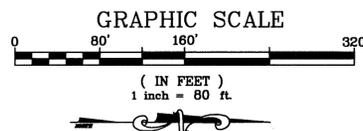


MAJOR USE PERMIT PLOT PLAN P-07-012

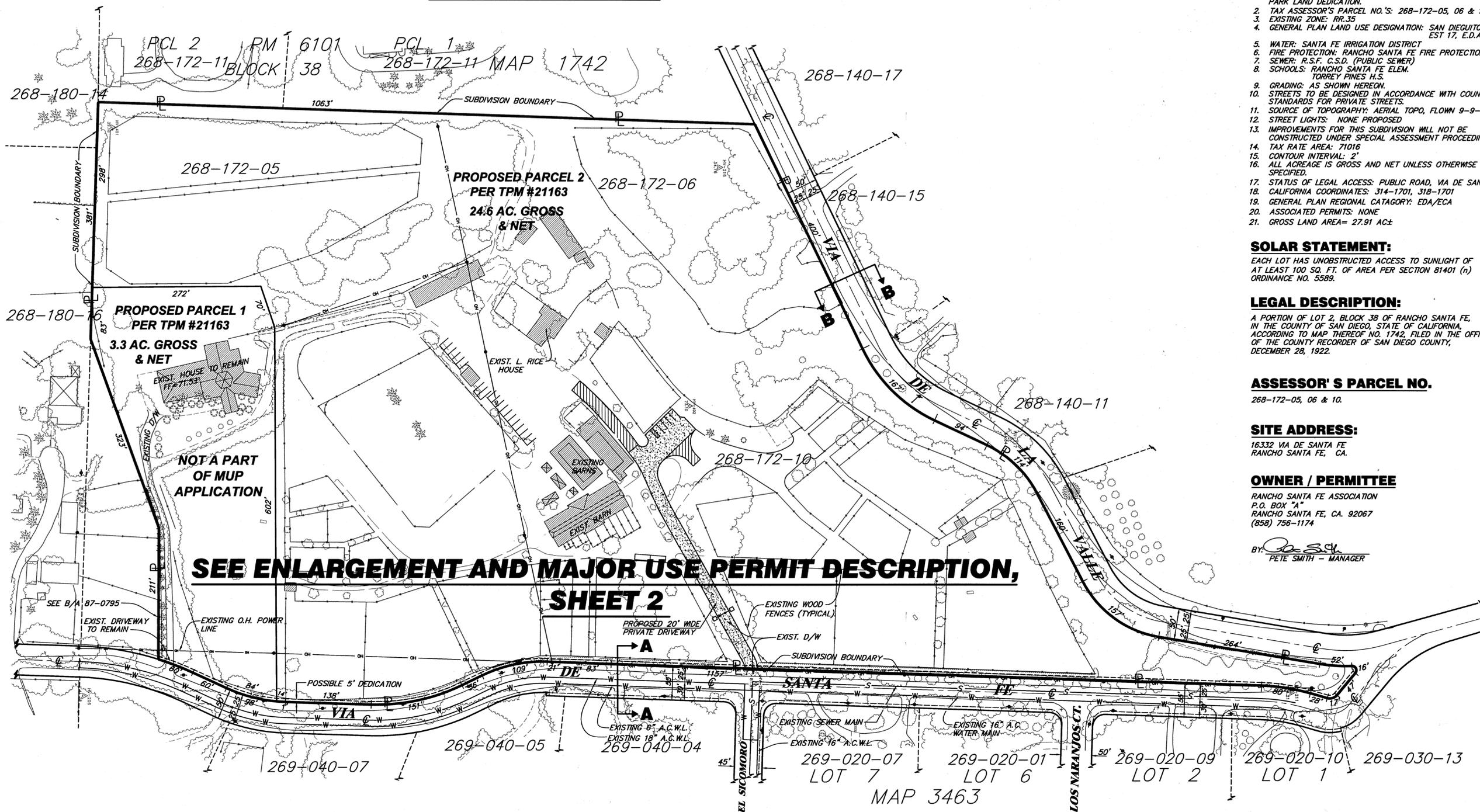
OSUNA RANCH



County of San Diego
DEPARTMENT OF PLANNING AND LAND USE
ZONING INFORMATION

Site: 268-172-5, 6 & 10
Community Plan: SAN DIEGUITO
General Plan Designation: EST 17
Regional Category: E.D.A./E.C.A.

