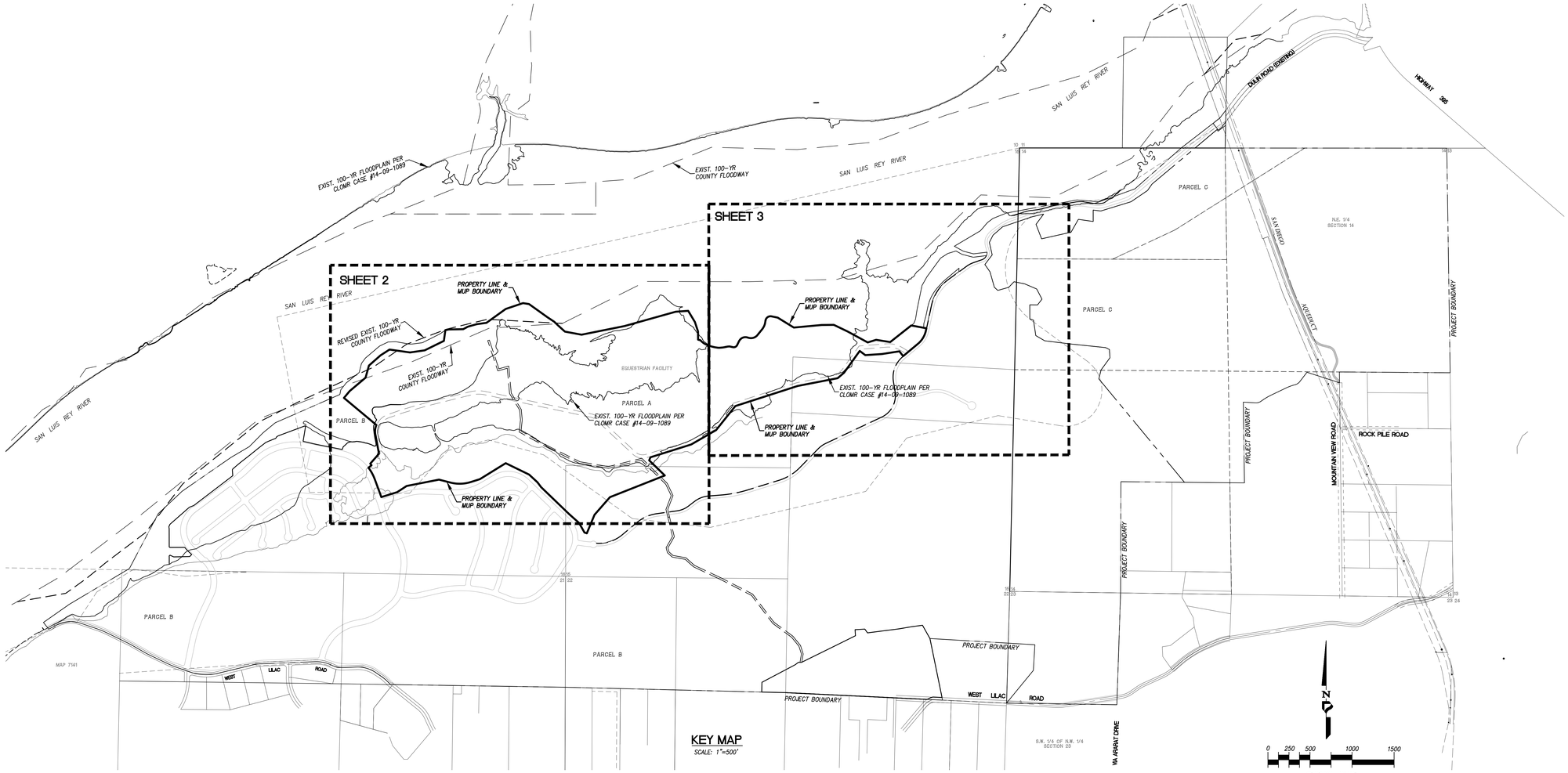
COUNTY OF SAN DIEGO TRACT 5615

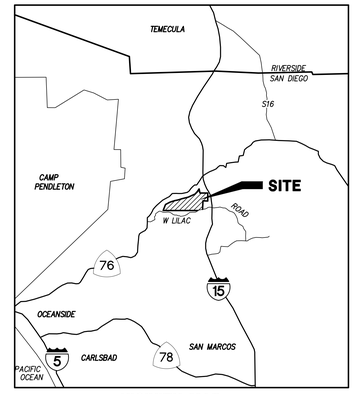
EQUESTRIAN CENTER MAJOR USE PERMIT PDS2016-MUP-16-013

OCEAN BREEZE RANCH



KEY MAP

SCALE: 1"=500'



VICINITY MAP

NOT TO SCALE

SITE ADDRESS:

5820 WEST LILAC ROAD
BONSALL, CA 92003
TEL: (760) 414-3300

PUBLIC UTILITIES/DISTRICTS:

SEWER	SEPTIC TANK
WATER	RAINBOW MUNICIPAL WATER DISTRICT
STORM DRAIN	COUNTY OF SAN DIEGO
TELEPHONE	AT & T
TV	COX COMMUNICATIONS
GAS AND ELECTRIC	SAN DIEGO GAS AND ELECTRIC
LAW ENFORCEMENT	COUNTY OF SAN DIEGO SHERIFF
FIRE	NORTH COUNTY FIRE PROTECTION (NORTH COUNTY)
SCHOOL K-12	BONSALL UNIFIED SCHOOL DISTRICT

LEGAL DESCRIPTION:

PROPOSED LOT EEE OF TENTATIVE MAP 5615

LEGEND:

- EXISTING DIRT ROAD (PRIVATE)
- PROPERTY BOUNDARY
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING ASPHALT (PRIVATE)
- PROPOSED ASPHALT ROAD (PRIVATE)
- PROPOSED ROADS (PRIVATE) (SOIL CEMENT-12" THK. MIN.)
- LIMITED USE OPEN SPACE EASEMENT
- EXISTING BUILDING
- EXISTING PENS WITH ROOF
- PROPOSED PENS WITH ROOF
- EXISTING PENS NO ROOF
- PROPOSED PENS NO ROOF

GENERAL NOTES:

1. PROJECT AREA: 203.61 ACRES
2. TOTAL NUMBER OF LOTS EQUINE FACILITY MUP: 1
3. APNS: 124-150-34, 127-271-02
4. PRESENT LAND USE: VILLAGE, SEMI-RURAL AND RURAL
5. EQUINE FACILITY WILL INCLUDE PROPOSED AND EXISTING SEPTIC INSTALLED IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL HEALTH AND WATER SYSTEMS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RAINBOW MUNICIPAL WATER DISTRICT.
6. SOURCE OF TOPOGRAPHY: PROJECT DESIGN CONSULTANTS FLOWN 08-04-2015.
7. ASSESSOR'S TAX RATE AREA: 57123, 57128
8. ALL CUT AND FILL SLOPES WILL BE PROPERLY LANDSCAPED, IRRIGATED AND MAINTAINED IN ACCORDANCE WITH COUNTY STANDARDS.
9. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.
10. ALL DRAINAGE IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS.
11. EXISTING WELLS ARE TO BE USED IN WATERING EXISTING & PROPOSED PASTURES IN EQUESTRIAN PARCEL.
12. ALL EXISTING LANDSCAPING TO REMAIN.

SHEET INDEX:

SHEET 1	TITLE SHEET
SHEET 2	M.U.P. SHEET
SHEET 3	M.U.P. SHEET
SHEET 4-17	AS-BUILT DRAWING (ARCHITECTURAL PLANS)

OCEAN BREEZE BUILDING INVENTORY

ID	STATUS	DESCRIPTION	AREA
B1	(E)	EQPMT./ HAY STORAGE BARN	15,282 SF
B2	(E)	MARE BARN	32,915 SF
B3	(E)	LAYUP/ REHAB BARN	32,824 SF
B4	(AB)	TRAINING BARN	6,225 SF
B5	(AB)	TRAINING BARN	6,140 SF
B6	(E)	STALLION BARN	13,393 SF
B7	(E)	FOALING BARN	4,801 SF
B8	(E)	BREEDING BARN	3,846 SF
B9	(P)	SHOP	4,800 SF
R1	(E,*1,*2)	RESIDENCE NO. 1	4,033 SF
R2	(E,*1,*2)	RESIDENCE NO. 2	1,319 SF
R3	(E,*1,*2)	RESIDENCE NO. 3	914 SF
R4	(E,*1,*2)	RESIDENCE NO. 4	2,184 SF
R5	(E,*1,*2)	RESIDENCE NO. 5	1,734 SF
R6	(AB,*2,*3)	RESIDENCE NO. 6	1,214 SF
R7	(P,*2,*3)	RESIDENCE NO. 7	1,659 SF
R8	(P,*2,*3)	RESIDENCE NO. 8	1,659 SF
PWR1	(AB)	PENS WITH ROOF	520 SF
PWR2	(AB)	PENS WITH ROOF	520 SF
PWR3	(AB)	PENS WITH ROOF	520 SF
PWR4	(AB)	PENS WITH ROOF	4,640 SF
PWR5	(AB)	PENS WITH ROOF	520 SF
PWR6	(AB)	PENS WITH ROOF	520 SF
PWR7	(AB)	PENS WITH ROOF	4,040 SF
PWR8	(AB)	PENS WITH ROOF	2,240 SF
PWR9	(AB)	PENS WITH ROOF	1,920 SF
PWR10	(AB)	PENS WITH ROOF	2,628 SF
PWR11	(AB)	PENS WITH ROOF	1,800 SF
PWR12	(AB)	PENS WITH ROOF	1,800 SF
PWR13	(AB)	PENS WITH ROOF	1,800 SF
PWR14	(AB)	PENS WITH ROOF	2,628 SF
PWR15	(AB)	PENS WITH ROOF	1,800 SF
PWR16	(AB)	PENS WITH ROOF	1,800 SF
PWR17	(AB)	PENS WITH ROOF	1,800 SF
PWR18	(AB)	PENS WITH ROOF	576 SF
PWR19	(AB)	PENS WITH ROOF	576 SF
PWR20	(AB)	PENS WITH ROOF	1,400 SF
PWR21	(AB)	PENS WITH ROOF	700 SF
PWR22	(AB)	PENS WITH ROOF	1,400 SF
PWR23	(AB)	PENS WITH ROOF	700 SF
PNR1	(E,*4)	PENS NO ROOF	N/A
PNR2	(E,*4)	PENS NO ROOF	N/A
PNR3	(E,*4)	PENS NO ROOF	N/A
PNR4	(E,*4)	PENS NO ROOF	N/A
PNR5	(E,*4)	PENS NO ROOF	N/A
PNR6	(E,*4)	PENS NO ROOF	N/A
PNR7	(E,*4)	PENS NO ROOF	N/A
PNR8	(E,*4)	PENS NO ROOF	N/A
PNR9	(E,*4)	PENS NO ROOF	N/A
PNR10	(E,*4)	PENS NO ROOF	N/A
PNR11	(P,*4)	PENS NO ROOF	N/A
PNR12	(P,*4)	PENS NO ROOF	N/A
PNR13	(P,*4)	PENS NO ROOF	N/A
PNR14	(AB,*4)	PENS NO ROOF	N/A

ID	STATUS	DESCRIPTION	AREA
A1	(P,*4)	CIRCULAR ARENA	N/A
A2	(P,*4)	RECTANGULAR ARENA	N/A
A3	(AB)	CIRCULAR EXERCISER	N/A
Q	(P)	QUARANTINE PEN	N/A
P	(P)	THERAPY POOL	7,777 SF
PH1	(AB	PUMP HOUSE	460 SF
PH2	(AB)	PUMP HOUSE	111 SF
PH3	(AB)	PUMP HOUSE	95 SF
PS1	(AB)	PASTURE SHED	960 SF
PS2	(AB)	PASTURE SHED	960 SF
PS3	(AB)	PASTURE SHED	960 SF
PS4	(AB)	PASTURE SHED	960 SF
PS5	(AB)	PASTURE SHED	960 SF
PS6	(AB)	PASTURE SHED	960 SF
PS7	(AB)	PASTURE SHED	960 SF
PS8	(AB)	PASTURE SHED	960 SF
PS9	(AB)	PASTURE SHED	960 SF
PS10	(P)	PASTURE SHED	960 SF
PS11	(P)	PASTURE SHED	960 SF
PS12	(P)	PASTURE SHED	960 SF
PS13	(P)	PASTURE SHED	960 SF
PS14	(P)	PASTURE SHED	960 SF
PS15	(P)	PASTURE SHED	960 SF
PS16	(P)	PASTURE SHED	960 SF
PS17	(P)	PASTURE SHED	960 SF
PS18	(P)	PASTURE SHED	960 SF
PS19	(P)	PASTURE SHED	960 SF
PS20	(P)	PASTURE SHED	960 SF
PS21	(P)	PASTURE SHED	960 SF
PS22	(P)	PASTURE SHED	960 SF
PS23	(P)	PASTURE SHED	960 SF
PS24	(P)	PASTURE SHED	960 SF
PS25	(P)	PASTURE SHED	960 SF
ST1	(AB)	SEPTIC TANK: 1,000 GAL CONCRETE	
ST2	(E)	SEPTIC TANK: 1,000 GAL CONCRETE	
ST3	(E)	SEPTIC TANK: 1,200 GAL CONCRETE	
ST4	(E)	SEPTIC TANK: 1,000 GAL PLASTIC	
ST5	(E)	SEPTIC TANK: 1,000 GAL CONCRETE	
ST6	(AB)	SEPTIC TANK: 1,000 GAL CONCRETE	
ST7	(AB)	SEPTIC TANK: 1,200 GAL FIBERGLASS	
ST8	(P)	SEPTIC TANK: GALLON CAPACITY TBD	
ST9	(P)	SEPTIC TANK: GALLON CAPACITY TBD	
LF1	(AB)	LEACH FIELD	
LF2	(E)	LEACH FIELD	
LF3	(E)	LEACH FIELD	
LF4	(E)	LEACH FIELD	
LF5	(E)	LEACH FIELD	
LF6	(AB)	LEACH FIELD	
LF7	(AB)	LEACH FIELD	
LF8	(P)	LEACH FIELD	
LF9	(P)	LEACH FIELD	

BUILDING STATUS LEGEND

- (AB) AS-BUILT — RECENTLY BUILT WITHOUT PRIOR PERMIT
- (E) EXISTING — EXISTING BUILDINGS/STRUCTURES WITH PERMIT
- (P) PROPOSED — PROPOSED NEW BUILDINGS/STRUCTURES REQUIRE BUILDING PERMIT
- *1 HISTORICAL BUILDINGS
- *2 FARM EMPLOYEE HOUSING
- *3 MOBILE HONE
- *4 ARENAS AND PENS WITH NO ROOF HAVE FENCING LESS THAN 6 FEET IN HEIGHT.

