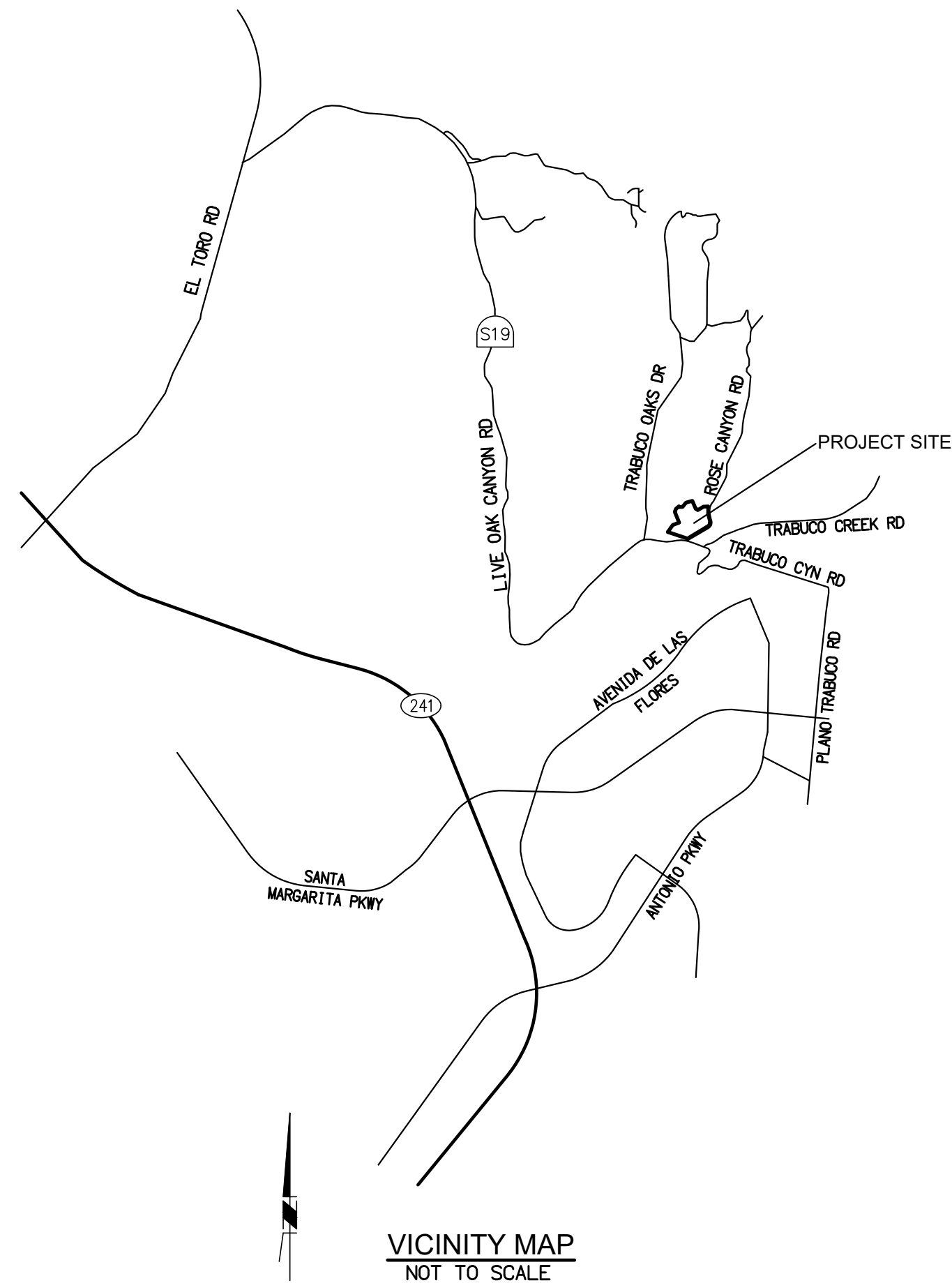


Attachment 12

Project Plans

TRABUCO EQUESTRIAN
PA20-0141



STATISTICAL SUMMARY

OVERALL SITE AREA (GROSS)	13.36 AC
PUBLIC ROAD EASEMENT	0.81 AC
USE PERMIT AREA (NET)	12.55 AC
PROPOSED NUMBER OF HORSE STALLS (COMMERCIAL USE)	80
EXISTING HORSE STALLS (PRIVATE)	10
PERCENT OPEN SPACE AREA WITHIN USE PERMIT (NO DEDICATION)	DESIRED 66.7% PROPOSED 69.1%
MAXIMUM PERMITTED DENSITY WITHIN USE PERMIT (10 HORSES/ACRE)	10.0 H/AC 7.1 H/AC
MINIMUM ARENA OR EXERCISE RING AREA (5000 SF/15 HORSES)	30000 SF 33660 SF
WASH RACKS	3 4

