



Planning Division
Development Services Department
300 North Coast Highway | Oceanside, CA 92054
(760) 435-4373 | PlanningStaff@OceansideCA.org

Staff Reviewers: Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by the end of day on the day before the meeting.

OCEANSIDE DEVELOPER'S CONFERENCE* AGENDA

Wednesday, September 14, 2022 **REVISED**

Meeting 1: 9:30 a.m. – 10:30 a.m.

Project Description: Proposed wetland and upland habitat restoration: trail re-alignment 4.8 acres site located south of Eaton Street & west of Coast Hwy.

Project Number: ADM22-00063

Assessor Parcel Number(s): 155-034-15, 16, 17 & 155-190-12-00

Contact Person: Natalie Shapiro

Email: buenavistanature@gmail.com

Zoning: C-2

Land Use: C-GC

Neighborhood Area: South Oceanside

Meeting 2: 10:30 a.m. – 11:30 a.m.

Project Description: Proposed 4 acre Equestrian Center located at Rancho del Oro Drive & 76-Expressway (south of Mission Ave).

Project Number: ADM22-00065

Assessor Parcel Number(s): 158-080-21-00 & 158-591-07-00

Contact Person: Ivey Ranch park Association

Email: iveyranch@yahoo.com

Zoning: C-2

Land Use: CS-L

Neighborhood Area: San Luis Rey A-SLR

** The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference attendance by the public is at the discretion of the prospective applicant. Interested parties may contact the prospective applicant, whose contact information is included on the conference agenda. Questions and comments can also be addressed to Planning Division staff.*

ITEM 1





Developer's Conference (Pre-Application) Request Form

Development Services Department, Planning Division
300 N. Coast Hwy, Oceanside, CA 92054, (760) 435-4373

General Information

Project/Property Address:

Assessor's Parcel Number:

Lot Area (acres or SF):

Existing Use:

Brief Description of Proposal:

Property Owner & Applicant Information

Owner Name:

Phone Number & E-Mail Address:

Applicant Name:

Preferred # (406) 241-2153

Phone Number & E-Mail Address:

To be completed if the Applicant is not the Property Owner:

I authorize the applicant indicated above to submit the application on my behalf: _____

Signature of Property Owner
(or attach a Letter of Authorization)

Requested Meeting Date/Time (please provide 2 options)

1st choice date: Time preference: 9:30 am 10:30 am either

2nd choice date: Time preference: 9:30 am 10:30 am either

Requested Divisions to Attend (Planning attends all meetings)

Building Fire Water Engineering Transportation Solid Waste Other

Email the following PDF documents to PlanningStaff@oceansideca.org:

