirements prior to the granting of any fee reductions or waivers.

7 20. Prior to issuance of any building permit, the owner/developer shall provide a copy of
8 the title/cover page of an approved Runoff Assessment Report (RAR) to the City
9 Engineer for review and approval. If the project triggers the City's Stormwater
10 requirements but no approved Stormwater document RAR exists, the appropriate
11 document shall be submitted to the City Engineer for review and approval. The RAR
12 shall be prepared by the owner/developer's Civil Engineer. All Stormwater documents
13 shall be in compliance with the latest edition of submission requirements.

14 21. In the event that the conceptual plan does not match the conditions of approval, the
15 resolution of approval shall govern.

16 22. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines
17 and Specifications for Landscape Development (latest revision), Water Conservation
18 Ordinance No. 91-15, Engineering criteria, City code and ordinances, including the
19 maintenance of such landscaping, shall be reviewed and approved by the City Engineer
20 prior to the issuance of building permits. Landscaping shall not be installed until bonds
21 have been posted, fees paid, and plans signed for final approval. The following
22 landscaping requirements shall be required prior to plan approval and certificate of
23 occupancy:

24 23. Final landscape plans shall accurately show placement of all plant material such as but
25 not limited to trees, shrubs, and groundcovers.

26 24. Landscape Architect shall be aware of all utility, sewer, storm drain easement and place
27 planting locations accordingly to meet City of Oceanside requirements.

28 25. All required landscape areas shall be maintained by owner. The landscape areas shall
29 be maintained per City of Oceanside requirements.

26. Proposed landscape species shall be native or naturalized to fit the site and meet
climate changes indicative to their planting location. The selection of plant material

1 shall also be based on cultural, aesthetic, and maintenance considerations. In addition
2 proposed landscape species shall be low water users as well as meet all Fire Department
3 requirements.

4 27. All planting areas shall be prepared with appropriate soil amendments, fertilizers, and
5 appropriate supplements based upon a soils report from an agricultural suitability soil
6 sample taken from the site.

7 28. Ground covers or bark mulch shall fill in between the shrubs to shield the soil from the
8 sun, evapotranspiration and run-off. All the flower and shrub beds shall be mulched to
9 a 3" depth to help conserve water, lower the soil temperature and reduce weed growth.

10 29. The shrubs shall be allowed to grow in their natural forms. All landscape
11 improvements shall follow the City of Oceanside Guidelines.

12 30. Root barriers shall be installed adjacent to all paving surfaces, where a paving surface
13 is located within six feet of a trees trunk on-site (private) and within 10 feet of a trees
14 trunk in the right-of-way (public). Root barriers shall extend five feet in each direction
15 from the centerline of the trunk, for a total distance of 10 feet. Root barriers shall be 24
16 inches in depth. Installing a root barrier around the tree's root ball is unacceptable.

17 31. All fences, gates, walls, stone walls, retaining walls, and plantable walls shall obtain
18 Planning Division approval for these items in the conditions or application stage prior
19 to first submittal of working drawings.

20 32. For the planting and placement of trees and their distances from hardscape and other
21 utilities/structures the landscape plans shall follow the City of Oceanside's (current)
22 Tree Planting Distances and Spacing Standards.

23 33. An automatic irrigation system shall be installed to provide coverage for all planting
24 areas shown on the plan. Low precipitation equipment shall provide sufficient water for
25 plant growth with a minimum water loss due to water run-off.

26 34. Irrigation systems shall use high quality, automatic control valves, controllers and other
27 necessary irrigation equipment. All components shall be of non-corrosive material. All
28 drip systems shall be adequately filtered and regulated per the manufacturer's
29 recommended design parameters.

30 35. All irrigation improvements shall follow the City of Oceanside Guidelines and Water
31 Conservation Ordinance.

- 1 36. The landscape plans shall match all plans affiliated with the project.
- 2 37. Landscape plans shall comply with Biological and/or Geotechnical reports, as required,
3 shall match the grading and improvement plans, comply with SWMP Best Management
4 Practices and meet the satisfaction of the City Engineer.
- 5 38. Existing landscaping on and adjacent to the site shall be protected in place and
6 supplemented or replaced to meet the satisfaction of the City Engineer.
- 7 39. All landscaping, fences, walls, etc. on the site, in medians within the public right-of-
8 way and within any adjoining public parkways shall be permanently maintained by the
9 owner, his assigns or any successors-in-interest in the property. The maintenance
10 program shall include: a) normal care and irrigation of the landscaping b) repair and
11 replacement of plant materials c) irrigation systems as necessary d) general cleanup of
12 the landscaped and open areas e) parking lots and walkways, walls, fences, etc. Failure
13 to maintain landscaping shall result in the City taking all appropriate enforcement
14 actions including but not limited to citations. This maintenance program condition
15 shall be recorded with a covenant as required by this resolution.
- 16 40. In the event that the conceptual landscape plan (CLP) does not match the conditions of
17 approval, the resolution of approval shall govern.

18 **Water Utilities:**

- 19 41. The lease shall maintain private water services and private wastewater laterals located on
20 this property.
- 21 42. Water services and sewer laterals constructed in existing right-of-way locations are to be
22 constructed by approved and licensed contractors at developer's expense.
- 23 43. All Water and Wastewater construction shall conform to the most recent edition of the
24 Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved by
25 the Water Utilities Director.
- 26 44. The developer will be responsible for developing all water and sewer utilities necessary to
27 develop the property. Any relocation of water and/or sewer utilities is the responsibility of
28 the developer and shall be done by an approved licensed contractor at the developer's
29 expense.

- 1 45. Access to the existing manholes on-site must be provided. Please ensure Water Utilities
2 personal have access to the existing sewer main and manholes on-site.
- 3 46. No trees, structures or building overhang shall be located within any water or wastewater
4 utility easement.
- 5 47. All lots with a finish pad elevation located below the elevation of the next upstream
6 manhole cover of the public sewer shall be protected from backflow of sewage by
7 installing and maintaining an approved type backwater valve, per the Uniform Plumbing
Code (U.P.C.).