EXAMPLE:

*R1 (E, *1, *2) = RESIDENCE, EXISTING, HISTORICAL BUILDING, FARM EMPLOYEE HOUSING*

EQUESTRIAN FACILITY AREA: 203.61 ACRES

USEABLE AREA PER DEFINITION IN ZONING ORDINANCE 3130.a.6: 73.14 ACRES

PROPOSED NUMBER OF HORSES: 400

MAXIMUM ALLOWED NUMBER OF HORSES:
73.14 "USEABLE" ACRES x 10 HORSES/ACRE = 731 MAXIMUM PERMITTED HORSES

SUMMARY OF AREAS AND LINEAR FOOTAGE:

EXISTING:		PROPOSED:	
ASPHALT ROAD	0.7 AC	ASPHALT ROAD	0.2 AC
DIRT ROAD	10.2 AC	DIRT ROAD	0.2 AC
PASTURE	99.7 AC	PASTURE	10.4 AC
FENCE	37,602 LF	FENCE	5,670 LF

EQUESTRIAN FACILITY SCOPE OF WORK:

EQUESTRIAN FACILITY CONSISTS OF EXISTING AND NEW STRUCTURES. FACILITY HOUSES, TRAINS AND BREEDS HORSES FOR RACING. FACILITY INCLUDES SIX EXISTING AND TWO AS-BUILT BARNS AND ONE PROPOSED EQUIPMENT SHOP; FIVE EXISTING, ONE AS-BUILT AND TWO PROPOSED EMPLOYEE HOUSING UNITS; FIVE EXISTING GROUNDWATER WELLS (THREE IN ENCLOSED STRUCTURES); COVERED AND UNCOVERED HORSE PENS AND PADDOCKS, PASTURES WITH SHADE STRUCTURES, INTERNAL PRIVATE DRIVEWAYS AND GATES, LANDSCAPING, IRRIGATION, AND EXTENSIVE FENCING.

NOTE:

ELEVATIONS HERE REFERENCED ARE FOR A GENERAL REPRESENTATION ONLY. STRUCTURAL ELEMENTS MAY VARY BASED ON THE MANUFACTURER. ANY ADDITIONAL SQUARE FOOTAGES FOR ANIMAL ENCLOSURES ARE SUBJECT TO A BUILDING PERMIT AND SECTION 6156(G)(4) OF THE COUNTY OF SAN DIEGO ZONING ORDINANCE. ANIMAL ENCLOSURES DO NOT REQUIRE A MINOR DEVIATION OR MODIFICATION TO THE MAJOR USE PERMIT.

EQUESTRIAN FACILITY		
USE REGULATIONS		A70,S80
ANIMAL REGULATIONS		D,M
DEVELOPMENT REGULATIONS	DENSITY	–
	LOT SIZE	4 AC. MIN
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	–
	FLOOR AREA RATIO	–
	HEIGHT	G
	LOT COVERAGE	–
	SETBACK	C,W
	OPEN SPACE	–
SPECIAL AREA REGULATIONS		C,F

BASIS OF BEARING:

THE BASIS OF BEARING IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 GRID BEARING BETWEEN G.P.S. STATION NO. SDGPS-02 AND G.P.S. STATION SDGPS-03 PER ROS 14310.
S 72°07'52" E

BENCHMARK:

ELEVATIONS ARE BASED UPON A 2" BRASS DISC STAMPED "CALIFORNIA DEPARTMENT OF TRANSPORTATION SDGPS-03 NE 15/76 AND 1980" AS LOCATED ON ROS 21563.
ELEVATION: 308.26 NAVD 88

OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS. WE WILL COMPLY WITH THE PARK AND LAND DEDICATION ORDINANCE.

09-05-2019

BY: JAMES CONRAD — DATE

OWNER REPRESENTATIVE:

JAMES CONRAD
1550 S. COAST HIGHWAY, SUITE 201
LAGUNA BEACH, CA 92651
TEL: (949) 497-0200

CONTACT:

PETE FAGRELL
HELIOS PROPERTY SOLUTIONS, LLC
P.O. BOX 1211
BONSALL, CA 92003
TEL: (760) 533-7621

ENGINEER OF WORK:

PROJECT DESIGN CONSULTANTS
701 B STREET, SUITE 800
SAN DIEGO, CALIFORNIA 92101
TEL: 619-235-6471

REGISTERED PROFESSIONAL ENGINEER — GREGORY M. SHIELDS — No. 42951 — Exp. 03-31-20 — CIVIL — STATE OF CALIFORNIA

GREGORY M. SHIELDS, R.C.E. 42951	DATE	REGISTRATION EXPIRES 03-31-20	DESIGNED BY:	PM REVIEW:	SURVEY REVIEW:
	09/05/2019		SC	DR/GS	

NO.	REVISIONS	DATE	BY
5	SIXTH SUBMITTAL	09-06-2019	PDC
4	FIFTH SUBMITTAL	08-20-2019	PDC
3	FOURTH SUBMITTAL	06-07-2019	PDC
2	THIRD SUBMITTAL	12-14-2018	PDC
1	SECOND SUBMITTAL	05-23-2018	PDC
	ORIGINAL SUBMITTAL	09-28-2017	PDC

COUNTY OF SAN DIEGO TRACT 5615
EQUESTRIAN CENTER MAJOR USE PERMIT PDS2016-MUP-16-013

OCEAN BREEZE RANCH

TITLE SHEET

PROJECT DESIGN CONSULTANTS
Planning I Landscape Architecture I Engineering I Survey

701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

SHEET 1 OF 17

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SAN LUIS REY RIVER

SEE SHEET 3

EXIST. 100-YR COUNTY FLOODWAY

EXIST. 100-YR FLOODPLAIN

EXISTING WELL TO BE ABANDONED AND CAPPED

PH2 (AB)

EXISTING PUMPHOUSE AND WELL NO. 2 TO REMAIN IN SERVICE

PROPERTY LINE & MUP BOUNDARY

SIDEYARD SETBACK

REVISED 100-YR COUNTY FLOODWAY

EXIST. PASTURE #19

EXIST. PASTURE #20

EXIST. PASTURE #18

EXIST. PASTURE #21

EXIST. PASTURE #17

EXIST. PASTURE #16

EXIST. PASTURE #15

EXIST. PASTURE #14

EXIST. PASTURE #13

EXIST. PASTURE #12

EXIST. PASTURE #11

EXIST. PASTURE #10

EXIST. PASTURE #9

EXIST. PASTURE #8

EXIST. PASTURE #7

EXIST. PASTURE #6

EXIST. PASTURE #5

EXIST. PASTURE #4

EXIST. PASTURE #3

EXIST. PASTURE #2

EXIST. PASTURE #1

EXIST. POND
Elevation 199.4

PROP. 20' WATER EASEMENT

PROP. 100-YR FLOODPLAIN

40' ESMNT.

PROPOSED 100-YR INUNDATION FOR DRAINAGE BASIN OVER 25 ACRES

GATE AND SIGN PER LANDSCAPE & EQUESTRIAN PLAN (EQUESTRIAN ENTRY GATE)

PROPOSED DRIVEWAY & MAIN ENTRANCE

STREET A (PUBLIC) (PER PDS2016-TM-5616)

STREET B (PUBLIC) (PER PDS2016-TM-5616)

FRONT YARD SETBACK

SIDE YARD SETBACK

TURN OUT

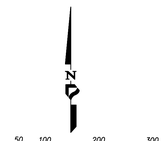
SEE SECTION A-A

PWR1 (AB) PWR2 (AB) PWR3 (AB) PWR4 (AB) PWR5 (AB) PWR6 (AB) PWR7 (AB) PWR8 (AB) PWR9 (AB) PWR10 (AB) PWR11 (AB) PWR12 (AB) PWR13 (AB) PWR14 (AB) PWR15 (AB) PWR16 (AB) PWR17 (AB) PWR18 (AB) PWR19 (AB) PWR20 (AB) PWR21 (AB) PWR22 (AB) PWR23 (AB)

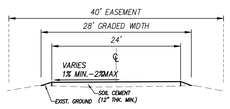
PWR1 (E•#) PWR2 (E•#) PWR3 (E•#) PWR4 (E•#) PWR5 (E•#) PWR6 (E•#) PWR7 (E•#) PWR8 (E•#) PWR9 (E•#) PWR10 (E•#)

PWR11 (F•#) PWR12 (F•#) PWR13 (F•#) PWR14 (AB•#)

A1 (P) A2 (P) A3 (P) B1 (E) B2 (E) B3 (E) B4 (AB) B5 (AB) B6 (E) B7 (E) B8 (E) B9 (P) F (P) LF1 (AB) LF5 (E) LF6 (AB) LF8 (AB) LF9 (AB) R1 (E•1•#) R2 (E•1•#) R3 (E•1•#) R4 (E•1•#) R5 (E•1•#) R6 (P•2•#) R7 (P•2•#) R8 (P•2•#) R9 (E•1•#) ST1 (AB) ST2 (E) ST3 (E) ST4 (E) ST5 (E) ST6 (AB) ST7 (AB) ST8 (AB) ST9 (AB) PH1 (AB) PH2 (AB) PS1 (AB) PS2 (AB) PS3 (AB) PS4 (AB) PS5 (AB) PS6 (AB) PS7 (AB) PS8 (AB) PS9 (P) PS10 (P) PS11 (P) PS12 (P) PS13 (P) PS14 (P) PS15 (P) PS16 (P) PS17 (P) PS18 (P) PS19 (P) PS20 (P) PS21 (P) PS22 (P) PS23 (P)



GRAPHICAL SCALE
SCALE: 1" = 100'



SECTION A - A
N.T.S.

BUILDING LEGEND:

A	ARENA OR EXERCISER	FWR	FOWLING PENS WITH ROOF
B1	SHOP/ EQUIPMENT STORAGE	LF	LEACH FIELD
B2	MARE BARN	M	MOBILE HOME
B3	LAY UP BARN REHAB	P	THERAPY POOL
B4	TRAINING BARN	PH	PUMP HOUSE
B5	TRAINING BARN	PNR	PENS NO ROOF
B6	STALLION BARN	PS	PASTURE SHED
B7	FOALING BARN	PWR	PENS WITH ROOF
B8	BREEDING BARN	Q	QUARANTINE PEN
B9	SHOP	R	RESIDENCE BUILDING
EH	RELOCATED EMPLOYEE HOUSE	ST	SEPTIC TANK

BUILDING STATUS LEGEND:

(AB)	AS-BUILT	RECENTLY BUILT WITHOUT PRIOR PERMIT
(E)	EXISTING	EXISTING BUILDINGS/STRUCTURES WITH PERMIT
(P)	PROPOSED	PROPOSED NEW BUILDINGS/STRUCTURES REQUIRE BUILDING PERMIT

LEGEND:

1	POWER POLE (EXIST.)	7	ELECTRIC TRANSFORMER (EXIST.)
2	DIRT ROAD (EXIST.)	8	EXISTING DIRT ROAD IMPROVED WITH SOIL CEMENT (PROPOSED)
3	ASPHALT ROAD (EXIST.)	9	ASPHALT ROAD (PROPOSED)
4	LIGHT (EXIST.)	10	TANK (EXIST.)
5	WOOD FENCE (EXIST.)	11	WATER LINE (EXIST.)
6	WOOD FENCE (PROPOSED)		

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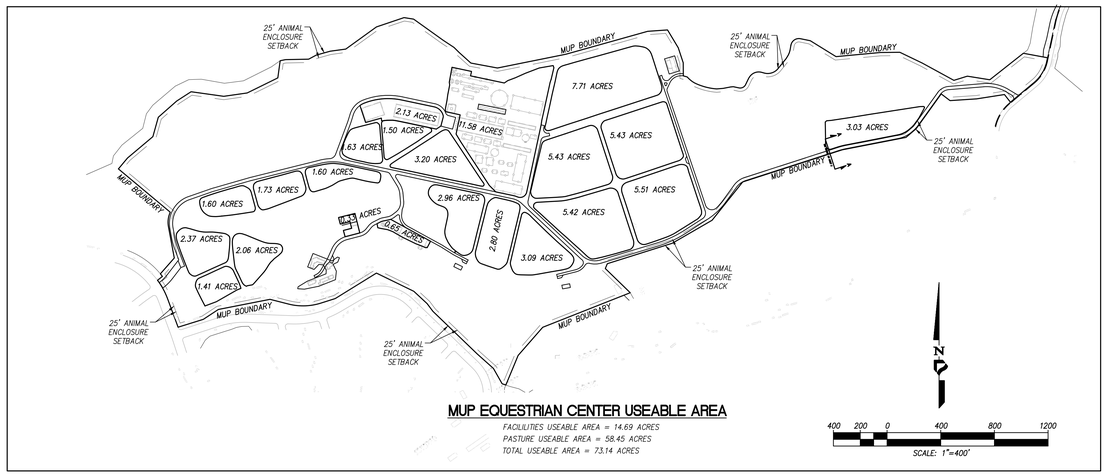
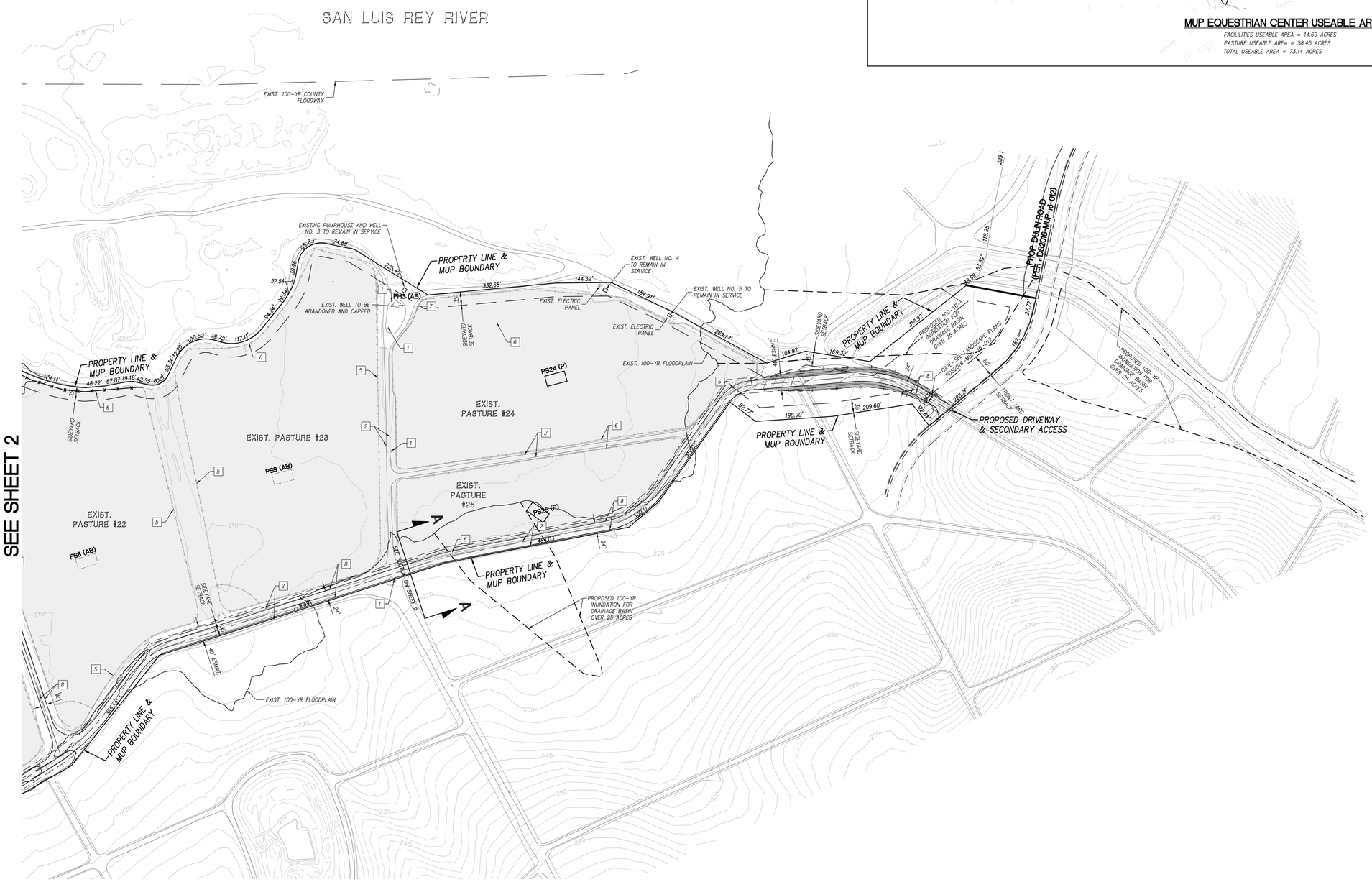