USE REGULATIONS	RR .35
ANIMAL REGULATIONS	V
Density	.35
Lot Size	2.86AC.
Building Type	B
Maximum Floor Area	-
Floor Area Ratio	-
HEIGHT	G
Lot Coverage	-
Setback	A
Open Space	-
SPECIAL AREA REGULATIONS	-



GENERAL NOTES:

- WHERE REQUIRED, PARK FEES WILL BE PAID IN LIEU OF PARK LAND DEDICATION.
- TAX ASSESSOR'S PARCEL NO.'S: 268-172-05, 06 & 10.
- EXISTING ZONE: RR.35
- GENERAL PLAN LAND USE DESIGNATION: SAN DIEGUITO EST 17, E.D.A.
- WATER: SANTA FE IRRIGATION DISTRICT
- FIRE PROTECTION: RANCHO SANTA FE FIRE PROTECTION DIST.
- SEWER: R.S.F. C.S.D. (PUBLIC SEWER)
- SCHOOLS: RANCHO SANTA FE ELEM. TORREY PINES H.S.
- GRADING: AS SHOWN HEREON.
- STREETS TO BE DESIGNED IN ACCORDANCE WITH COUNTY STANDARDS FOR PRIVATE STREETS.
- SOURCE OF TOPOGRAPHY: AERIAL TOPO, FLOWN 9-9-98
- STREET LIGHTS: NONE PROPOSED
- IMPROVEMENTS FOR THIS SUBDIVISION WILL NOT BE CONSTRUCTED UNDER SPECIAL ASSESSMENT PROCEEDINGS.
- TAX RATE AREA: 71016
- CONTOUR INTERVAL: 2'
- ALL ACREAGE IS GROSS AND NET UNLESS OTHERWISE SPECIFIED.
- STATUS OF LEGAL ACCESS: PUBLIC ROAD, VIA DE SANTA FE.
- CALIFORNIA COORDINATES: 314-1701, 318-1701
- GENERAL PLAN REGIONAL CATEGORY: EDA/ECA
- ASSOCIATED PERMITS: NONE
- GROSS LAND AREA= 27.91 AC±

SOLAR STATEMENT:

EACH LOT HAS UNOBSTRUCTED ACCESS TO SUNLIGHT OF AT LEAST 100 SQ. FT. OF AREA PER SECTION 81401 (n) ORDINANCE NO. 5589.

LEGAL DESCRIPTION:

A PORTION OF LOT 2, BLOCK 38 OF RANCHO SANTA FE, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1742, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 28, 1922.

ASSESSOR'S PARCEL NO.

268-172-05, 06 & 10.

SITE ADDRESS:

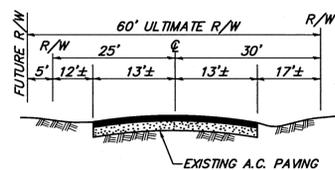
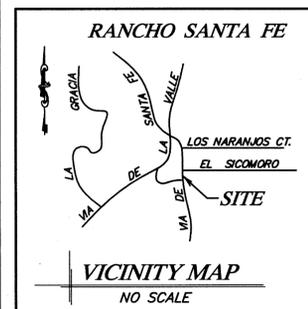
16332 VIA DE SANTA FE
RANCHO SANTA FE, CA.

