

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Aruna Bhat
Deputy Director

Jason Crapo
Deputy Director

Maureen Toms
Deputy Director

Deidra Dingman
Deputy Director

Gabriel Lemus
Assistant Deputy Director

April 5, 2023

**NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A
PROPOSED NEGATIVE DECLARATION**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Contra Costa County Department of Conservation and Development, Community Development Division, has prepared an initial study evaluating the potential environmental impacts of the following project:

- 1. Project Title:** Horse Boarding and Riding Facility "Center Line Equestrian Center"
- 2. County File Number:** #CDLP21-02005
- 3. Lead Agency:** Contra Costa County
Department of Conservation and Development
- 4. Lead Agency Contact Person and Phone Number:** Everett Louie, Planner II
(925) 655-2873
- 5. Project Location:** 2300 Cummings Road, Knightsen, CA 94513
APN: 020-210-023
- 6. Applicant's Name, Address, and Phone Number:** Christopher Manuel
2300 Cummings Road
Knightsen, CA 94513
(925) 628-4889

- 7. Description of Project:** The applicant is requesting approval of a Land Use Permit application to permit an existing horse boarding facility and horse-riding facility for up to 50 horses located at 2300 Cummings Road in Knightsen. All buildings and structures are existing. No development, beyond establishing unpaved parking spaces (a total of 20 on-site parking spaces) and moving four existing horse shelters to the interior of the parcel is proposed at this time. The proposed hours of operation are 8:00 AM to 8:00 PM and the proposed hours of operation for the riding academy are 9:00 AM to 7:00 PM. The riding academy will have a maximum of 12 riding lessons per day (with a maximum of 6 riders per lesson). The applicant is also proposing to hold special events, which includes two summer camps, one Halloween camp, one Easter camp and two birthday parties. The maximum number of people at special events is 16 participants. The business will have 3 full-time employees. The project includes a Variance Permit from the Off-Street Parking requirements for: access requirements; parking lot surfacing; striping, markings, and signage; lighting; and landscaping.

The project also includes an exception request in accordance with Chapter 92-6 from the collect and convey requirements specific in Chapter 914-2 of the County Subdivision Ordinance.

- 8. Surrounding Land Uses and Setting:** The project site is a 10.71-acre rectangular shaped lot located directly north from the intersection of Cummings Road and Murphy Lane, both privately maintained roads in the Knightsen area of unincorporated Contra Costa County. The site gains access via Cummings Road from Sunset Road, a publicly maintained road. Cummings Road is an unpaved gravel road and no additional frontage improvements or offers of dedications are required as part of this application. There is a 60-foot roadway easement along the south and west property lines that is dedicated to Contra Costa County with the creation of the Minor Subdivision that created this parcel.

The subject property is rectangular in shape and flat. It is developed with horse pastures along the northwestern portion of the parcel, two rectangular sand riding areas (approximately 20,600 sf and 25,544 sf) located on the southwest corner of the parcel and a smaller 8,712 sf sand riding area located on the eastern side of the parcel. Scattered throughout the property are multiple buildings related to the horse use including one hay storage located on the western property line (building I), three horse barns located around the center of the parcel (buildings A, E, F, G), six horse shelters located on the northeastern corner and middle of the parcel (buildings B, C, D). 20 parking spaces are provided within the center of the parcel. In the southeast corner of the parcel is an existing single-family residence, detached garage and related accessory agricultural uses. There are a few trees around the property, including a few lining the private roadway to the west, a few around the single-family residence and a few sparsely spread out within the parcel.

All of the parcels surrounding the project site are zoned for agricultural uses (A-2 and A-3 Zoning) and all parcels within a half-mile of the project parcel have a General Plan Designation of Agricultural Lands. Surrounding uses include single-family homes, agricultural buildings, and agricultural uses such as crop farming, nurseries, and equestrian facilities. Within a 3,000-foot radius, there is at least 4 horse boarding facilities and horse-riding facilities.

- 9. Determination:** Pursuant to the requirements of the California Environmental Quality Act (CEQA) Section 15071, the Initial Study/Negative Declaration (ND) describes the proposed project; identifies, analyzes, and evaluates the environmental impacts which may result from the proposed project. The Initial Study/Negative Declaration for the proposed project will identify that the project will not result in significant impacts to the environment. As a result, an IS/ND has been prepared pursuant to Public Resources Code Section 21080(c) of the California Environmental Quality Act (CEQA) Guidelines. Prior to adoption of the Negative Declaration, the County will be accepting comments on the Initial Study/Negative Declaration during a 20-day public comment period.

A copy of the Negative Declaration/Initial Study may be reviewed on the Department of Conservation & Development webpage at the following address:

Weblink: <https://www.contracosta.ca.gov/4841/CEQA-Notifications>

Public Comment Period – The period for accepting comments on the adequacy of the environmental document will begin on **Wednesday, April 5, 2023**, and extends to **Tuesday, April 25, 2023 until 5:00 P.M.** Any comments should be in writing and submitted to the following address:

Contra Costa County
Department of Conservation & Development
Attn: Everett Louie
30 Muir Road
Martinez, CA 94553

or;

via email to Everett.Louie@dcd.cccounty.us

The proposed Negative Declaration will be considered for adoption at a meeting of the County Zoning Administrator. The hearing date before the County Zoning Administrator has not yet been scheduled. To slow the spread of COVID-19, in lieu of a public gathering, the Zoning Administrator meeting will be accessible live online or by telephone to all members of the public as permitted by Government Code section 54953(e). The meeting will also be accessible in-person

in the Zoning Administrator Hearing Room at 30 Muir Road, Martinez, CA 94553. Hearing notices will be sent out prior to the finalized hearing date.

For additional information on the Negative Declaration and the proposed project, you can contact me by telephone at (925) 655-2873, or email at Everett.Louie@dcd.cccounty.us.

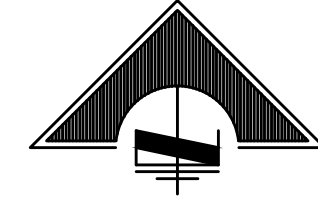
Sincerely,

A handwritten signature in cursive script that reads "Everett Louie".

Everett Louie
Planner II

cc: County Clerk's Office (2 copies)
Adjacent Occupants and Property Owners
Notification List

attch: Project Plans



APN: 020-210-022-8
AREA: 10.02 ACRES

RECEIVED on 1/31/2023 CDLP21-02005
By Contra Costa County
Department of Conservation and Development

KEYNOTES

1. PROPERTY LINE - TYPICAL.
2. FENCE (5 FOOT TALL, 4 - RAIL VINYL FENCE) - TYP.
3. HORSE PASTURE.
4. UNPAVED CIRCULATION ROUTES - 9 FEET WIDE MIN.
5. SAND RIDING AREA (66' X 132') - 8,712 SQ-FT.
6. MAIN RESIDENCE.
7. CARPORT.
8. GUEST HOUSE.
9. HORSE BARN (BUILDING A).
10. HORSE SHELTER (BUILDING B).
11. HORSE SHELTER (BUILDING C).
12. HORSE SHELTER (D1).
13. HORSE SHELTER (D2).
14. HORSE BARN SHED ROW (BUILDING E).
15. HORSE BARN (BUILDING F).
16. HAY STORAGE BARN (BUILDING I).
17. SAND RIDING ARENA (248' x 103') - 25,544 SQ-FT.
18. SAND RIDING ARENA (200' x 103') - 20,600 SQ-FT.
19. MANURE DISPOSAL / SPREADING AREA.
20. PRIVATE ROAD (PRIVATELY MAINTAINED).
21. CENTERLINE OF ROADWAY - TYP.
22. ALMOND TREE.
23. UNSPECIFIED TREE.
24. CEDAR TREE.
25. PEPPER TREE.
26. RIGHT AWAY.
27. HORSE TRAILER PARKING (122' X 45').
28. EASEMENT.
29. SHIPPING CONTAINER.
30. PORTA POTTY.
31. TEMPORARY SOLAR LIGHTING (5 - TOTAL).
32. GATE.
33. NON-BUSINESS AREA.
34. REAR SETBACK.
35. SIDE SETBACK.
36. FRONT SETBACK.
37. FRUITLESS MULBERRY TREE.
38. PUMP HOUSE.
39. 4-STALL BARN (BUILDING G).
40. TACK ROOM. (BUILDING H).