MUP EQUESTRIAN CENTER USEABLE AREA

FACILILITIES USEABLE AREA = 14.69 ACRES
PASTURE USEABLE AREA = 58.45 ACRES
TOTAL USEABLE AREA = 73.14 ACRES



SEE SHEET 2

N

0 50 100 200 300
GRAPHICAL SCALE
SCALE: 1" = 100'

BUILDING LEGEND:

PH	PUMP HOUSE
PS	PASTURE SHED

BUILDING STATUS LEGEND:

(AB)	AS-BUILT	RECENTLY BUILT WITHOUT PRIOR PERMIT
(E)	EXISTING	EXISTING BUILDINGS/STRUCTURES WITH PERMIT
(P)	PROPOSED	PROPOSED NEW BUILDINGS/STRUCTURES REQUIRE BUILDING PERMIT

LEGEND:

1. POWER POLE (EXIST)
2. DIRT ROAD (EXIST)
5. WOOD FENCE (EXIST)
6. WOOD FENCE (PROPOSED)
7. ELECTRIC TRANSFORMER (EXIST)
8. EXISTING DIRT ROAD IMPROVED WITH SOIL CEMENT (PROPOSED)

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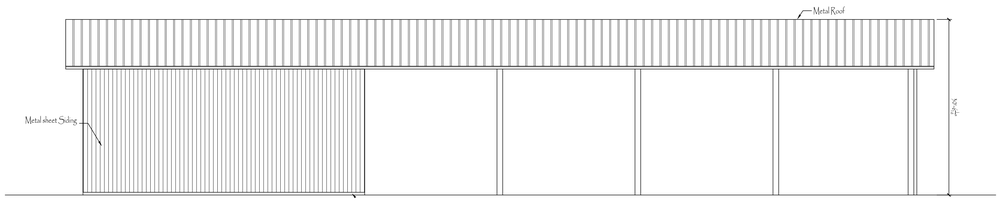
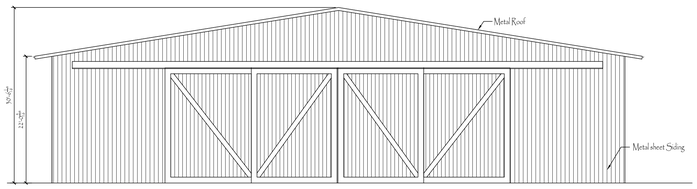
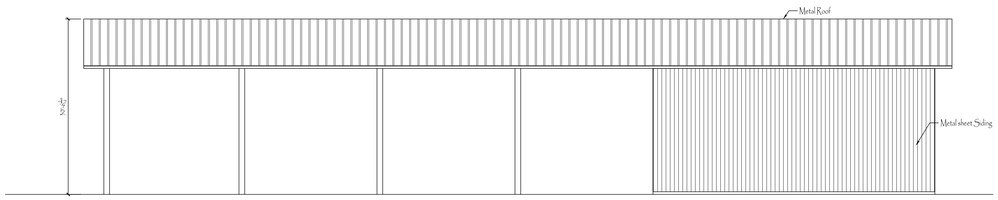
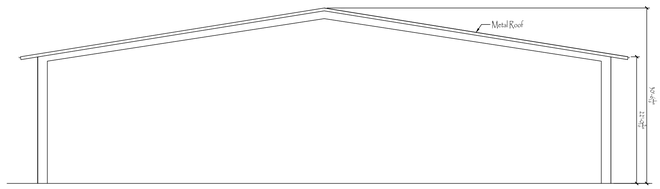
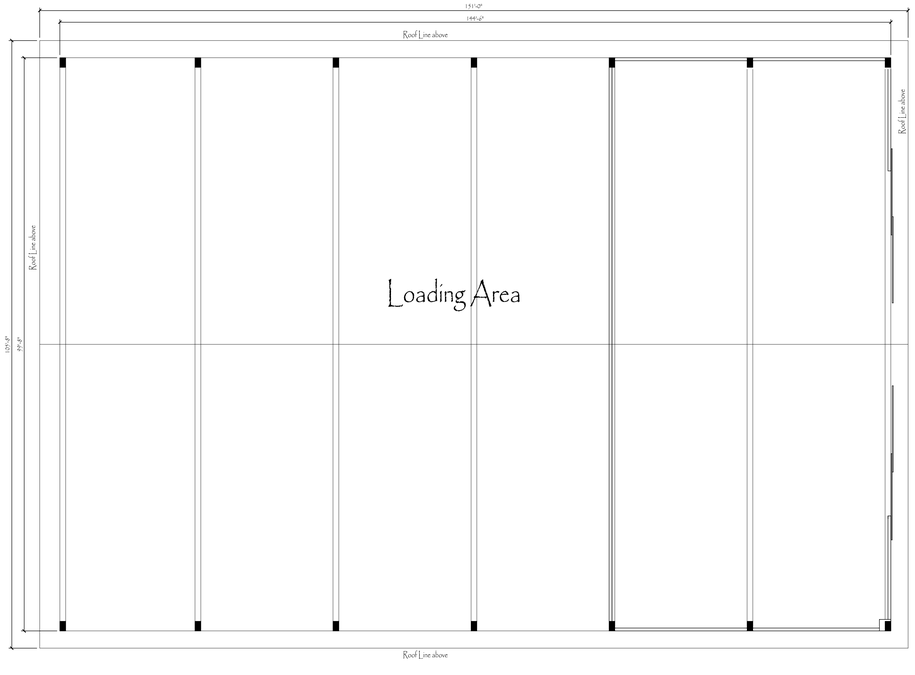








B1- Elevations



B1 - Floor Plan

Building B1

Construction Documents

Revisions

Ocean Breeze

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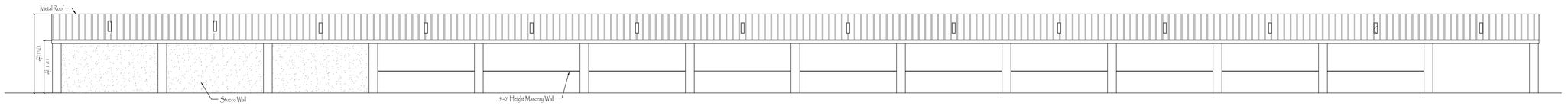
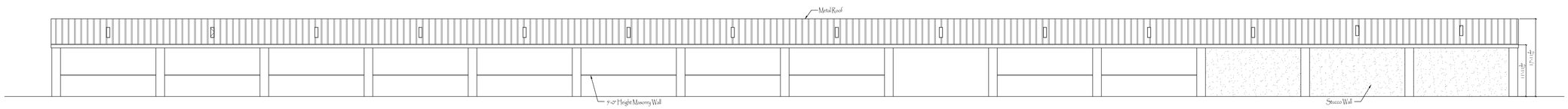
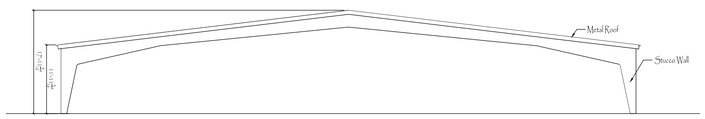
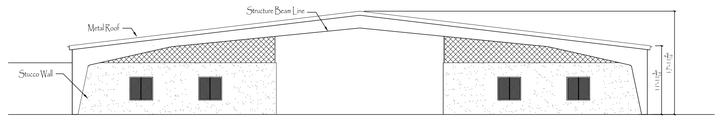
James Conrad Architect

Drawn By: MB
Date: 18 September 2015
Scale: 1/32" = 1'-0"
Format: AutoCAD 2013
Sheet # 4 of 17









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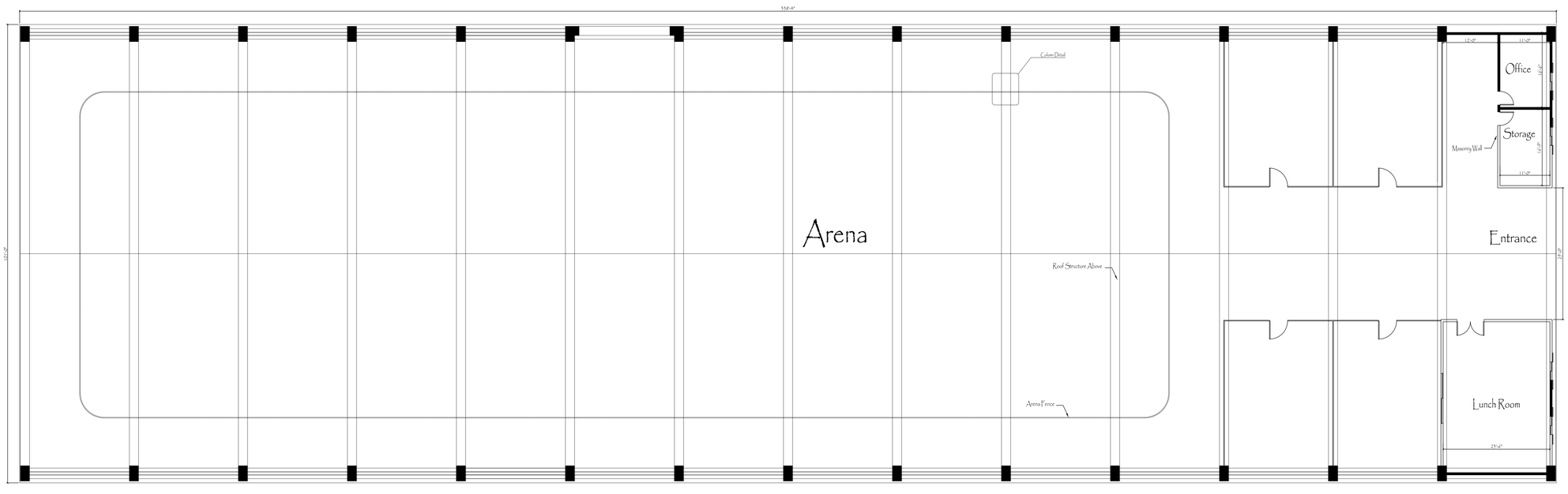

B2 - Floor Plan

Building B2

Construction Documents

Revisions

Ocean Breeze

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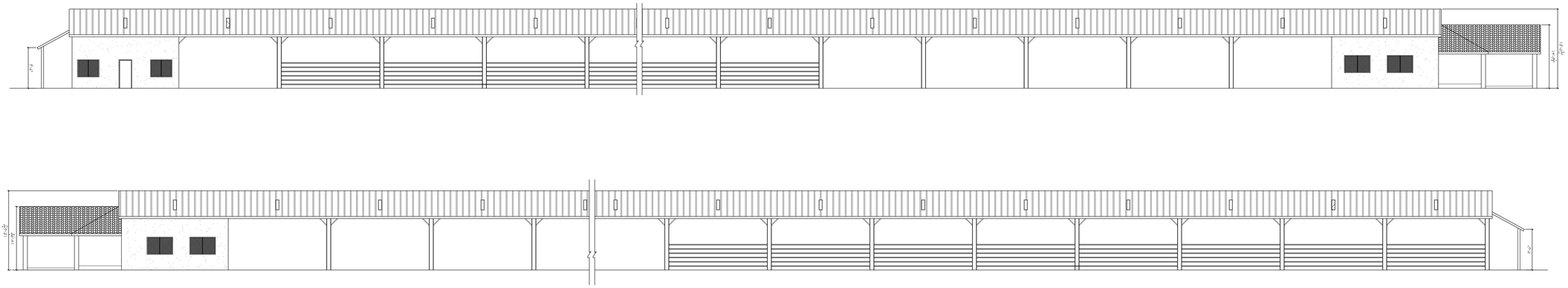
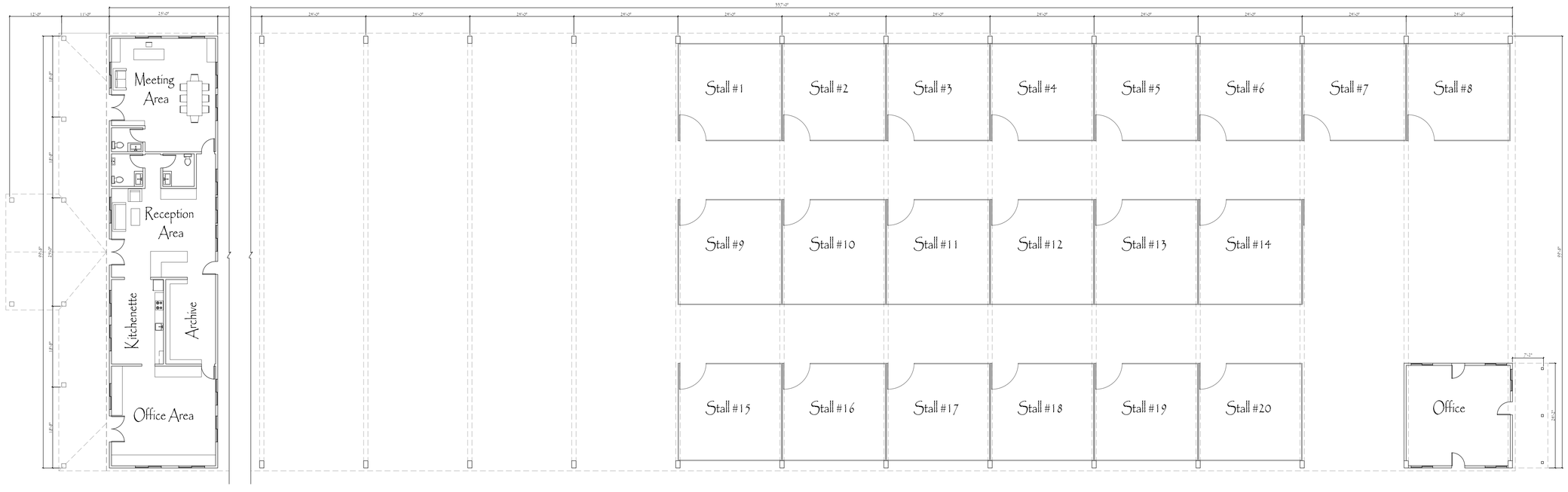