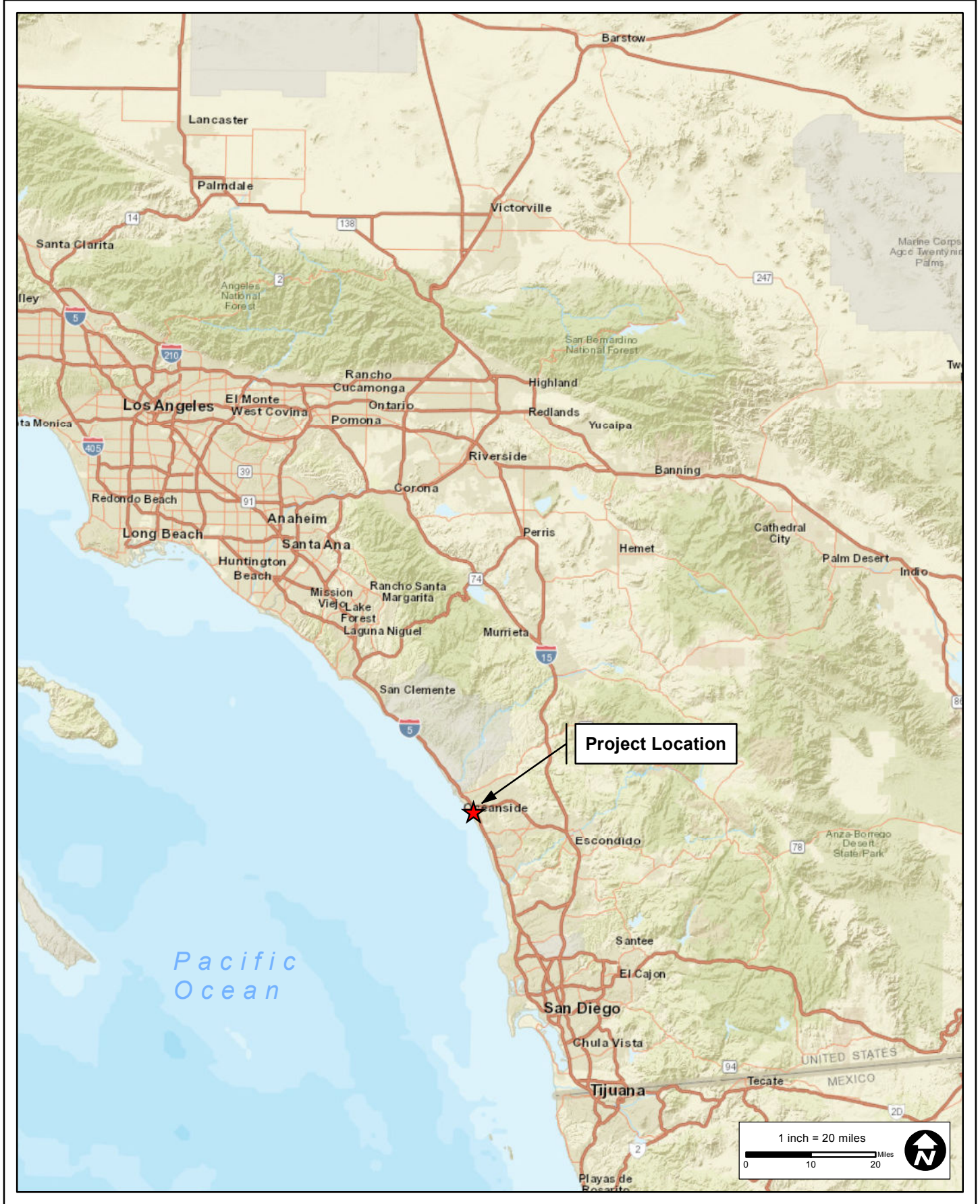
- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

To be completed by City staff:

Assigned meeting date:

Time:

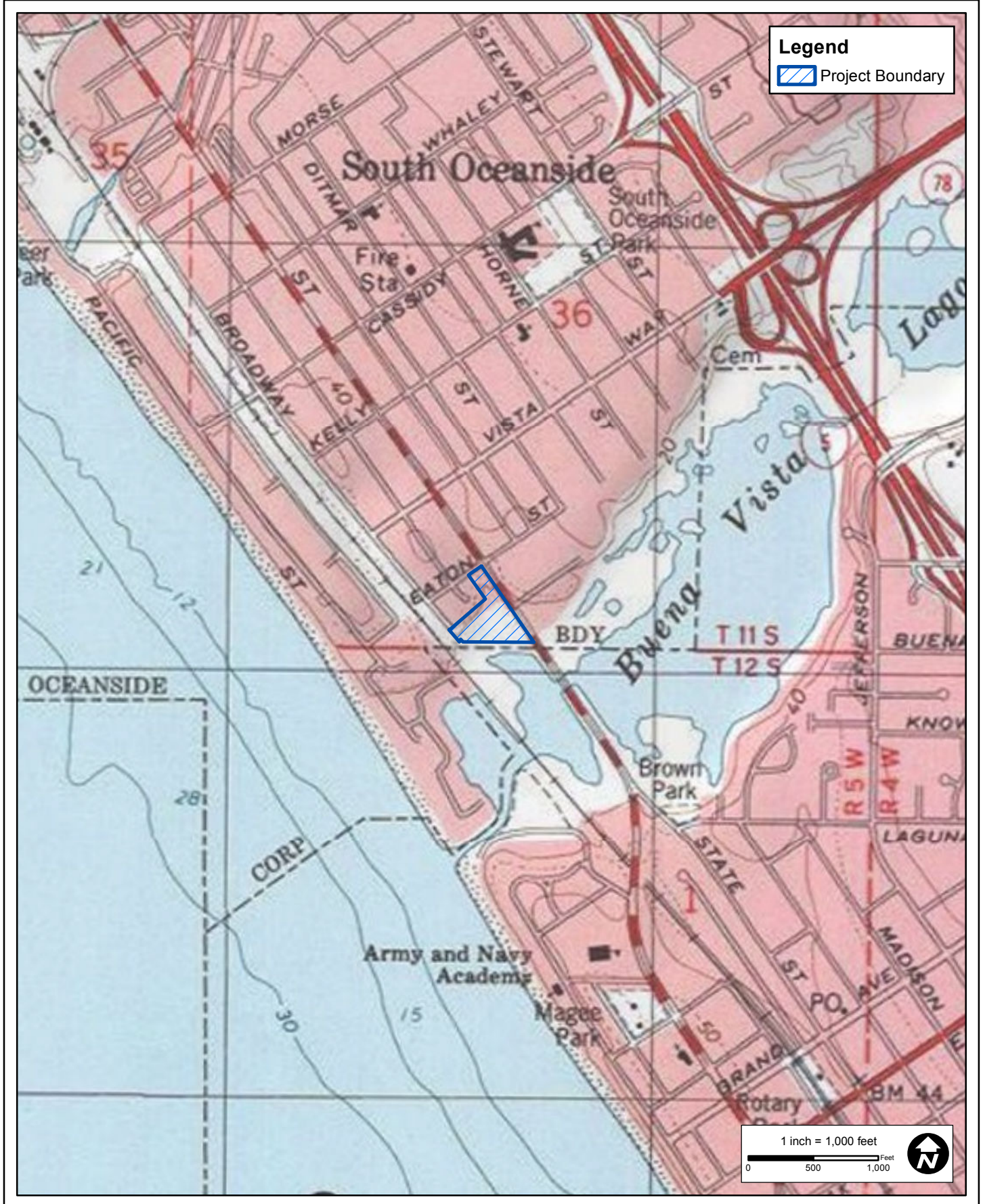
Assigned Project Planner:



Regional Location
Buena Vista Audubon Society Wetland Reserve
San Diego County, California

Figure 1





Vicinity Map
Buena Vista Audubon Society Wetland Reserve
San Diego County, California