THE MANUEL RESIDENCE
2300 CUMMING ROAD
BRENTWOOD, CA 94513

LEGAL DISCLAIMER
THE INFORMATION AND DESIGNS CONTAINED IN THIS DRAWING ARE CONFIDENTIAL AND PROPRIETARY PROPERTY OF CHRIS AND SABINE MANUEL. NEITHER THESE DESIGNS NOR ANY INFORMATION CONTAINED IN THIS DRAWING MAY BE REPRODUCED OR DISCLOSED TO ANYONE WITHOUT THE EXPRESS WRITTEN CONSENT OF CHRIS AND SABINE MANUEL.

APN: 020-210-024-4
AREA: 10.55 ACRES

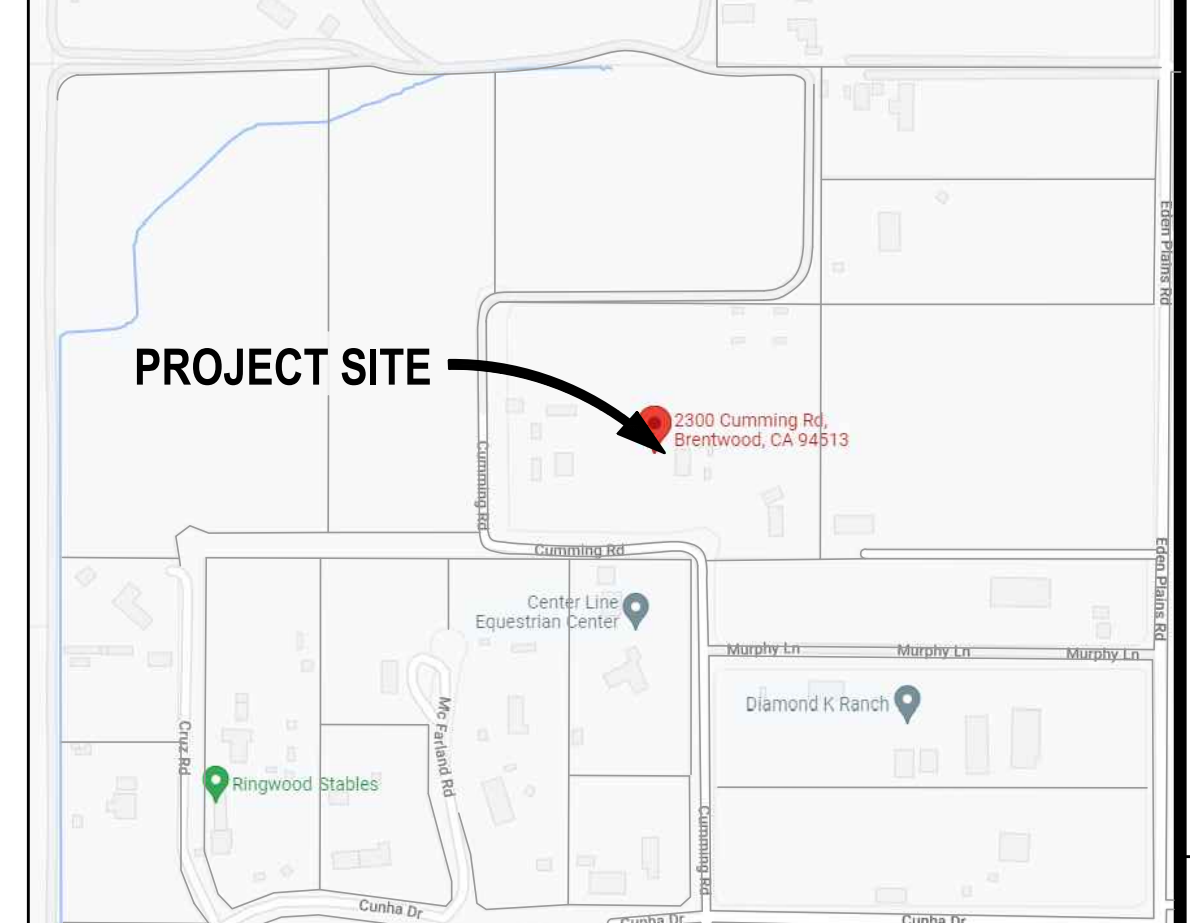
APN: 020-210-008-7
AREA: 11.56 ACRES

APN: 020-210-023-6
AREA: 10.71 ACRES

PROJECT INFORMATION

APN: 020-210-023-6
ADDRESS: 2300 CUMMING ROAD BRENTWOOD, CA 94513
OWNER: CHRIS AND SABINE MANUEL
AREA: 10.71 ± ACRES
ZONING: A-2

VICINITY MAP



LEGEND (NOT ALL SYMBOLS MAY BE USED ON THIS DRAWING)

- FENCE
- STRUCTURE FOOTPRINT
- FENCED HORSE PASTURE
- UNPAVED DRIVEWAY
- UNPAVED ROAD
- PROPERTY LINE
- RIGHT AWAY OR SETBACK
- ROADWAY CENTERLINE
- TREE OR PLANTING (AS NOTED)

REV.	DATE	DESCRIPTION
1	1/31/2023	ISSUED FOR APPROVAL

ISSUED FOR APPROVAL

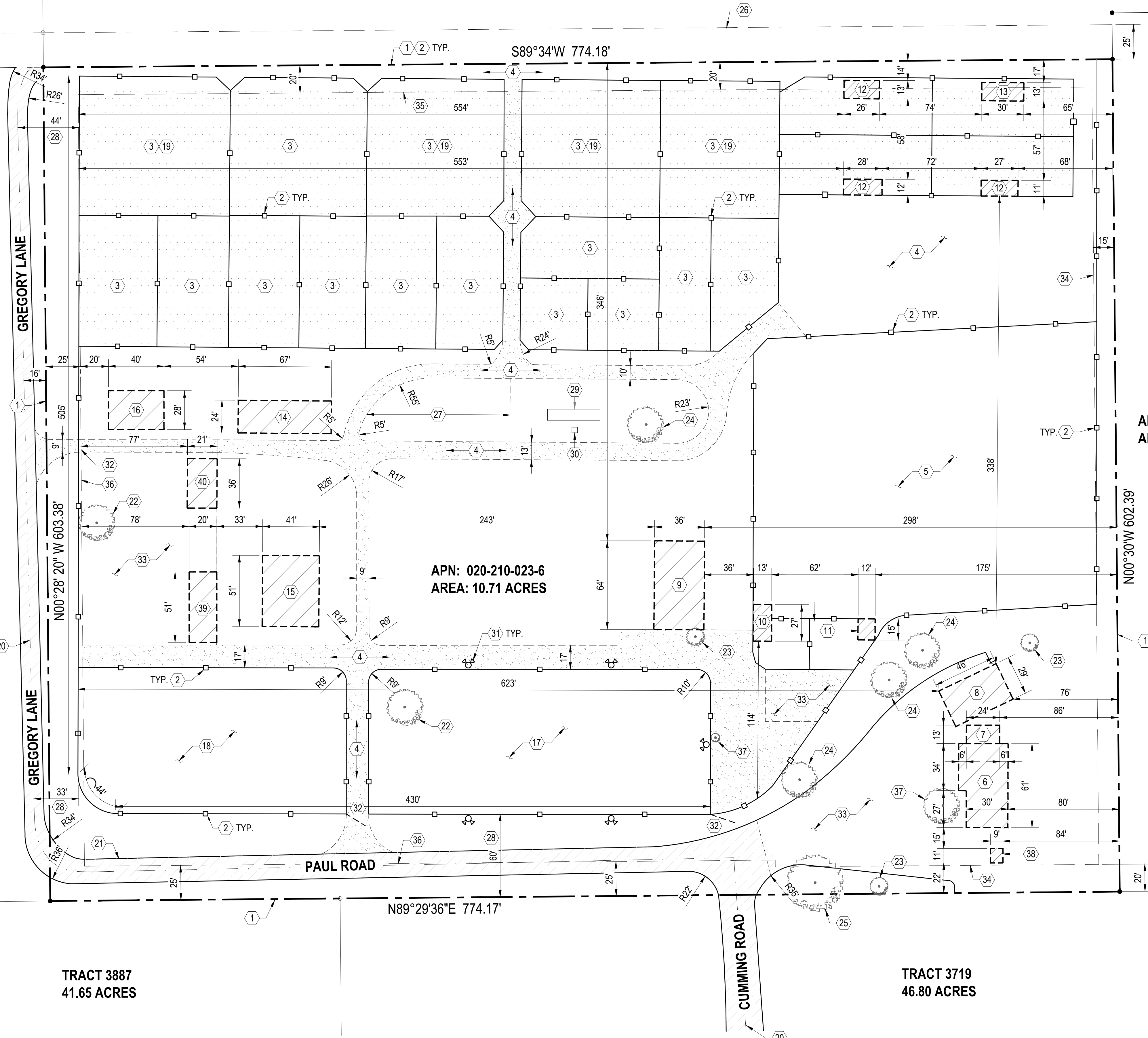
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CHECKED: CEM 1/31/2023
APPROVED: CEM 1/31/2023