B3 - Elevations



B3 - Floor plan

Building B3

Construction Documents

Revisions

Ocean Breeze

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Date: 18 September 2015
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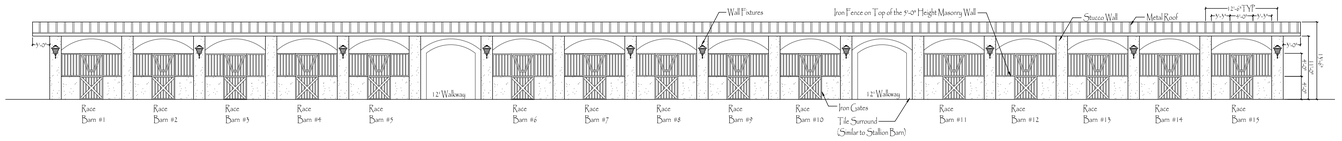
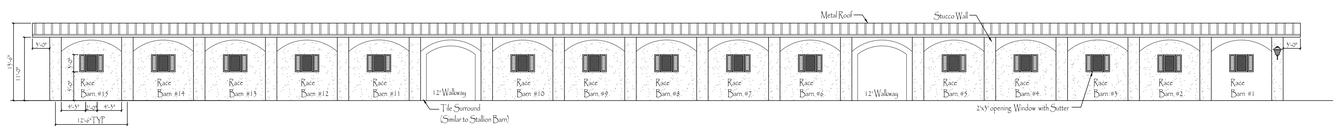
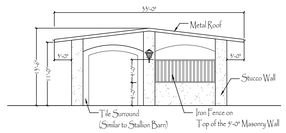
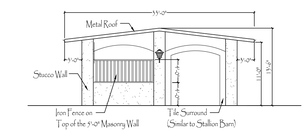
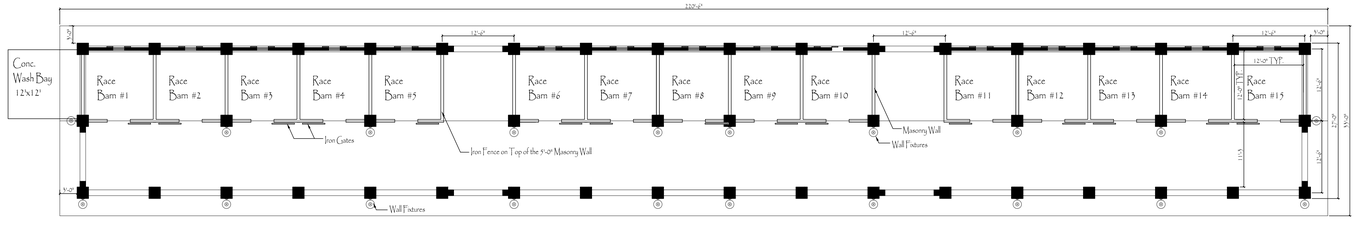




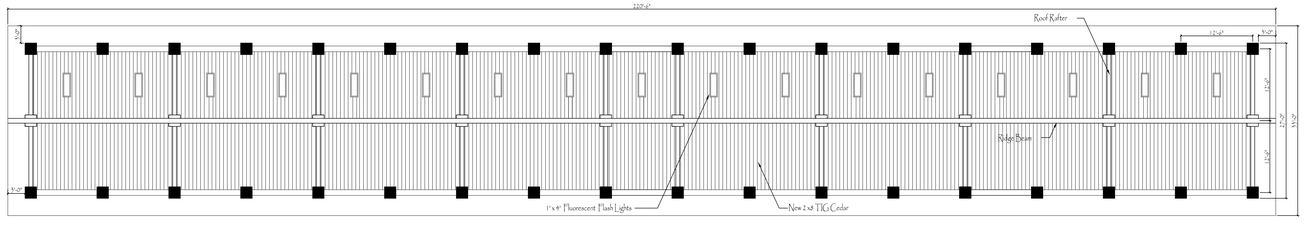




B4 & B5 - Elevations



B4 & B5 - Floor Plan



B4 & B5 - Reflected Ceiling Plan

Building B4 & B5

Construction Documents

Revisions

Ocean Breeze

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Date:
18 September 2015
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1/32" = 1'-0"
Format:
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Sheet #
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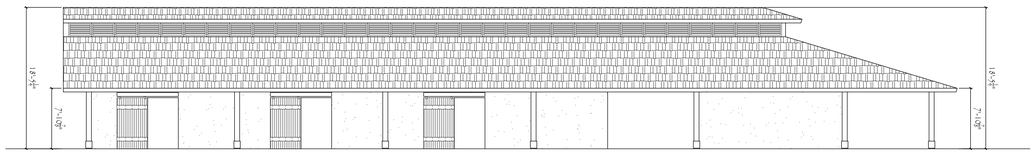
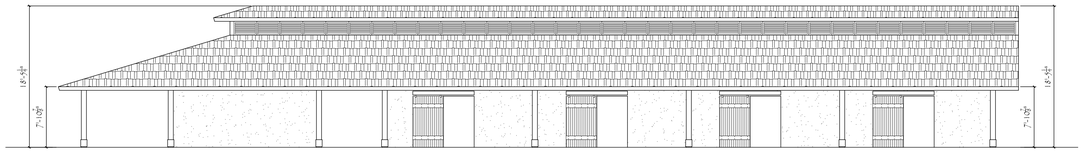
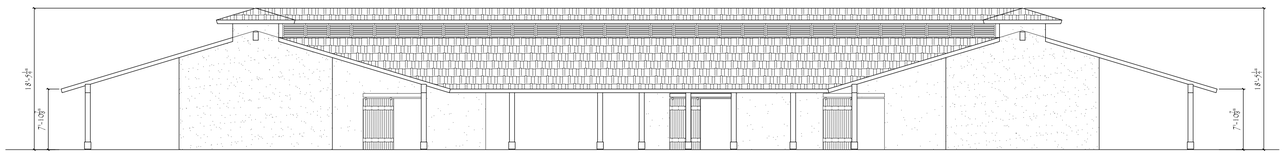
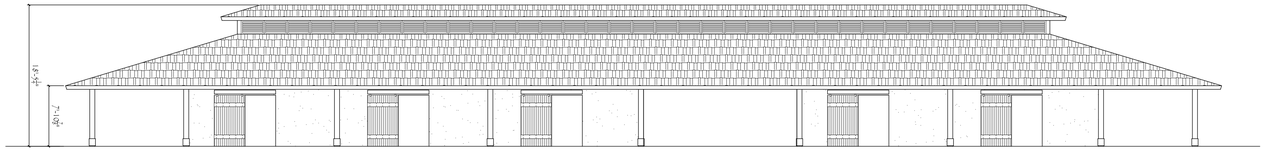
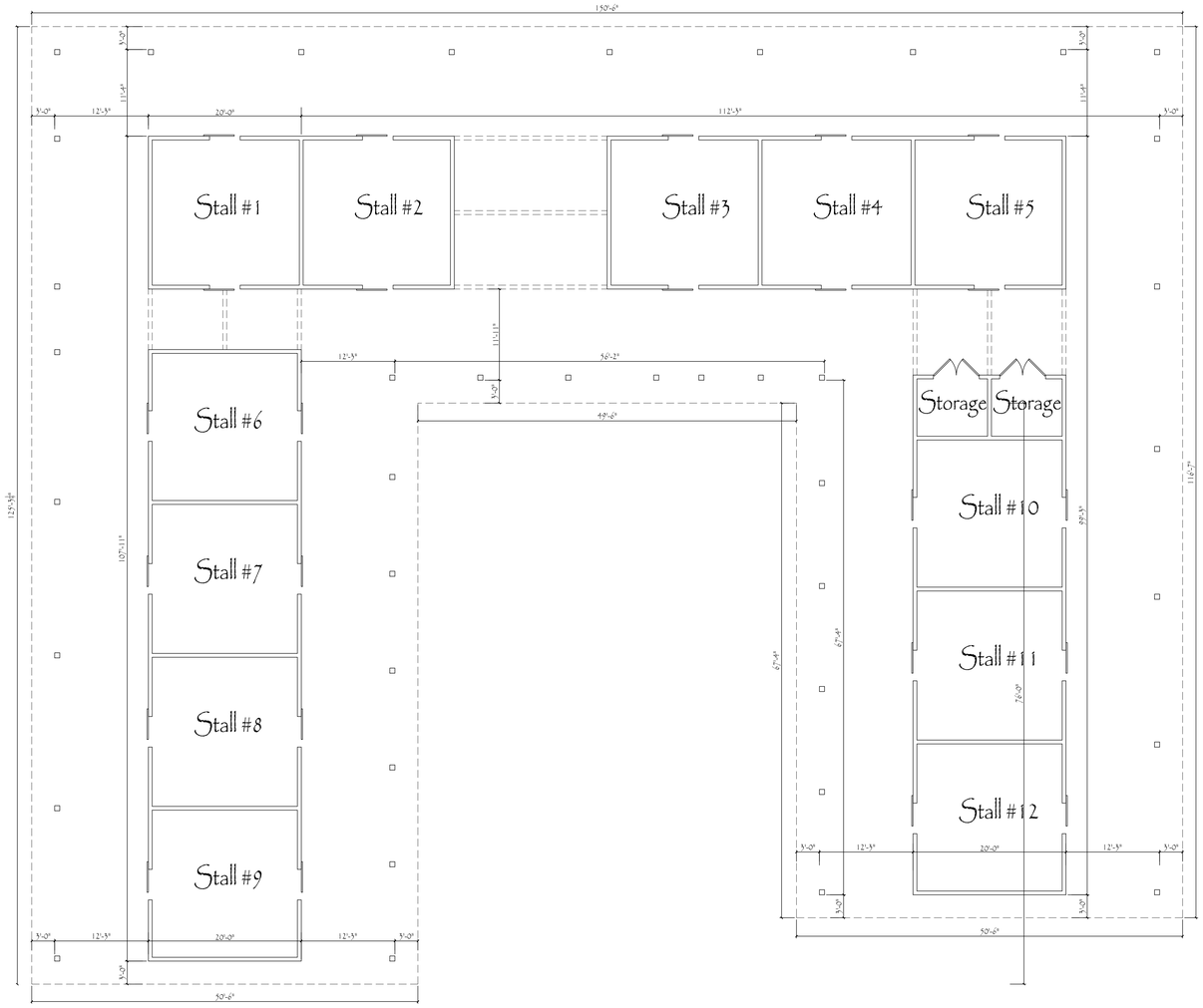








B6 - Elevations



B6 - Floor Plan

Building B6

Construction Documents

Revisions
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Ocean Breeze

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Date:	18 September 2015
Scale:	1/8" = 1'-0"
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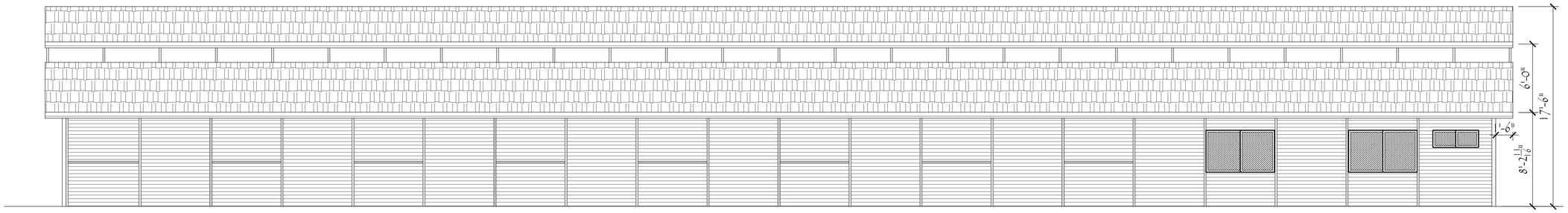

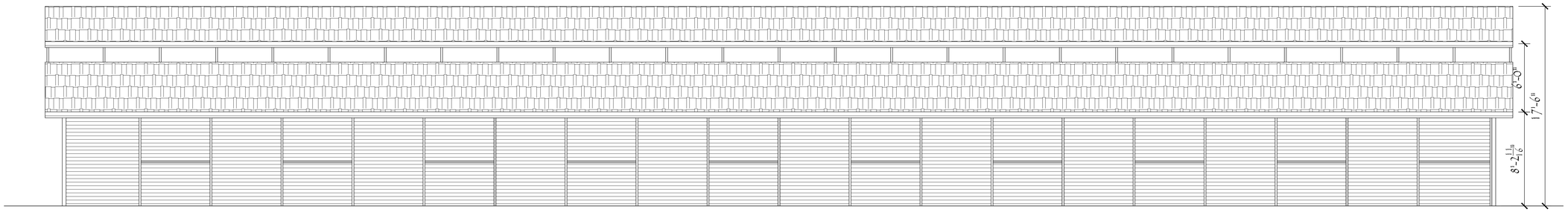

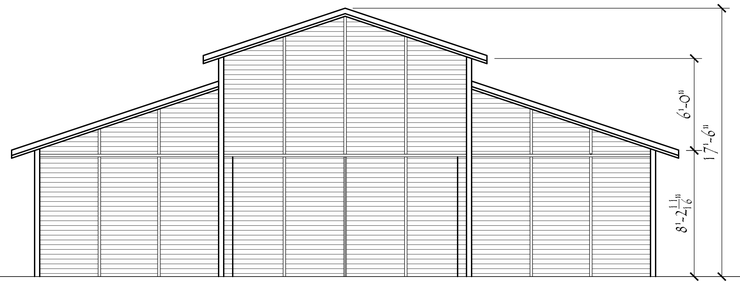

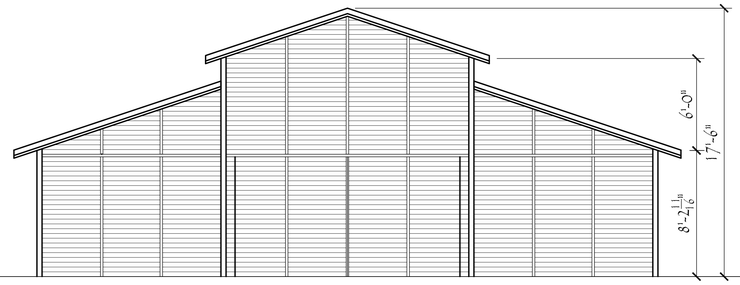

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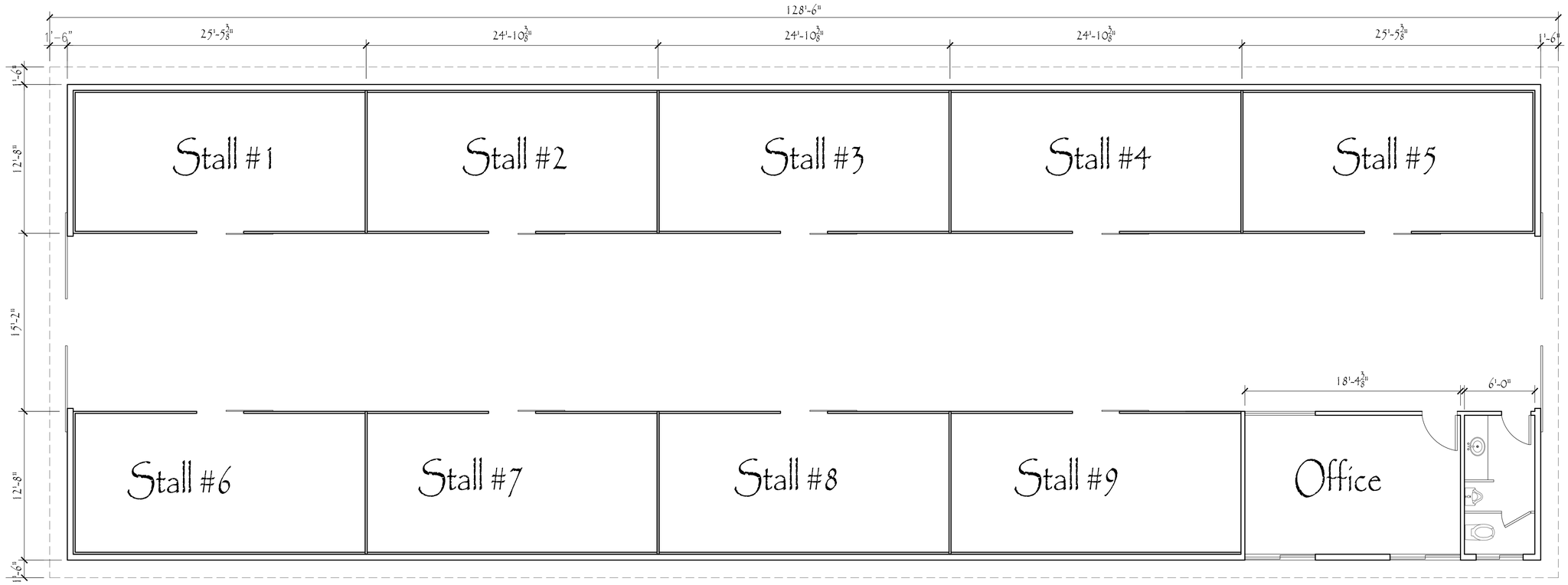