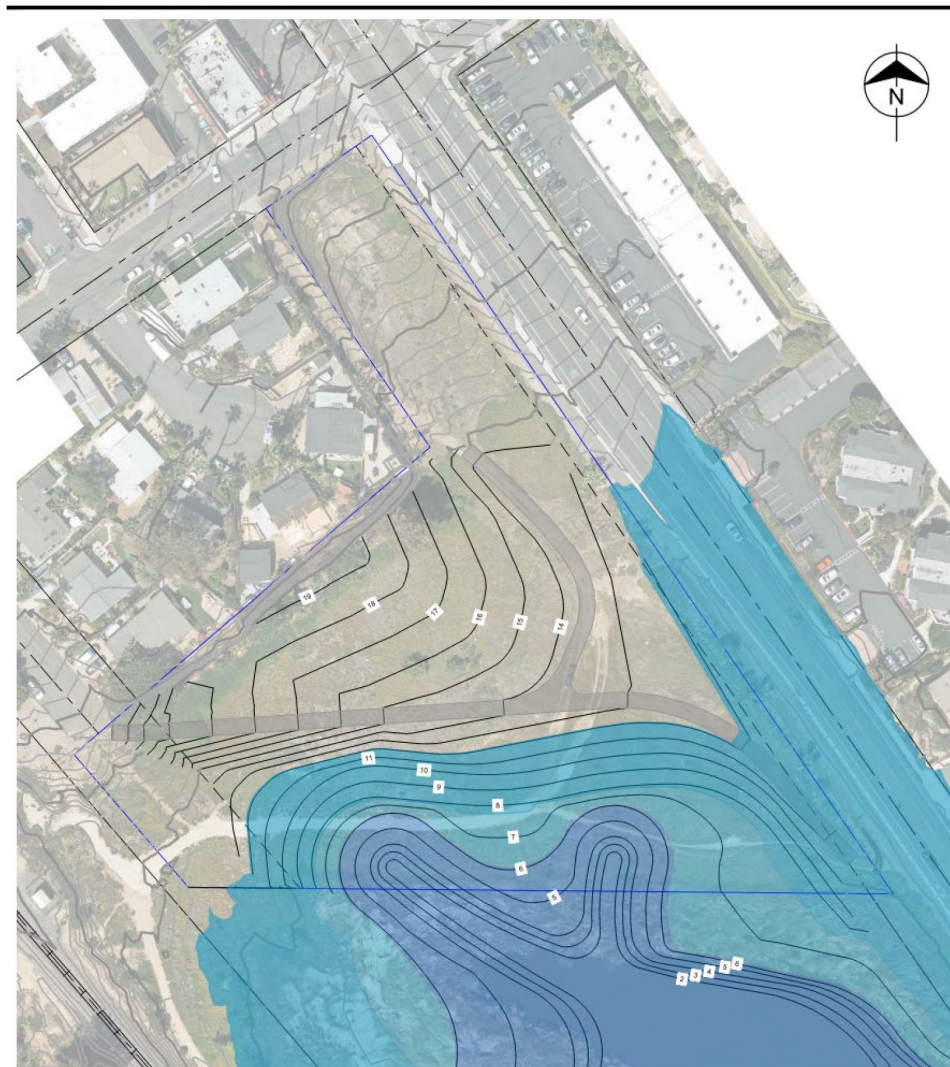
Figure 2





Preliminary Grading Plan

- Max. Water Elevation - Mean Sea Level Conditions:
 - 100 yr. event +12.1 ft NGVD
- Normal Water Level +7.7 ft NGVD
- 2-year event +6.1 ft NGVD



0 100' 200'
SCALE IN FEET

The Wetland Reserve Habitat Restoration and Resiliency Project

Project Applicant: Buena Vista Audubon Society, attn Natalie Shapiro, buenavistanature@gmail.com

APNs: 1550341500, 1550341600 15503417-00; 1551901200, + 2 City of Oceanside roads

Project Description

The proposed project consists of several components, including habitat restoration and creating transitional areas for sea level rise (SLR). The primary purpose is to restore wetland, transitional and upland habitat function and values. Currently the property is dominated by non-native vegetation. Wetland restoration will be accomplished through site grading, tying into existing wetland grades within the Buena Vista Lagoon, and allowing tidal influence once the larger BVL restoration project is complete. This will allow increased wetland hydrology, and will accommodate for sea level rise. The finished grades will also tie in with larger Buena Vista Lagoon Restoration Project's Modified Saltwater Alternative that is currently being designed.

On the northern part of the property, a 12 to 13-foot coastal bluff is occupied by invasive species that is periodically used as homeless encampments. Non-native trees and shrubs will be replaced with fire-tolerant native species that form a more open canopy, restoring coastal bluff scrub.

On the northeastern portion of the property a City of Oceanside owned driveway/road has been included in the Project footprints. This area is unpaved and during large rain events transport urban runoff and sediment directly onto the Property. Stabilizing this road will be incorporated into the Project design, pending City approval.