PARKING SUMMARY

GENERAL PARKING SPACES	14
ACCESSIBLE PARKING SPACES	2
TOTAL PARKING SPACES	16

SHEET INDEX

1	TITLE SHEET
2	CONCEPTUAL GRADING PLAN
3	CONCEPTUAL UTILITY PLAN
4	TREE PRESERVATION PLAN

LEGEND

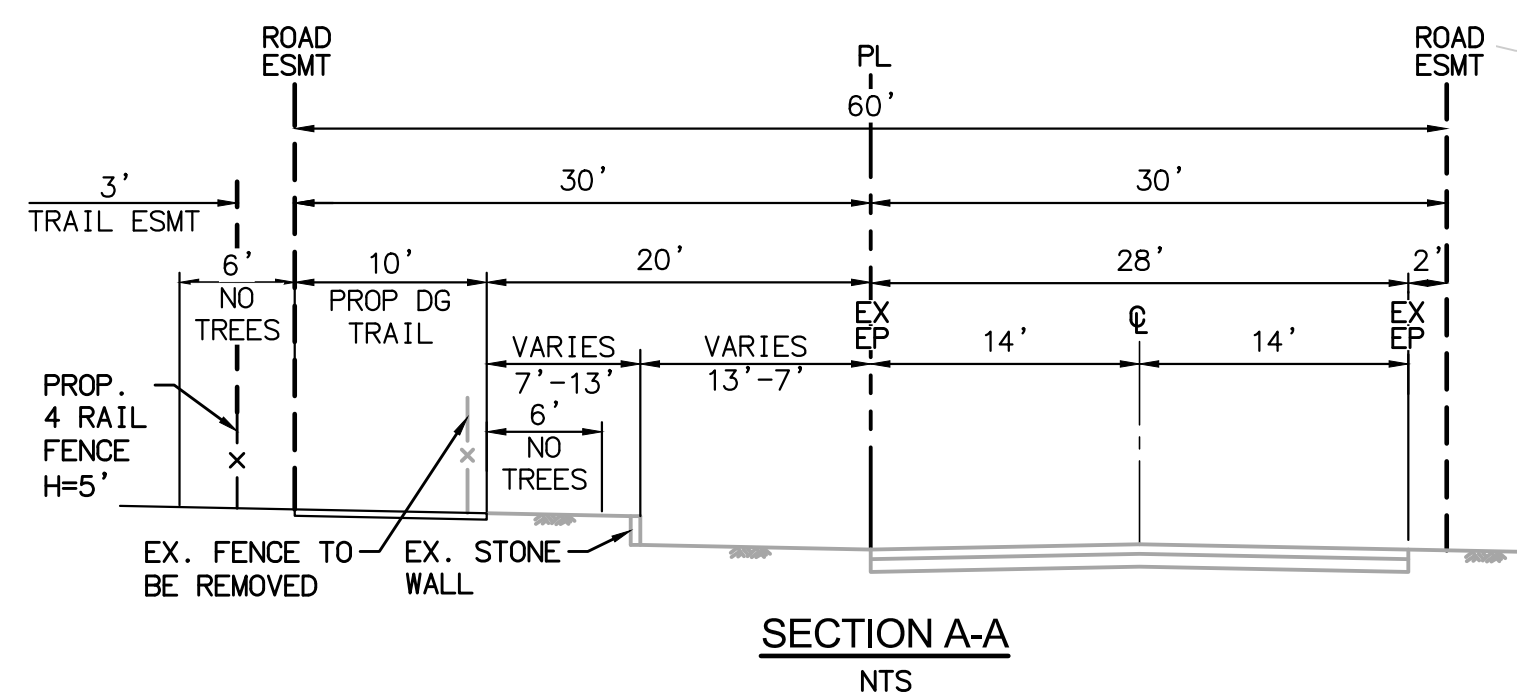
---	PROPERTY LINE
---	TRAIL EASEMENT
---	STREET CENTERLINE
---	LIMIT OF OPEN SPACE
---	EXISTING EASEMENT
x x x x	EXISTING FENCE
x x x x	PROPOSED 4 RAIL FENCE
---	ACCESSIBLE PATH OF TRAVEL
---	EXISTING CONTOUR
---	OPEN SPACE
---	TRAIL PATH (DECOMPOSED GRANITE)

ABBREVIATION

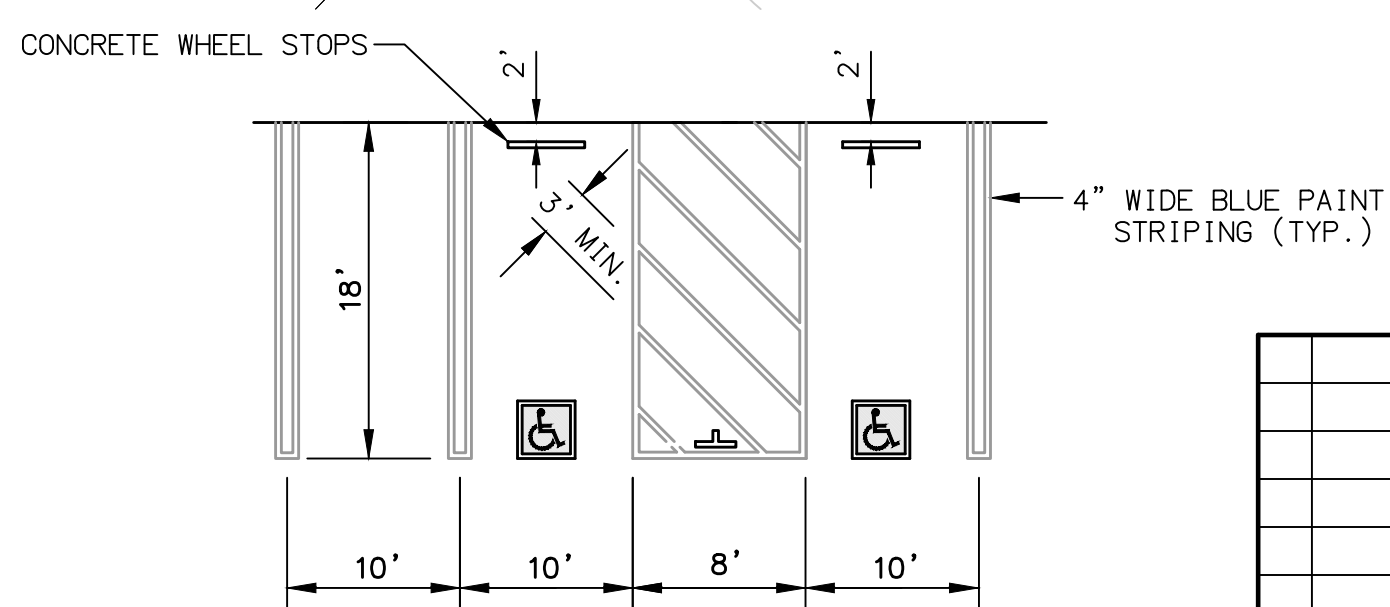
BS	BOTTOM OF STEP
EG	EXISTING GROUND
ESMT	EASEMENT
FF	FINISHED FLOOR
FG	FINISHED GROUND
FS	FINISHED SURFACE
H	HEIGHT
R	PROPERTY LINE
R/W	RAW WATER
R/W	RIGHT OF WAY
TS	TOP OF STAIR
TS	TOP OF WALL