B7 - Floor Plan

Building B7

Construction Documents

Revisions
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Drawn By: MB
Date: 18 September 2015
Scale: 1/4" = 1'-0"
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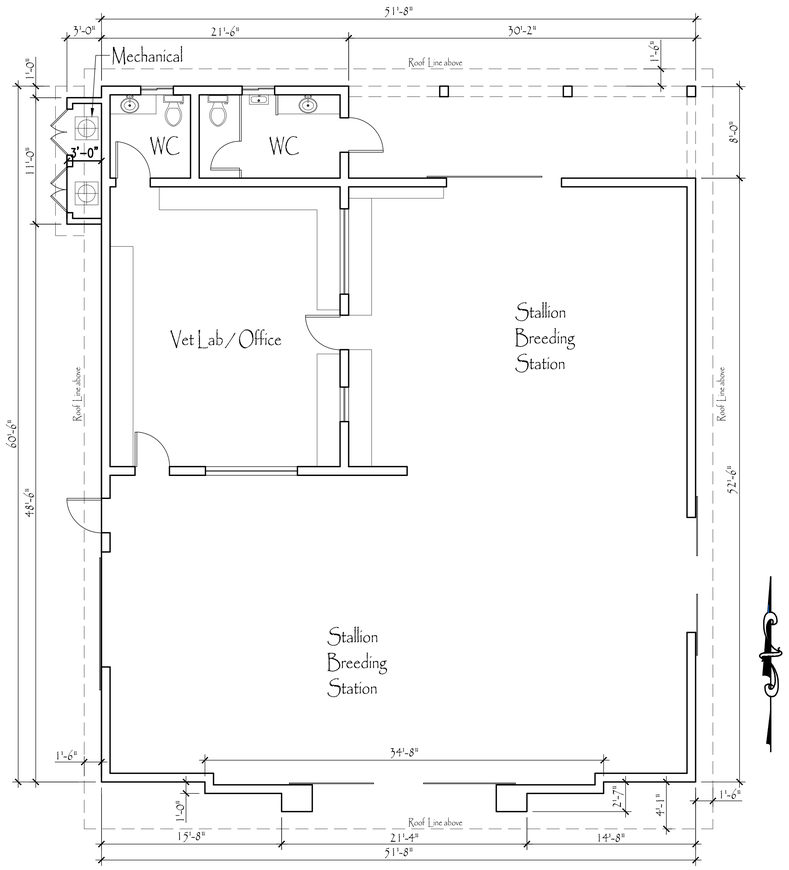
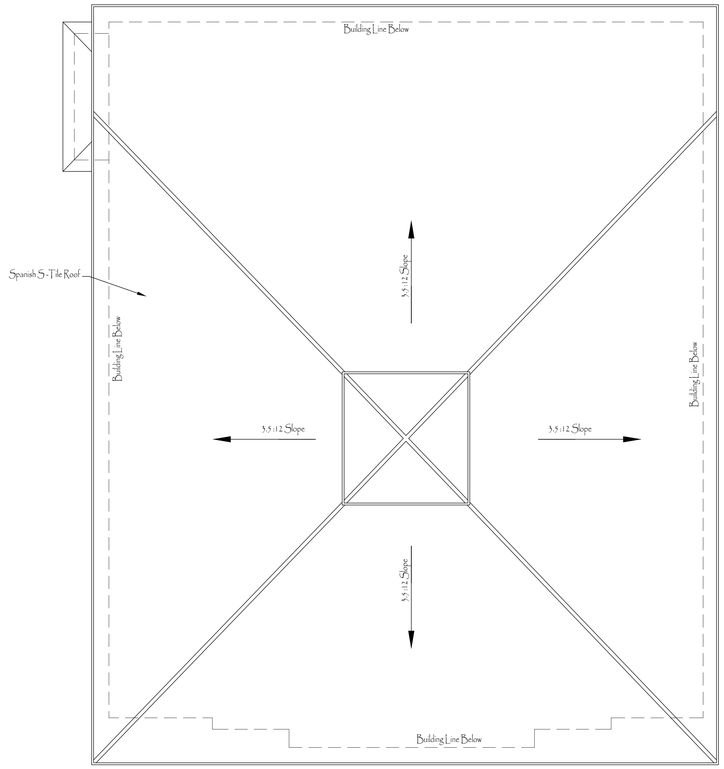
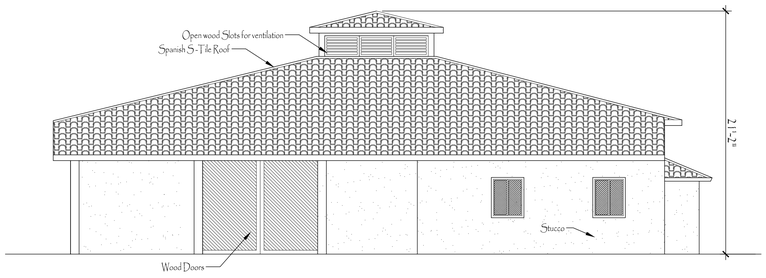


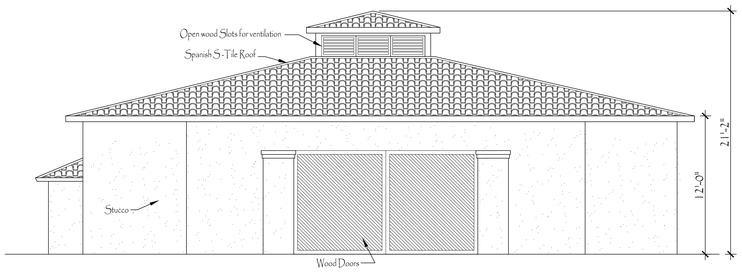
B8- Floor Plan



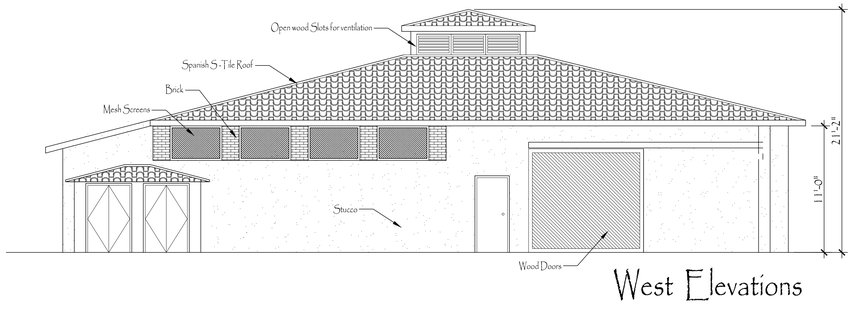
B8- Roof Plan



North Elevations



South Elevations



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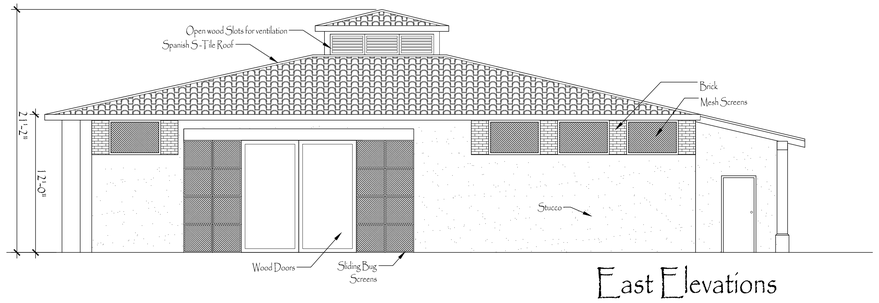

East Elevations

Building B8

Construction Documents

Revisions
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Ocean Breeze

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Drawn By: MB
Date: 18 September 2015
Scale: 3/16" = 1'-0"
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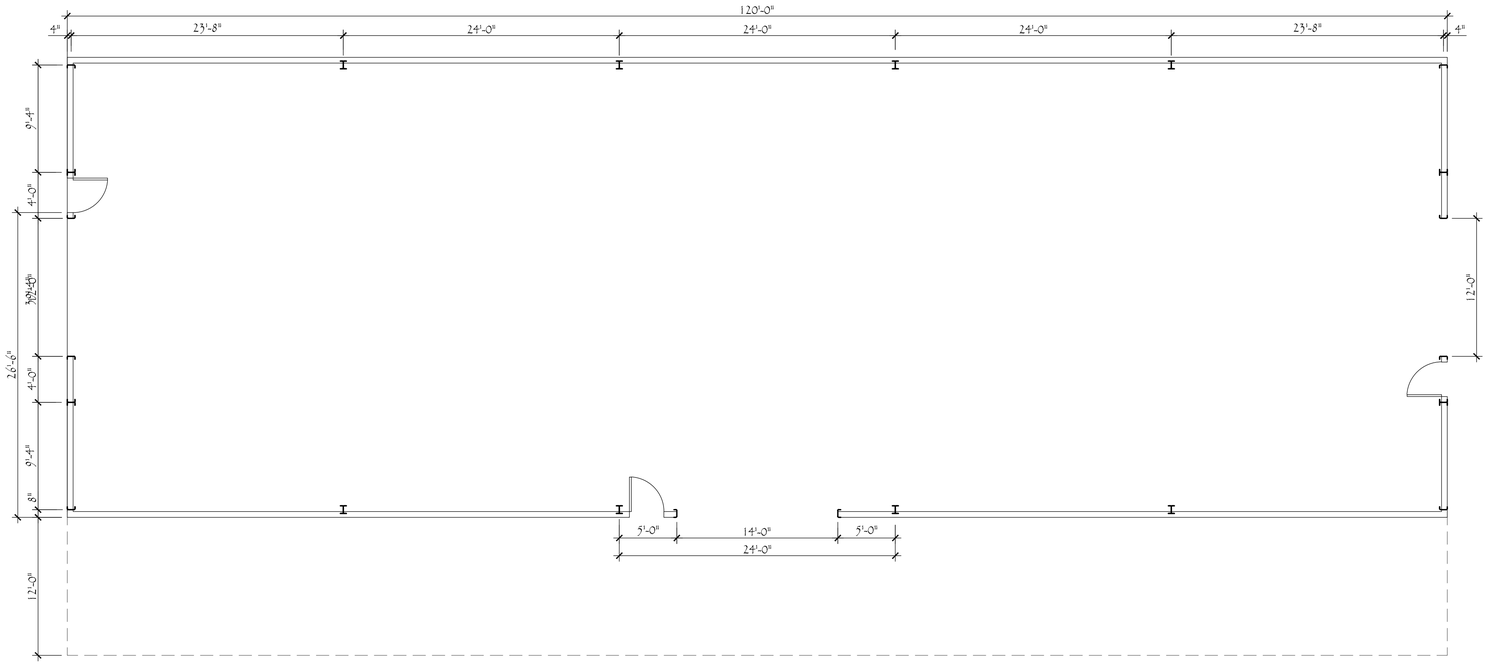
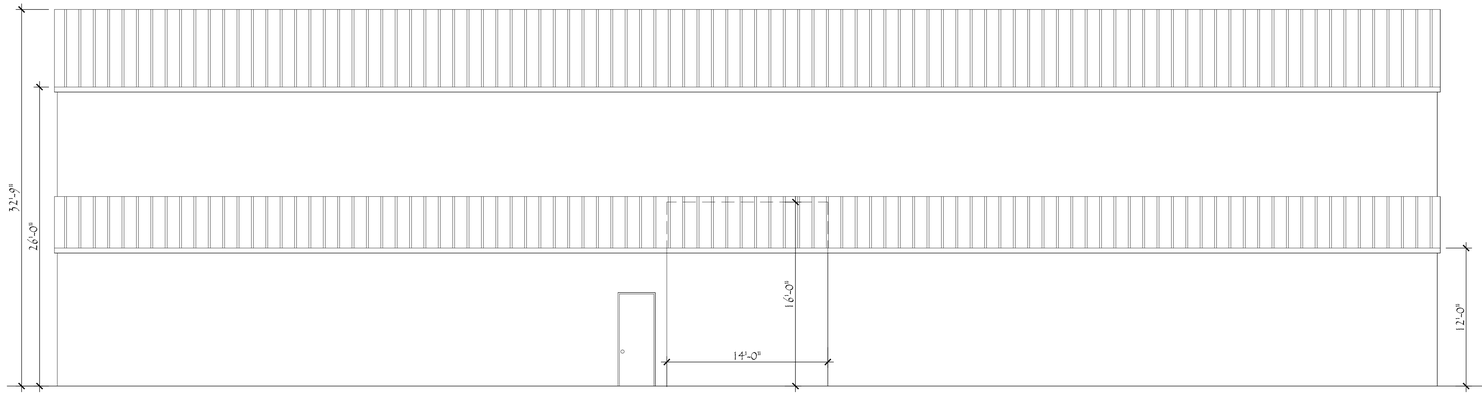
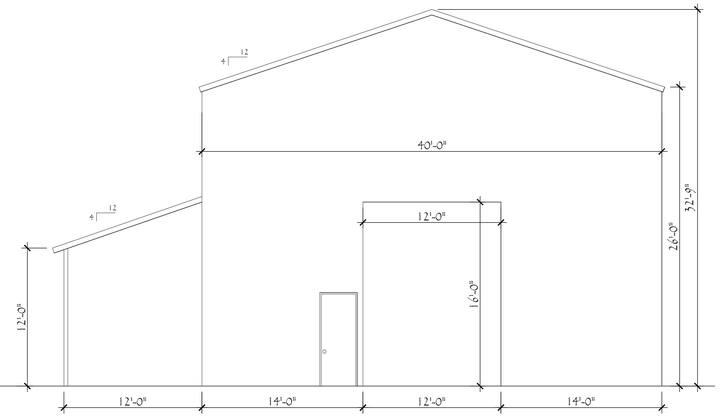
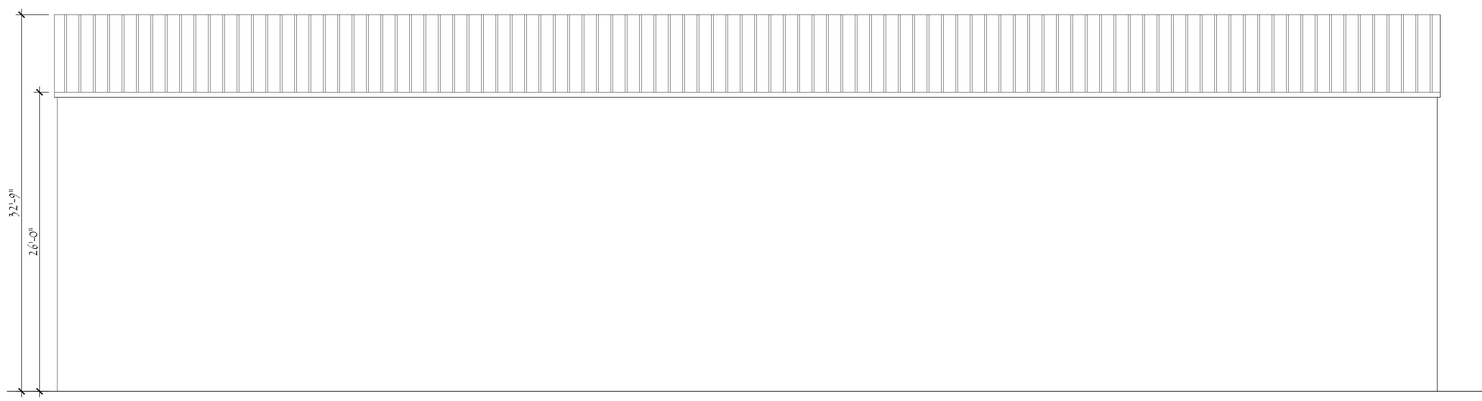
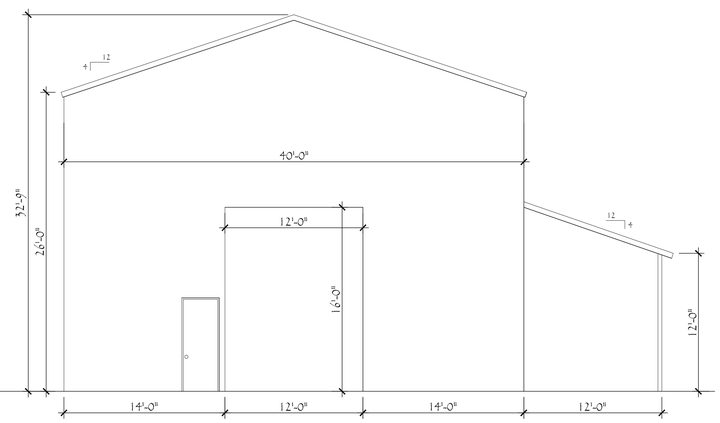