Building:

- 8 48. Applicable Building Codes and Ordinances shall be based on the date of submittal for
9 Building Division plan check. (As of January 1, 2008 the 2007 California Building
10 Code, and 2007 California Electrical Code)
- 11 49. The granting of approval under this action shall in no way relieve the applicant/project
12 from compliance with all State and Local building codes.
- 13 50. Site development, parking, access into buildings and building interiors shall comply
14 with the State's Disabled Accessibility Regulations. (2007 California Building Code
15 (CBC), Chapter 11B)
- 16 51. The building plans for this project are required by State law to be prepared by a licensed
17 architect or engineer and must be in compliance with this requirement prior to submittal
18 for building plan review.
- 19 52. Separate/unique addresses will/may be required to facilitate utility releases. Verification
20 that the addresses have been properly assigned by the City's Planning Division must
21 accompany the Building Permit application.
- 22 53. A complete Soils Report, Structural Calculations, & Energy Calculations/documentation
23 will be required at time of plans submittal to the Building Division for plan check.
- 24 54. All electrical, communication, CATV, etc. service lines within the exterior lines of the
25 property shall be underground (City Code Sec. 6.30).
- 26 55. All outdoor lighting must comply with Chapter 39 of the City Code (Light Pollution
27 Ordinance). Where color rendition is important, high-pressure sodium, metal halide or
28 other such lights may be utilized and shall be shown on building and electrical plans.
- 29 56. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the
plans.

1 57. The developer shall monitor, supervise and control all building construction and
2 supporting activities so as to prevent these activities from causing a public nuisance,
3 including, but not limited to, strict adherence to the following:

- 4 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
5 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for
6 work that is not inherently noise-producing. Examples of work not permitted on
7 Saturday are concrete and grout pours, roof nailing and activities of similar noise-
8 producing nature. No work shall be permitted on Sundays and Federal Holidays
9 (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day,
10 Christmas Day) except as allowed for emergency work under the provisions of the
11 Oceanside City Code Chapter 38 (Noise Ordinance).
- 12 b) The construction site shall be kept reasonably free of construction debris as
13 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
14 approved solid waste containers shall be considered compliance with this
15 requirement. Small amounts of construction debris may be stored on-site in a
16 neat, safe manner for short periods of time pending disposal.

17 **Fire:**

- 18 58. Submit a copy of as-built plans on a CD for all projects on the job site. A site plan
19 indicating the fire access and hydrant locations must also be submitted on CD Rom.
- 20 59. Fire Department requirements shall be placed on plans in the notes section.
- 21 60. A minimum fire flow of 1,500 gallons per minute shall be provided.
- 22 61. The size of fire hydrant outlets shall be 2 ½ "X 4".
- 23 62. All proposed and existing fire hydrants within 400 feet of the project shall be shown on
24 the site plan.
- 25 63. The fire hydrants shall be installed and tested prior to placing any combustible materials
26 on the job site.
- 27 64. Provide on-site hydrants and mains capable of supplying the required fire flow.
- 28 65. The developer shall supply the Fire Department with updated map and hydrant locations
29 in a digital format compatible with the Fire Department's mapping program upon
approval of final improvements plans.

1 66. Blue hydrant identification markers shall be placed as per Oceanside's Engineers
2 Design and Processing Manual Standard Drawing No. M-13.

3 67. All weather access roads shall be installed and made serviceable prior to and
4 maintained during time of construction.

5 68. A fire apparatus access road shall be provided within 150 feet of all exterior walls of the
6 first floor of the building. The route of the fire apparatus access road shall be approved
7 by the Fire Department. The 150 feet is measured by means of an unobstructed route
8 around the exterior of the building.

9 69. Fire extinguishers are required and shall be included on the plans submitted for plan
10 check.

11 70. Buildings shall meet Oceanside sprinkler ordinance in effect at the time of building
12 permit application.

13 71. In accordance with the Oceanside Fire Code Section 505, approved addresses for
14 commercial, industrial, and residential occupancies shall be placed on the structure in
15 such a position as to be plainly visible and legible from the street or roadway fronting
16 the property. Numbers shall be contrasting with their background and meet the current
17 City of Oceanside size and design standard.

18 72. Single-family dwellings require four-inch address numbers. Commercial buildings and
19 multi-family dwellings require six-inch address numbers. Industrial buildings require
20 12-inch address numbers. Minimum specifications are set forth in Oceanside Fire Code
21 Section 505.1, and the Fire Marshal may establish other requirements as deemed
22 necessary.

23 73. Plans shall be submitted to the Fire Prevention Bureau for plan check review and
24 approval prior to the issuance of building permits.

25 74. Buildings shall meet Oceanside Fire Departments current codes at the time of building
26 permit application.

26 **Planning:**

27 75. Development Plan (D-13-08), Conditional Use Permit (C-38-08), and Historic Permit (H-
28 4-08) shall expire on June 22, 2012, unless the Planning Commission grants a time
29 extension.

1 76. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
2 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
3 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
4 annul an approval of the City, concerning Development Plan D-13-08, Conditional Use
5 Permit (C-38-08), or Historic Permit (H-4-08). The City will promptly notify the
6 applicant of any such claim, action or proceeding against the City and will cooperate
7 fully in the defense. If the City fails to promptly notify the applicant of any such claim
8 action or proceeding or fails to cooperate fully in the defense, the applicant shall not,
9 thereafter, be responsible to defend, indemnify or hold harmless the City.

10 77. A letter of clearance from the affected school district in which the property is located
11 shall be provided as required by City policy at the time building permits are issued.

12 78. A covenant or other recordable document approved by the City Attorney shall be prepared
13 by the applicant and recorded prior to issuance of building permits. The covenant shall
14 provide that the property is subject to this resolution, and shall generally list the conditions
15 of approval.

16 79. Prior to the issuance of building permits, compliance with the applicable provisions of the
17 City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be
18 reviewed and approved by the City Planner or their designee. These requirements,
19 including the obligation to remove or cover with matching paint all graffiti within 24
20 hours, shall be noted on the Landscape Plan and shall be recorded in the form of a
21 covenant affecting the subject property.

22 80. Prior to the transfer of ownership and/or operation of the site the owner shall provide a
23 written copy of the applications, staff report and resolutions for the project to the new
24 owner and or operator. This notification's provision shall run with the life of the project
25 and shall be recorded as a covenant on the property.

26 81. The applicant shall be responsible for trash abatement on the site, and shall keep the site
27 free of litter, trash and other nuisances.

28 82. The Conditional Use Permit is subject to review by the Planning Commission from the
29 date of commencement of operations, to determine the project's compatibility with
surrounding land uses. The Commission may add new conditions and/or delete and/or

1 modify existing conditions, as it deems necessary to protect the general health, safety
2 and welfare of residents in the area or surrounding land uses.

3 83. Failure to meet any conditions of approval for this development shall constitute a
4 violation of the Development Plan, Conditional Use Permit, and Historic Permit.