OWNER / PERMITTEE

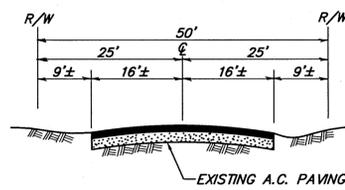
RANCHO SANTA FE ASSOCIATION
P.O. BOX "A"
RANCHO SANTA FE, CA. 92067
(858) 756-1174

BY: *Pete Smith*
PETE SMITH - MANAGER

SEE ENLARGEMENT AND MAJOR USE PERMIT DESCRIPTION, SHEET 2



TYPICAL CROSS SECTION A-A
VIA DE SANTA FE - NO SCALE



TYPICAL CROSS SECTION B-B
VIA DE LA VALLE - NO SCALE

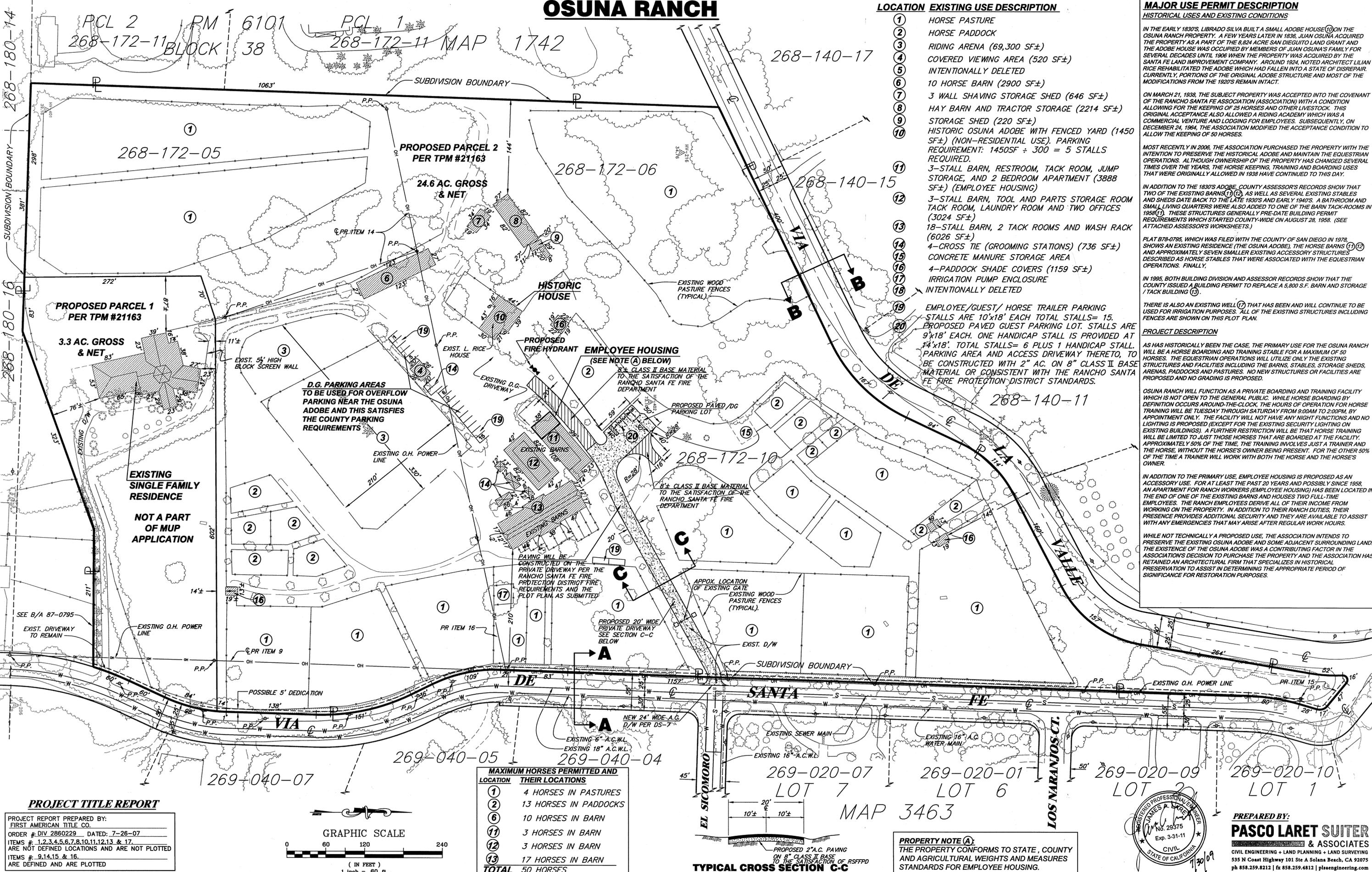
PREPARED BY:
James A. Laret
JAMES A. LARET R.C.E. 29375 DATE