B9 - Floor Plan









B9 - Elevations

Building B9

Construction Documents

Revisions

Ocean Breeze

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Drawn By:	M.B
Date:	18 September 2015
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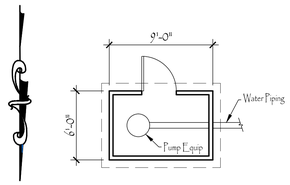
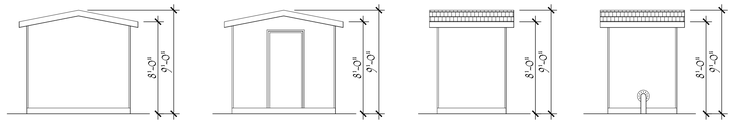
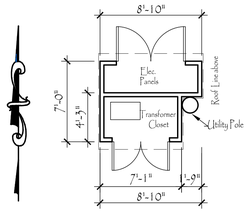


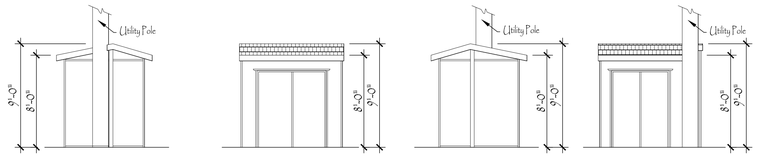
Pump House (PH3) Floor Plan



North Elevation | South Elevation | East Elevation | West Elevation

Pump House

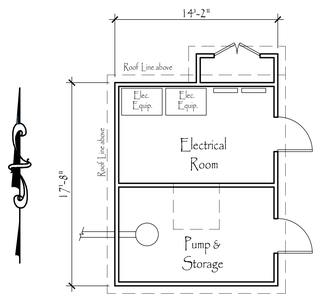




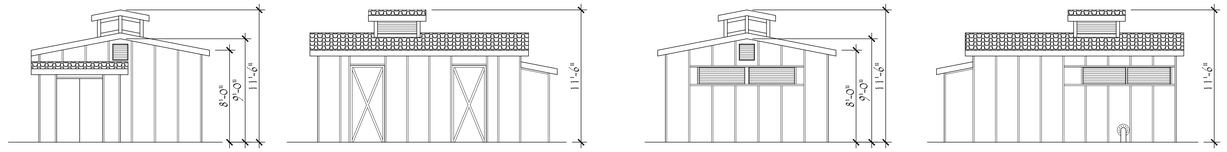
East Elevation | North Elevation | West Elevation | South Elevation

Pump House (PH2) Floor Plan

Pump House

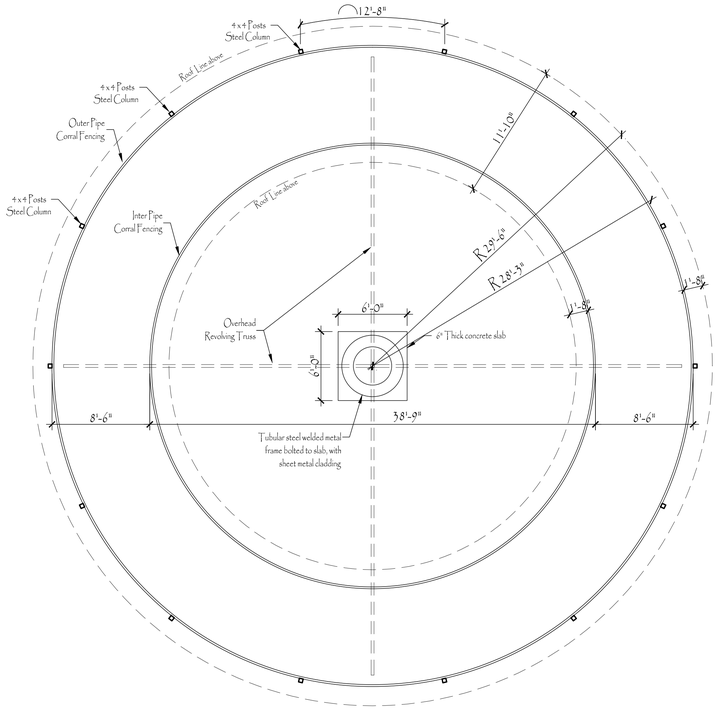


Pump House (PH1) Floor Plan

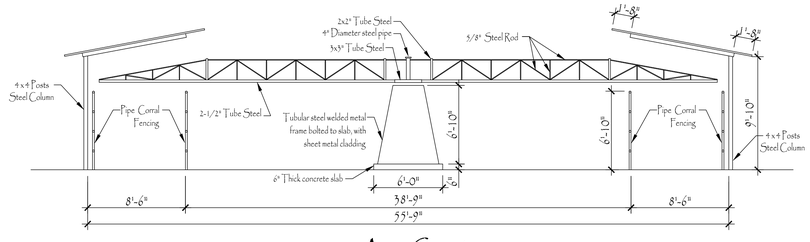


West Elevation | East Elevation | South Elevation | North Elevation

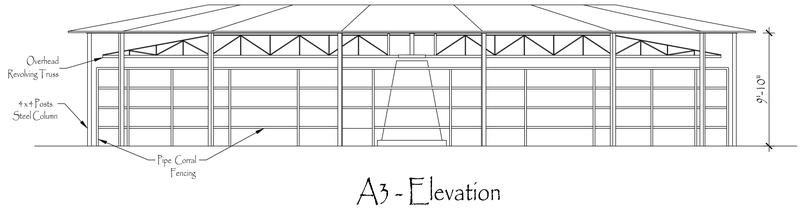
Pump House



A3 Plan View



A3 - Section



A3 - Elevation

Building A3

Construction Documents

Revisions
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Ocean Breeze

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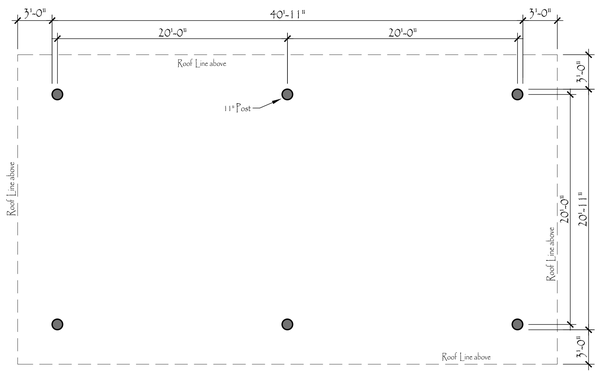
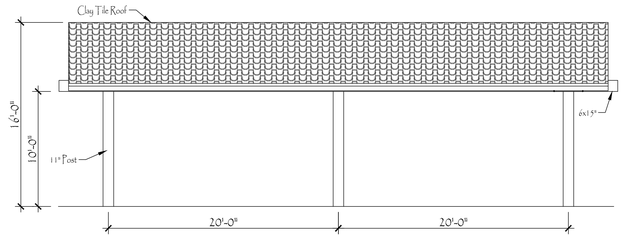
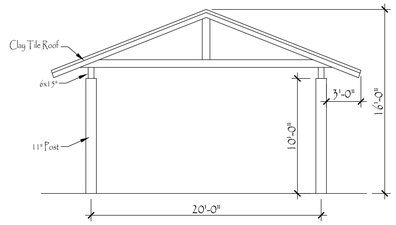
Drawn By:	MB
Date:	18 September 2015
Scale:	3/16" = 1'-0"
Format:	AutoCAD 2013
Sheet #	12 of 17



Typical Pasture Shade Structure Plan



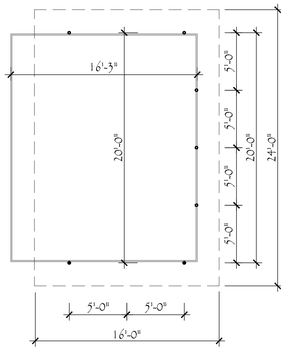
Typical Length Elevations

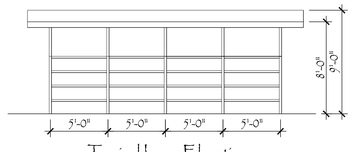


Typical Width Elevations

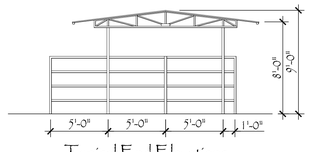
Typ. Pasture Shade

Note:
Elevations provided here are for a general representation only. Structural elements may vary based on the manufacturer. Any additional square footages for animal enclosures beyond what is shown on these plans are subject to a building permit and section 6156(g)(4) of the County of San Diego Zoning Ordinance. Animal enclosures do not require a minor deviation or modification to the Major Use Permit.





Typical Long Elevations



Typical End Elevations

Typ. Pen

Note:
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Construction Documents

Revisions

Ocean Breeze

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STATE OF CALIFORNIA

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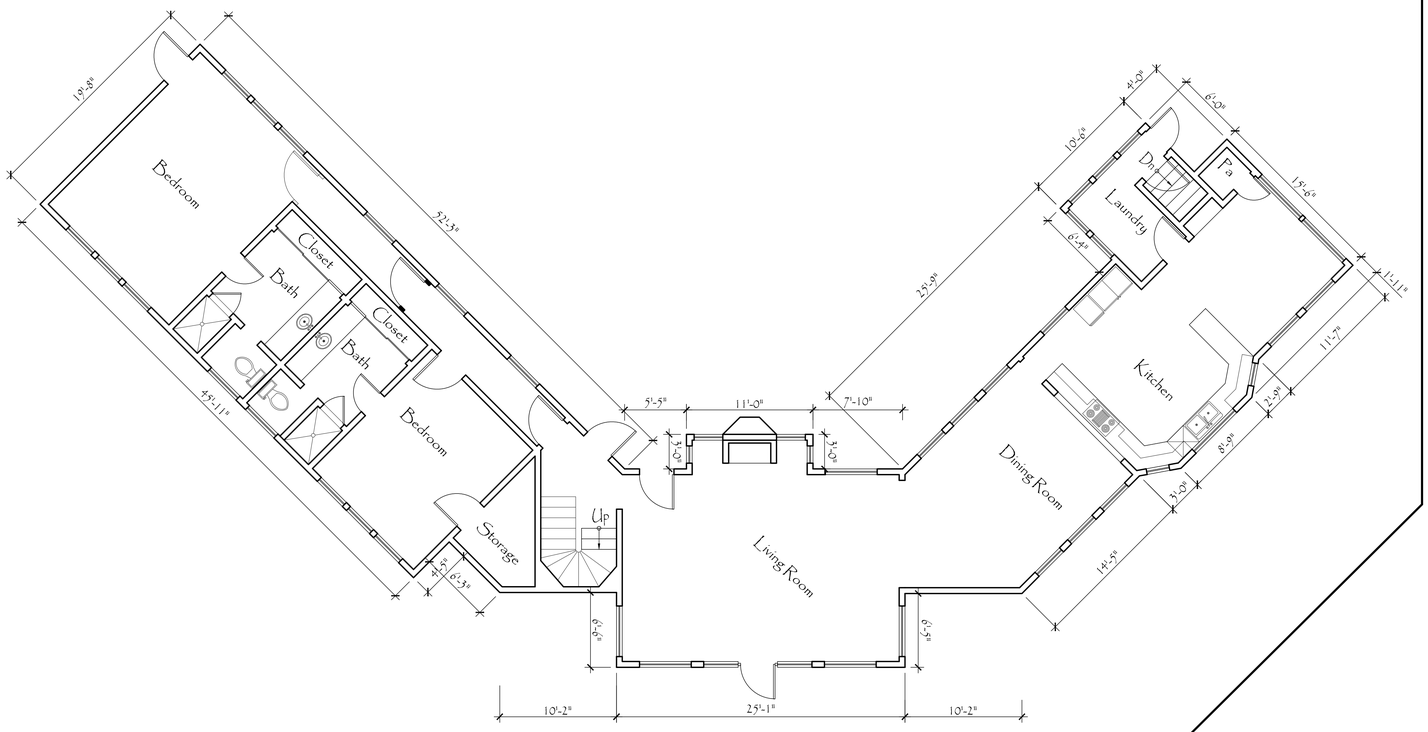
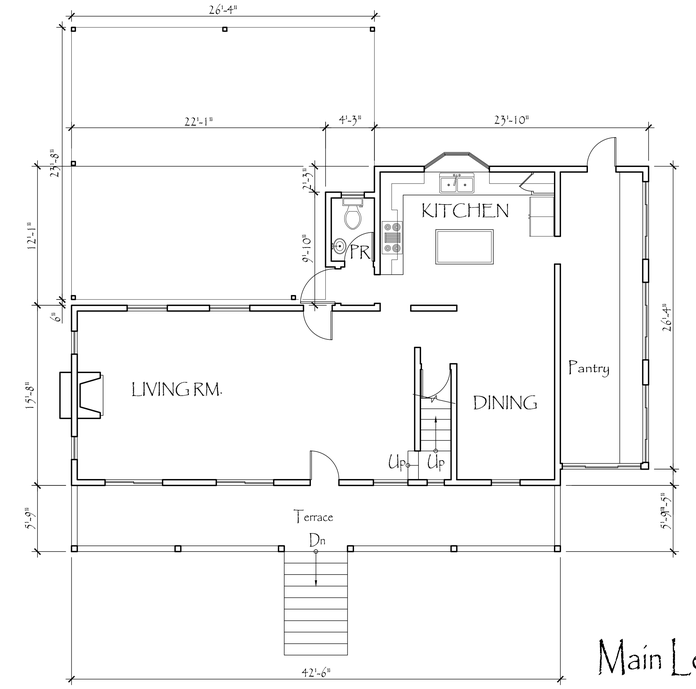
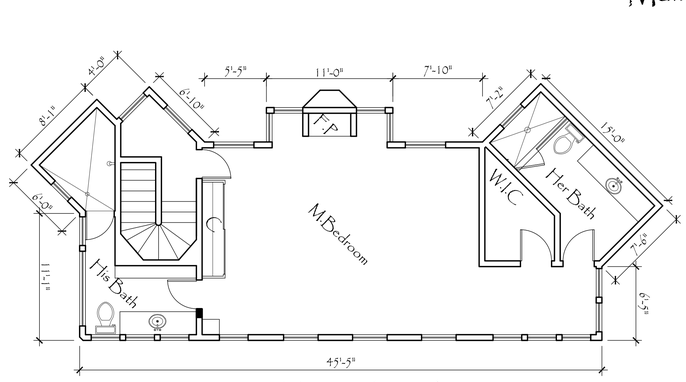
Sheet # 13 of 17