5 84. Unless expressly waived, all current zoning standards and City ordinances and policies in
6 effect at the time building permits are issued are required to be met by this project. The
7 approval of this project constitutes the applicant's agreement with all statements in the
8 Description and Justification, and in accordance with the amended and restated Property
9 Use Agreement executed on January 9, 2008, and other materials and information
10 submitted with this application, unless specifically waived by an adopted condition of
11 approval.

12 85. All new mechanical roof-top and ground equipment shall be screened from public view
13 as required by the Zoning Ordinance. That is, on all four sides and top. The roof jacks,
14 mechanical equipment, screen and vents shall be painted with non-reflective paint to
15 match the roof. Air conditioning shall be installed and operated within the building.
16 This information shall be shown on the building plans.

17 **Environmental:**

18 86. Prior to issuance of grading permits for previously ungraded areas or undisturbed soils,
19 the applicant shall confirm to the City of Oceanside that qualified paleontologist has
20 been retained to carry out an appropriate mitigation program. (A qualified
21 paleontologist is defined as an individual with a M.S. or Ph.D. in paleontology or
22 geology who is familiar with paleontological procedures and techniques). The
23 paleontologist shall attend pre-grade meetings to consult with grading and excavation
contractors.

24 87. A paleontological monitor shall be on-site during grading operations in previously un-
25 graded areas to evaluate the presence of fossils within previously undisturbed
26 sediments of highly sensitive geologic formations (i.e. Santiago Formation) and
27 moderately sensitive formations (river terrace deposits) to inspect cuts for contained
28 fossils (a paleontological monitor is defined as an individual who has experience in the
29 collection and salvage of fossil materials). The paleontological monitor shall work
under the direction of a qualified paleontologist.

1 88. When fossils are discovered the paleontologist (or paleontological monitor) shall
2 recover them. In most cases, this fossil salvage can be completed in a short period to
3 time. However, some fossil specimens (such as a complete whale skeleton) may
4 require an extended salvage time. In these instances, paleontologist (or
5 paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading
6 to allow recovery of small fossil remains such as isolated mammal teeth, it may be
7 necessary in certain instances to set up a screen-washing operation on the site.

8 89. Prepared fossils along with copies of all pertinent field notes, photographs and maps
9 shall be deposited (with the applicant's permission) in a scientific institution with
10 paleontological collections such as the San Diego Natural History Museum. A final
11 summary report shall be completed and distributed to the City or other interested
12 agencies which outlines the results of the mitigation program. This report shall
13 include discussions of the methods used, stratigraphy exposed, fossils collected and
14 significance of recovered fossils.

15 90. The following conditions of approval shall be implemented on the proposed
16 development:

- 17 a) An archaeological monitor shall be on-site during ground-disturbing activities,
18 such as brushing, scarification, grading, and trenching within the boundaries of
19 the cemetery addition and disposal area due to the potential for encountering
20 cultural features, such as human burials.
- 21 b) A pre-excavation agreement shall be executed between the applicant and the
22 San Luis Rey Band of Mission Indians, specifying the treatment of human
23 remains and any cultural resources uncovered and requiring Native American
24 monitoring for all ground-disturbing activities.
- 25 c) Native American monitors shall be present throughout all ground-disturbing
26 activities, such as brushing, scarification, grading, and trenching for the entire
27 project area. The powers of the monitors and the details of their work shall be
28 laid out in the pre-excavation agreement.

28 //

29 //

////

1 d) The archaeological monitors and Native American monitors shall have the
2 authority to temporarily halt or redirect grading, in order to examine any finds
3 made during the course of monitoring. The monitors shall determine the need
4 for further studies to assess unexpected cultural material encountered during
5 monitoring.

6 PASSED AND ADOPTED Resolution No. 2009-P33 on June 22, 2009 by the following vote,

7 to wit:

8 AYES:

9 NAYS:

10 ABSENT:

11 ABSTAIN:

12
13
14 _____
15 Claudia Troisi, Chairperson
16 Planning Commission

17 ATTEST:

18 _____
19 Jerry Hittleman, Secretary

20 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
21 this is a true and correct copy of Resolution No. 2009-P33.

22 Dated: June 22, 2009
23
24
25
26
27
28
29

1 OCEANSIDE HISTORIC PRESERVATION
2 ADVISORY COMMISSION
3 RESOLUTION NO. 2009-H01

4 A RESOLUTION OF THE OCEANSIDE HISTORIC PRESERVATION
5 ADVISORY COMMISSION OF THE CITY OF OCEANSIDE,
6 CALIFORNIA RECOMMENDING APPROVAL OF A DEVELOPMENT
7 PLAN, CONDITIONAL USE PERMIT, AND A HISTORIC PERMIT ON
CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

8 APPLICATION NO: D-13-08, C-38-08, & H-4-08
9 APPLICANT: Ivey Ranch Park Association
10 LOCATION: 110 Rancho Del Oro Drive (Ivey Ranch Park)

11 THE OCEANSIDE HISTORIC PRESERVATION ADVISORY COMMISSION OF THE
12 CITY OF OCEANSIDE, CALIFORNIA DOES RESOLVE AS FOLLOWS:

13 WHEREAS, there was filed with this Commission a verified petition on the forms
14 prescribed by the Commission requesting a Development Plan, Conditional Use Permit, and
15 Historic Permit under the provisions of Historic Preservation Ordinance (82-41) and Articles
16 15, 21, 30, 31, 40, 41, and 43 of the Zoning Ordinance of the City of Oceanside to permit the
following:

17 Expansion and development of new equestrian facilities, including two shed row stables
18 totaling 10,176 sq. ft. with pipe corrals, two modular classrooms totaling 1,053 sq. ft., a
19 211.1 sq. ft. restroom building, two sand based riding arenas, an open jumping area, and
20 a 12'-0" wide cantering track around the perimeter of the equestrian facilities on a .95
21 acre portion of Ivey Ranch Park in accordance with the amended and restated Property
22 Use Agreement executed on January 9, 2008;

23 On certain real property described in the project description.

24 WHEREAS, the Oceanside Historic Preservation Advisory Commission, after giving the
25 required notice, did on the 2nd day of June, 2009, conduct a duly advertised public hearing as
26 prescribed by law to consider said application.