PASCO LARET SUITER & ASSOCIATES
CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING
535 N Coast Highway 101 Ste A Solana Beach, CA 92075
ph 858.259.8212 | fx 858.259.4812 | plseengineering.com

MAJOR USE PERMIT PLOT PLAN P-07-012

OSUNA RANCH



LOCATION EXISTING USE DESCRIPTION

- 1 HORSE PASTURE
- 2 HORSE PADDOCK
- 3 RIDING ARENA (69,300 SF±)
- 4 COVERED VIEWING AREA (520 SF±)
- 5 INTENTIONALLY DELETED
- 6 10 HORSE BARN (2900 SF±)
- 7 3 WALL SHAVING STORAGE SHED (646 SF±)
- 8 HAY BARN AND TRACTOR STORAGE (2214 SF±)
- 9 STORAGE SHED (220 SF±)
- 10 HISTORIC OSUNA ADOBE WITH FENCED YARD (1450 SF±) (NON-RESIDENTIAL USE). PARKING REQUIREMENT: 1450SF ÷ 300 = 5 STALLS REQUIRED.
- 11 3-STALL BARN, RESTROOM, TACK ROOM, JUMP STORAGE, AND 2 BEDROOM APARTMENT (3888 SF±) (EMPLOYEE HOUSING)
- 12 3-STALL BARN, TOOL AND PARTS STORAGE ROOM, TACK ROOM, LAUNDRY ROOM AND TWO OFFICES (3024 SF±)
- 13 18-STALL BARN, 2 TACK ROOMS AND WASH RACK (6026 SF±)
- 14 4-CROSS TIE (GROOMING STATIONS) (736 SF±)
- 15 CONCRETE MANURE STORAGE AREA
- 16 4-PADDOCK SHADE COVERS (1159 SF±)
- 17 IRRIGATION PUMP ENCLOSURE
- 18 INTENTIONALLY DELETED
- 19 EMPLOYEE/GUEST/ HORSE TRAILER PARKING STALLS ARE 10'x18' EACH TOTAL STALLS= 15.
- 20 PROPOSED PAVED GUEST PARKING LOT. STALLS ARE 9'x18' EACH. ONE HANDICAP STALL IS PROVIDED AT 14'x18'. TOTAL STALLS= 6 PLUS 1 HANDICAP STALL. PARKING AREA AND ACCESS DRIVEWAY THERETO, TO BE CONSTRUCTED WITH 2" AC. ON 8" CLASS II BASE MATERIAL OR CONSISTENT WITH THE RANCHO SANTA FE FIRE PROTECTION DISTRICT STANDARDS.

MAJOR USE PERMIT DESCRIPTION

HISTORICAL USES AND EXISTING CONDITIONS

IN THE EARLY 1830'S, LIBRADO SILVA BUILT A SMALL ADOBE HOUSE ON THE OSUNA RANCH PROPERTY. A FEW YEARS LATER IN 1836, JUAN OSUNA ACQUIRED THE PROPERTY AS A PART OF THE 8,824 ACRE SAN DIEGUITO LAND GRANT AND THE ADOBE HOUSE WAS OCCUPIED BY MEMBERS OF JUAN OSUNA'S FAMILY FOR SEVERAL DECADES UNTIL 1906 WHEN THE PROPERTY WAS ACQUIRED BY THE SANTA FE LAND IMPROVEMENT COMPANY. AROUND 1924, NOTED ARCHITECT LILIAN RICE REHABILITATED THE ADOBE WHICH HAD FALLEN INTO A STATE OF DISREPAIR. CURRENTLY, PORTIONS OF THE ORIGINAL ADOBE STRUCTURE AND MOST OF THE MODIFICATIONS FROM THE 1920'S REMAIN INTACT.

