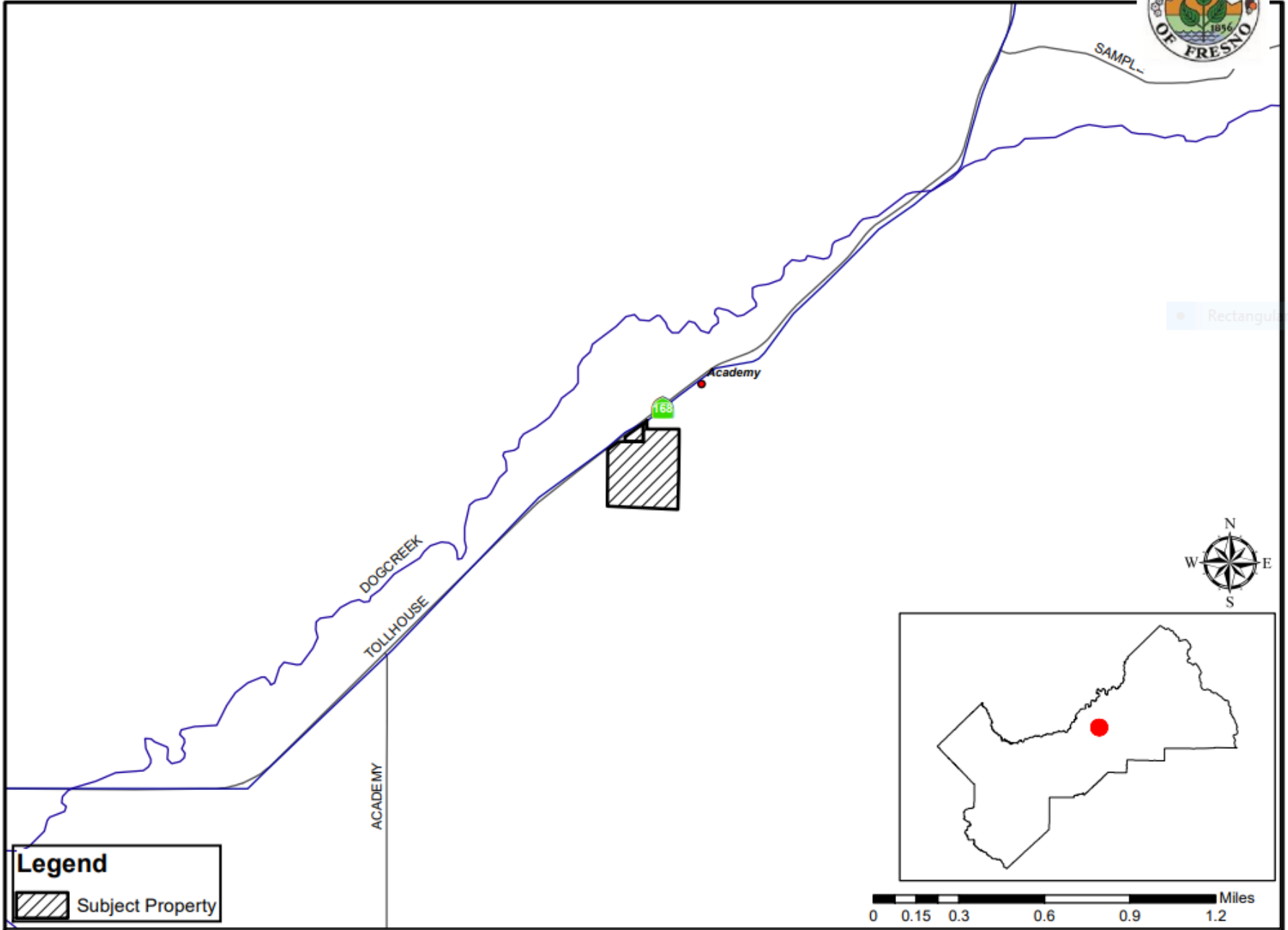




**DEPARTMENT of PUBLIC WORKS and PLANNING**  
**DEVELOPMENT SERVICES DIVISION**



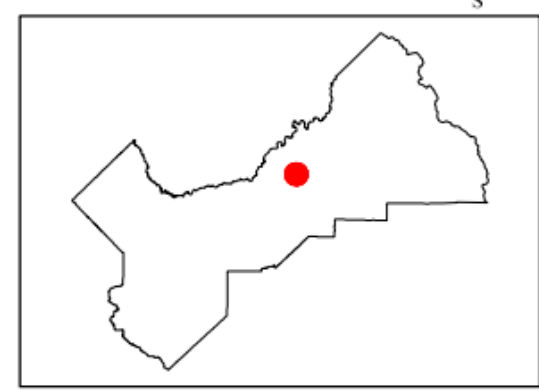
# LOCATION MAP



• Rectangular S

**Legend**

 Subject Property



**CUP 3713**

**Legend**

- 13305 Tollhouse Rd
- Heart of the Horse Therapy Ranch



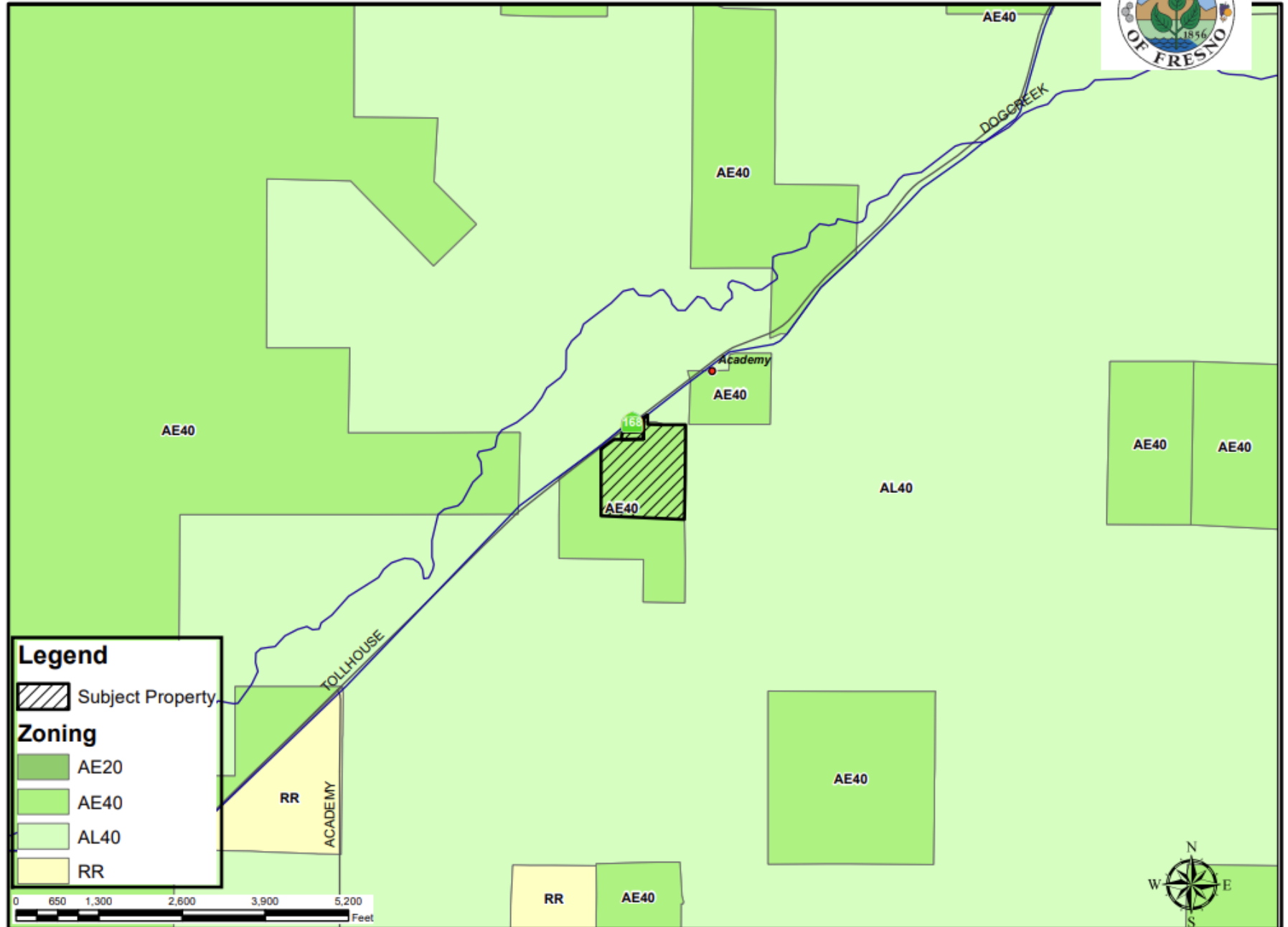
**PROJECT SITE** →

**CUP FINDINGS**

- 1. **Size and shape of parcel is adequate**
- 2. **Streets and Highways are Adequate for Use**
- 3. **No Adverse Effect on Neighborhood**
- 4. **General Plan Consistency**
- 5. **Conditions Necessary for Protect Public Health, Safety, and General Welfare**