27 WHEREAS, studies and investigations made by this Commission and in its behalf reveal
28 the following facts:

29 ///

1 FINDINGS:

- 2 1. The proposed location of the use is in accord with the objectives of this ordinance and the
3 purposes of the district in which the site is located because the development plan
4 proposal for the expansion of the existing equestrian facilities is consistent with the intent
5 of the General Plan Open Space (OS) Land Use Designation and Open Space-Historic
6 Overlay (OS-H) zoning designation in that all proposed improvements and on site
7 development will provide additional community oriented services for disabled and able
8 bodied persons, including Oceanside Citizens.
- 9 2. The expansion of the therapeutic equestrian use proposed and the ancillary criteria are
10 consistent with the Zoning Ordinance, the City Code, the Land Use Element, the
11 Mission San Luis Rey Historic Area Development Program and Design Guidelines that
12 consider deviations from the base zoning district offset by compensating benefits that
13 will allow development that will both preserve, enhance, and promote the heritage of
14 the City while providing community oriented services for disabled and able bodied
15 persons, including Oceanside Citizens.
- 16 3. The project design and its physical aspects pertaining to height, building area, and location
17 meets or exceeds the applicable zoning criteria and development standards as specified in
18 the Mission San Luis Rey de Francia Planned Development Program and Design
19 Guidelines where applicable, and have incorporated architectural elements that reflect the
20 ranch style character of the site.
- 21 4. That the site plan and physical design of the project is consistent with the policies
22 contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the
23 Development Guidelines for Hillside, and Section 3039 of the Oceanside Zoning
24 ordinance, because the site is relatively flat and Hillside guidelines are not applicable to
25 this site, and the proposed development would be compatible with the surrounding
development of community oriented services envisioned for Ivey Ranch Park.

26 NOW, THEREFORE, BE IT RESOLVED that the Oceanside Historic Preservation Advisory
27 Commission does hereby recommend approval of a Development Plan (D-13-08), Conditional
28 Use Permit (C-38-08), and Historic Permit (H-4-08) subject to the following conditions:

- 29 1. This Development Plan, Conditional Use Permit, and Historic Permit approves only the
following: Expansion and development of new equestrian facilities, including two shed

1 row stables totaling 10,176 sq. ft. with pipe corrals, two modular classrooms totaling
2 1,053 sq. ft., a 211.1 sq. ft. restroom building, two sand based riding arenas, an open
3 jumping area, and a 12'-0" wide cantering track around the perimeter of the equestrian
4 facilities on a .95 acre portion of Ivey Ranch Park in accordance with the amended and
5 restated Property Use Agreement executed on January 9, 2008. Any substantial
6 modification to the Development Plan in the design or layout shall require a revision to
7 the Historic Permit and/or a new Historic Permit.

8 2. The following conditions of approval shall be implemented on the proposed
9 development on the Planning Commission Resolution of approval:

- 10 a) An archaeological monitor shall be on-site during ground-disturbing activities,
11 such as brushing, scarification, grading, and trenching within the boundaries of
12 the cemetery addition and disposal area due to the potential for encountering
13 cultural features, such as human burials.
- 14 b) A pre-excavation agreement shall be executed between the applicant and the
15 San Luis Rey Band of Mission Indians, specifying the treatment of human
16 remains and any cultural resources uncovered and requiring Native American
17 monitoring for all ground-disturbing activities.
- 18 c) Native American monitors shall be present throughout all ground-disturbing
19 activities, such as brushing, scarification, grading, and trenching for the entire
20 project area. The powers of the monitors and the details of their work shall be
21 laid out in the pre-excavation agreement.

22 ////

23 ////

24 ////

25 ////

26 ////

27 ////

28 ////

29 ////

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29

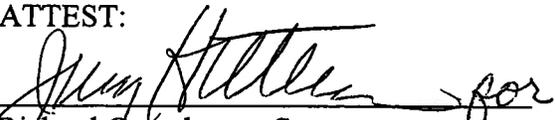
d) The archaeological monitors and Native American monitors shall have the authority to temporarily halt or redirect grading, in order to examine any finds made during the course of monitoring. The monitors shall determine the need for further studies to assess unexpected cultural material encountered during monitoring.

PASSED AND ADOPTED Resolution No. 2009-H01 on June 2, 2009 by the following vote, to wit:

AYES: Shoger, Root, Daley, Buccola
NAYS: None
ABSENT: Guatelli
ABSTAIN: None



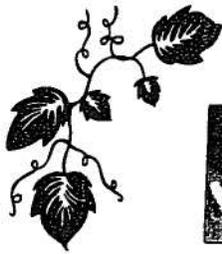
Lynn Paul Shoger, Chairman
Oceanside Historic Preservation
Advisory Commission

ATTEST:


Richard Greenbauer, Secretary

I, RICHARD T. GREENBAUER, Secretary of the Oceanside Historic Preservation Advisory Commission, hereby certify that this is a true and correct copy of Resolution No. 2009-H01.

Dated: June 2, 2009



Ivey Ranch Park Association, Inc.

110 Rancho Del Oro Road • Oceanside, CA 92057 • (760) 722-IVEY (4839) • (760) 722-6598 Fax

www.iveyranch.com

December 23, 2008

Mr. William F. Marquis
Senior Property Agent
City of Oceanside
Property Management Division
300 N. Coast Highway
Oceanside, CA 02-54

Received
JAN 12 2009
Planning Division

RE: Ivey Ranch Park Association Property Use Agreement

Dear Bill:

The purpose of this letter is to update you on the status of the Ivey Ranch Park Association work on the equestrian center in the center portion of the park, and to clarify certain provisions in our current Agreement related to this use. Based on recent meetings and discussions with staff regarding the process being required for the facility improvements, I believe that the clarification is both necessary and appropriate regarding the condition for obtaining a building and grading permit for construction, and would like to know if the conditions we have met to date are sufficient evidence of performance, or if formal modifications in the agreement are necessary.

Within the Agreement, and as summarized in your letter dated February 12, 2008, there are 5 performance time lines related to the equestrian facility. These are indicated below in their required sequence:

1. Within 60 days - provide proof of cooperation with Casa de Amparo for a new entry monument sign.
Completed. Letter filed on March 6, 2008 with attached e-mail from Sharon Delphenich.
2. Within 90 days - submit a business plan for the equestrian facility.
Completed. Submitted on April 9 and electronically April 17. This submittal included a business plan with a conceptual development plan, showing the nature and location of all improvements to be made to the equestrian facility, a strategy and schedule for development of the facility and financing plans for the project. I was not given any corrections, changes or

Programs for Disabled and Able Bodied Alike

Daycare/Respite Center • In Home Respite • Equestrian Center • Community Gardening • Camp Ivey

further requirements based on that submittal, and proceeded with our fund-raising and plans for construction of the equestrian facility.