EARTHWORK

RAW CUT: 3,200 CY
RAW FILL: 3,200 CY

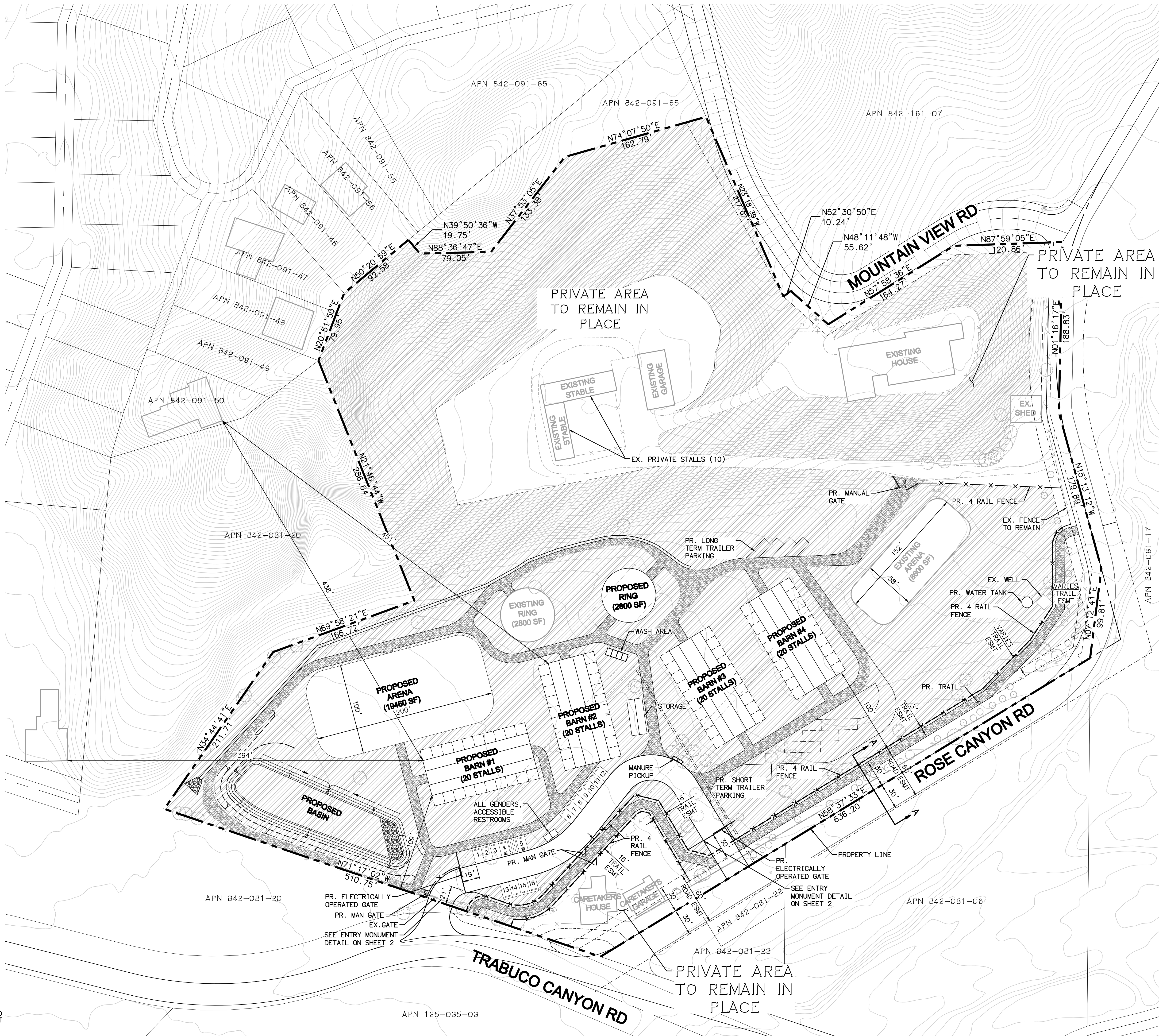


SECTION A-A
NTS



PARKING SPACE DETAIL
NTS

OVERALL MAP
SCALE: 1"=50'



OWNER
OF & NORTEGA AC TRUST
37171 MOUNTAIN VIEW ROAD
TRABUCO CANYON, 92679
CONTACT: CARLOS GARCIA
PHONE: 949.463.5925
EMAIL: TRABUCOCREEKEQUESTRIAN@GMAIL.COM

CIVIL ENGINEER
PROACTIVE ENGINEERING CONSULTANTS
27042 TOWNE CENTRE DRIVE, SUITE 110
FOOTHILL RANCH, CA 92610
CONTACT: MARK ANDERSON
PHONE: 949.900.6212