Near the northwestern portion of the property near Broadway Street, just offsite to the west, is a drainage channel that transports urban runoff onto the Property as sheet flow. During large storm events water flowing down Broadway Street also runs directly onto the Property, down a sloped area causing rill erosion. The Project would include design features to address these issues.

Currently there is a pedestrian trail that runs through the center of the property. Following site grading, the fill that is moved to the toe of the coastal bluff on the northern end of the property as part of the wetland restoration effort will serve to re-direct pedestrian access to that portion of the property, and will be an inadvertent benefit of the project. This realigned trail will connect to the existing bikepath on Pacific Coast Highway. Also part of the onsite wetland grading, fill from the restoration effort will be placed near the northwestern corner to allow a flat viewpoint near the preferred parking area on Broadway Street.

Overall, the components of the design include:

- Extending a low-flow channel from the Buena Vista Lagoon into the Preserve
- Altering site topography to allow for SLR adaptation and immediate improvement of wetland hydrology
- Removal of exotic vegetation & site planting with natives
- Relocation of the trail to the northern portion of the Project

ITEM 2





Developer's Conference (Pre-Application) Request Form

Development Services Department, Planning Division
300 N. Coast Hwy, Oceanside, CA 92054, (760) 435-4373

General Information

Project/Property Address: Rancho del Oro Drive and 76-Expressway

Assessor's Parcel Number: 158-080-21-00 & 158-591-07-00 Lot Area (acres or SF): 4 acres combined

Existing Use: CS-L-H and OS-H

Brief Description of Proposal:
Equestrian Center

Property Owner & Applicant Information

Owner Name: Mitchell Land and Improvement Company

Phone Number & E-Mail Address: (562) 433-1414 jbeuder@mitchellinc.com

Applicant Name: Ivey Ranch Park Association

Phone Number & E-Mail Address: (760) 722-4839 iveyranch@yahoo.com

To be completed if the Applicant is not the Property Owner:

I authorize the applicant indicated above to submit the application on my behalf: _____
Signature of Property Owner
(or attach a Letter of Authorization)

Requested Meeting Date/Time (please provide 2 options)

1st choice date: 9/14/2022 Time preference: 9:30 am 10:30 am either

2nd choice date: _____ Time preference: 9:30 am 10:30 am either

Requested Divisions to Attend (Planning attends all meetings)

Building Fire Water Engineering Transportation Solid Waste Other _____

Email the following PDF documents to PlanningStaff@oceansideca.org:

- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

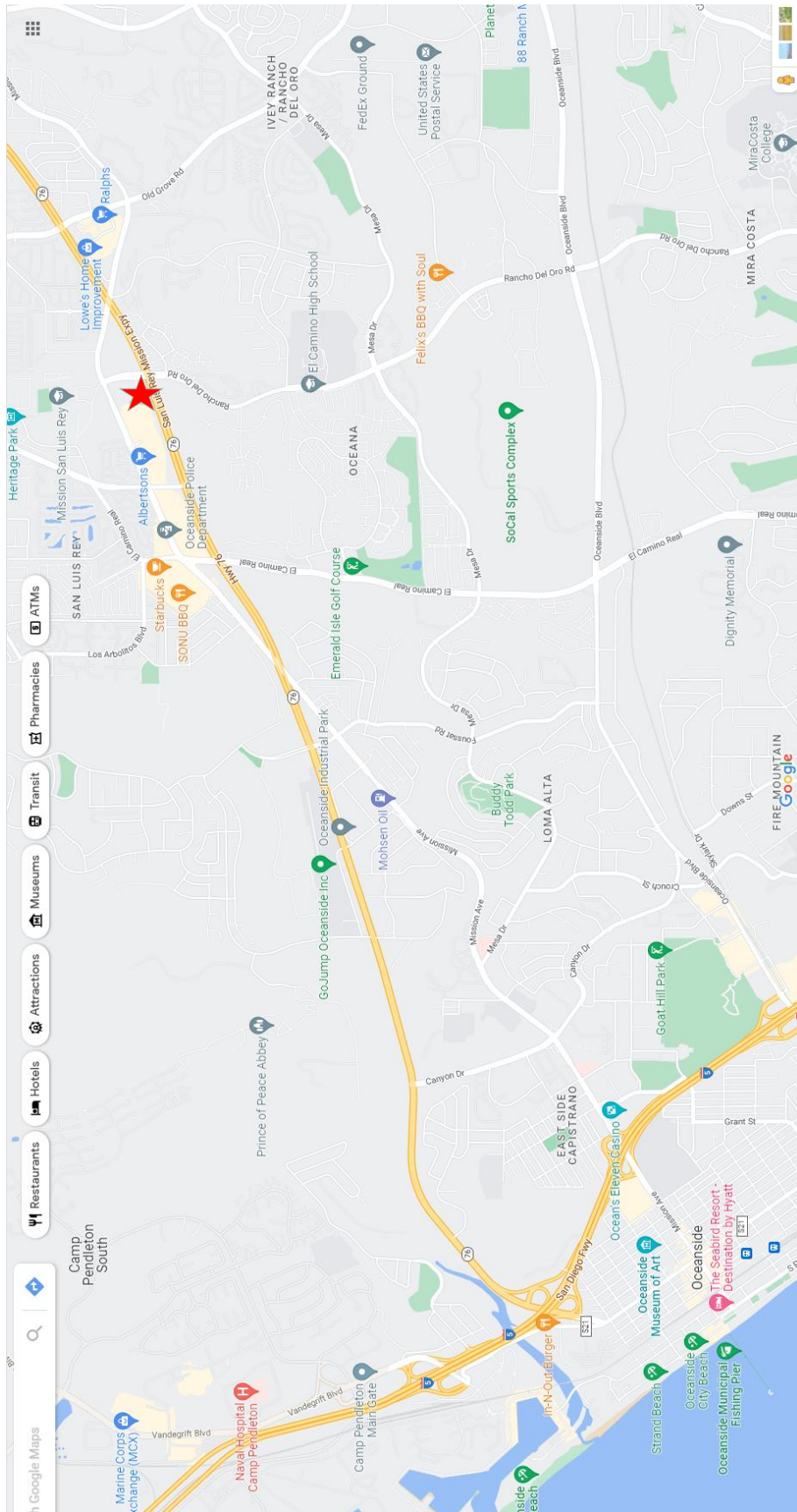
To be completed by City staff:

Assigned meeting date: September 14, 2022 Time: 10:30 A.M.

Assigned Project Planner: Delaney Carmen

Ivey Ranch Equestrian Center Developer's Conf. 9-14-2022

Regional Map via Google Maps



★ Subject Site



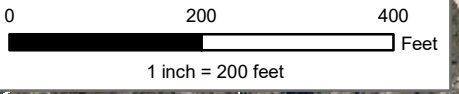
IVEY RANCH EQUESTRIAN CENTER



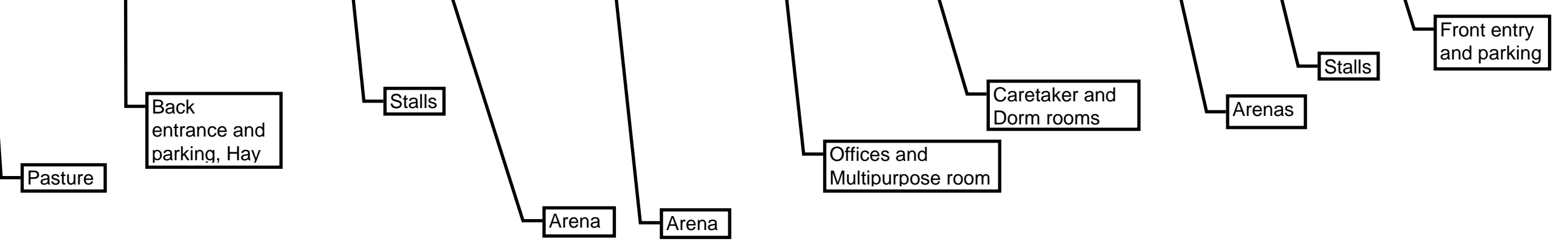
AERIAL



* This exhibit is for planning purposes only. Jurisdictional and parcel boundary information is based on current SANGIS data sources and layering information. There may be minor discrepancies with spatial data in this area. All boundaries should be verified prior to detailed design work.