3. Within one year - construct arena if building or grading permits are not required. (18 mos. if permits are required).

Completed. By July of 2008, the Ivey Ranch Park Association obtained sufficient funding to purchase and install the arena fencing, and began the process to assure that the arena construction would be complete within the one-year period (January 9, 2009). I was informed that the installation of the fencing did not require either a grading permit or a building permit, and the main arena was installed in October 2008.

4. Within one year - prepare plans and specifications, obtain a building and grading permit, if required, for construction of the equestrian center in the center portion of the park.
Underway. See further discussion below.

5. Within two years (no later than January 9, 2011) - complete construction of the Shedrow Barn.

Anticipate completion in required time frame, following approval of DP/CUP and issuance of permits.

During discussions regarding the arena installation and in working with our consultants to prepare construction drawings (plans and specifications), they questioned whether there might be a need for discretionary review and approvals for the overall equestrian facility, and we initiated a meeting with staff to clarify. Jerry Hittleman and Richard Greenbauer met with us on August 21, and indicated that we would need to process a Development Plan, Conditional Use Permit and Historic Permit for the facility, to be approved at a public hearing at the Planning Commission. The level of information and plans needed for this formal application included much more extensive engineering, architectural and landscape plans than the concept plan provided to you in April. Since that time I have been working with our consultants to prepare the necessary plans and documents for city review, and they have submitted those to the Planning Department. Unfortunately even this plan preparation took longer than expected, as there were issues in obtaining as-built plans for work previously done on the property, we needed to meet the most recent storm water requirements, and the level of detail was more than anticipated.

I thought that the business plan and attachments I submitted were sufficient to meet the terms of the Agreement for the conceptual plan. Had I been told that we needed to file a formal application for discretionary review at that time, I could have engaged the necessary consultants in a more timely manner to provide the required information for staff review. I now understand that we cannot obtain a building permit or grading permit, if required, until the DP and CUP are approved. The Planning Staff has indicated that they will work with us to minimize the necessary review time, which is appreciated, but clearly we would not be able to obtain discretionary approvals in a time frame that would allow us to obtain a building or, if necessary a grading permit, by January 9, 2009.

Now that I better understand the City approval process and permit sequence, I don't believe the provisions in the Agreement for obtaining a building and grading permit within one year are realistic

Now that I better understand the City approval process and permit sequence, I don't believe the provisions in the Agreement for obtaining a building and grading permit within one year are realistic or reasonable. We are hopeful that the onsite work can be done without need for a grading permit (given that the City has previously graded the site). However, should one be required, it is not possible to obtain a building permit until any grading work is done and the pad certified. I believe we all operated in good faith regarding the schedule provisions, but without a more accurate description of the process actually required by the City, it appears the criteria may have been inappropriate. Given the level of detail needed in the drawings and reports, the process and time frames typical for processing entitlements and permits in the City, the time allocated to this process in our agreement probably should have been more in the range of 18-24 months.

I believe the schedule conditions in the Agreement were intended to insure that this project would proceed to completion, and we remain committed to doing so. We are not asking to change any of the dates for completion of facility construction; we assume that our approvals can be obtained in plenty of time, so there is no reason to change overall completion dates for the Shedrow Barn. The buildings being proposed are modular or pre-fabricated structures that will have customized finishes, and can be installed quite quickly. However, understanding the need for DP/CUP review and approval, we would like to assure that our processing and approvals can extend beyond the January 9, 2009 date without creating conflicts with our Agreement.

The Ivey Ranch Park Association is committed to completing this equestrian facility, and has worked diligently to obtain our funding, complete the necessary design, drawings and technical reports. We have prepared extensive and detailed plans for the site, including drainage design, landscape plans and architectural plans and elevations for the proposed buildings. I need to know if having the application for the DP/CUP on file prior to the deadline date of January 9, 2009 can be accepted as adequate performance on our part to avoid having to formally amend the Agreement. If any modification in the Agreement is needed, please let me know immediately what that would involve in terms of process and schedule.

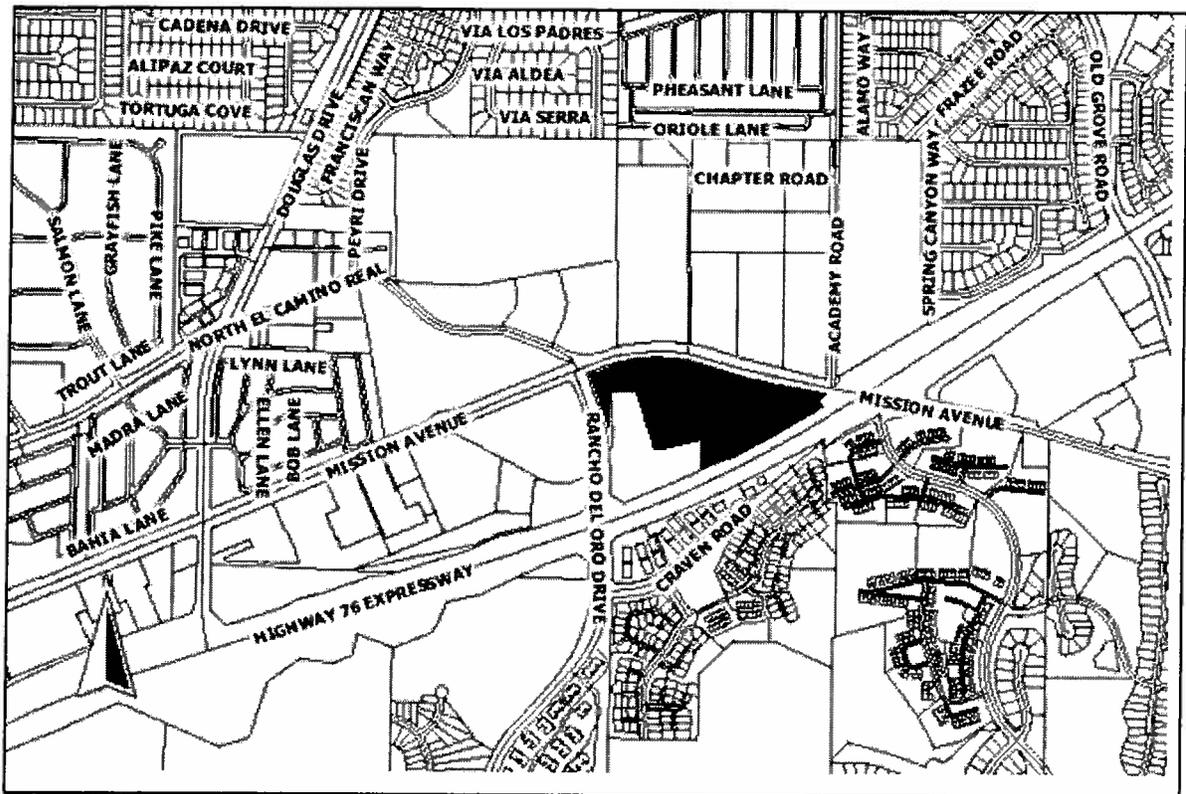
The Ivey Ranch Park Association values our ongoing relationship with the City in being able to provide important services to disabled persons within our community. If there is any additional information you need in regard to this matter, please contact me at 760-722-4839 or by email at Tonya@iveyranch.com Thank you in advance for your attention.