GENERAL INFORMATION

- EXISTING LAND USE: RESIDENTIAL
- PROPOSED LAND USE: CONDITIONAL USE PERMIT/RESIDENTIAL
- EXISTING ZONING: TRABUCO CANYON RESIDENTIAL (TOR)
- EXISTING COMMUNITY GUIDANCE DOCUMENT: FOOTHILL/TRABUCO SPECIFIC PLAN
- WATER SERVICE PROVIDED BY: TRABUCO CANYON WATER DISTRICT
- SEWER SERVICE PROVIDED BY: PRIVATE SEPTIC SYSTEM
- GAS SERVICE PROVIDED BY: PROPANE
- ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON COMPANY
- TELEPHONE SERVICE PROVIDED BY: AT&T
- CABLE TELEVISION SERVICE PROVIDED BY: N/A
- PROJECT IS LOCATED WITHIN THE SADDLEBACK VALLEY UNIFIED SCHOOL DISTRICT
- DRAINAGE IN ACCORDANCE WITH ORANGE COUNTY STANDARDS AND PLANS
- ALL STRUCTURES WITHIN DESIGNATED PRIVATE AREA TO REMAIN IN PLACE
- LIGHTING IS LIMITED TO INTERIOR OF THE BARN

LEGAL DESCRIPTION

PARCEL 1:
THAT PORTION OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, SEPTEMBER 30, 1882, DESCRIBED AS FOLLOWS:

BEGINNINGS AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF THE TRABUCO RANCHO AS SHOWN ON A MAP RECORDED DECEMBER 19, 1867 IN BOOK 1, PAGES 53 AND 54 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, WITH THE EAST LINE OF TRACT NO. 926, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 29, PAGES 20 AND 21 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, SAID POINT OF INTERSECTION BEING DISTANT 38.48 FEET NORTHERLY FROM THE SOUTHEAST CORNER OF LOT "1" OF SAID TRACT NO. 926, SAID POINT OF INTERSECTION ALSO BEARING NORTH 71°45' WEST 3935.60 FEET FROM THE NORTHEAST CORNER OF SAID TRABUCO RANCHO WHICH CORNER IS MARKED ON SAID PLAT OF SAID RANCHO AS POST T NO. 7 IN STONE MOUND; THENCE SOUTH 71°45' EAST ALONG SAID RANCHO LINE, 95.70 FEET; THENCE NORTH 34°50' EAST 212.30 FEET; THENCE NORTH 69°26' EAST 166.30 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 69°26' EAST 58.30 FEET; THENCE NORTH 73°38' EAST 270.10 FEET; THENCE NORTH 13°28' WEST 84.20 FEET; THENCE NORTH 20°14' EAST 106.80 FEET; THENCE NORTH 50°49' EAST 97.70 FEET; THENCE NORTH 23°46' WEST ALONG THE NORTHEASTERLY LINE OF THE PARCEL OF LAND CONVEYED TO JOHN W. WYNE AND WIFE, BY DEED RECORDED JANUARY 15, 1932 IN BOOK 533, PAGE 86 OF OFFICIAL RECORDS, 217.45 FEET TO A POINT IN SAID LINE WHICH IS 110 FEET FROM THE MOST EASTERLY CORNER OF LOT TWO HUNDRED FIFTY-EIGHT "258" OF SAID TRACT NO. 926; THENCE SOUTH 74°26' WEST 162.85 FEET; THENCE SOUTH 38°03' WEST 132.35 FEET; THENCE SOUTH 88°53'30" WEST 79.34 FEET; THENCE NORTH 40°00'30" EAST 20.00 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF LOT TWO HUNDRED SIXTY-FOUR "264" OF SAID TRACT NO. 926, SAID POINT BEING SOUTH 48°59'24" WEST 14.00 FEET FROM THE MOST SOUTHERLY CORNER OF LOT TWO HUNDRED SIXTY-THREE "263" OF SAID TRACT NO. 926; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID TRACT NO. 926 TO THE MOST SOUTHERLY CORNER OF LOT TWO HUNDRED SIXTY-SEVEN "267" OF SAID TRACT; THENCE SOUTH 23°04' EAST 290.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2
THAT PORTION OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, SEPTEMBER 30, 1882, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO FRED L. SCHWENDEMAN, ET UX., RECORDED FEBRUARY 2, 1932 IN BOOK 537, PAGE 116 OF OFFICIAL RECORDS, SAID CORNER BEING ON THE NORTHERLY LINE OF THE RANCHO TRABUCO AS SHOWN ON A PLAT RECORDED IN BOOK 1, PAGES 53 AND 54 OF PATENTS OF LOS ANGELES COUNTY, CALIFORNIA; THENCE NORTH 34°50'00" EAST 212.30 FEET; THENCE NORTH 69°26'00" EAST 224.60 FEET; THENCE NORTH 73°38'00" EAST 270.10 FEET; THENCE NORTH 13°28'00" WEST 84.20 FEET; THENCE NORTH 20°14'00" EAST 106.80 FEET; THENCE NORTH 50°49'00" EAST 107.85 FEET TO A POINT ON THE CENTER LINE OF A PRIVATE ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES: SOUTH 49°04'30" EAST 56.24 FEET, NORTH 57°23'00" EAST 163.56 FEET AND NORTH 87°36'30" EAST 120.70 FEET; THENCE SOUTH 0°49'30" WEST 189.00 FEET; THENCE SOUTH 15°41'00" EAST 179.75 FEET; THENCE SOUTH 61°43'00" WEST 100.00 FEET TO THE CENTER LINE OF TRABUCO CANYON ROAD; THENCE SOUTH 58°10'00" WEST 636.00 FEET ALONG SAID CENTER LINE TO SAID NORTHERLY LINE OF RANCHO TRABUCO; THENCE NORTH 71°45'00" WEST 512.21 FEET TO THE POINT OF BEGINNING.