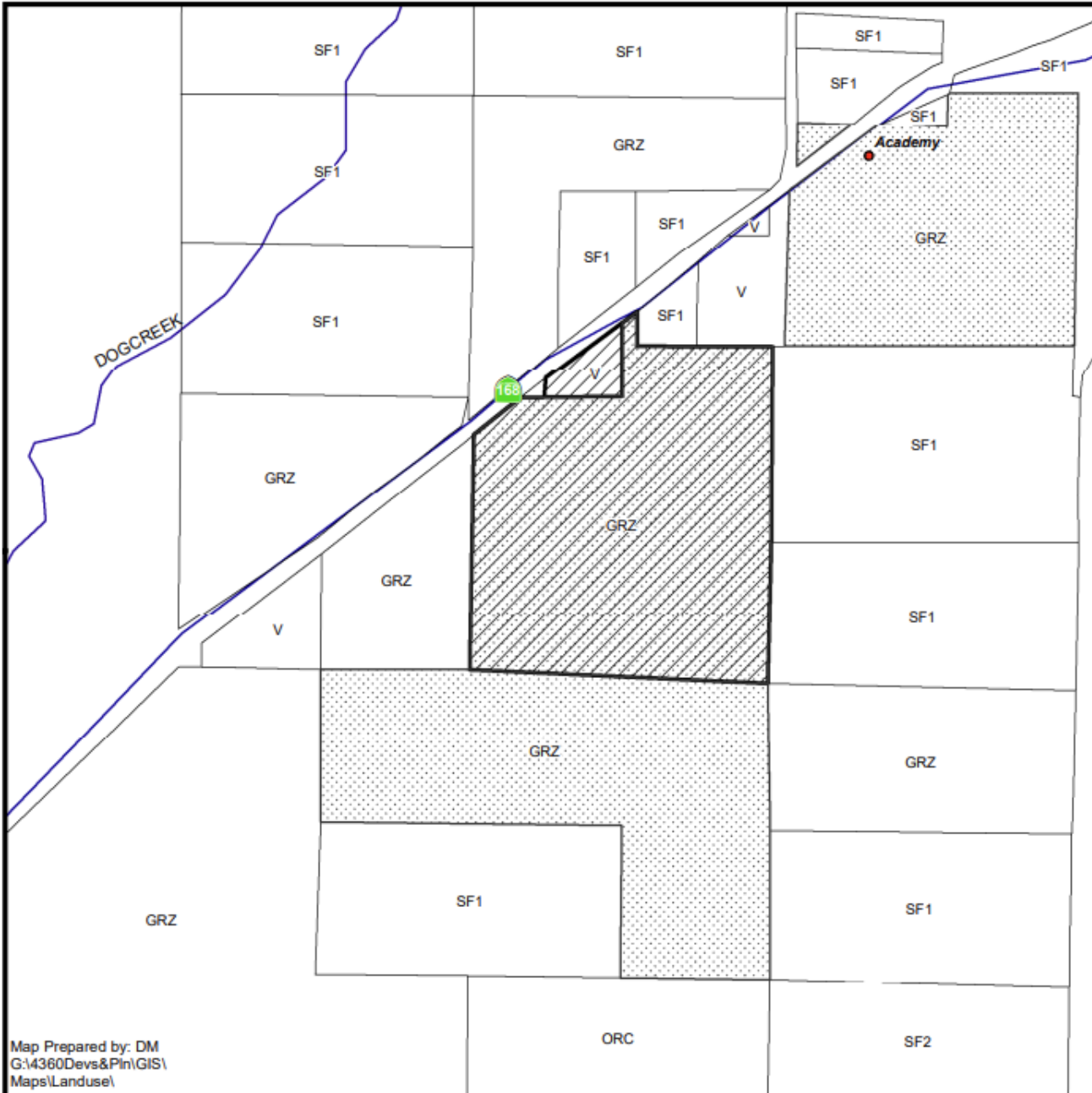


# EXISTING ZONING MAP







# EXISTING LAND USE & AG CONTRACT LAND MAP

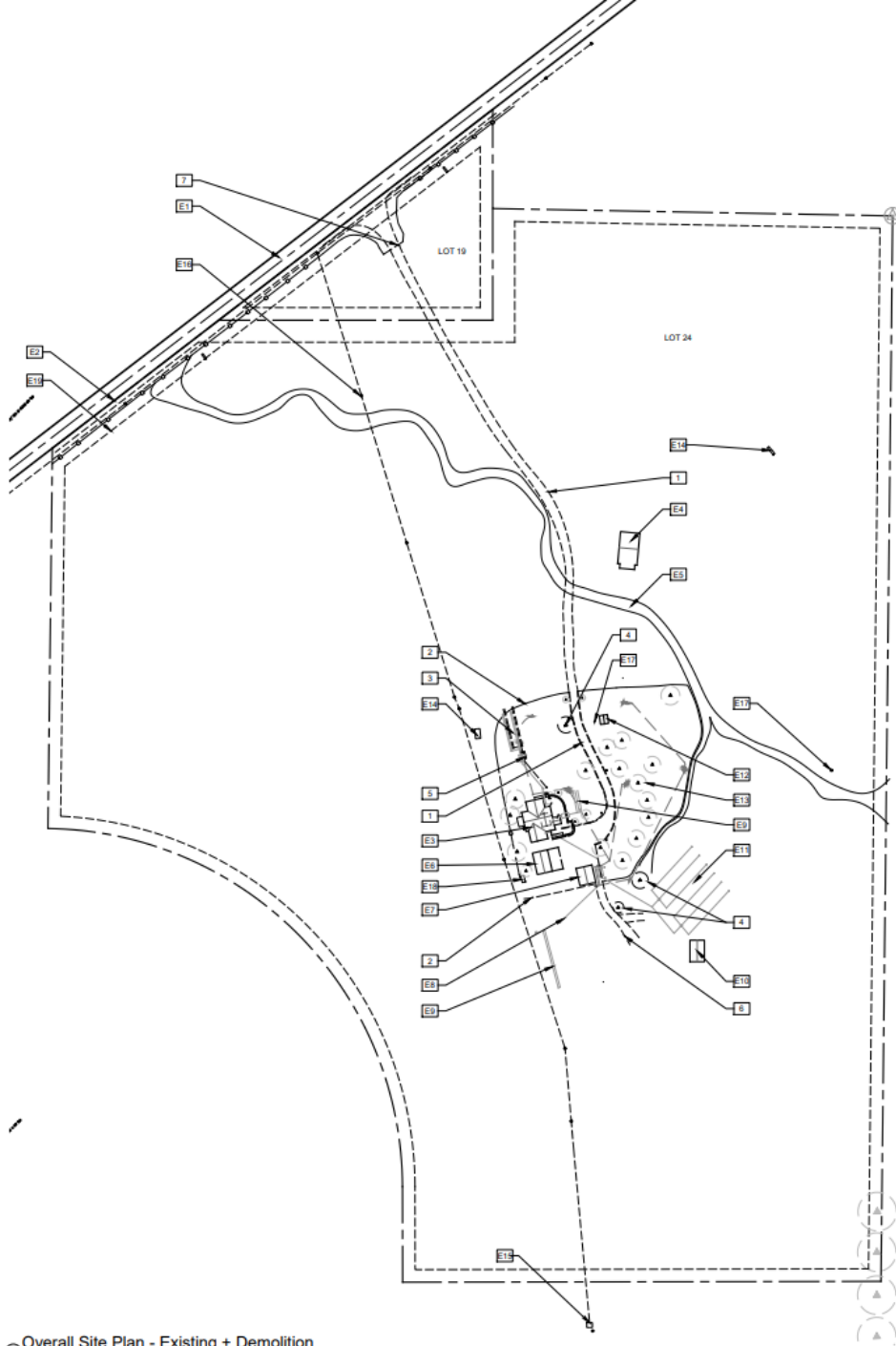


**LEGEND**  
 DRY - DRY FARMING  
 GRZ - GRAZING  
 ORC - ORCHARD  
 SF#- SINGLE FAMILY RESIDENCE  
 V - VACANT

### LEGEND:

-  Subject Property
-  Ag Contract Land



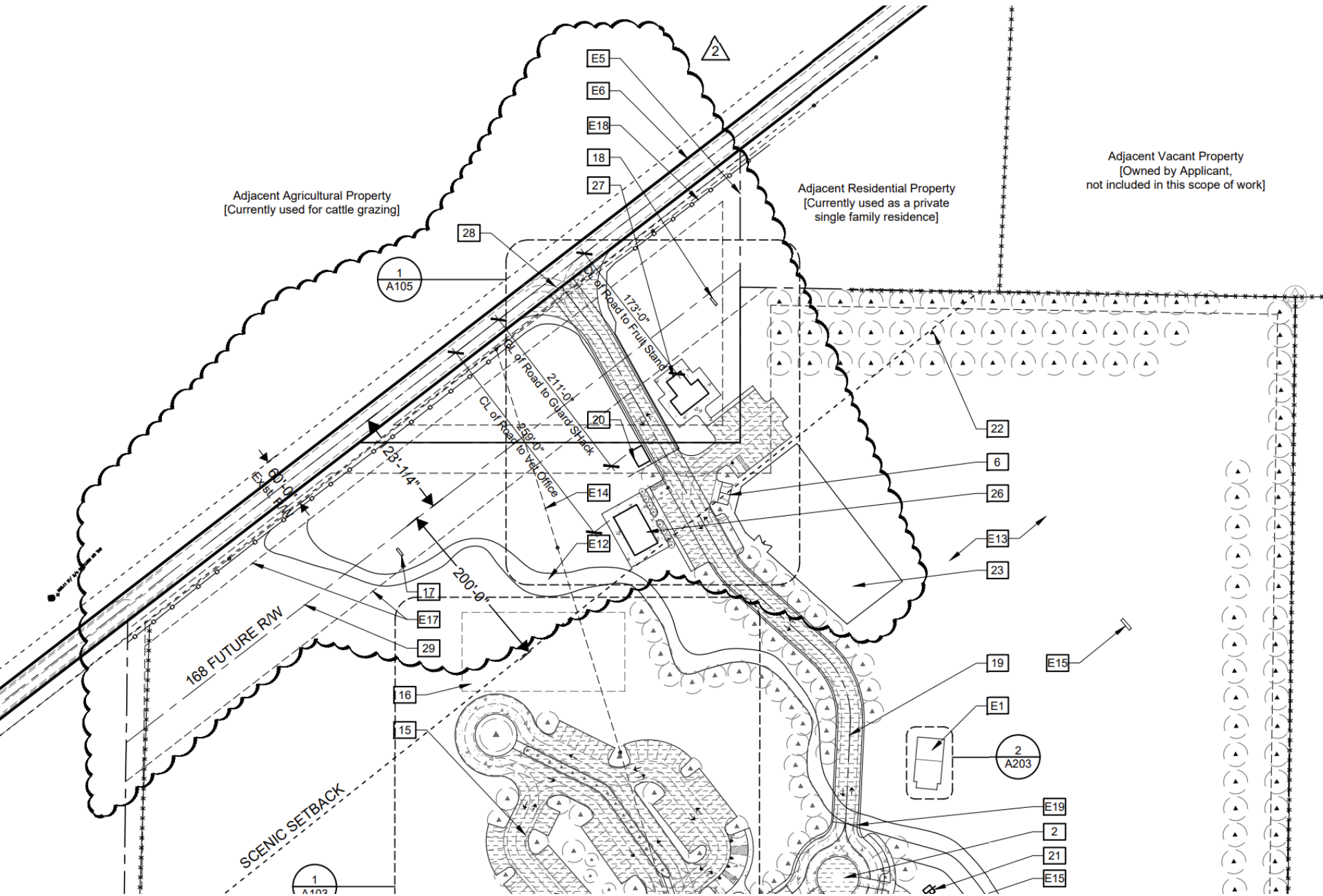