Sincerely,



Tonya Danielly
Executive Director

cc: Jerry Hittleman, City Planner
Richard Greenbauer, Senior Planner
Ann Gunter, The Lightfoot Planning Group



File Number: D-13-08, C-38-09, H-4-08

Applicant: Ivey Ranch Park Association

Description:

DEVELOPMENT PLAN (D-13-08), CONDITIONAL USE PERMIT (C-38-08), and HISTORIC PERMIT (H-4-08) for the expansion and development of new equestrian facilities, including two shed row stables totaling 10,176 square feet with pipe corrals, two modular classrooms totaling 1,053 square feet, a 211.1-square foot restroom building, two sand based riding arenas, an open jumping area, and a 12'-0" wide cantering track around the perimeter of the equestrian facilities located at the southeast corner of Mission Avenue and Rancho del Oro Drive. The project site is zoned OS-H (Open Space with an Historic Overlay) and is situated within the San Luis Rey Neighborhood. – **IVEY RANCH PARK EQUESTRIAN CENTER**

Environmental Determination:

The project is exempt from the California Environmental Quality Act.

City of Oceanside, Planning Division
300 N. Coast Highway
Oceanside, CA 92054 (760) 435-3520

IVEY RANCH PARK EQUESTRIAN CEN



Application For Public Hearing

Community Development Department / Planning Division
 (760) 435-3520
 Oceanside Civic Center 300 North Coast Highway
 Oceanside, California 92054-2885

STAFF USE ONLY

ACCEPTED 12/19/08 BY SH.
 Received
 DEC 19 2008
 Planning Division

Please Print Or Type All Information

HEARING

PART I - APPLICANT INFORMATION

1. APPLICANT Ivey Ranch Park Association	2. STATUS Tenant/Operator	GPA	
		MASTER/SP.PLAN	
		ZONE CH.	
3. ADDRESS 110 Rancho Del Oro Drive Oceanside, CA 92057	4. PHONE / FAX / E-mail 760-722-4839 760-722-6598 Fax	TENT. MAP	
		PAR. MAP	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) The Lightfoot Planning Group		DEV. PL	D-13-08
		C.U.P.	C-38-08
6. ADDRESS 5750 Fleet Street, Suite 250 Carlsbad, CA 92008	7. PHONE / Fax / E-mail (760) 692-1924 phone (760) 692-1935 fax	VARIANCE	
		COASTAL	

PART II - PROPERTY DESCRIPTION REV-2/26/09

8. LOCATION Southeast Corner of Mission Avenue and Rancho Del Oro Drive	9. SIZE 2.96 acres -project site
10. GENERAL PLAN Open Space	11. ZONING OS-H
12. LAND USE Open Space	13. ASSESSOR'S PARCEL NUMBER 158-067-03, 158-080-07, 158-591-04

PART III - PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION
 Development Plan, Conditional Use Permit and Historic Permit for an Equestrian Facility to include construction of teaching classrooms, restrooms, stables, corralled riding areas and equine-related improvements for children with and without special needs.

15. PROPOSED GENERAL PLAN n/a	16. PROPOSED ZONING n/a	17. PROPOSED LAND USE n/a	18. NO. UNITS n/a	19. DENSITY n/a
20. BUILDING SIZE 9,553 s.f. (net)	21. PARKING SPACES 2 new spaces plus existing	22. % LANDSCAPE 80%	23. % LOT COVERAGE or FAR 7%	

PART IV - ATTACHMENTS

<input checked="" type="checkbox"/> 24. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 25. LEGAL DESCRIPTION	<input type="checkbox"/> 26. TITLE REPORT
<input checked="" type="checkbox"/> 27. NOTIFICATION MAP & LABELS	<input checked="" type="checkbox"/> 28. ENVIRONMENTAL INFO FORM	<input checked="" type="checkbox"/> 29. PLOT PLANS
<input checked="" type="checkbox"/> 30. FLOOR PLANS AND ELEVATIONS	<input type="checkbox"/> 31. CERTIFICATION OF POSTING	<input checked="" type="checkbox"/> 32. OTHER (See attachment for required reports)

PART V - SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print): TOUYA DANIELLY	34. DATE 12/17/08	SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).	
Sign: <i>Touya Danielly</i>	37. OWNER (Print) City of Oceanside	38. DATE	

I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Sign:

RICHARDS

**IVEY RANCH PARK ASSOCIATION
Equestrian Center**

**Description and Justification
Development Plan
Conditional Use Permit and Historic Permit
Revised February 2009**

Received
FEB 26 2009
Planning Division

INTRODUCTION

The Ivey Ranch Park Association, under terms of their Property Use Agreement with the City of Oceanside, is proposing to develop equestrian facilities within the central area of Ivey Ranch Park to accommodate expansion of their therapeutic riding and equestrian center programs. The project area is approximately 0.95 acre within a portion of the City-owned park properties (Assessor Parcel Numbers 158-067-03, 158-080-07, 158-591-04) south of Mission Avenue, north of Highway 76 and east of Rancho Del Oro Drive. The park has a general plan designation of Open Space (OS), and corresponding zoning of Open Space- Historic (OS-H). Uses within the park are focused on community service providers/organizations, including Ivey Ranch Park Association, Canine Companions for Independence, and Casa de Amparo. This application consists of a Development Plan, Conditional Use Permit and Historic Permit for development of the new equestrian center facilities with a modular teaching classroom building, restrooms and all necessary equine programming elements and minor site drainage and landscape improvements.