ON MARCH 21, 1938, THE SUBJECT PROPERTY WAS ACCEPTED INTO THE COVENANT OF THE RANCHO SANTA FE ASSOCIATION (ASSOCIATION) WITH A CONDITION ALLOWING FOR THE KEEPING OF 25 HORSES AND OTHER LIVESTOCK. THIS ORIGINAL ACCEPTANCE ALSO ALLOWED A RIDING ACADEMY WHICH WAS A COMMERCIAL VENTURE AND LODGING FOR EMPLOYEES. SUBSEQUENTLY, ON DECEMBER 24, 1964, THE ASSOCIATION MODIFIED THE ACCEPTANCE CONDITION TO ALLOW THE KEEPING OF 50 HORSES.

MOST RECENTLY IN 2006, THE ASSOCIATION PURCHASED THE PROPERTY WITH THE INTENTION TO PRESERVE THE HISTORICAL ADOBE AND MAINTAIN THE EQUESTRIAN OPERATIONS. ALTHOUGH OWNERSHIP OF THE PROPERTY HAS CHANGED SEVERAL TIMES OVER THE YEARS, THE HORSE KEEPING, TRAINING AND BOARDING USES THAT WERE ORIGINALLY ALLOWED IN 1938 HAVE CONTINUED TO THIS DAY.

IN ADDITION TO THE 1830'S ADOBE, COUNTY ASSESSOR'S RECORDS SHOW THAT TWO OF THE EXISTING BARN'S (1) (2), AS WELL AS SEVERAL EXISTING STABLES AND SHEDS DATE BACK TO THE LATE 1930'S AND EARLY 1940'S. A BATHROOM AND SMALL LIVING QUARTERS WERE ALSO ADDED TO ONE OF THE BARN TACK-ROOMS IN 1958 (1). THESE STRUCTURES GENERALLY PRE-DATE BUILDING PERMIT REQUIREMENTS WHICH STARTED COUNTY-WIDE ON AUGUST 28, 1958. (SEE ATTACHED ASSESSOR'S WORKSHEETS.)

PLAT B78-0785, WHICH WAS FILED WITH THE COUNTY OF SAN DIEGO IN 1978, SHOWS AN EXISTING RESIDENCE (THE OSUNA ADOBE), THE HORSE BARN'S (1) (2) AND APPROXIMATELY SEVEN SMALLER EXISTING ACCESSORY STRUCTURES DESCRIBED AS HORSE STABLES THAT WERE ASSOCIATED WITH THE EQUESTRIAN OPERATIONS. FINALLY,

IN 1985, BOTH BUILDING DIVISION AND ASSESSOR RECORDS SHOW THAT THE COUNTY ISSUED A BUILDING PERMIT TO REPLACE A 5,800 S.F. BARN AND STORAGE / TACK BUILDING (3).

THERE IS ALSO AN EXISTING WELL (7) THAT HAS BEEN AND WILL CONTINUE TO BE USED FOR IRRIGATION PURPOSES. ALL OF THE EXISTING STRUCTURES INCLUDING FENCES ARE SHOWN ON THIS PLOT PLAN.

PROJECT DESCRIPTION

AS HAS HISTORICALLY BEEN THE CASE, THE PRIMARY USE FOR THE OSUNA RANCH WILL BE A HORSE BOARDING AND TRAINING STABLE FOR A MAXIMUM OF 50 HORSES. THE EQUESTRIAN OPERATIONS WILL UTILIZE ONLY THE EXISTING STRUCTURES AND FACILITIES INCLUDING THE BARN'S, STABLES, STORAGE SHEDS, ARENAS, PADDOCKS AND PASTURES. NO NEW STRUCTURES OR FACILITIES ARE PROPOSED AND NO GRADING IS PROPOSED.