Ivey Ranch Equestrian Center Developer's Conference



Ivey Ranch Equestrian Center Developer's Conf. 9-14-2022

1



Stalls at existing facility

2



Building at existing facility



Stalls at existing facility



Arena at existing facility

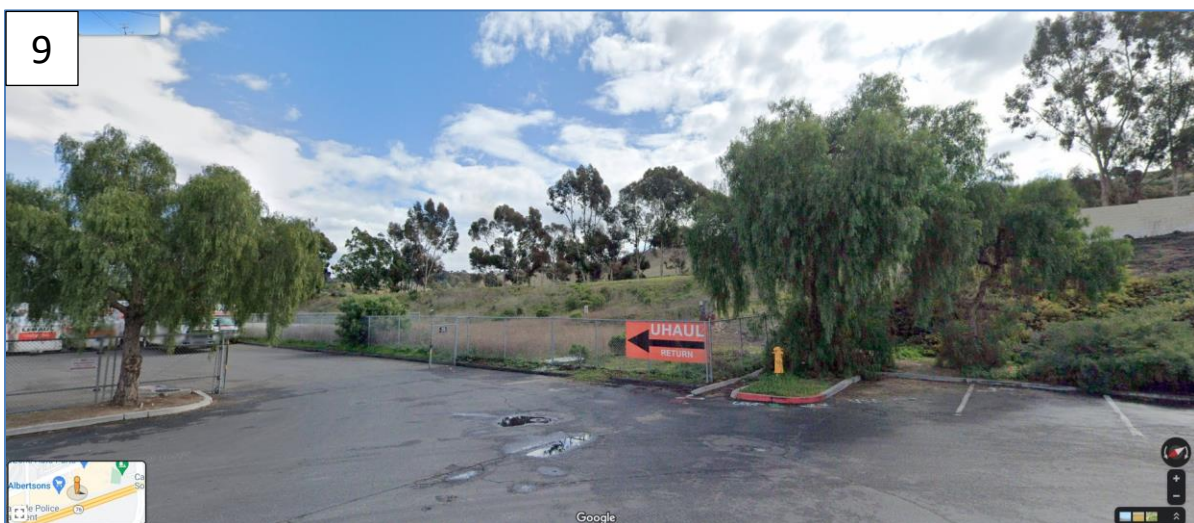




View from Rancho del Oro Drive



View from Rancho del Oro Drive and Hwy 76



View from shopping center/U-haul building at the northwest corner of project



110 Rancho del Oro Dr • Oceanside, CA 92057 • (760) 722-4839 • (760) 722-6598 Fax

www.iveyranch.com

August 5, 2022

Development Services Department, Planning Division

300 N. Coast Highway

Oceanside, CA 92054

PlanningStaff@oceansideca.org

RE: Assessor's Parcel Numbers 158-080-21-22 & 158-591-07-00

Ivey Ranch is requesting a Developer's Conference in reference to the above sited parcel numbers. Based on the outcome of this conference, adjacent parcels on the north and south side of the westside parcel will be acquired from CalTrans and a private land owner as well. The total acreage is directly west of our current facility and is space enough for us to duplicate our current Equine Assisted Services (EAS) program. After acquiring the properties, we intend to build two shedrow barns for twenty horses, four arenas, a hay barn, a Caretaker's house, and a Multipurpose/Therapy Center. We intend to double our current capacity by year 3 of a planned, 3-year buildout. As our program has grown, we have nearly hit the capacity of clients we can serve within our current facility. There are 25 horses and four arenas that currently facilitate 200 clients each week. Like the proposed facility, we currently have two shedrow barns, four arenas, a hay barn, a Caretaker's house, and a Multipurpose Room. We have maintained a 50+ client Wait List for the last two years and, as of January of 2022, that Wait List became 100+ clients. Ivey Ranch Park provides those with physical, mental, developmental, social and behavioral disabilities the chance to thrive in a safe, loving, and fun environment. This project is intended to serve approximately half of the 400 clients each week the total buildout will allow. This facility will become part of our current operation which is the only duly accredited equine center in the state of California.

Programs for Special Needs and Able Bodied Alike

Daycare/Respite Center * In-Home Respite * Equestrian Center * Community Gardening * Camp Ivey

Date: June 1, 2022

City of Oceanside
Building Division
300 N Coast Highway
Oceanside, CA 92054

Re: Authorization to Discuss Development of land from Property Owner

City of Oceanside Building Division:

I, Mitchell Land and Improvement Company, authorize Ivey Ranch Park Association, to speak with the City of Oceanside for the purpose of obtaining Planning and Developing information.

For this property only: Raw land located in Oceanside, APNs: 158-591-07-00, 158-080-21-00.