GENERAL ARRANGEMENT EXISTING SITE PLAN

SHEET

ga1.01

SCALE: 1" = 40' SHEET SIZE: 24x36 D

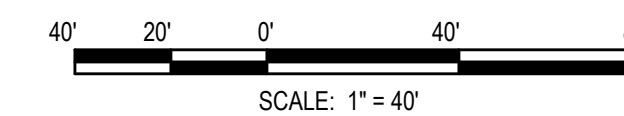


TRACT 3887
41.65 ACRES

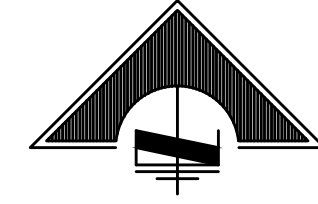
TRACT 3719
46.80 ACRES

EXISTING SITE PLAN

SCALE: 1" = 40'



SCALE: 1" = 40'



APN: 020-210-022-8
AREA: 10.02 ACRES

RECEIVED on 1/31/2023 CDLP21-02005
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KEYNOTES

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24. CEDAR TREE.
25. PEPPER TREE.
26. RIGHT AWAY.
27. HORSE TRAILER PARKING (122' X 45').
28. OFF STREET PARKING: 9' WIDE BY 19' DEEP PARKING STALLS (20 - TOTAL).
29. SHIPPING CONTAINER.
30. PORTA POTTY.
31. TEMPORARY SOLAR LIGHTING (5 - TOTAL).
32. GATE.
33. PROPOSED MANURE STORAGE (45' X 8' X 8' TALL).
34. REAR SETBACK.
35. SIDE SETBACK.
36. FRONT SETBACK.
37. FUTURE 4' X 6' MESH SIGN ATTACHED TO FENCE.
38. PUMP HOUSE.
39. 44-STALL BARN (BUILDING G).
40. TACK ROOM, (BUILDING H).
41. FRUITLESS MULBERRY TREE.
42. NON-BUSINESS AREA.
43. EASEMENT.

THE MANUEL RESIDENCE
2300 CUMMING ROAD
BRENTWOOD, CA 94513

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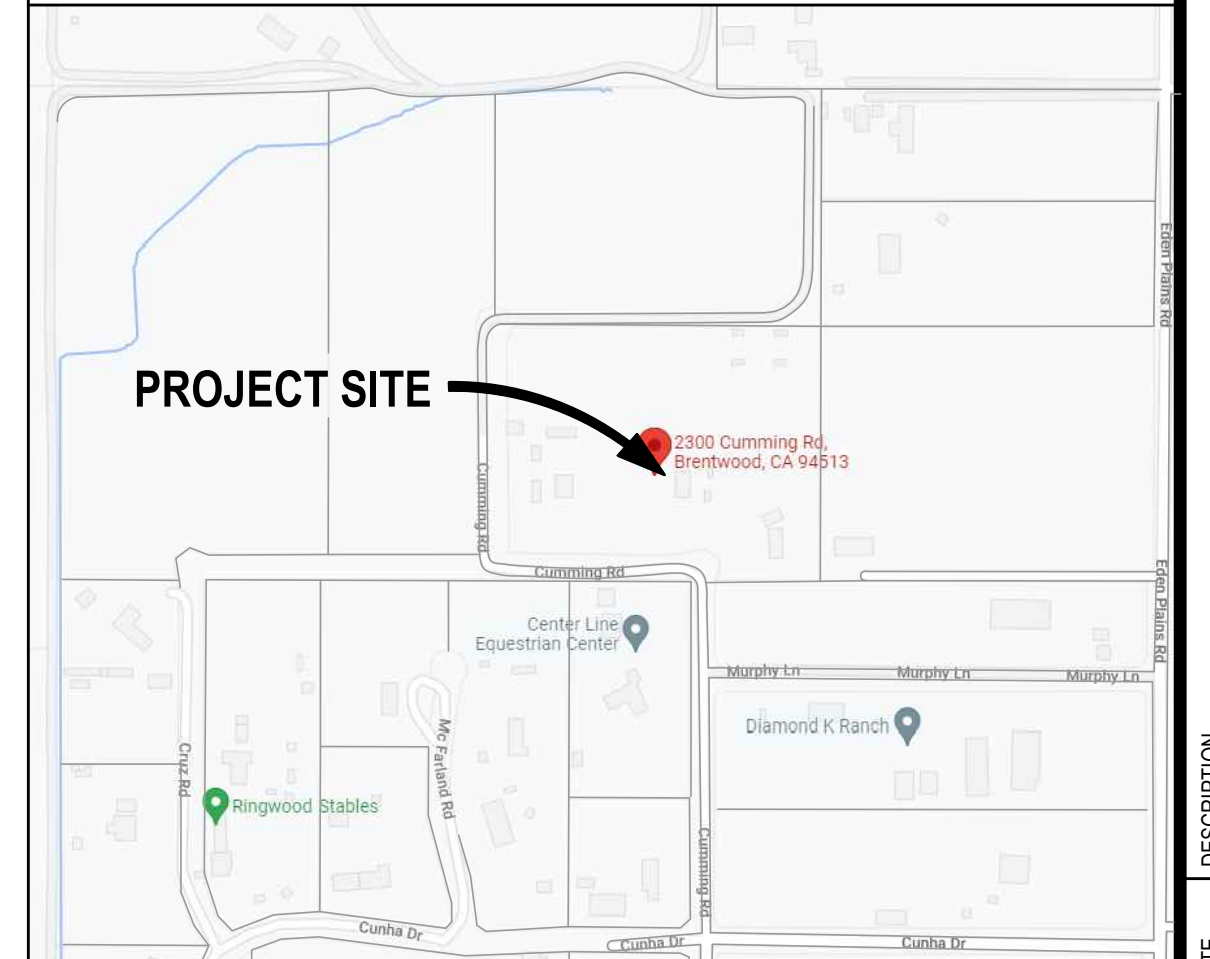
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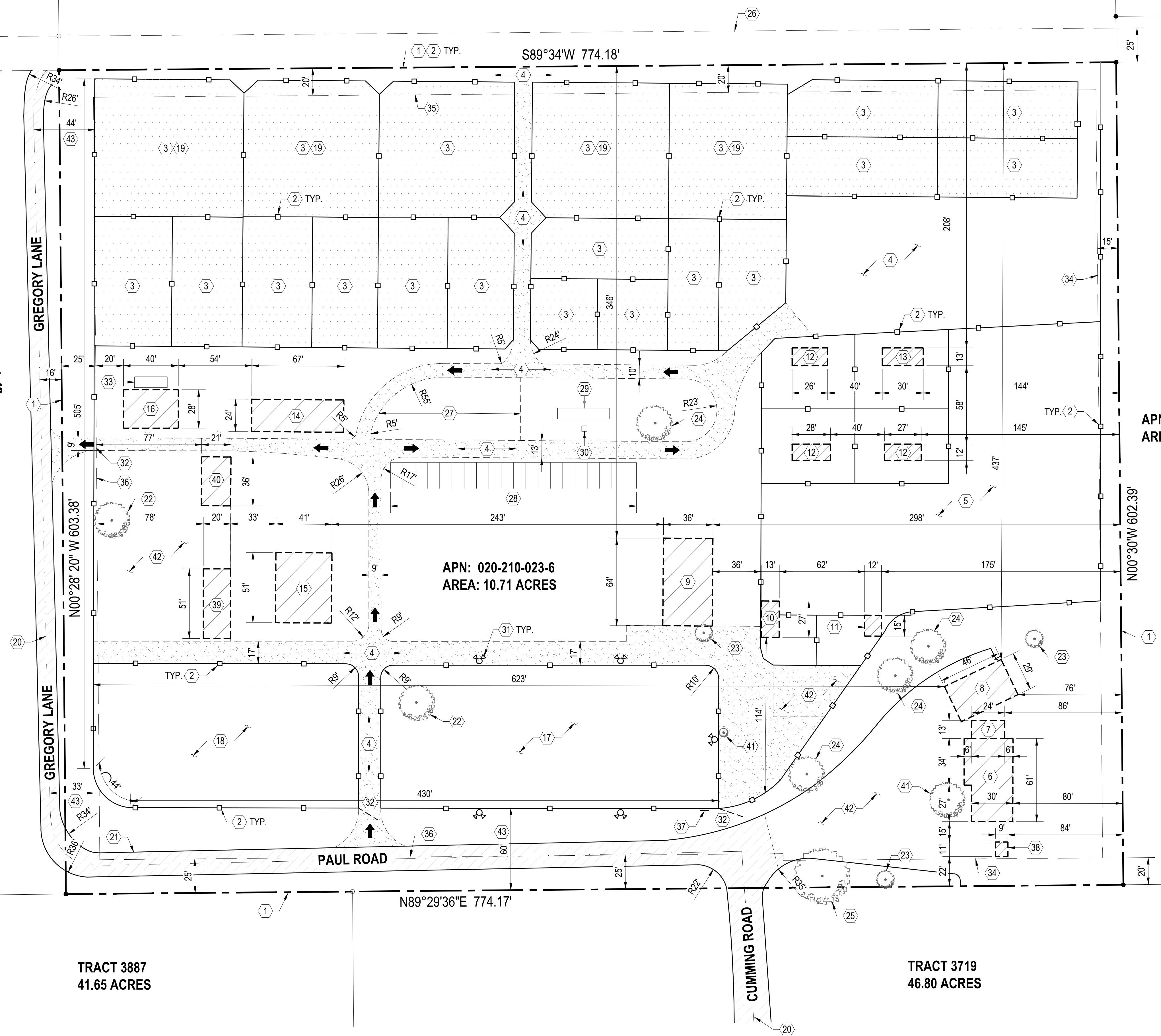
ISSUED FOR APPROVAL