BACKGROUND

The Ivey Ranch Park Association (Association) is a 28-year old, private, non-profit, community-based corporation that provides community services targeted to disabled and able-bodied children and young adults in the North San Diego County area. The Association is dedicated to encourage the interaction of disabled and able-bodied children by providing educational and recreational activities, since integration, inclusion and interaction are important components of the center's programs. The Association has operated at the Ivey Ranch Park for many years, and the programs offered include toddler, preschool, before and after-school care, facility based and in-home respite, therapeutic and able-bodied horseback riding, equine psychotherapy, summer camp, and a community garden.

The existing equestrian center, directly south of the project site, has been in operation for over 6 years, and currently serves over 70 children and young adults per month. Some of these children and young adults have moderate to severe disabilities, which include behavioral disorders, genetic disorders and disabilities caused by accident or trauma. The current facilities can handle limited classes and there is a waiting list for the programs. The proposed new equestrian facilities will expand the number of horses onsite from a maximum of 14 to a maximum of 30. This will increase the number of children that can be accommodated, and allow the Association to meet the

growing need of families requiring therapeutic and recreational activities, for those with and without special needs.

The equestrian activities at the site are scheduled similarly to other parks and recreation classes. The Ivey Ranch Park Association runs 5 sessions per year, with each session being 6 weeks. Each class meets once per week during the 6 weeks, and is approximately 1 hour. Classes are held every day but Monday. Weekday classes are primarily after school, from 3-5pm or until 6 pm during daylight savings time. Occasionally there is an earlier weekday class included on the schedule for pre-school children or adults. Saturday classes are 7:30-5pm and Sundays 9-3pm.

The existing equestrian center can serve only one class at a time; each class lasts for approximately one hour with no more than four students in it, and there is a waiting list for these programs. Most of the time, with special needs individuals, there are only two students at a time in each class.

Current programming accommodates up to 25 classes in each 6-week session. Each week, a total of approximately 70 students attend classes, and about half of the equestrian class students are from the day care programs at the ranch house.

With the proposed facilities and additional horses, classes can expand into the 4 teaching areas at one time. Typically this would represent 8 students onsite at a given time, with a maximum of 16 onsite at one time if there were the 4 students in all of the classes. The additional horses allowed for in the proposed facilities are projected to increase the students served each week from 70 to 280, allowing more children with special needs to participate in therapeutic horseback riding every week.

DEVELOPMENT PLAN

The development proposal includes new equestrian facilities to be constructed within a 0.95-acre project site north of the existing equestrian center. The new facility will include shed row stables and pipe corrals for the horses in the northwestern corner of the site. There will also be a new teaching classroom and restroom in the southwest part of the site. A landscape and seating area will be located near the classroom and restroom buildings. There are already two riding arenas in the central portion of the site, and a cantering track runs roughly around the perimeter of the project site, which are used for riding class activities serviced from the existing stables.

Building Design

The proposed structures within the new equestrian center are proposed to be consistent with the existing architectural elements found on other structures within the Ivey Ranch Park. The site is located within the Mission Historic District, but “any development proposal on the Ivey Ranch Park site” is specifically excluded from the architectural design guidelines (Section C of the Mission San Luis Rey Historic Area Development Program and Design Guidelines, page 3-9). All the proposed buildings onsite will be prefabricated structures, with exterior finishes customized to

reflect the ranch character of the site. This style is represented by the existing ranch house and the open character of the existing equestrian uses.

The newer Canine Companions and Casa de Amparo buildings within the park are stucco buildings with flat parapets, red tile roof accents at entries, and various trellis structures that provide shade over windows. The classroom and restroom buildings onsite will be prefabricated structures, with an exterior stucco finish. This will be consistent with these newer buildings onsite. In addition, entries will be enhanced with wood trellis structures, blending the wood materials found in both the Mission and Ranch styles. For the metal roofing on the stables and accent tiles on the columns, the architect has selected deep greens that are consistent with the existing ranch house trim, and provide a visual tie to that historic structure.

The proposed modular classroom building is approximately 10 feet in height and 1,053 square feet in size. The exterior will be completely re-surfaced, a trellis shade will be added to the front of the classroom building supported by stucco-finished columns, and a western-style parapet will be provided on the front of the classroom building facade to add visual interest at the main entry. The restroom building is approximately 11 feet in height, and 211 square feet. It will feature the same trellis shade and column addition as incorporated in the classroom building. The stables will utilize prefabricated steel building material primarily consisting of metal seam roof, fascia and siding along with galvanized iron pipe corrals. Stable 1, running east and west, will accommodate ten covered stalls with attached outdoor corrals along with a tack room and two grooming bays. Stable 2, running north and south, and will accommodate six covered stalls with attached outdoor corrals along with an office and lounge space, a tack room and two grooming bays. Exterior walls will have a painted steel finish. The stable roofs are a maximum of 15 feet in height at the peak and incorporate a covered walkway adjacent to the stalls. The total roofed area is approximately 5,188 square feet for Stable 1 and 4,263 square feet for Stable 2.

Setbacks

There are no specific setback requirements established for uses within the park. For this Open Space zone, development regulations are established by the Use Permit. The minimum setbacks from the adjacent street and use areas for the proposed structures are:

Front Setback (Street)

Classroom building	34 feet
--------------------	---------

Side Setback (adjacent to Casa de Amparo boundary)

Classroom building	50 feet
Restroom Building	60 feet
Stables – roofed portion	55 feet
Corrals – unroofed portion	31 feet

Setback of Open Corrals from Existing Buildings

From Casa De Amparo	87 feet
From Ivey Ranch House	80 feet

Access and Parking

Access to the project will be taken from the main park road, an improved street off Rancho del Oro Drive. The existing street also serves the other uses within the park, including neighboring Casa De Amparo and Canine Companions. There are 119 existing striped, angled, and parallel parking spaces located throughout Ivey Ranch Park, which will continue to be shared with the other uses within the park. This does not count the separate parking lots at the Canine Companions facility and at Casa De Amparo. The on-street spaces will easily meet demand to serve the proposed Equestrian Center. One new standard parking space and one new van-accessible parking space are proposed on the southwest corner of the project site near the new classroom building for convenient ADA access, and will replace 2 existing on-street parallel spaces.

Pedestrian access to the new equestrian center is through a rail opening across the cantering track located in the southwest corner of the project site. This pathway will provide direct connection to the classroom building, restrooms and the stables. A 16-foot wide emergency access is also proposed through a rail opening directly east of the pedestrian pathway. The emergency access will be improved with a pervious pavement treatment. Another rail opening is provided slightly past the mid-point of the project site frontage that provides access and connection to the existing equestrian facility driveway to the south.