1 Overall Site Plan - Existing + Demolition  
 Scale: 1" = 100'-0"









SCENIC SETBACK

1  
A103

E1

2  
A203

E19

2

21

E15

3

1  
A104

4

E15

6

25

E7

E8

E9

9

13

E2

E3

7

24

2  
A104

E10

14

E4

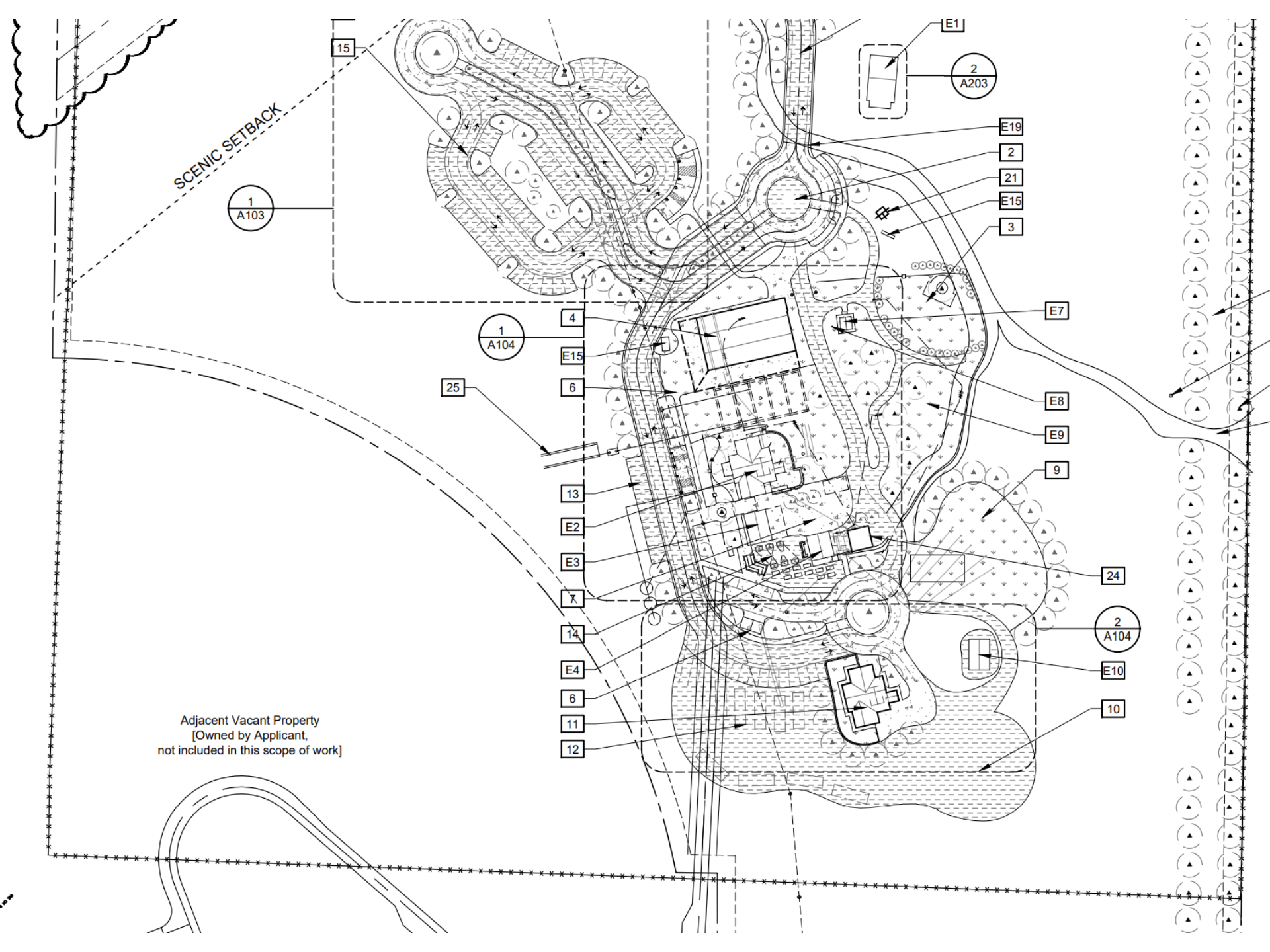
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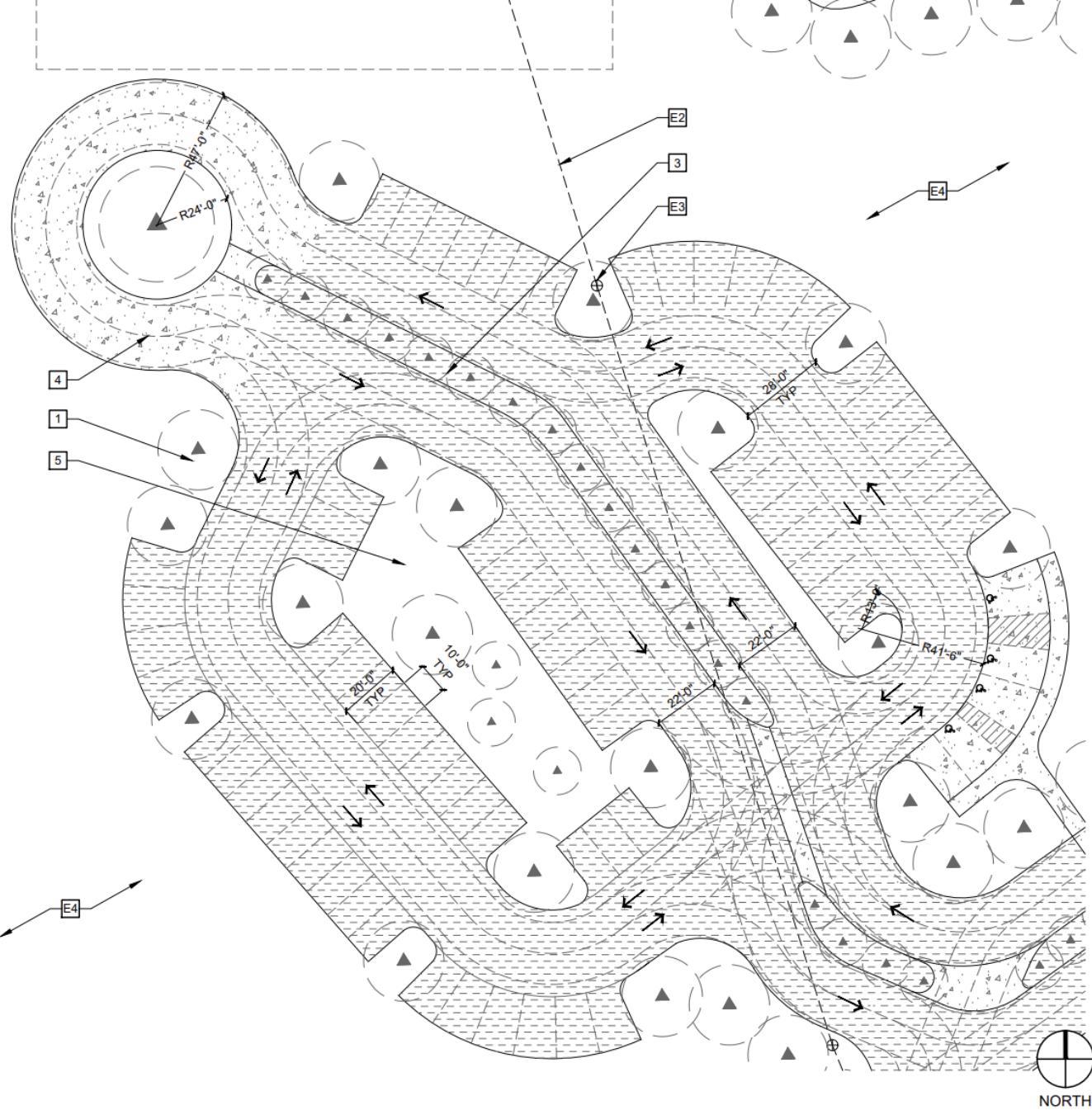
11