DRAWN: EM 1/29/2023
CHECKED: CEM 1/31/2023
APPROVED: CEM 1/31/2023

SHEET TITLE
GENERAL ARRANGEMENT
PROPOSED SITE PLAN

SHEET
ga1.02

SCALE: 1" = 40'
SHEET SIZE: 24x36 | D

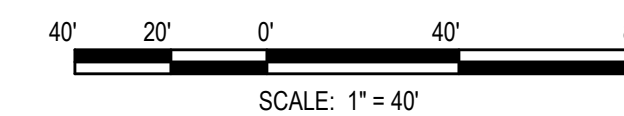


TRACT 3887
41.65 ACRES

TRACT 3719
46.80 ACRES

PROPOSED SITE PLAN

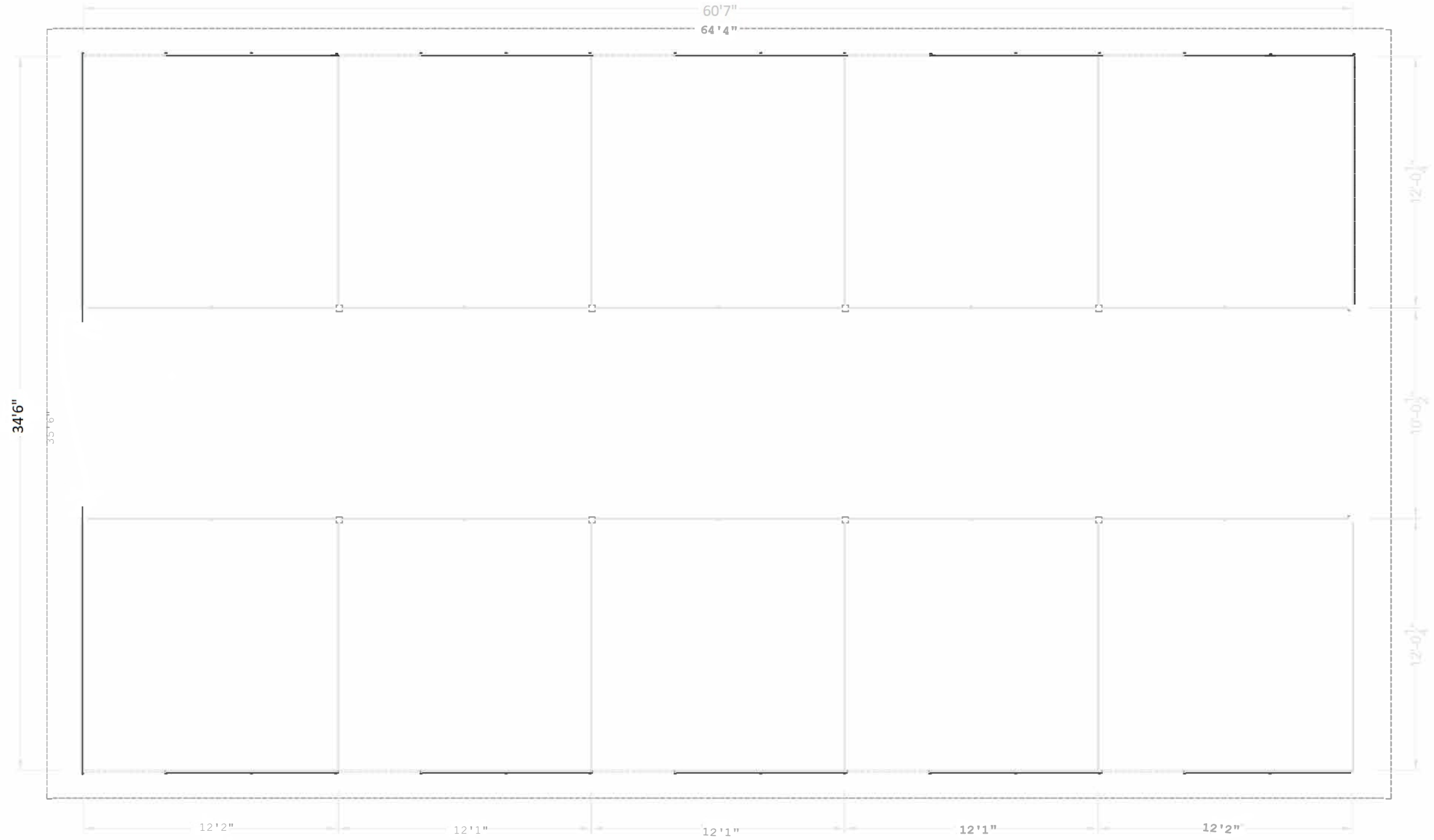
SCALE: 1" = 40'