OSUNA RANCH WILL FUNCTION AS A PRIVATE BOARDING AND TRAINING FACILITY WHICH IS NOT OPEN TO THE GENERAL PUBLIC. WHILE HORSE BOARDING BY DEFINITION OCCURS AROUND-THE-CLOCK, THE HOURS OF OPERATION FOR HORSE TRAINING WILL BE TUESDAY THROUGH SATURDAY FROM 9:00AM TO 2:00PM, BY APPOINTMENT ONLY. THE FACILITY WILL NOT HAVE ANY NIGHT FUNCTIONS AND NO LIGHTING IS PROPOSED (EXCEPT FOR THE EXISTING SECURITY LIGHTING ON EXISTING BUILDINGS). A FURTHER RESTRICTION WILL BE THAT HORSE TRAINING WILL BE LIMITED TO JUST THOSE HORSES THAT ARE BOARDED AT THE FACILITY. APPROXIMATELY 50% OF THE TIME THE TRAINING INVOLVES JUST A TRAINER AND THE HORSE, WITHOUT THE HORSE'S OWNER BEING PRESENT. FOR THE OTHER 50% OF THE TIME A TRAINER WILL WORK WITH BOTH THE HORSE AND THE HORSE'S OWNER.

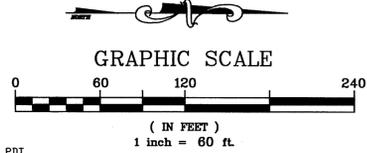
IN ADDITION TO THE PRIMARY USE, EMPLOYEE HOUSING IS PROPOSED AS AN ACCESSORY USE. FOR AT LEAST THE PAST 20 YEARS AND POSSIBLY SINCE 1958, AN APARTMENT FOR RANCH WORKERS (EMPLOYEE HOUSING) HAS BEEN LOCATED IN THE END OF ONE OF THE EXISTING BARN'S AND HOUSES TWO FULL-TIME EMPLOYEES. THE RANCH EMPLOYEES DERIVE ALL OF THEIR INCOME FROM WORKING ON THE PROPERTY. IN ADDITION TO THEIR RANCH DUTIES, THEIR PRESENCE PROVIDES ADDITIONAL SECURITY AND THEY ARE AVAILABLE TO ASSIST WITH ANY EMERGENCIES THAT MAY ARISE AFTER REGULAR WORK HOURS.

WHILE NOT TECHNICALLY A PROPOSED USE, THE ASSOCIATION INTENDS TO PRESERVE THE EXISTING OSUNA ADOBE AND SOME ADJACENT SURROUNDING LAND. THE EXISTENCE OF THE OSUNA ADOBE WAS A CONTRIBUTING FACTOR IN THE ASSOCIATION'S DECISION TO PURCHASE THE PROPERTY AND THE ASSOCIATION HAS RETAINED AN ARCHITECTURAL FIRM THAT SPECIALIZES IN HISTORICAL PRESERVATION TO ASSIST IN DETERMINING THE APPROPRIATE PERIOD OF SIGNIFICANCE FOR RESTORATION PURPOSES.

LOCATION	THEIR LOCATIONS
1	4 HORSES IN PASTURES
2	13 HORSES IN PADDOCKS
6	10 HORSES IN BARN
11	3 HORSES IN BARN
12	3 HORSES IN BARN
13	17 HORSES IN BARN
TOTAL	50 HORSES

PROJECT TITLE REPORT

PROJECT REPORT PREPARED BY:
FIRST AMERICAN TITLE CO.
ORDER # DIV 2860229 DATED: 7-26-07
ITEMS # 1,2,3,4,5,6,7,8,10,11,12,13 & 17
ARE NOT DEFINED LOCATIONS AND ARE NOT PLOTTED
ITEMS # 9,14,15 & 16
ARE DEFINED AND ARE PLOTTED



TYPICAL CROSS SECTION C-C DRIVEWAY - NO SCALE

PROPERTY NOTE (A):
THE PROPERTY CONFORMS TO STATE, COUNTY AND AGRICULTURAL WEIGHTS AND MEASURES STANDARDS FOR EMPLOYEE HOUSING.



PREPARED BY:
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