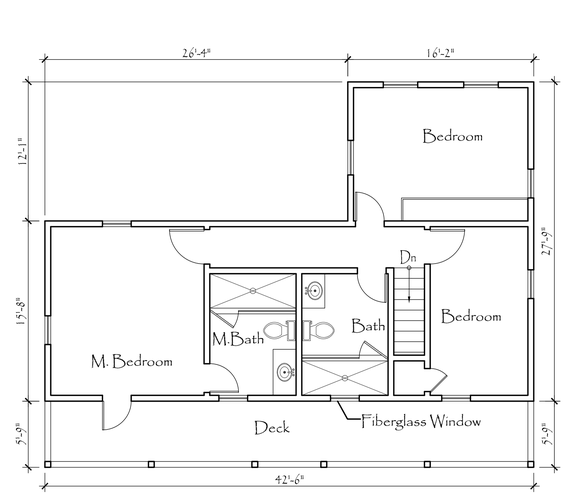
Main Level



Main Level

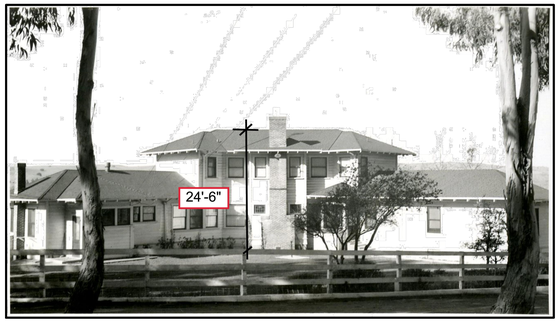


Upper Level



Upper Level





Elevations

Residence R1







Elevations

Residence R2

Construction Documents

Revisions

Ocean Breeze

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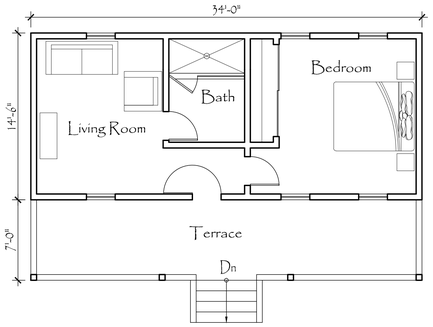
Drawn By:	M.B
Date:	18 September 2015
Scale:	1/16" = 1'-0"
Format:	AutoCAD 2015
Sheet #	14 of 17



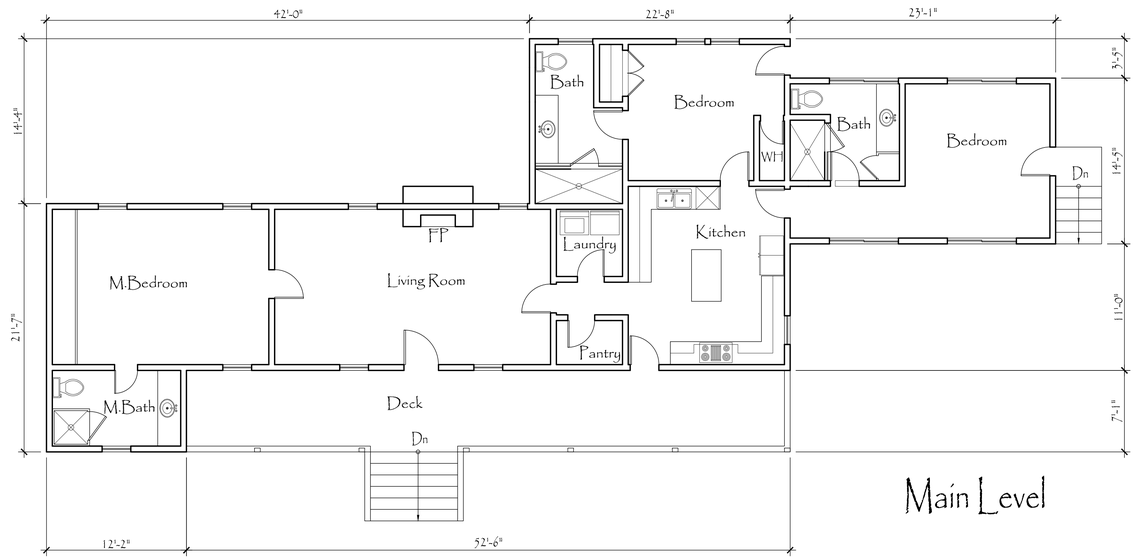
Main Level





Elevations

Residence R3



Main Level

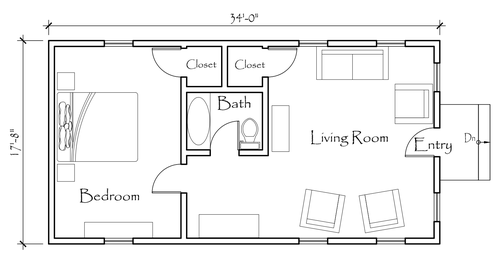






Elevations

Residence R4



Main Level





Elevations



Residence R5

Construction Documents

Revisions

Ocean Breeze



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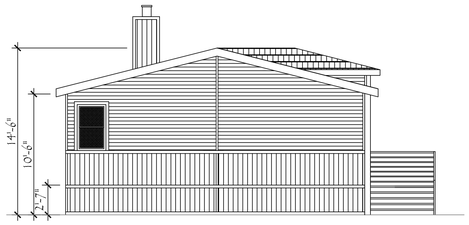
jconradarc@gmail.com

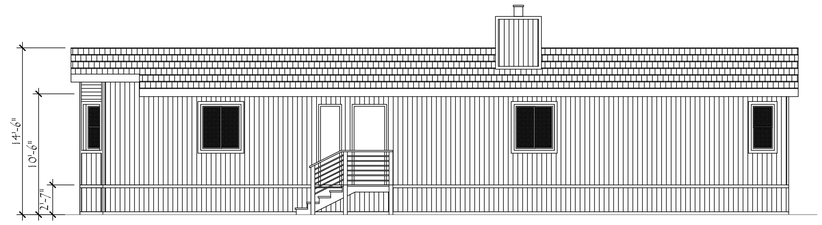
Drawn By: MB
Date: 18 September 2015
Scale: 3/16" = 1'-0"
Format: AutoCAD 2013
Sheet # 15 of 17



R6 - West (Fron Elevation



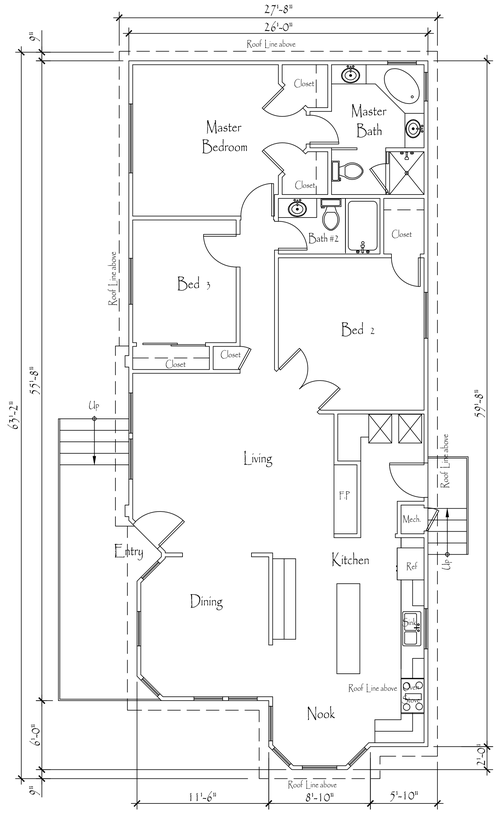
R6 - North Elevation



R6 - East Elevation



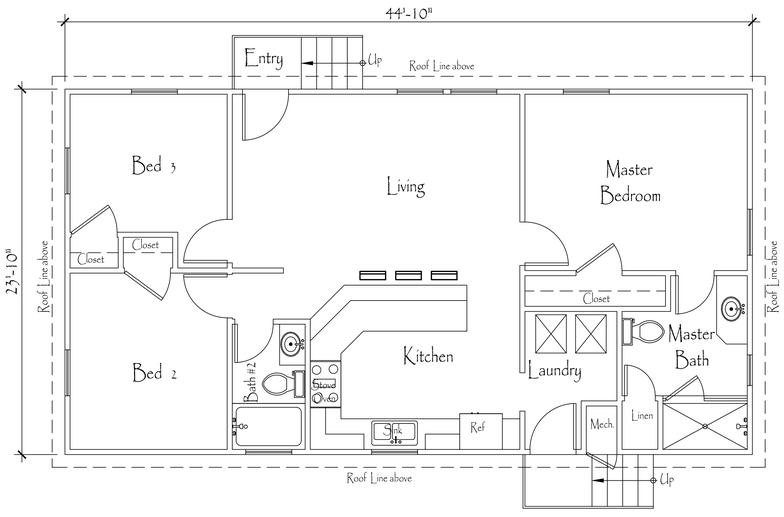
R6 - South Elevation



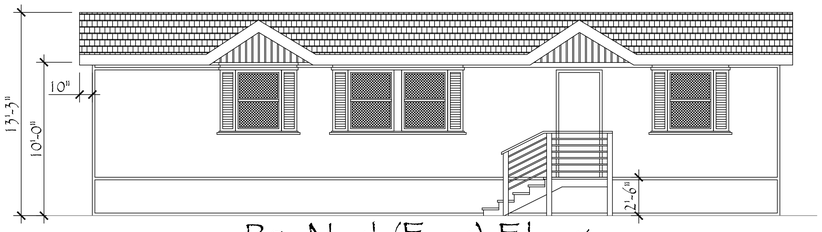
R6 - Floor Plan

Residence R6

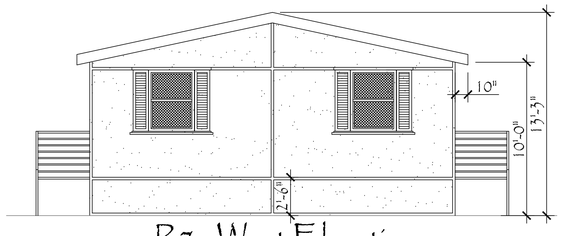
Sc: 1/4" = 1'-0"



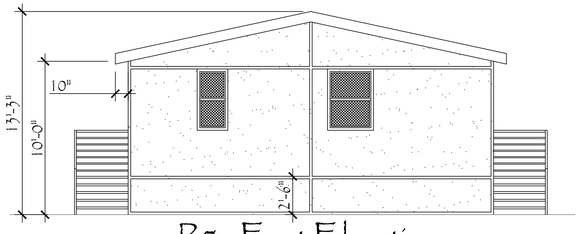
R7- Floor Plan



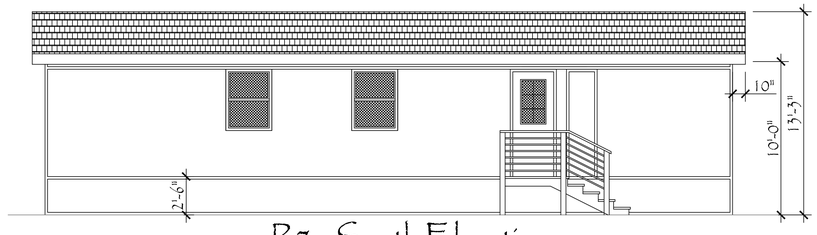
R7 - North (Front) Elevation



R7 - West Elevation



R7 - East Elevation



R7 - South Elevation

Residence R7

Sc: 1/4" = 1'-0"

Construction Documents

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Ocean Breeze

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Drawn By:	M.B
Date:	18 September 2015
Scale:	1/16" = 1'-0"
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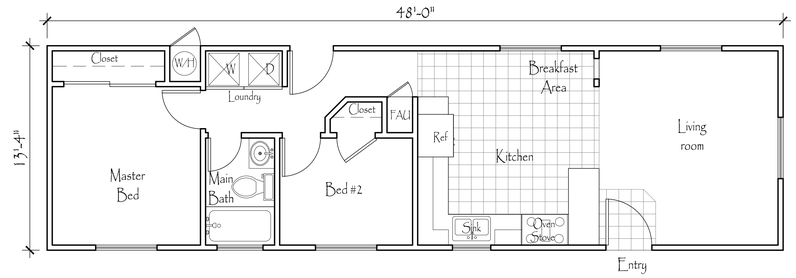
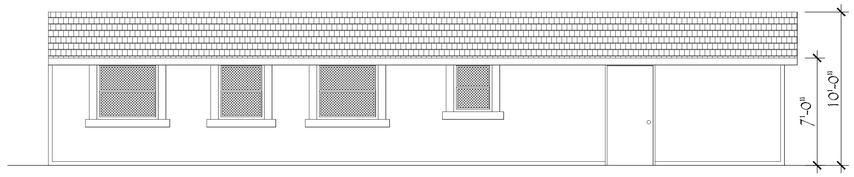
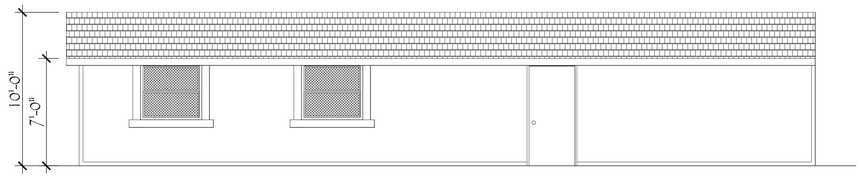
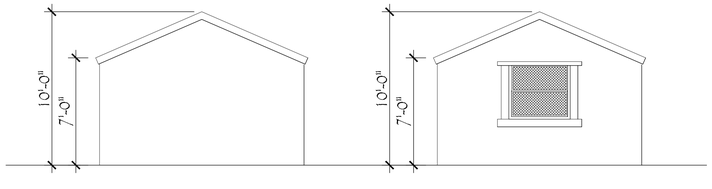
Sheet #	16 of 17



R8 - Floor plan







R8 - Elevations

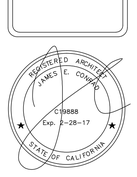
Residence R8

Scale 1/4" = 1'-0"

Construction Documents

Revisions

Ocean Breeze



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Drawn By: MB
Date: 18 September 2015
Scale: 1/4" = 1'-0"
Format: AutoCAD 2013
Sheet # 17 of 17

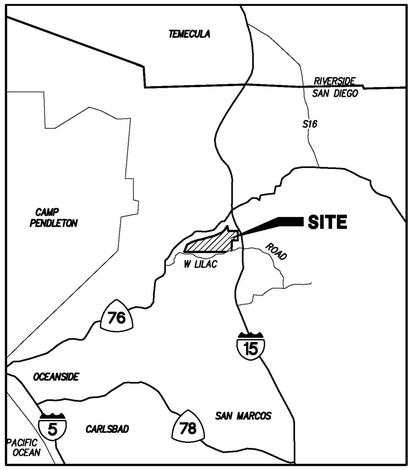
COUNTY OF SAN DIEGO TRACT 5615

CONCEPTUAL LANDSCAPE PLAN - EQUESTRIAN CENTER ENTRY GATE FOR:

OCEAN BREEZE RANCH

MUP #PDS2016-MUP-16-013

JUNE 27, 2019



VICINITY MAP NTS



KEYMAP N 0' 100' 200' 400' SCALE 1"=200'

LEGEND:

- EXISTING DIRT ROAD (PRIVATE)
- PROPERTY BOUNDARY
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING ASPHALT (PRIVATE)
- PROPOSED ASPHALT ROAD (PRIVATE)
- PROPOSED ROADS (PRIVATE) (SOIL CEMENT)
- EXISTING BUILDING
- EXISTING PENS WITH ROOF
- PROPOSED PENS WITH ROOF
- EXISTING PENS NO ROOF
- PROPOSED PENS NO ROOF

GENERAL NOTES:

1. ALL EXISTING LANDSCAPE TO REMAIN.
2. ALL CUT AND FILL SLOPES WILL BE PROPERLY LANDSCAPED , IRRIGATED AND MAINTAINED IN ACCORDANCE WITH COUNTY STANDARDS.
3. REFER TO CIVIL PLANS FOR ADDITIONAL GRADING AND DRAINAGE INFORMATION.