SCALE: 1" = 40'

RECEIVED on 11.18.2022 CDLP21-02005
 By Contra Costa County
 Department of Conservation and Development

--- Overhang Not to Scale

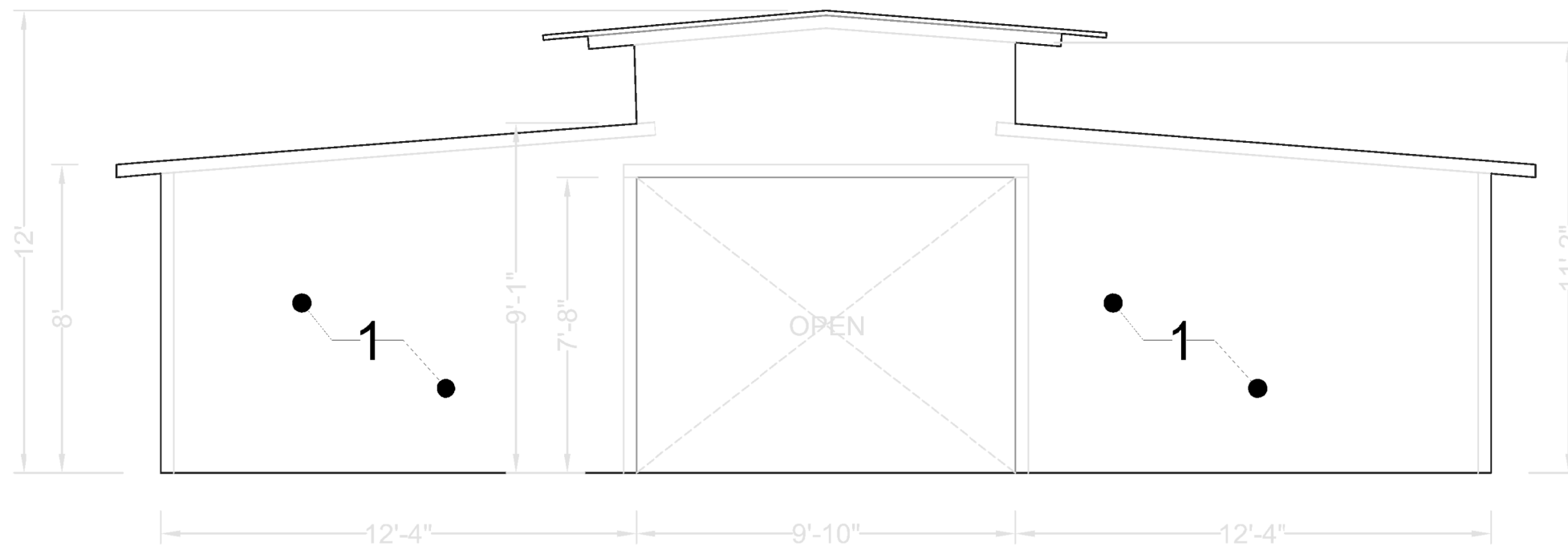


BUILDING A - BUILDING PLANS

SCALE: 3/16" = 1'-0"

1

BUILDING PLANS		Manuel Ranch		2300 Cumming Rd Brentwood, CA 94513																					
A-004		DR	JAW	DRAFTER EMAIL	DRAFTER_#																				
Scale: 3/16" = 1'-0"		<table border="1"> <thead> <tr> <th>NO</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>3</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1</td> <td></td> <td></td> <td></td> </tr> <tr> <td>0</td> <td>XXXX/20XX</td> <td>REVISION 0 DESCRIPTION</td> <td></td> </tr> </tbody> </table>				NO	DATE	DESCRIPTION	BY	3				2				1				0	XXXX/20XX	REVISION 0 DESCRIPTION	
NO	DATE	DESCRIPTION	BY																						
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0	XXXX/20XX	REVISION 0 DESCRIPTION																							



BUILDING A - REAR ELEVATION

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

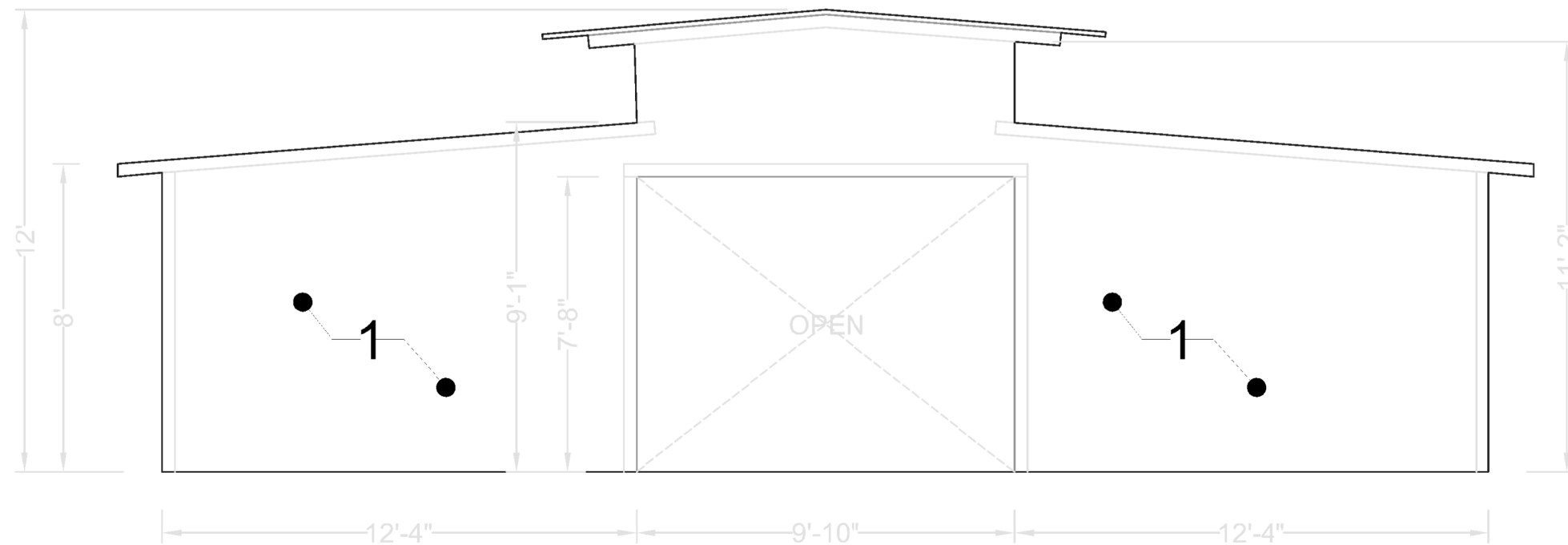
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KEYNOTES:

- 1. PLYWOOD FINISH
- 2. METAL ROOF PANELING
- 3. WOOD SIDING
- 4. 2X12 JOIST
- 5. ALUMINUM METAL SIDING

NOTES:

- A. PADDOCKS BEHIND STALLS ARE 24'-3" LONG AND 18'-2" WIDE, SEE SITE PLAN FOR LOCATION

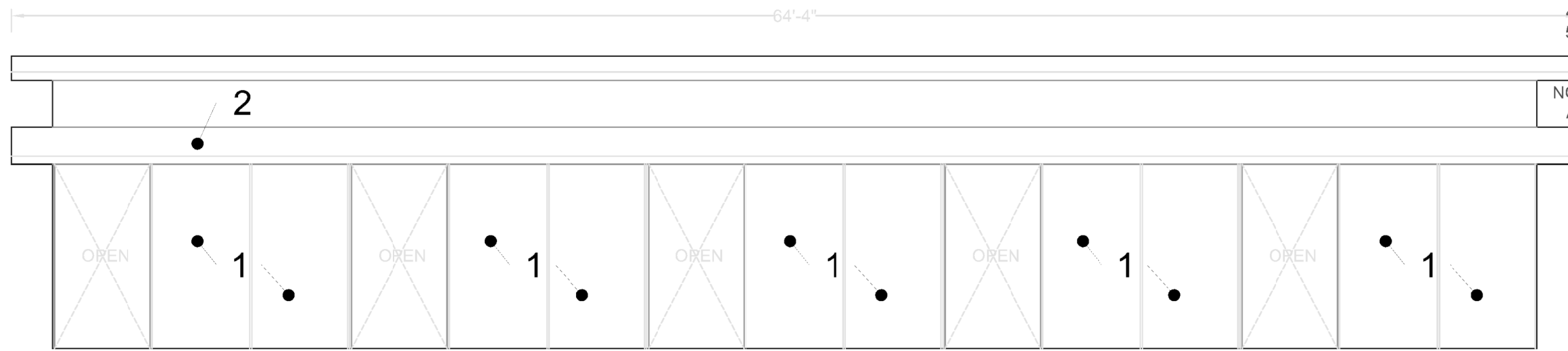


BUILDING A - FRONT ELEVATION

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

1

IN		IN		IN		IN		BY	
3		2		1		0	XXXX/20XX	REVISION 0	DESCRIPTION
								Revisions	
Manuel Ranch		2300 Cumming Rd		Brentwood, CA 94513		DR		JAW	DRAFTER EMAIL
BUILDING ELEVATIONS						DRAFTER_#			
A-001									
Scale: 1/4" = 1'-0"									



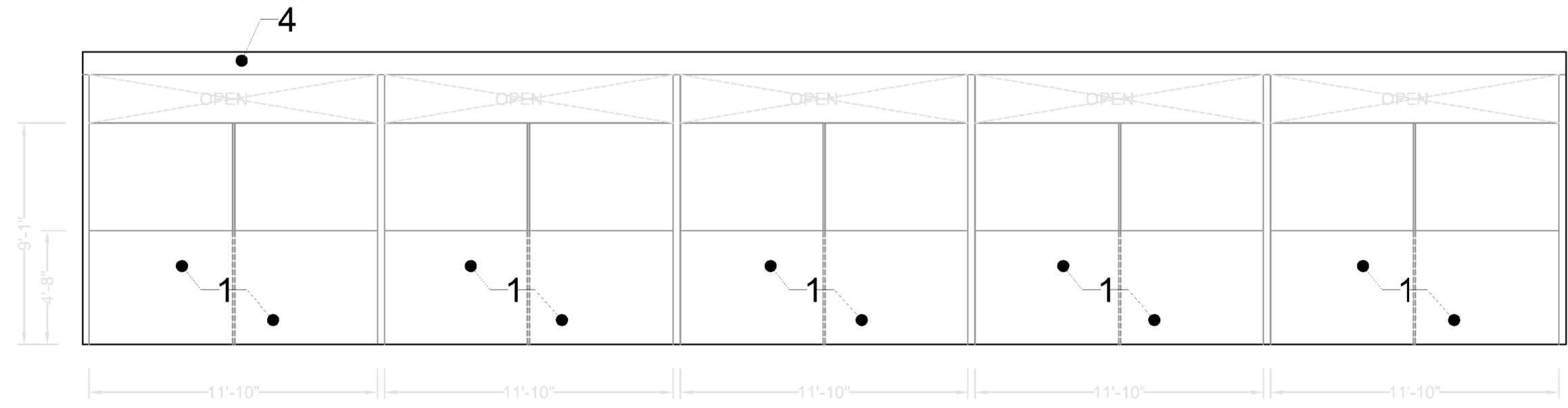
- KEYNOTES:**
1. PLYWOOD FINISH
 2. METAL ROOF PANELING
 3. WOOD SIDING
 4. 2X12 JOIST
 5. ALUMINUM METAL SIDING

- NOTES:**
- A. PADDOCKS BEHIND STALLS ARE 24'-3" LONG AND 18'-2" WIDE, SEE SITE PLAN FOR LOCATION

BUILDING A - RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

2

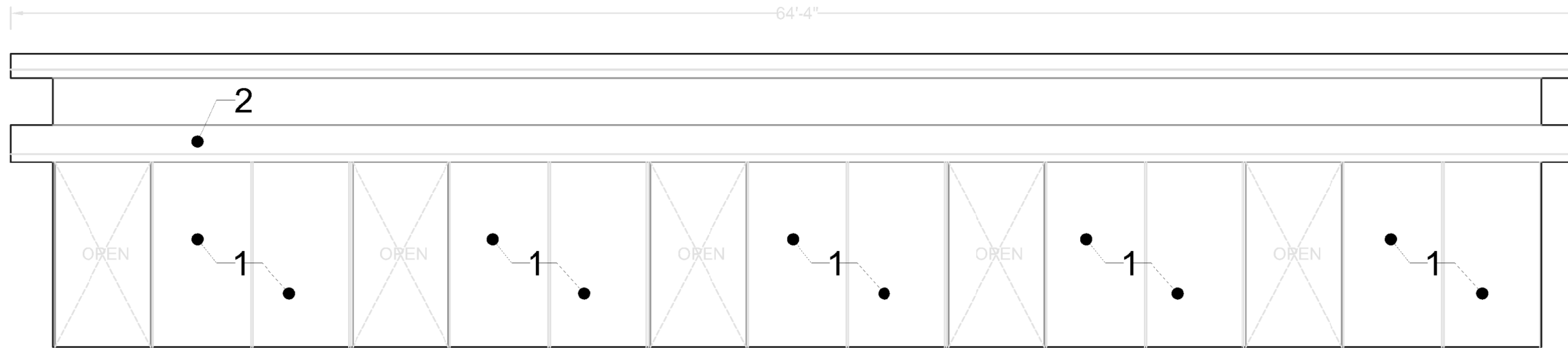


BUILDING A - BUILDING SECTION

SCALE: 3/16" = 1'-0"

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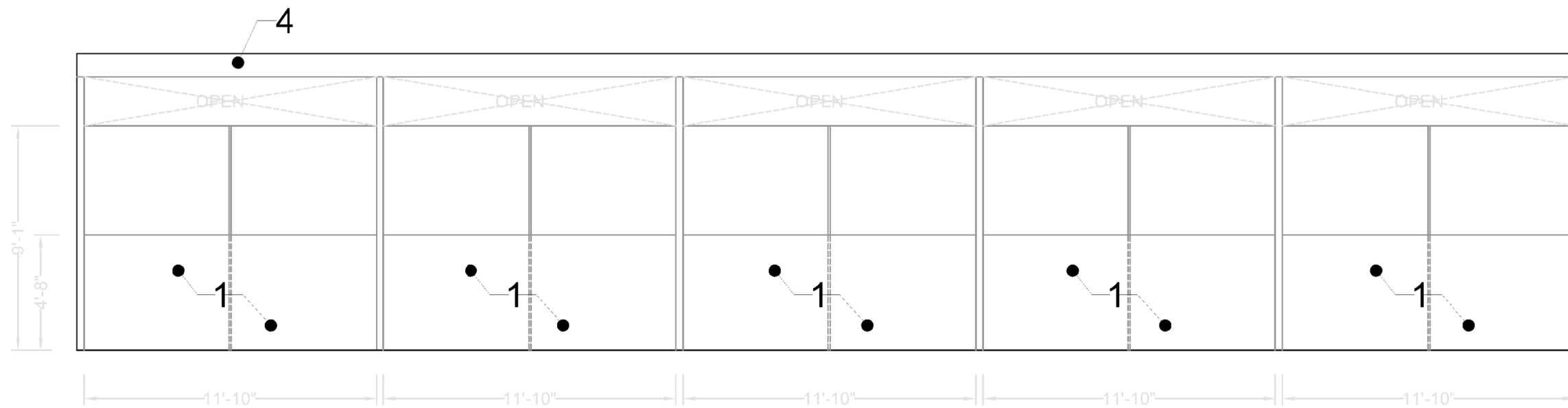
IN	IN	IN	IN	BY
3	2	1	0	Revisions
Manuel Ranch 2300 Cumming Rd Brentwood, CA 94513				DRAFTER EMAIL
BUILDING ELEVATIONS				DRAFTER_#
A-002				DR JAW
Scale: 3/16" = 1'-0"				