12

10

Adjacent Vacant Property  
[Owned by Applicant,  
not included in this scope of work]

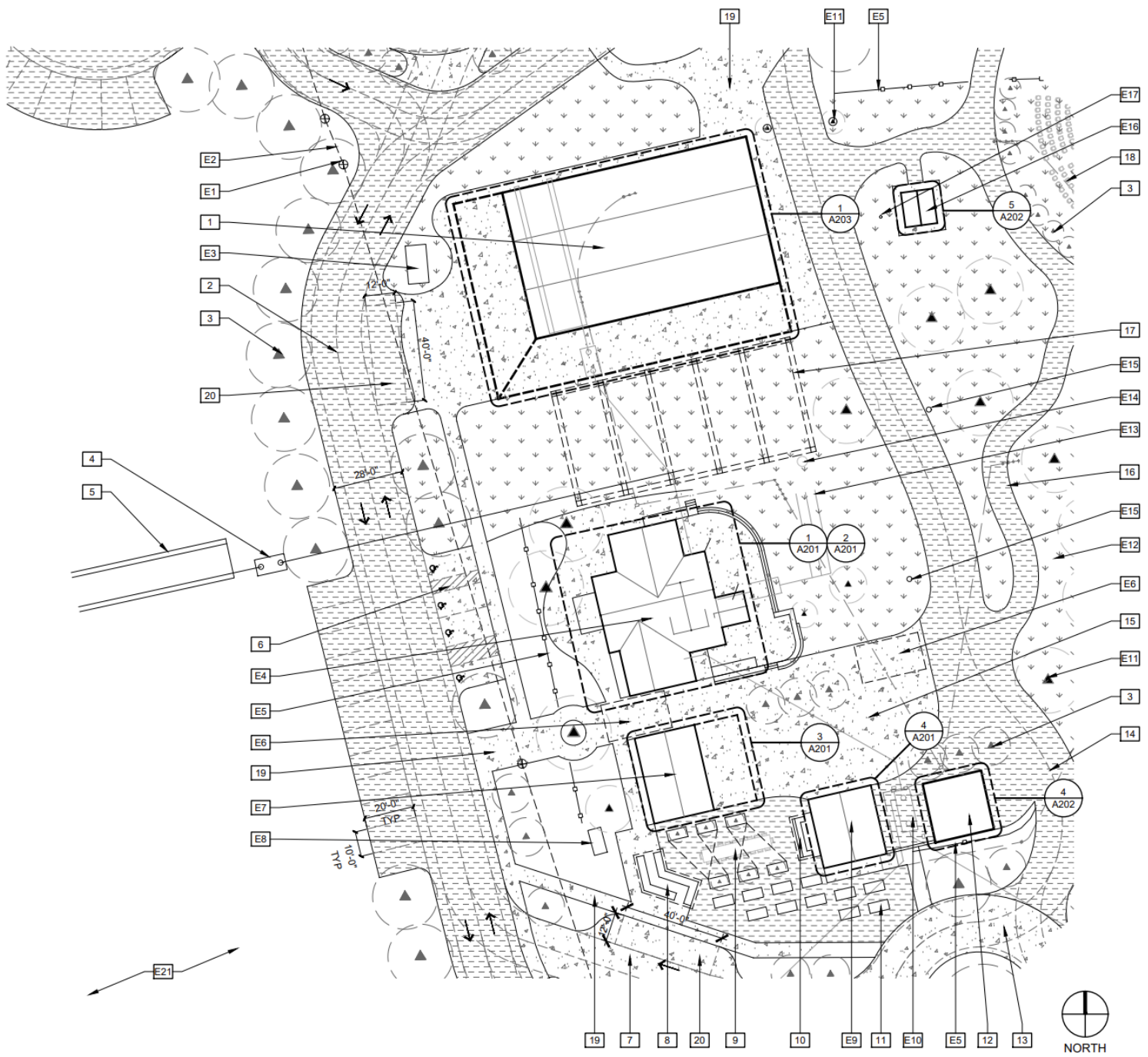




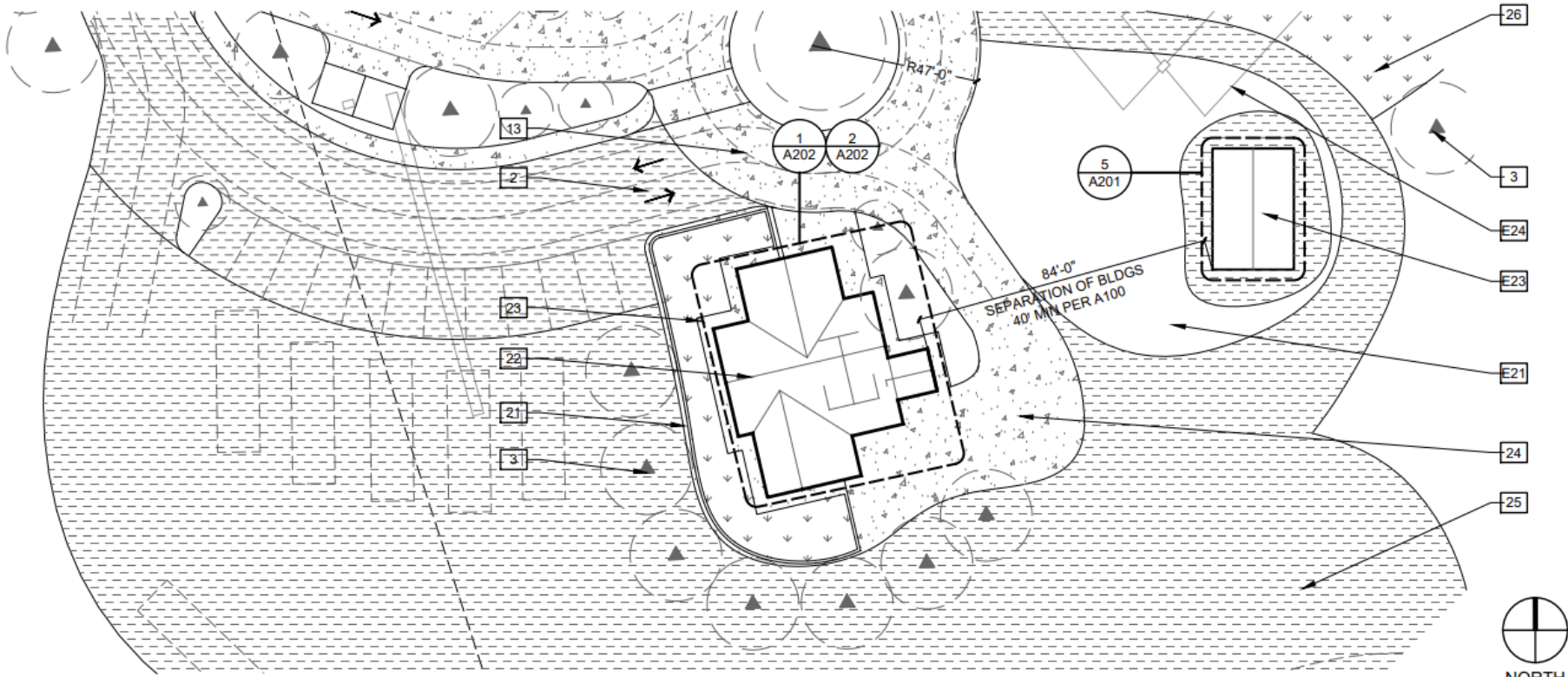
1 Enlarged Site Plan - Parking Area

Scale: 1" = 30'-0"



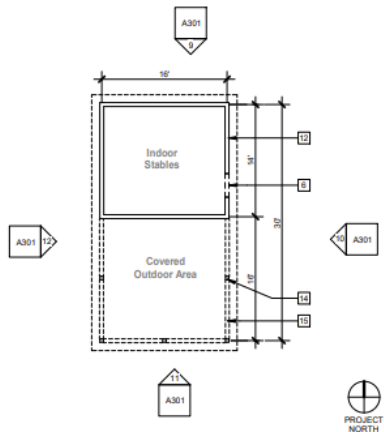


① Enlarged Site Plan - House, Garage, Shed and Barn  
 Scale: 1" = 30'-0"