LANDSCAPE NOTES

1. ALL NEW LANDSCAPING SHALL CONFORM TO THE FOLLOWING DOCUMENTS:
   - COUNTY OF SAN DIEGO WATER EFFICIENT LANDSCAPE DESIGN MANUAL
   - APPROVED FINAL PROJECT FIRE PROTECTION PLAN FOR FUEL MODIFICATION BY FIREWISE 2000
   - COUNTY OF SAN DIEGO WATER CONSERVATION IN LANDSCAPE ORDINANCE
   - BONSALL DESIGN GUIDELINES
2. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS AND GROUNDCOVERS AND IRRIGATION SYSTEM DESIGN.
3. FINAL LANDSCAPE PLANS SHALL SHOW SIGHT LINE DISTANCE. ALL LANDSCAPE SHALL BE MAINTAINED WITH NO STRUCTURES HIGHER THAN 30" OR PLANT MATERIAL HIGHER THAN 24" AT MATURITY WITHIN THE CLEAR LINE OF SIGHT AREA.
4. BRUSH MANAGEMENT ZONES ARE ALSO SHOWN ON A SEPARATE EXHIBIT ENTITLED "FIRE PROTECTION PLAN".
5. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE COUNTY OF SAN DIEGO LANDSCAPE REGULATION AND ALL OTHER APPLICABLE REGIONAL AND STATE STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
6. IRRIGATION: AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. PLANTS SHALL BE GROUPED IN HYDROZONES, WHICH ARE GROUPINGS OF PLANTS WITH SIMILAR WATERING NEEDS. IRRIGATION SHALL BE CALIBRATED TO THE WATER NEEDS OF EACH HYDROZONE TO AVOID OVER AND UNDER WATERING. LOW-WATER NATIVE PLANTS AND ORNAMENTALS WILL BE USED WHENEVER POSSIBLE, SUPPLEMENTARY IRRIGATION MAY STILL BE NEEDED TO MAINTAIN THESE PLANTS. THE TYPE OF IRRIGATION SYSTEM USED SHALL BE BASED ON PLANT TYPE AND WATER USE. RE-VEGETATED AREAS MAY USE TEMPORARY IRRIGATION FOR ESTABLISHMENT IF NEEDED.
7. NON IRRIGATED NATIVE SEED MIX TO BE APPLIED TO ANY DISTURBED AREAS. TEMPORARY IRRIGATION MAY BE USED FOR ESTABLISHMENT.

GENERAL NOTES:

1. ALL GATES SHALL CONFORM TO THE BONSALL DESIGN GUIDELINES AND REFLECT THE RURAL CHARACTER OF THE COMMUNITY.

2. ALL GATES MUST CONFORM TO ZONING ORDINANCE SECTION 6708. IF GATE ENTRY STRUCTURES ARE PROPOSED ON INDIVIDUAL LOTS, THEY MUST CONFORM TO SECTION 6708.H.

3. THE FINAL LANDSCAPE DOCUMENTATION PACKAGE WILL SHOW ALL MATERIALS AND COLORS AND FINAL DIMENSIONS WHICH MAY BE MODIFIED DURING FINAL LANDSCAPE DEVELOPMENT.

SDCFA Notes:

1. A THIRTY-FOOT (30') MINIMUM RADIUS TURNAROUND SHALL BE PROVIDED AT THE GATED ENTRANCE.

2. THE GATED DRIVEWAY ENTRANCE AND CARD READER LOCATION SHALL BE DESIGNED ACCORDING TO SAN DIEGO COUNTY DESIGN STANDARDS (SUCH AS DS 17, DS 18 OR DS 19) AND TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.

3. GATES SHALL BE DESIGNED, PLACED, INSTALLED, AND ACCESSORY FEATURES (SUCH AS KEY BOXES, "BREAK-AWAY" DEVICES, AUTOMATIC OPENERS, ETC.) PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS AND IN ACCORDANCE WITH PROVISIONS OUTLINED BY THE SAN DIEGO COUNTY FIRE PROTECTION DISTRICT.

LANDSCAPE SHEET INDEX

SHEETS	PLANS
L1	TITLE SHEET
L2	CONCEPT PLAN / ELEVATIONS

MS◦ASLA

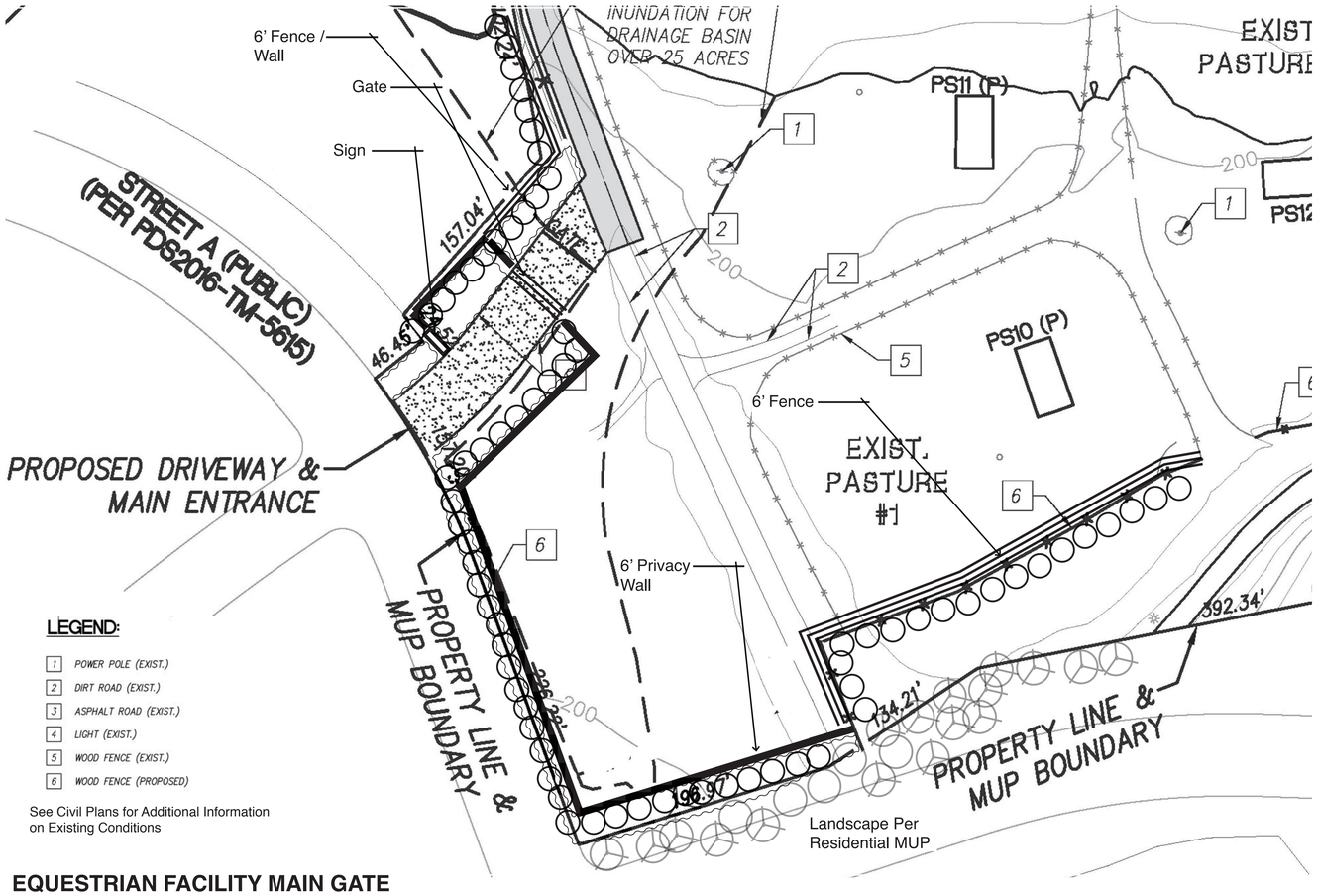
Landscape Architecture - Community Planning
305 North Coast Highway Suite T
Laguna Beach, CA 92651
949-375-2523

TENTATIVE MAP
TRACT 5615
OCEAN BREEZE RANCH
TM PLAN

Landscape Title Sheet

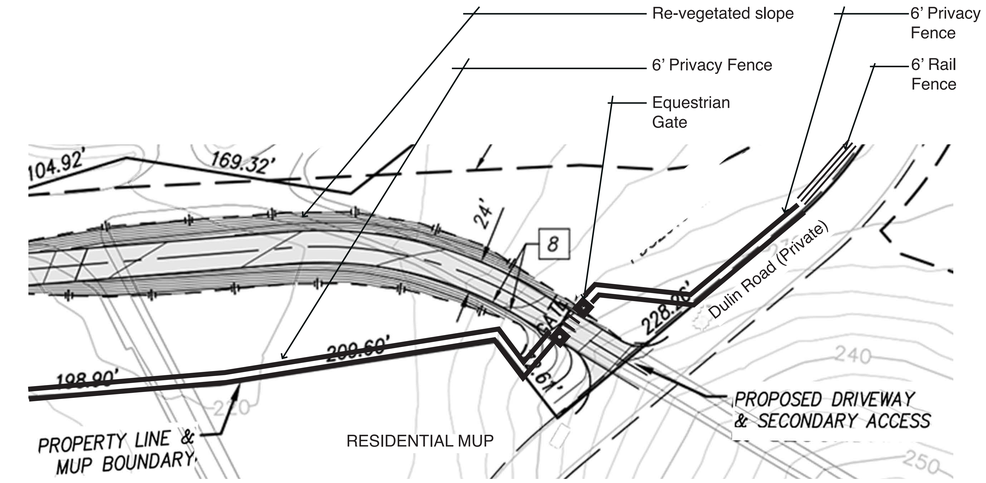
MUP #PDS2016-MUP-16-013

MAY 29, 2019



EQUESTRIAN FACILITY MAIN GATE

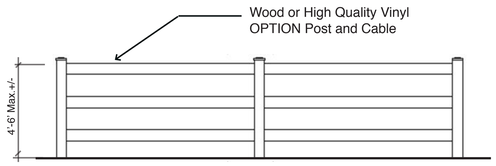
Scale 1"= 40'



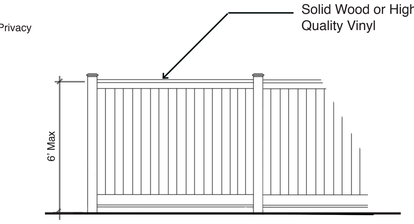
EQUESTRIAN FACILITY SECONDARY GATE

Scale 1"= 40'

Note:
Final Location of Rail and Privacy Fence to be Determined.



RAIL FENCE NTS



PRIVACY FENCE NTS

LANDSCAPE CONCEPT LEGEND

The plant material listed below is not intended to be a complete list, but rather offer a representation of the plants suitable for the project. Final plant selection and container sizes will be submitted during the final Landscape Documentation Package process. No non-native invasive plant species shall be used, per Appendix H and J in the County Water Efficient Landscape Manual and California Exotic Pest Plant Council List A-1, and the California Invasive Plant Council (Cal-IPC).

Trees/ Tall Hedge - 75% 24" Box, 25% 15 gallon

Arbutus unedo	Strawberry Tree
Prunus ilicifolia	Hollyleaf Cherry
Populus fremontii	Cottonwood
Ligustrum japonicum	Waxleaf Privet
Tristania conferta	Brisbane Box

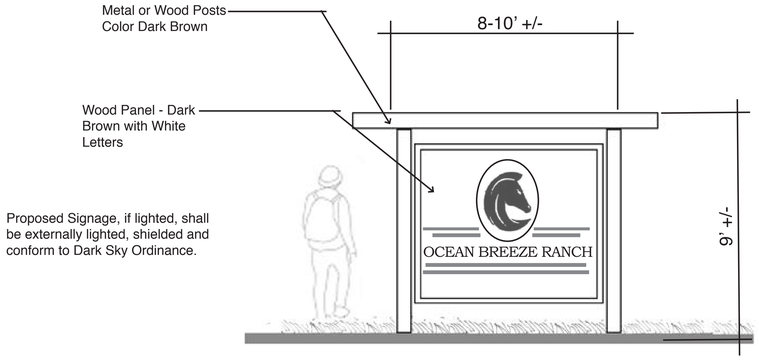
Shrubs and Ground Covers – 40% 1 Gallon, 30% 5 Gallon, 30% Flats

Arctostphylus species*	Manzanita
Baccharis species*	Baccharis
Callistemon "little john"	NCN
Ceanothus species*	California Lilac
Cistus purpurpureus	Orchid Rockrose
Muhlenbergia rigens	Deer Grass
Nolina species*	Nolina
Opuntia species*	Cactus
Rosmarinus officianalis*	Rosemary (Spacing/species per FMZ Guidelines)
Rosa species	Rose Hybrids
Salvia species*	Sage (Species on suggested fuel mod list)

Grasses – 100% Flats or Seed

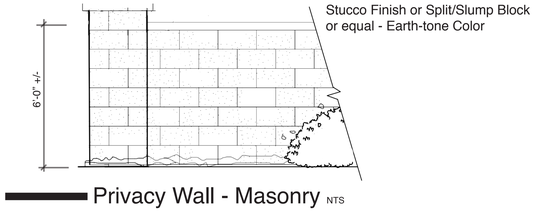
Carex spp*	Sedge
Elymus spp*	NCN
Festuca californica	California Fescue
Festuca mairei	Atlas Fescue
Iris douglasiana	Douglas Iris
Juncus patens	Common Rush
Juncus textills	Basket Rush
Muhlenbergia rigens	Deer Grass

* There are many native/drought tolerant plants with multiple species available that will do well here. Rather than list multiple plants, the variety should be appropriate for use in the region and the specific micro-climate and landscape use. Selections should based on fuel mod criteria, locally available, and resistant to pest and disease prevalent in the area. All species shall be approved by local fire authority.

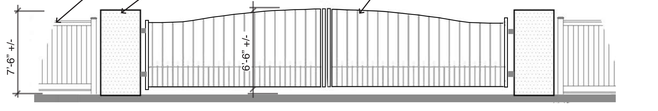


EQUESTRIAN FACILITY SIGN

Scale 1/2"=1'-0"

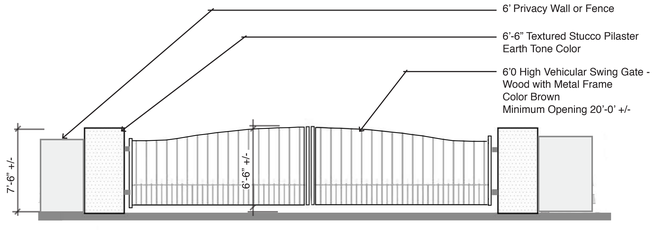


Privacy Wall - Masonry NTS



EQUESTRIAN FACILITY SECONDARY GATE

Scale 1/4"=1'-0"



EQUESTRIAN FACILITY MAIN GATE

Scale 1/4"=1'-0"

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TRACT 5615 TENTATIVE MAP

OCEAN BREEZE RANCH

TM PLAN

Landscape Concept Plan

MUP #PDS2016-MUP-16-013

June 27, 2019

SHEET **L-2 of L-2**