BUILDING A - LEFT ELEVATION

SCALE: 3/16" = 1'-0"

2



BUILDING A - BUILDING SECTION

SCALE: 3/16" = 1'-0"

1

NO.	DATE	DESCRIPTION	BY
3			
2			
1			
0		XXXX/20XX REVISION 0 DESCRIPTION	

Manuel Ranch	
2300 Cumming Rd Brentwood, CA 94513	
DR JAW	DRAFTER_EMAIL
	DRAFTER_#

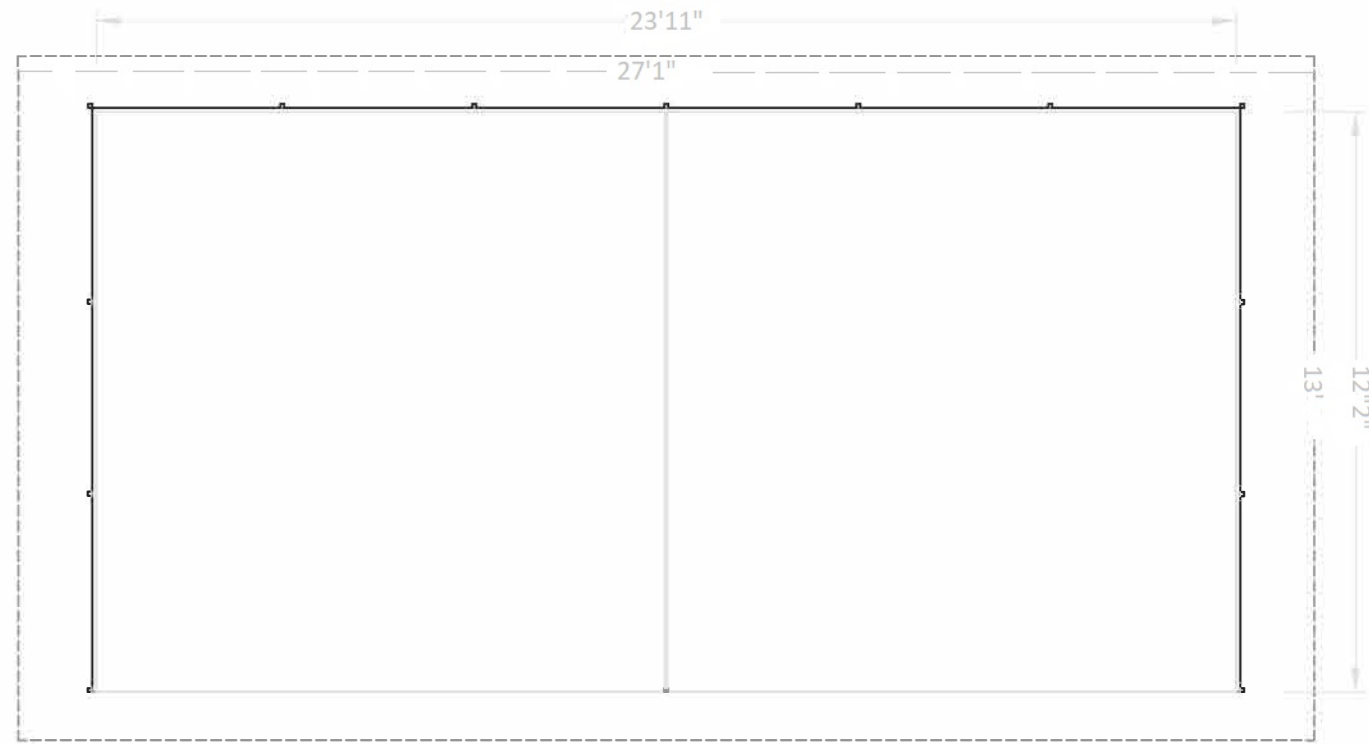
BUILDING ELEVATIONS

A-003

Scale: 3/16" = 1'-0"

KEYNOTES:

1. PLYWOOD FINISH
2. METAL ROOF PANELING
3. -- Overhang Not To Scale

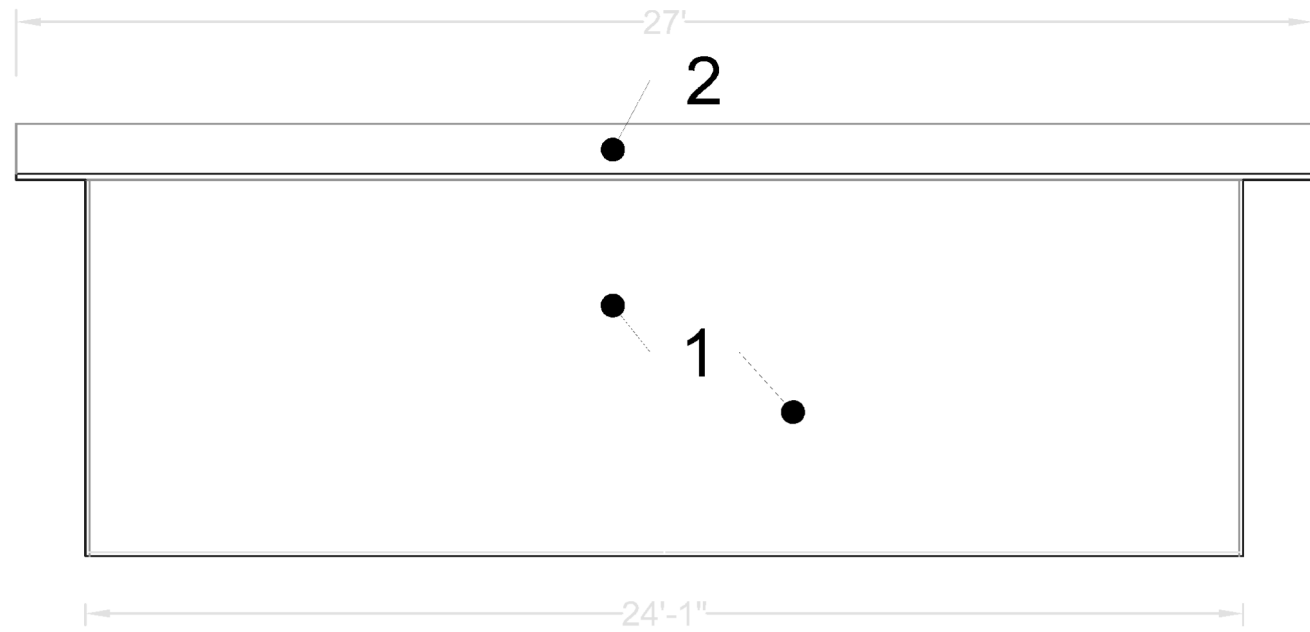


BUILDING B - PLANS

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

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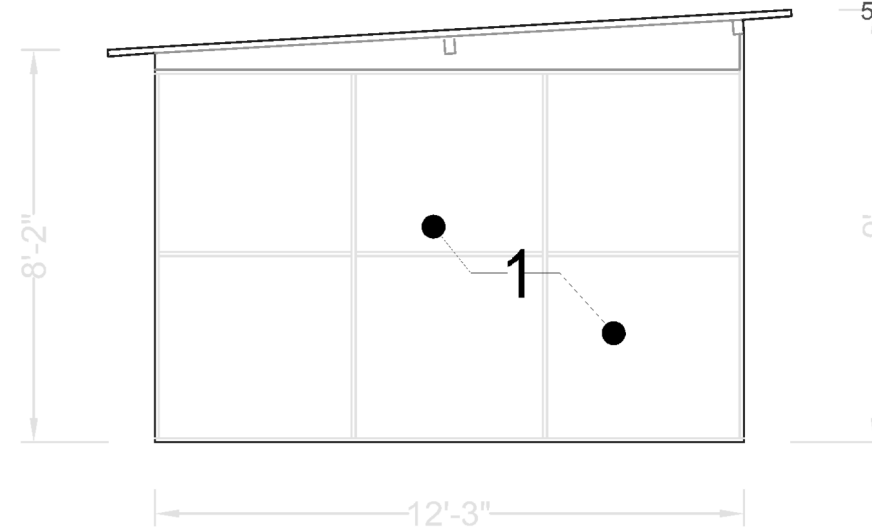
FLOOR PLAN		Manuel Ranch		2300 Cumming Rd Brentwood, CA 94513		DR JAW		DRAFTER EMAIL		DRAFTER #	
B-002		Scale: 1/4" = 1'-0"		0		XX/XX/20XX		REVISION 0 DESCRIPTION		IN	
		3		2		1		Revisions		BY	