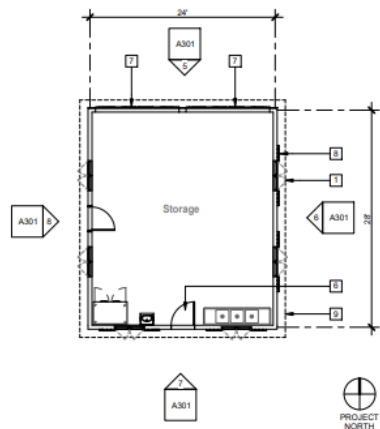


② Enlarged Site Plan - Bunk House + Stables

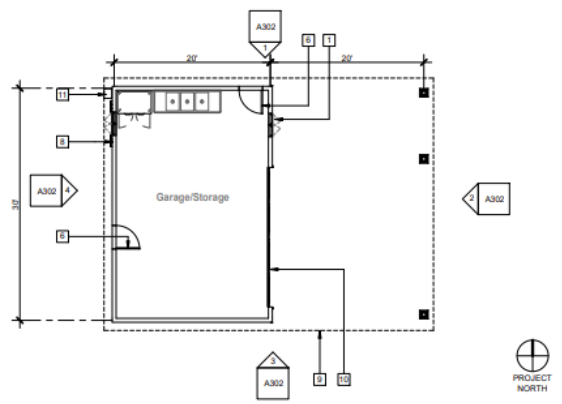
Scale: 1" = 30'-0"



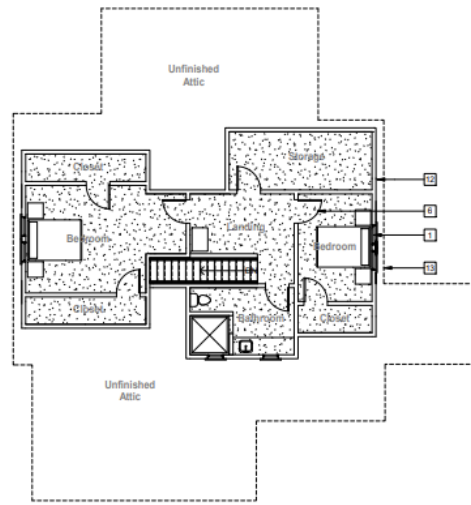
5 Floor Plan - (E) Stables Approx. 500 sf  
1/8" = 1'-0"



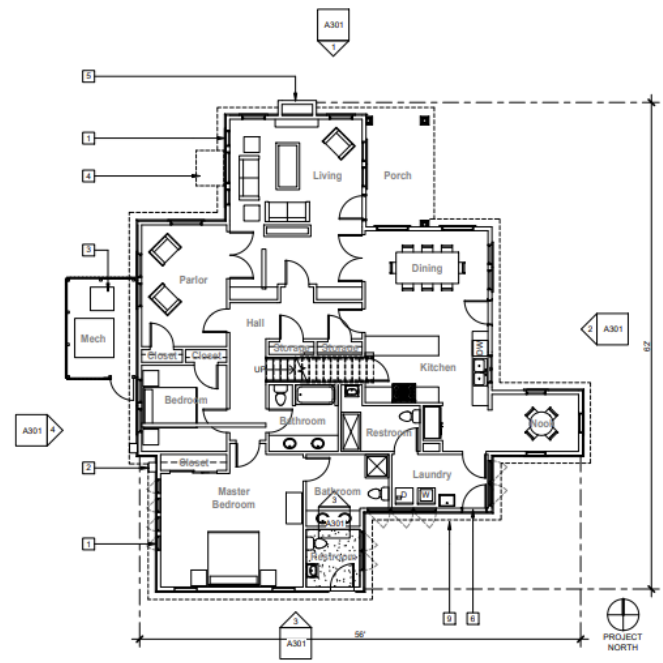
4 Floor Plan - (E) Shed Approx. 700 sf  
1/8" = 1'-0"



3 Floor Plan - (E) Garage Approx. 600 sf  
1/8" = 1'-0"

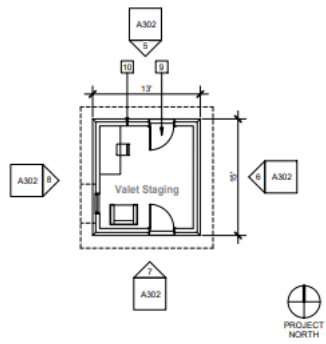


2 Second Floor Plan - (E) House  
1/8" = 1'-0"

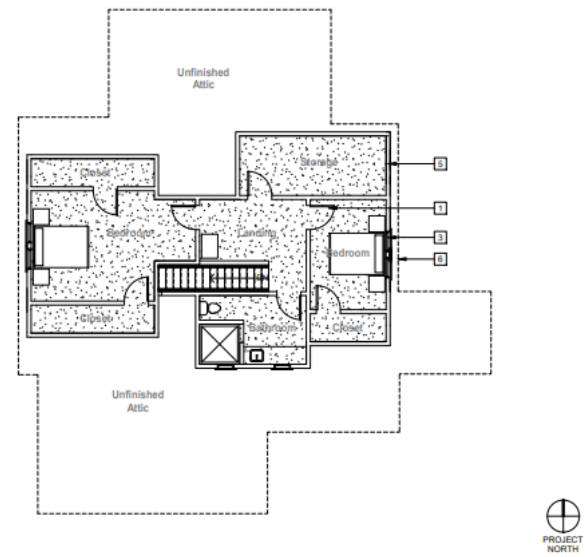


1 First Floor Plan - (E) House Approx. 3,000 sf over two levels w/ 2,100 sf footprint  
1/8" = 1'-0"

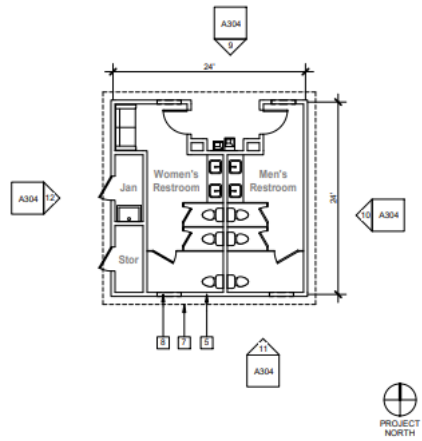




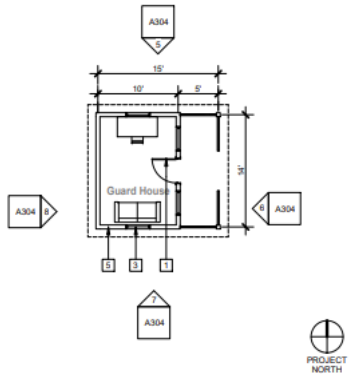
5 Floor Plan - (E) Tank House Approx. 200 sf  
1/8" = 1'-0"



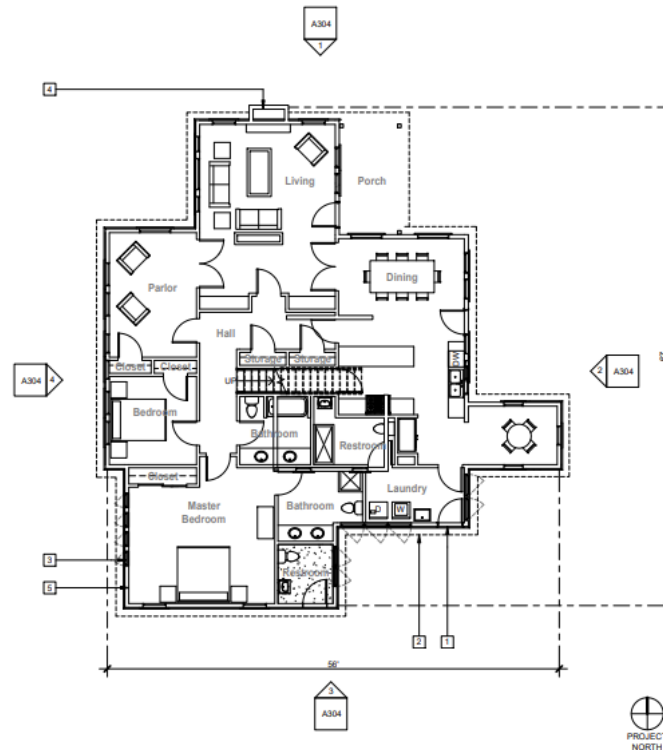
2 Second Floor Plan - (P) Bunk House  
1/8" = 1'-0"



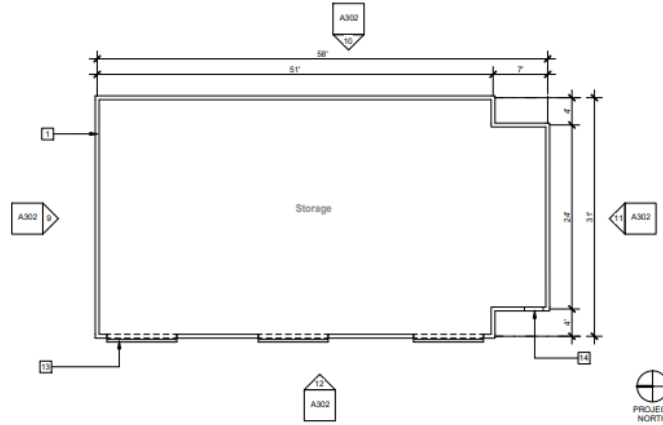
4 Floor Plan - (P) Restroom Building Approx. 600 sf  
1/8" = 1'-0"