The existing equestrian center includes areas for hay delivery and storage, as well as an existing 40-yard bin service for manure waste disposal, both of which will also serve the new equestrian facilities. This access point will be the primary route between the two areas for transporting hay and manure. Stalls are cleaned and waste is removed once per day, and this schedule is also specified in the lease. Waste disposal is currently serviced once per week, and this will be increased to twice per week to accommodate the additional horses that will be at these new facilities.

Site Drainage

The project site topography is relatively flat with minimal elevation differential. Site preparation will require minor work with no major earthwork or grading activity anticipated. The site has adequate existing utilities available to serve the intended use, including a sewer line that crosses the site, water, storm drain and dry utilities in the existing street and Rancho Del Oro Drive.

Impervious surfaces will be limited to a small area of concrete pedestrian walkway and the roof-covered building areas. The remainder of the site will consist of the retention of the existing dirt, pervious pavement at the emergency access, grass bioswale areas and landscaped trees, shrubs and ground covers. Water runoff from the site will generally drain from east to west. Runoff water will be directed into grass-lined biofiltration swales for treatment before leaving the site. The biofiltration swales are located generally between the two arenas, and behind the stables and corrals. Water leaving the biofiltration swales will be piped into an existing catch basin to the west, along the Casa De Amparo frontage.

Landscaping

New landscaping will be added to create a visually pleasing, yet open view of the equestrian center along the project frontage. The cantering track will be accentuated with shade trees at the west end, while providing an open view of the equestrian center as the focal point for an interesting ranch-style streetscape. Shade trees and landscaped ground covers will provide relief for spectators and visitors in the open area between the classroom and restroom buildings. Concrete paving will generally be limited to the small area of pathway between the proposed structures. All landscape and irrigation improvements for this project will be installed per Section 3019 of the Zoning Ordinance and the City's Landscape Design Guidelines. The selection of plant material is based on cultural, aesthetic, low water usage and maintenance considerations, with a special consideration for selecting plants not known to be toxic to horses. The use of California natives has been emphasized on the site, along with selections from the palette of the Mission Historic Guidelines. Some non-native plant materials remain in the plant palette to address specific site requirements, including biofiltration swales to meet stormwater requirements, and screening adjacent to Casa de Amparo.

CONDITIONAL USE PERMIT

The proposed equestrian center is considered a Park and Recreation Facilities use that is allowed with a use permit in the Open Space district (Section 1520 of the Zoning Ordinance).

The new equestrian center facilities will complement the existing equestrian areas operated by the Association located south of the project site. The proposed equestrian center will accommodate up to 16 additional horses and will allow for the enrollment of additional children with special needs to participate in therapeutic horseback riding every school year. The Association employs 16 regular staff, with up to 25 staff in the summer. The center also provides volunteer and summer intern programs to encourage local community members' participation. The existing equestrian center is operating at or near full capacity. The new equestrian center will allow the Association to continue to provide services for families with special needs and to be able to meet the ever-increasing enrollment anticipated in the future.

The City of Oceanside stipulates that three specific findings must be made before a conditional use permit can be approved. The proposed findings are as follows:

- 1. That the proposed location of the use is in accord with the objectives of this ordinance and the purposes of the district in which the site is located.*

The proposed location of the use meets the objectives of the ordinance and purposes of the Open Space district in which the site is located. This public park site is a focal point for community-service uses, including the Ivey Ranch Park Association's long-standing focus on providing care and recreation facilities for children with special needs. The proposed facilities will accommodate expansion of the existing successful equestrian programs

offered at the park, the proposed use is allowed within the district in which the site is located and would utilize this parkland for equine recreational activities.

2. *That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or the general welfare of the City.*

The proposed location of the new equestrian center will not be detrimental to the public health, safety or welfare of persons residing or working in the adjacent areas. The new equestrian center is compatible with existing uses within the surrounding neighborhood. An existing equestrian center south of the project site has been in operation for several years. The unique location of the project site within an open space/park area limits its potential impacts to the surrounding area. The activities associated with the proposed equestrian center will be supervised and confined within the center's premises and enclosures. Screening vegetation is proposed to be planted along the western boundary of the adjacent Casa de Amparo use area, with a setback for the corrals to include this vegetated screen, and bioswale area. The main roadway leading into the City-owned park properties, which would serve the project site, has very low volume of pedestrian and vehicular traffic, thus minimizing any potential hazards to both the equestrian center users and park users.

3. *That the proposed conditional use will comply with the provisions of this ordinance, including any specific condition required for the proposed conditional use in the district in which it would be located.*

The new equestrian center is consistent with all applicable provisions contained within the Zoning Ordinance and General Plan. The project will comply with all conditions that would be placed to insure compliance with applicable building and safety codes.

CONCLUSION

The addition of the new equestrian center would allow the Association to continue to provide community services to meet the growing need of families requiring therapeutic equine recreational activities and development programs for those with and without special needs. The proposed project will also provide additional valuable community services by continuing to offer volunteer and internship programs that would allow local community members and local teens to assist in supervision and general assistance in the operation of the facility.



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal Date:

1. **APPLICANT:** Ivey Ranch Park Association, Tenant/Operator
2. **ADDRESS:** 110 Rancho Del Oro Dr. Oceanside, CA.92057
3. **PHONE NUMBER:** (760) 722-4839
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Richard Greenbauer, Senior Planner
6. **PROJECT TITLE:** Ivey Ranch Park Equestrian Center
(D-13-08, C-38-08, and H-4-08)
7. **DESCRIPTION:** The applicant request approval of a Development Plan, Conditional Use Permit, and Historic Permit for the expansion and development of new equestrian facilities, including two shed row stables totaling 10,176 square feet with pipe corrals, two modular classrooms totaling 1,053 square feet, a 211.1-square foot restroom building, two sand based riding arenas, an open jumping area, and a 12'-0" wide cantering track around the perimeter of the equestrian facilities located at the southeast corner of Mission Avenue and Rancho del Oro Drive within the Mission San Luis Rey Neighborhood. The proposed location is zoned (OS-H), Open Space with a Historic Overlay, and has a General Plan Land Use designation of (OS), Open Space.

ADMINISTRATIVE DETERMINATION: Planning Department staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on that review, staff finds that the proposed project constitutes accessory (appurtenant) structures. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
- The project is statutorily exempt, Section _____, <name> (Sections 15260-15277); or,
- The project is categorically exempt, Class 3, "New construction" (Section 15303(e)); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).

Date:

Richard Greenbauer, Senior Planner

cc: Project file Counter file Library

Posting: County Clerk \$50.00 Admin. Fee