APN: 842-081-02

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATIONS G.P.S. NO. 4516 AND G.P.S. NO. 9011 BEING 571°17'02"E PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

BENCHMARK:

DESCRIBED BY OCS 1970, 0.25 MILE NORTHEAST ALONG TRABUCO CANYON CREEK FROM TRABUCO CANYON ROAD TO THE OVER-CROSSING OF THE POWER LINE WIRES OF A DIRT ROAD, POWER LINE DROPS DOWN FROM THE TOP OF PLANO TRABUCO ROAD, 85 FEET SOUTHEAST OF THE CENTER OF THE DIRT ROAD, 4 FEET SOUTHWEST OF A POWER POLE #551085E, SET AT THE TOP OF A CONCRETE POST, 1 FEET ABOVE GROUND AND SET IN A MOUND OF ROCK



PLAN PREPARED BY:
PROACTIVE
ENGINEERING CONSULTANTS
27042 Towne Centre Drive, Suite 110
Foothill Ranch, CA 92610 (949) 716-7460

REVIEWED BY:
MARK S. ANDERSON
DATE: 3/16/21
RCE # 26821

PA20-0141
TITLE SHEET
TRABUCO CANYON, CALIFORNIA 92676

COUNTY OF ORANGE

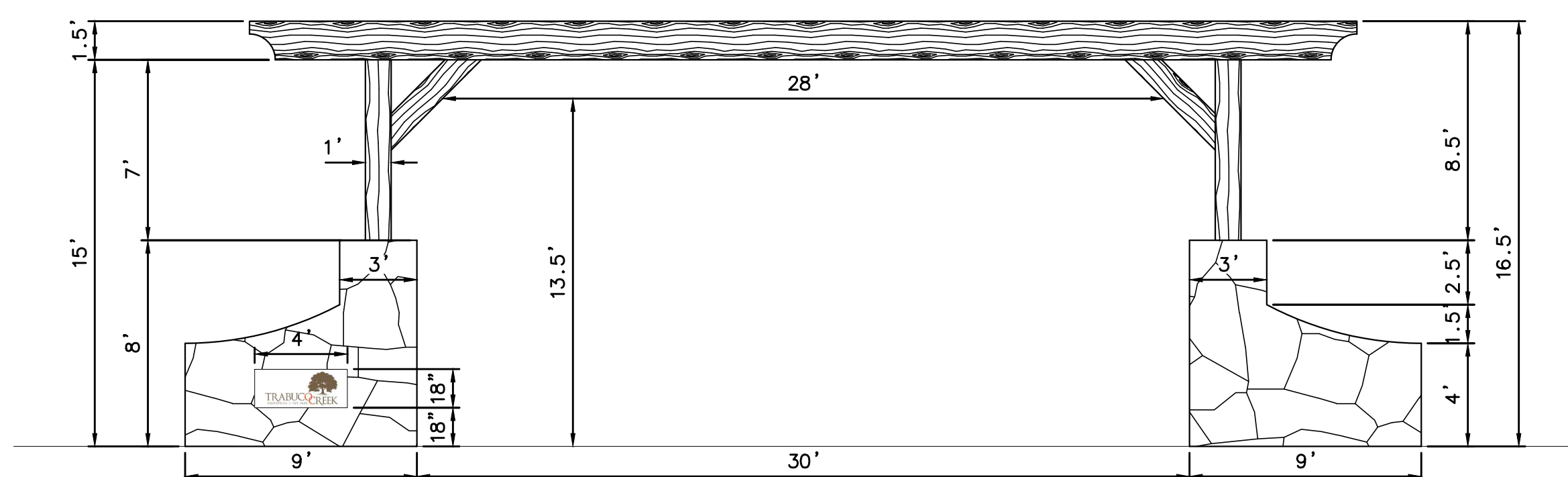
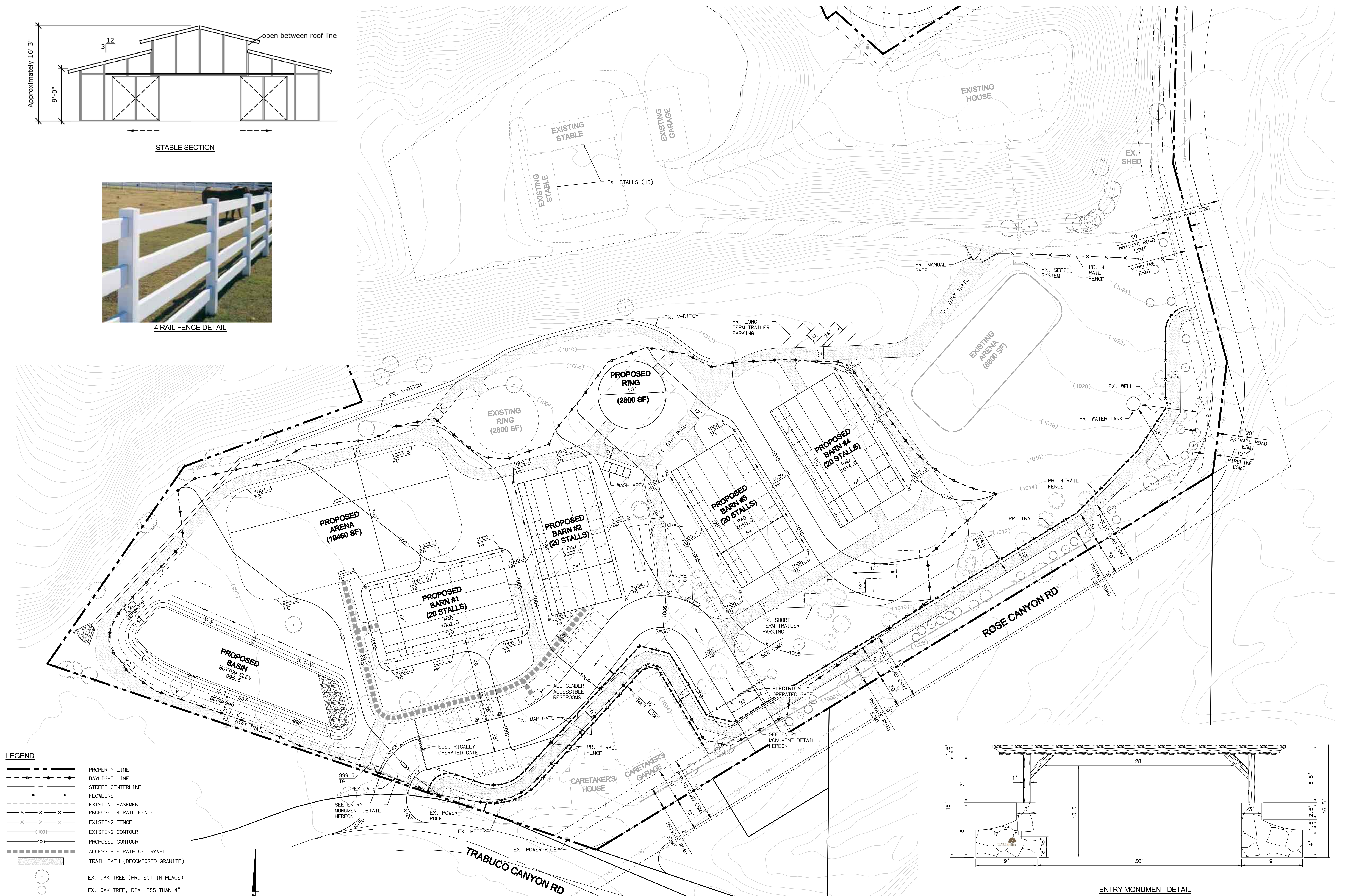
SHEET