3 Floor Plan - (P) Guard House Approx. 200 sf  
1/8" = 1'-0"

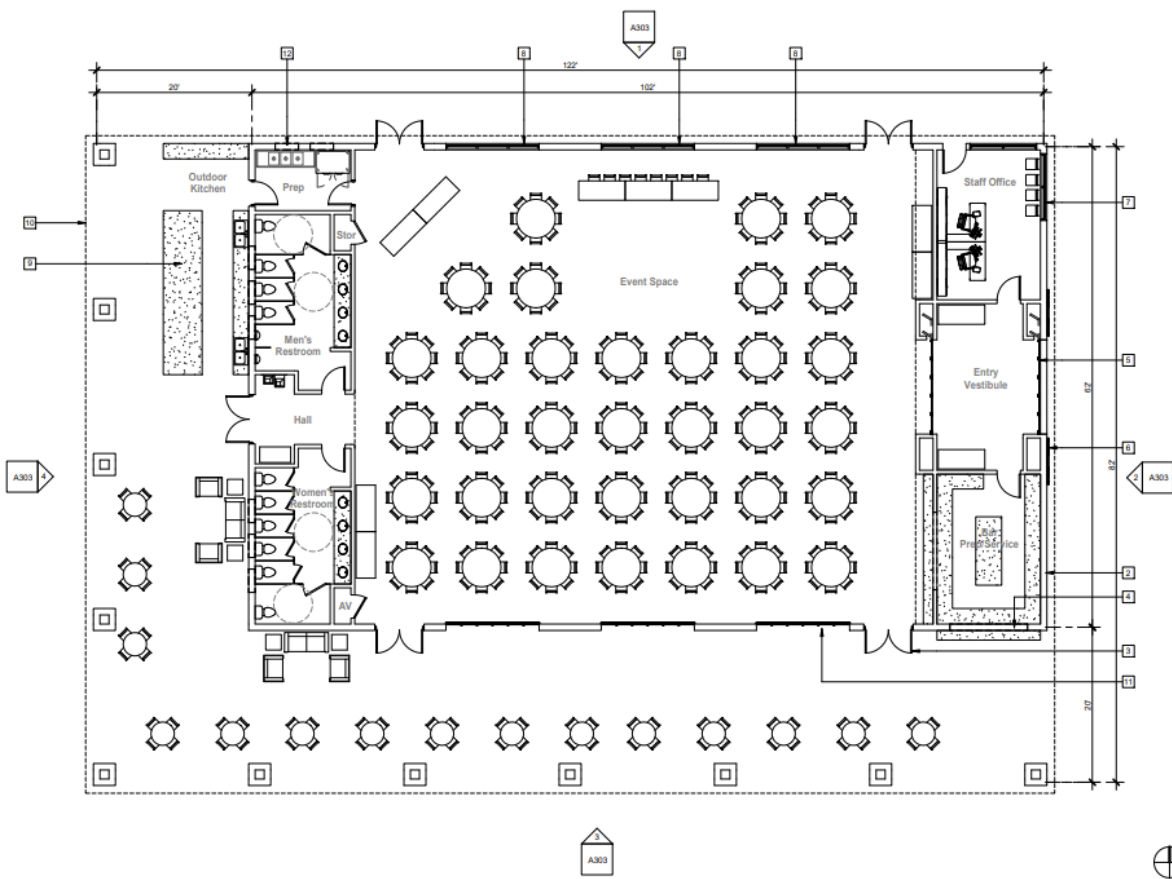


1 First Floor Plan - (P) Bunk House Approx. 3,000 sf over two levels w/ 2,100 sf footprint  
1/8" = 1'-0"



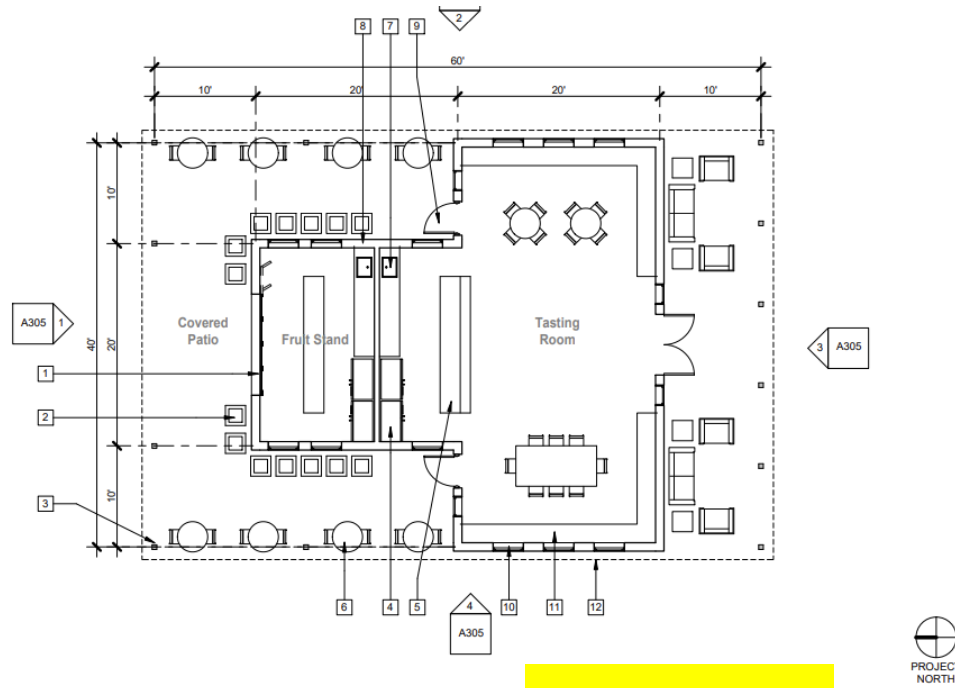
② Floor Plan - (E) Barn  
1/8" = 1'-0"

Approx 1,650 sf



① Floor Plan - (P) Barn  
1/8" = 1'-0"

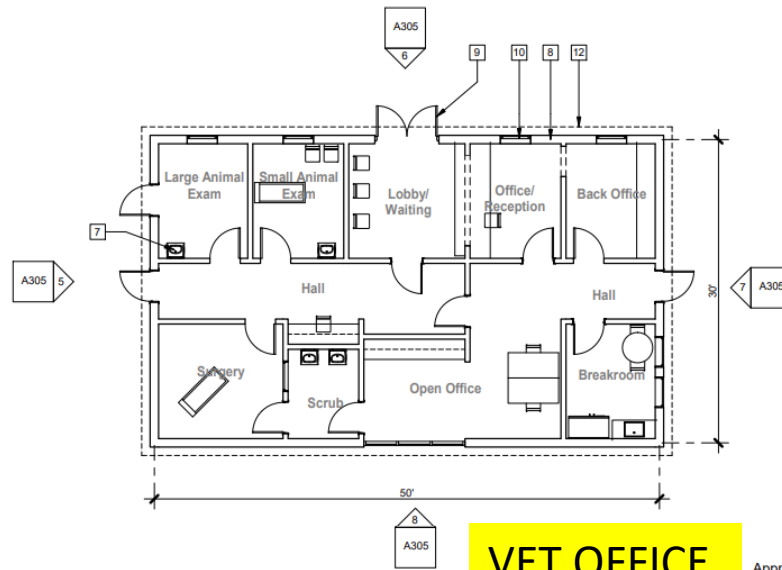
Approx 6,000 sf



② Floor Plan - (P) Fruit Stand + Tasting Room  
1/8" = 1'-0"

**FRUIT STAND**

Approx 1,200 sf



① Floor Plan - (P) Vet Office  
1/8" = 1'-0"

**VET OFFICE**

Approx 1,500 sf



CUP 3713

- Legend**
- 13305 Tollhouse Rd
  - Heart of the Horse Therapy Ranch



Google Earth  
© 2022 Google

Tollhouse Road

3.22 ft

# Site Entrance



**CUP 3713**

**Legend**

- 13305 Tollhouse Rd
- Heart of the Horse Therapy Ranch



**PROJECT SITE** →

**CUP FINDINGS**

- 1. **Size and shape of parcel is adequate**
- 2. **Streets and Highways are Adequate for Use**
- 3. **No Adverse Effect on Neighborhood**
- 4. **General Plan Consistency**
- 5. **Conditions Necessary for Protect Public Health, Safety, and General Welfare**

Findings	Description	Findings Met
1	Size and shape of parcel is adequate.	YES
2	Streets and highways are adequate for use.	YES
3	No adverse effect on neighborhood.	YES
4	General Plan consistency.	YES
5	Conditions necessary for public health, safety, and general welfare.	YES



# DEPARTMENT of PUBLIC WORKS and PLANNING DEVELOPMENT SERVICES DIVISION





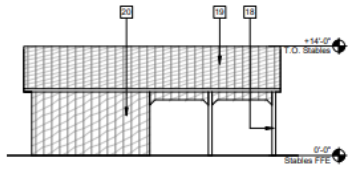
CUP 3713

**Legend**

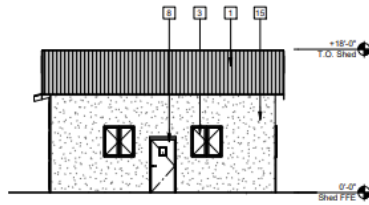
- 📍 13305 Tollhouse Rd
- 📍 Heart of the Horse Therapy Ranch







