

Board of Supervisors Hearing Date: March 24, 2009
Case Summary: Project No. R2006-01208-(5) (Conditional Use Permit)
Project Applicant: Denise Tomey, Carousel Ranch

RPC Hearing Date: December 3, 2008

Synopsis

The applicant, Denise Tomey of Carousel Ranch is requesting a Conditional Use Permit to authorize the construction, operation and maintenance of a Riding Academy with a covered riding arena and equestrian facility with a care takers unit associated with therapeutic programs for disabled children. The 10.25 acre site will be utilized for a riding academy and equestrian related activities to provide developmental therapeutic programs for children with special needs. There would be occasional community events requiring the application and approval of Temporary Use Permits from the Department of Regional Planning. Included in the request is a modification for side yard setbacks, the applicant requests a 5 foot deviation from the Agua Dulce CSD which requires 25 side yard setback. They have a care-takers trailer located 20 feet from the side property line. Property is located at 34289 Rocking Horse Road, Agua Dulce.

Project Proponents

- Provides a special service for disabled children.
- Maintains rural character of area.

Project Opposition

- The main opposition comes from adjacent neighbor, Mr. Leonard his biggest concern is the mobile trailer that is currently located within a road easement and within the side yard setback area. The road easement belongs to the County is considered a "paper road" that exists only on paper since there are no plans to develop it. Public Works has allowed the trailer to remain in the easement under the condition it be moved should the road be developed. Mr. Leonard objects to this being allowed.
- Mr. Leonard objects to prison labor being used. Previously the Carousel Ranch used the County Fire Crew to do some weed abatement, the Fire Chief has since withdrawn from assisting Carousel Ranch after concerns were raised.
- Mr. Leonard has raised concerns about allowing a business to operate on the property and that only the lower portion of the property was described in permit. The CUP was for the whole property and the use was approved for the entire property not just the lower portion.

Other

A Clean Hands Waiver was granted by the Director of Regional Planning on December 13, 2005 with the condition that a conditional use permit be filed.

Contact Person: Anita Gutierrez