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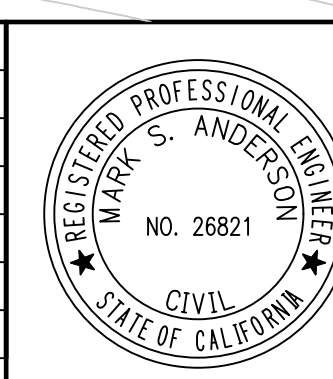
OF 4 SHTS.

STABLE SECTION

4 RAIL FENCE DETAIL



ENTRY MONUMENT DETAIL
NTS


[illegible]

PLAN PREPARED BY:

PROACTIVE
ENGINEERING CONSULTANTS

27042 Towne Centre Drive, Suite 110
Foothill Ranch, CA 92610 (949) 716-7460

REVIEWED BY:



MARK S ANDERSON

DATE: 3/16/21
RCE # 26821

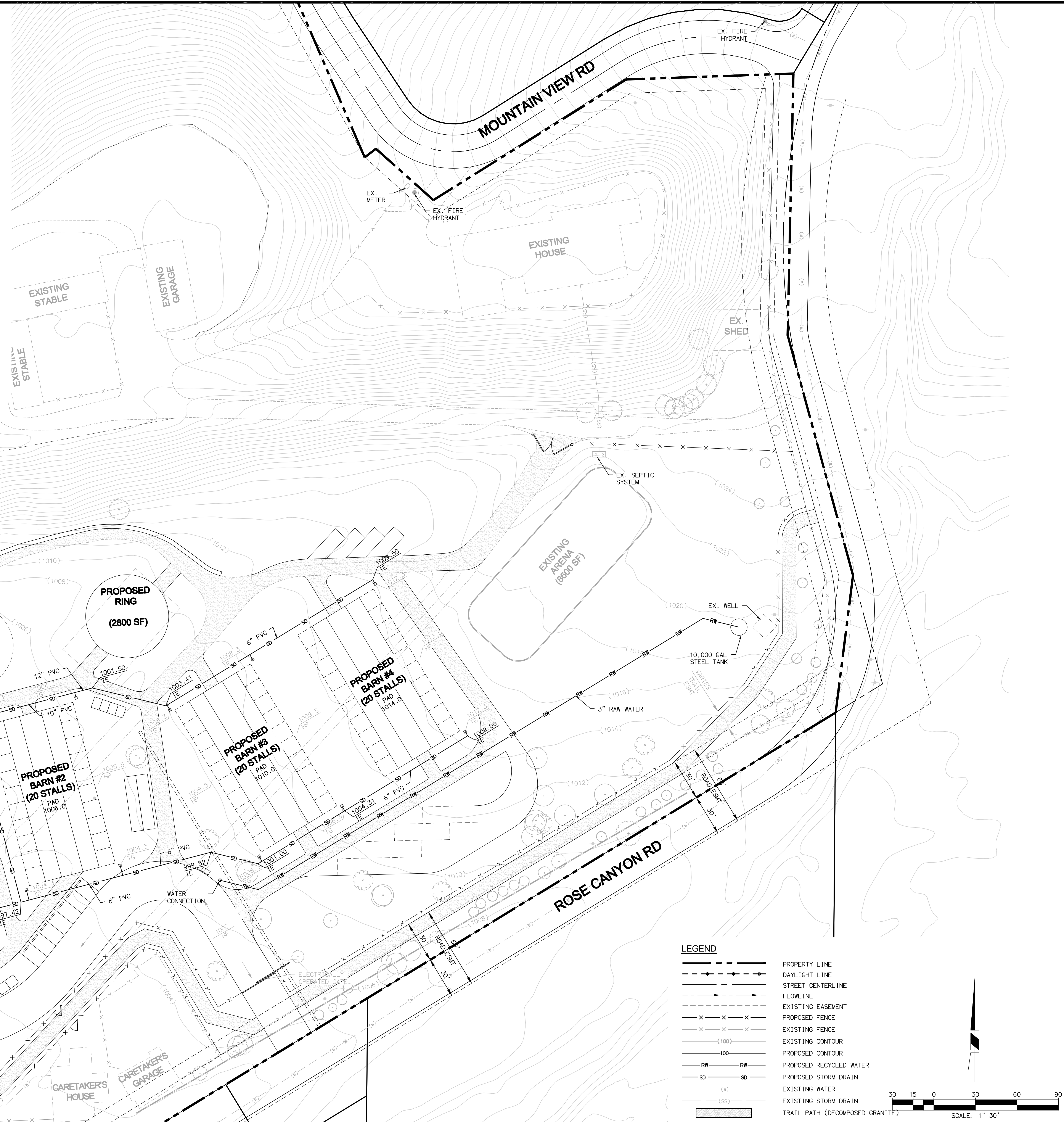
PA20-0141
CONCEPTUAL GRADING PLAN
TRABUCO CANYON, CALIFORNIA 92676

COUNTY OF ORANGE

EET

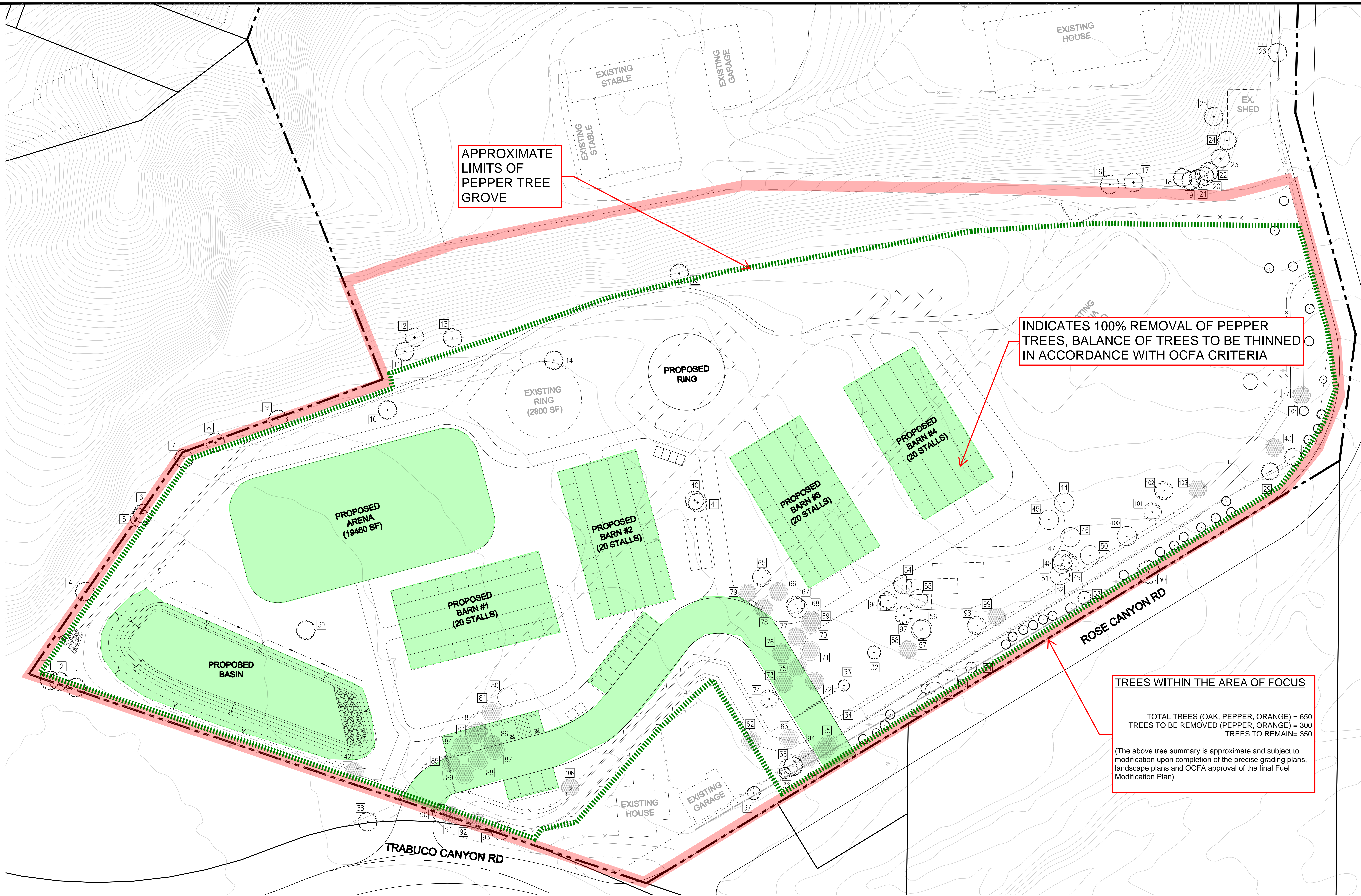
2

4 SHTS.

[illegible]