This authorization includes all supporting documentation for the purposes of possible development of said parcels listed above.

*FROM THE CITY TO
UPON MITCHELL LAND'S REQUEST, COPIES OF SUCH DOCUMENTATION SHALL BE PROVIDED TO MITCHELL LAND*

Signed under penalty of perjury,



Property Owner Authorized Signature

Jon Beuder, Executive Vice President, Mitchell Land and Improvement Co.

Property Owner Name

5375 East Second Street, Suite 200, Long Beach, CA 90803 - 562.433.1414

Property Owner Address & Phone

IVEY RANCH EQUESTRIAN CENTER

September 14, 2022

OVERVIEW

Ivey Ranch Equestrian Center is interested in expanding operations into vacant parcels across from Rancho del Oro Drive to the west. A description of the program, aerial of the site, and preliminary site plan is included with project documents. The site plan includes structures to support expansion of program operations plus two associated parking lots as designated on the site plan. If visitors to the site require assistance to reach areas of the site, they will be transported via golf cart. Paved vehicular drives are not needed or intended to be a part of the development.

PROJECT QUESTIONS

1. The current Ivey Ranch site is in a site zoned Open Space OS-H and was approved as a “Park and Recreational Facility” use, permitted in an open space zone with a CUP. The proposed project is on parcels zoned OS-H, same as the existing site, and Commercial CS-L-H, where a “Park and Rec Facility” use is permitted on sites under 2 acres. The zoning code appears silent for sites over 2 acres. The commercial parcel is 2.29 acres. Can this use be permitted on that site with a CUP, or could staff support a variance to permit the use on approximately 3 acres of CS-zoned land given the adjacency to the highway and to the open space parcel?
2. The “front” of the project site would be the portion fronting Rancho del Oro Drive on the open space site which does not specify setbacks except through the CUP. The commercial parcel does have development standards that include setbacks for front and side corner yards. Would standard setbacks apply for the Cs parcels or are parcels considered integrated into the entire project as a whole in determining which setbacks apply to each boundary line? Or can setbacks be established through a CUP on the CS parcels, as they would be for the OS parcel?
3. The intention is for people to move around the site by foot or on a golf cart if needed. The building labeled “dorm housing” will house a permanent onsite caretaker and provide dorm rooms for temporary employees coming to the site for training for up to three months. Is fire vehicle access needed to this building? Would they need access to the open arenas or horse stalls beyond typical hose pull requirements?
4. Would the project be eligible for a CEQA exemption if the project area totals less than 5 acres?
5. What is the minimum setback distance from the project parking lot entry off Rancho del Oro Drive and the intersection of Rancho del Oro Drive and Highway 76?