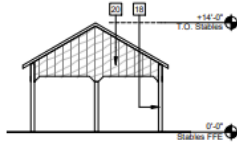
12 (E) Stables - West  
1/8" = 1'-0"



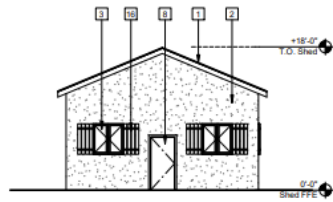
8 (E) Shed - West  
1/8" = 1'-0"



4 (E) House - West  
1/8" = 1'-0"



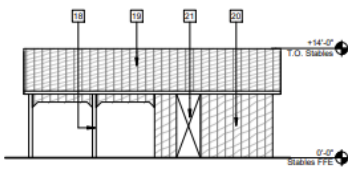
11 (E) Stables - South  
1/8" = 1'-0"



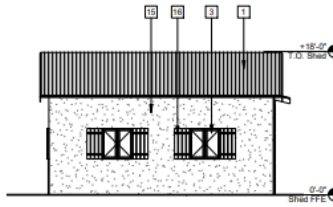
7 (E) Shed - South  
1/8" = 1'-0"



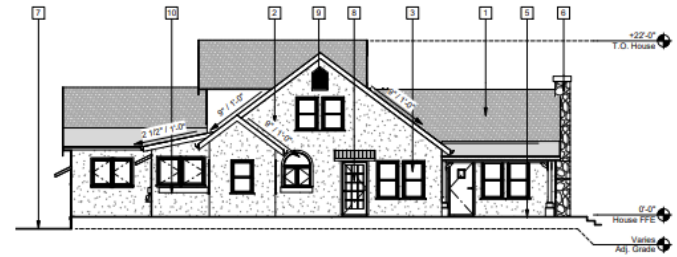
3 (E) House - South  
1/8" = 1'-0"



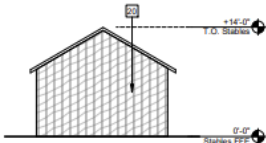
10 (E) Stables - East  
1/8" = 1'-0"



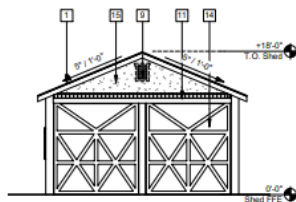
6 (E) Shed - East  
1/8" = 1'-0"



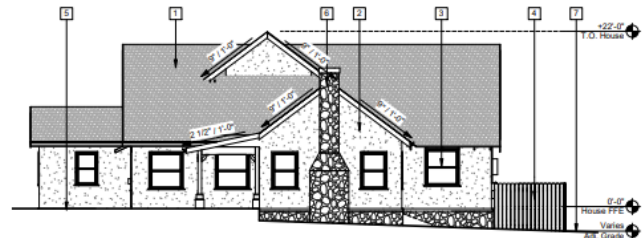
2 (E) House - East  
1/8" = 1'-0"



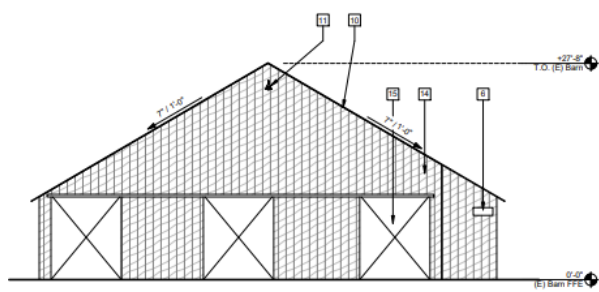
9 (E) Stables - North  
1/8" = 1'-0"



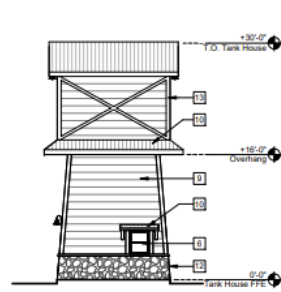
5 (E) Shed - North  
1/8" = 1'-0"



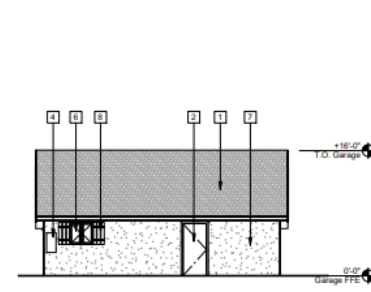
1 (E) House - North  
1/8" = 1'-0"



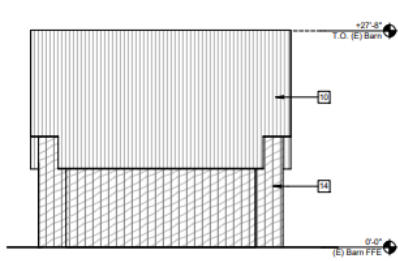
⑫ (E) Barn - West  
18' x 11-0"



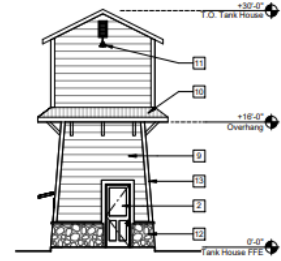
⑬ (E) Tank House - West  
18' x 11-0"



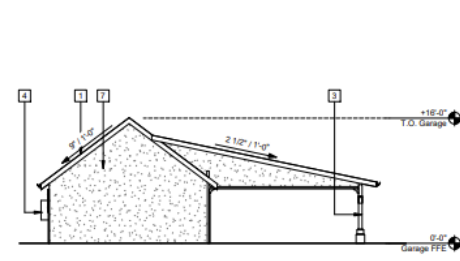
⑭ (E) Garage - West  
18' x 11-0"



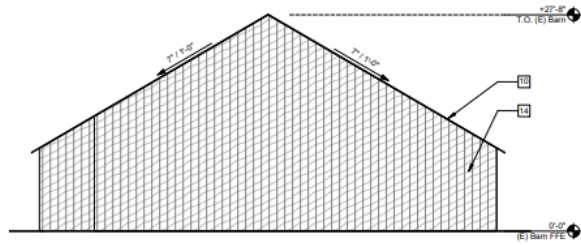
⑬ (E) Barn - South  
18' x 11-0"



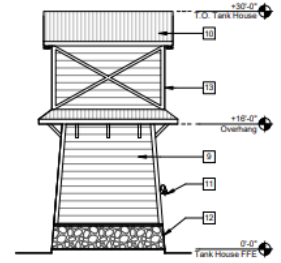
⑭ (E) Tank House - South  
18' x 11-0"



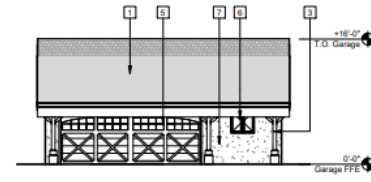
⑮ (E) Garage - South  
18' x 11-0"



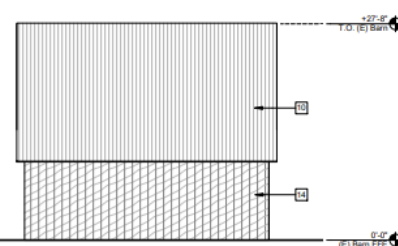
⑯ (E) Barn - East  
18' x 11-0"



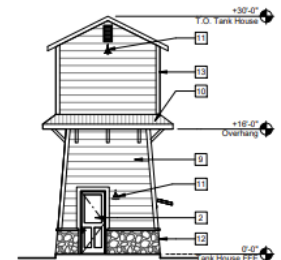
⑰ (E) Tank House - East  
18' x 11-0"



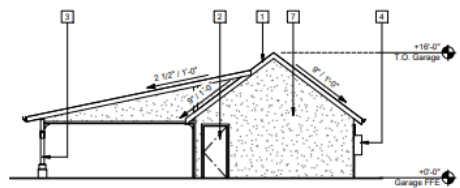
⑱ (E) Garage - East  
18' x 11-0"



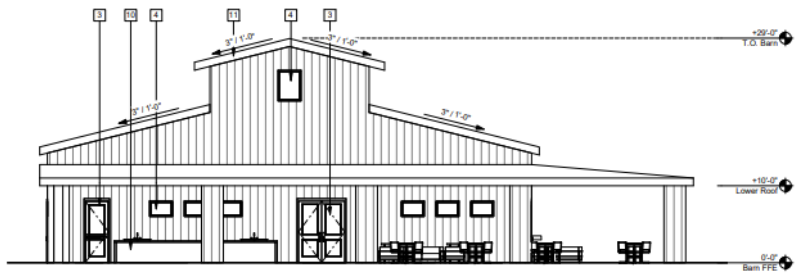
⑰ (E) Barn - North  
18' x 11-0"