	PLAN PREPARED BY:	PROACTIVE ENGINEERING CONSULTANTS 27042 Towne Centre Drive, Suite 110 Foothill Ranch, CA 92610 (949) 715-7450
	REVIEWED BY:	 _____
	DATE:	3/16/21
	MARK S ANDERSON  _____	RCE # 26821

<p style="text-align: center;">PA20-0141</p> <p style="text-align: center;">CONCEPTUAL UTILITY PLAN</p> <p style="text-align: center;">TRABUCO CANYON, CALIFORNIA 92676</p>	<p style="text-align: right;">SHEET</p> <p style="text-align: center; font-size: 2em;">3</p>
	<p style="text-align: right;">OF 4 SHTS.</p>



TREE NO.	SPECIES	DIA(IN)	SECOND TRUNK
1	OAK	10	
2	OAK	13	
3	OAK	6	
4	OAK	24	20
5	OAK	20	20
6	OAK	20	
7	OAK	16	
8	OAK	13	
9	OAK	11	8
10	OAK	6	
11	OAK	30	
12	OAK	36	3
13	OAK	4	
14	OAK	8	
15	OAK	12	12
16	OAK	19	
17	OAK	10	
18	OAK	37	

TREE NO.	SPECIES	DIA(IN)	SECOND TRUNK
19	OAK	58	
20	OAK	12	
21	OAK	25	
22	OAK	19	
23	OAK	38	
24	OAK	27	
25	OAK	14	
26	OAK	36	
27	OAK	6	
28	OAK	9	
29	OAK	9	
30	OAK	24	
31	OAK	5	
32	OAK	7	
33	OAK	6	
34	OAK	4	
35	OAK	14	
36	OAK	6	

TREE NO.	SPECIES	DIA(IN)	SECOND TRUNK
37	OAK	7	7
38	OAK	9	9
39	OAK	13	
40	OAK	5	6
41	OAK	6	
42	ORANGE	12	
43	ORANGE	5	
44	PEPPER	16	
45	PEPPER	14	
46	PEPPER	8	
47	PEPPER	5	
48	PEPPER	5	
49	ORANGE	8	
50	PEPPER	5	
51	PEPPER	6	
52	OAK	7	6
53	OAK	14	
54	ORANGE	5	

TREE NO.	SPECIES	DIA(IN)	SECOND TRUNK
55	ORANGE	10	
56	PEPPER	6	
57	PEPPER	7	
58	ORANGE	6	
59	PEPPER	15	
60	PEPPER	5	
61	PEPPER	5	
62	PEPPER	12	
63	PEPPER	12	
64	PEPPER	12	
65	ORANGE	13	
66	ORANGE	13	
67	ORANGE	12	
68	PEPPER	9	
69	ORANGE	16	
70	PEPPER	10	
71	PEPPER	8	
72	ORANGE	10	

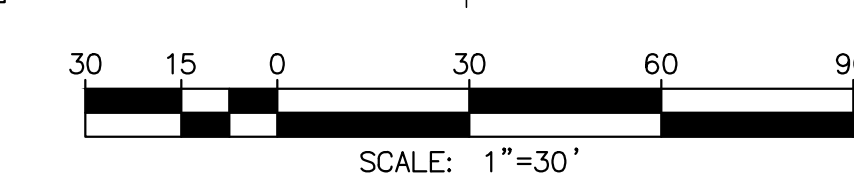
TREE NO.	SPECIES	DIA(IN)	SECOND TRUNK
73	ORANGE	8	
74	ORANGE	12	
75	PEPPER	16	
76	ORANGE	12	
77	ORANGE	16	
78	ORANGE	14	
79	ORANGE	14	
80	PEPPER	6	6
81	PEPPER	17	
82	ORANGE	8	
83	PEPPER	6	
84	PEPPER	22	
85	ORANGE	6	
86	PEPPER	9	
87	PEPPER	8	
88	PEPPER	12	
89	PEPPER	10	
90	ASH	12	

TREE NO.	SPECIES	DIA(IN)	SECOND TRUNK
91	ASH	15	
92	OAK	9	
93	OAK	8	
94	PEPPER	12	
95	PEPPER	12	
96	ORANGE	12	
97	ORANGE	12	
98	ORANGE	4	
99	ORANGE	9	
100	PEPPER	4	
101	ORANGE	6	
102	ORANGE	6	
103	ORANGE	6	
104	ORANGE	4	
105	ORANGE	4	
106	AVOCADO	11	

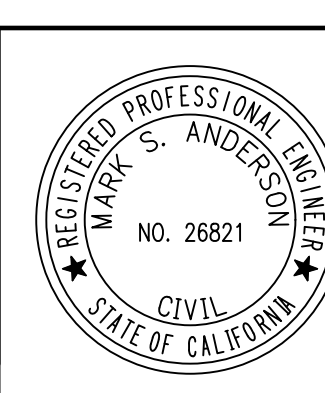
LEGEND

- EX. OAK TREE
- EX. OAK TREE, DIA LESS THAN 4"
- EX. PEPPER TREE
- EX. ASH TREE
- EX. AVOCADO TREE
- EX. ORANGE TREE
- EX. TREE TO BE REMOVED

NOTE:
TREE LOCATIONS BASED ON PRIOR
SURVEY CONDUCTED BY THIELMANN
ENGINEERS IN 2012



NO.	DATE	DESCRIPTION	APP'D	DATE
		REVISIONS		



PLAN PREPARED BY:
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27042 Towne Centre Drive, Suite 110
Foothill Ranch, CA 92610 (949) 716-7460
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TREE PRESERVATION PLAN
TRABUCO CANYON, CALIFORNIA 92676
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