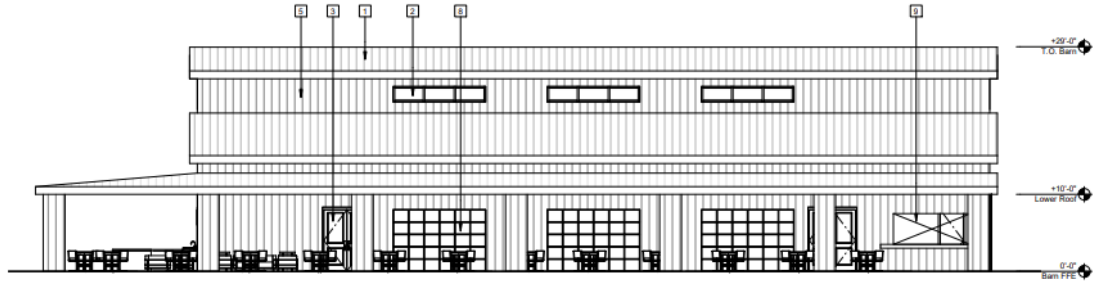
⑱ (E) Tank House - North  
18' x 11-0"



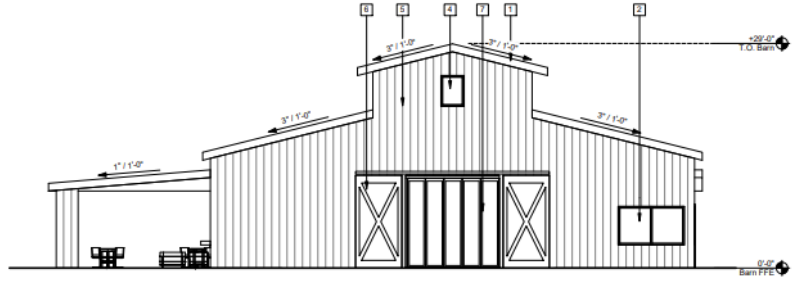
⑳ (E) Garage - North  
18' x 11-0"



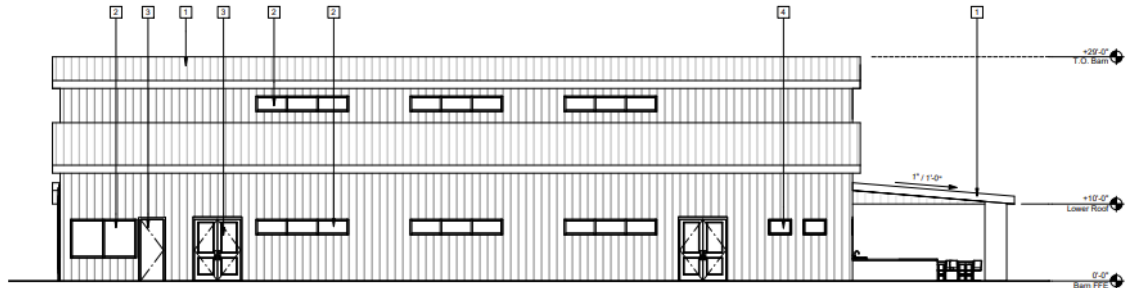
① (P) Barn - West  
1/8" = 1'-0"



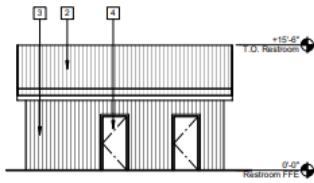
① (P) Barn - South  
1/8" = 1'-0"



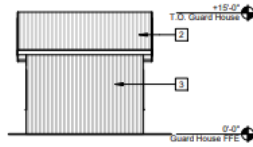
② (P) Barn - East  
1/8" = 1'-0"



① (P) Barn - North  
1/8" = 1'-0"



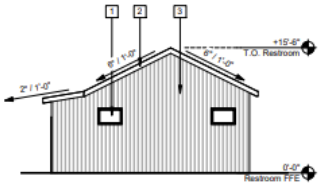
12 (P) Restroom Building - West  
1/8" = 1'-0"



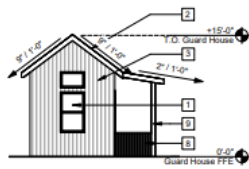
8 (P) Guard House - West  
1/8" = 1'-0"



4 (P) Bunk House - West  
1/8" = 1'-0"



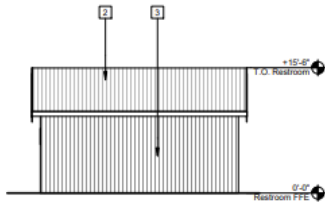
11 (P) Restroom Building - South  
1/8" = 1'-0"



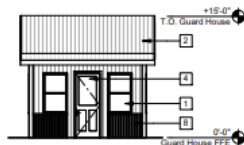
7 (P) Guard House - South  
1/8" = 1'-0"



3 (P) Bunk House - South  
1/8" = 1'-0"



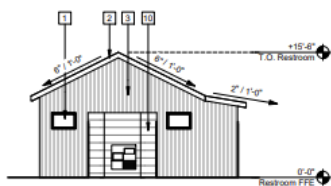
10 (P) Restroom Building - East  
1/8" = 1'-0"



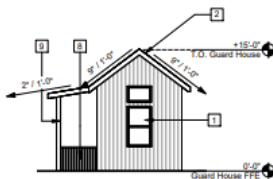
6 (P) Guard House - East  
1/8" = 1'-0"



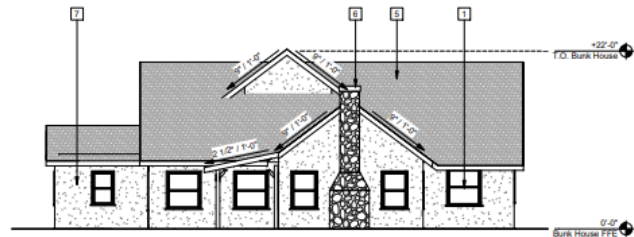
2 (P) Bunk House - East  
1/8" = 1'-0"



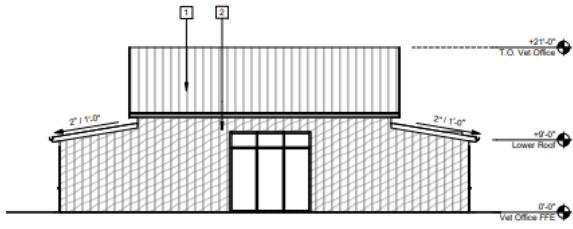
9 (P) Restroom Building - North  
1/8" = 1'-0"



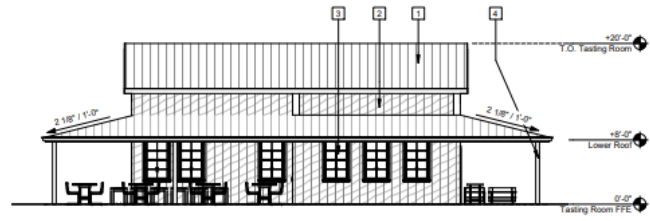
5 (P) Guard House - North  
1/8" = 1'-0"



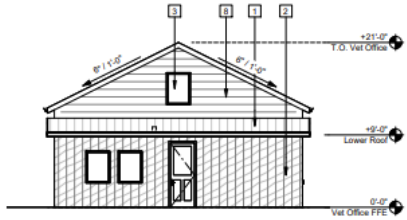
1 (P) Bunk House - North  
1/8" = 1'-0"



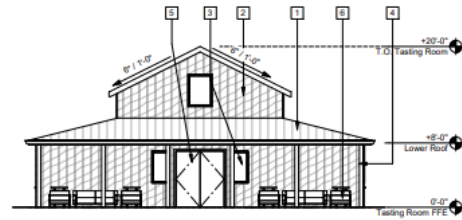
6 (P) Vet Office - West  
1/8" = 1'-0"



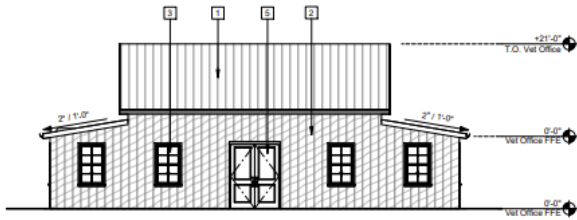
4 (P) Fruit Stand + Tasting Room - West  
1/8" = 1'-0"



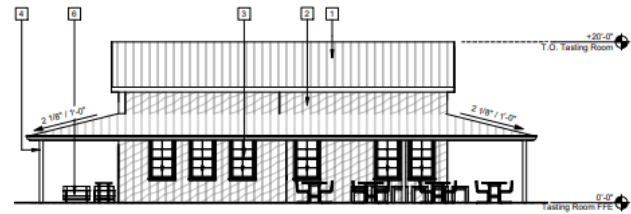
7 (P) Vet Office - South  
1/8" = 1'-0"



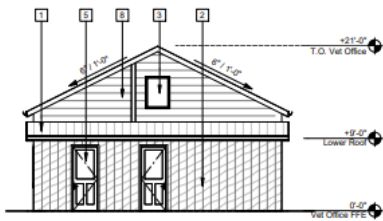
3 (P) Fruit Stand + Tasting Room - South  
1/8" = 1'-0"



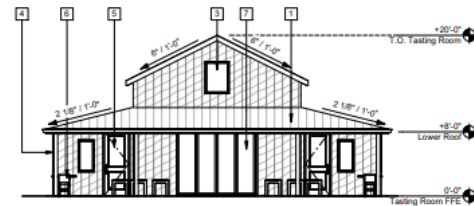
8 (P) Vet Office - East  
1/8" = 1'-0"



2 (P) Fruit Stand + Tasting Room - East  
1/8" = 1'-0"



5 (P) Vet Office - North  
1/8" = 1'-0"



1 (P) Fruit Stand + Tasting Room - North  
1/8" = 1'-0"