BUILDING B - REAR ELEVATION

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

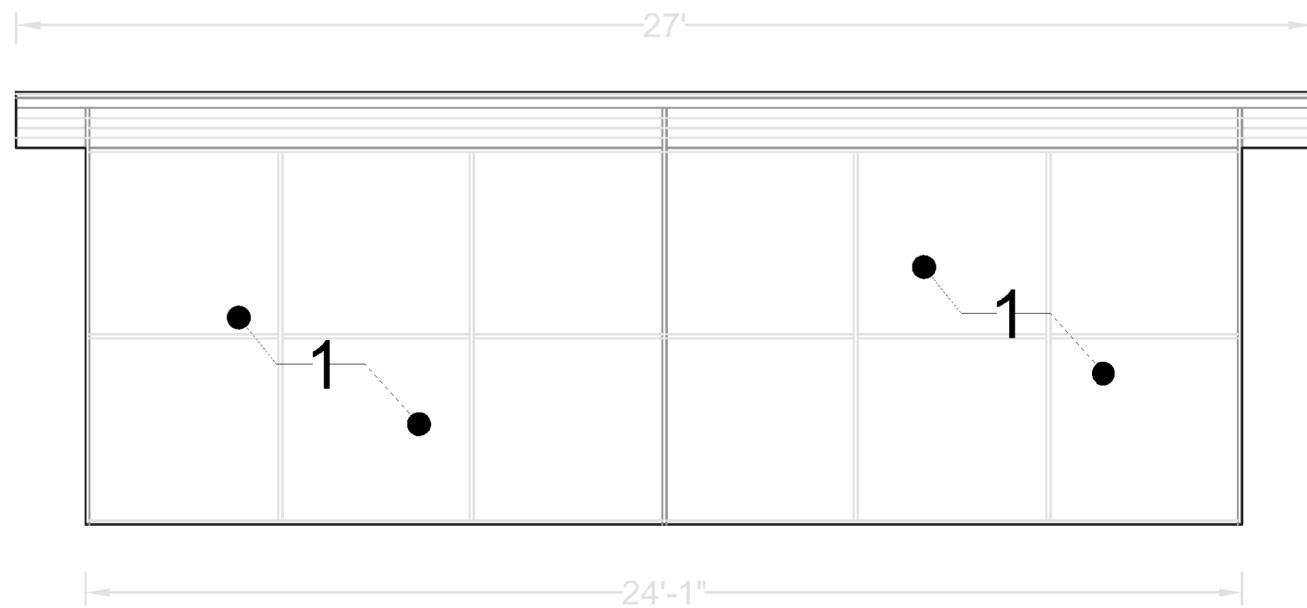
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BUILDING B - LEFT ELEVATION

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

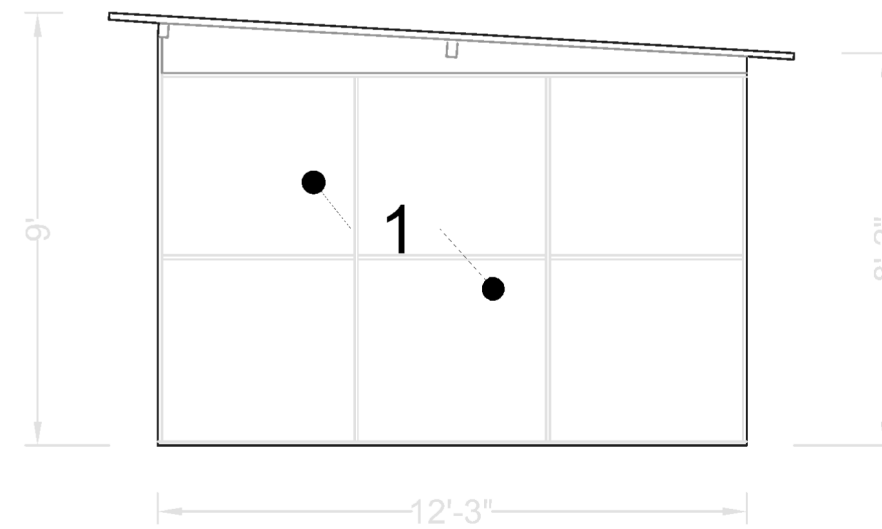
2



BUILDING B - FRONT ELEVATION

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

3



BUILDING B - RIGHT ELEVATION

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

1

KEYNOTES:

- 1. PLYWOOD FINISH
- 2. METAL ROOF PANELING
- 3. WOOD SIDING
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- 5. ALUMINUM METAL SIDING

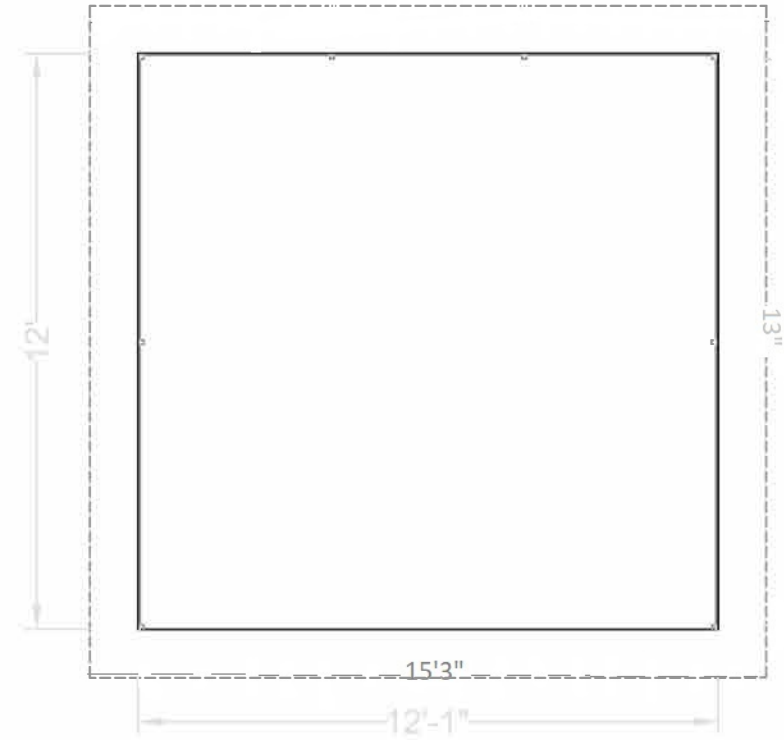
IN	IN	IN	IN	BY
3	2	1	0	
			XXXX/20XX	Revisions
			REVISION 0	
			DESCRIPTION	

Manuel Ranch	DRAFTER_EMAIL	DRAFTER_#
2300 Cumming Rd Brentwood, CA 94513	JAW	DR

FLOOR PLAN BUILDING SECTION	B-001
Scale: 1/4" = 1'-0"	

KEYNOTES:

1. PLYWOOD FINISH
2. METAL ROOF PANELING
3. ---Overhang Not to Scale



BUILDING C - PLAN

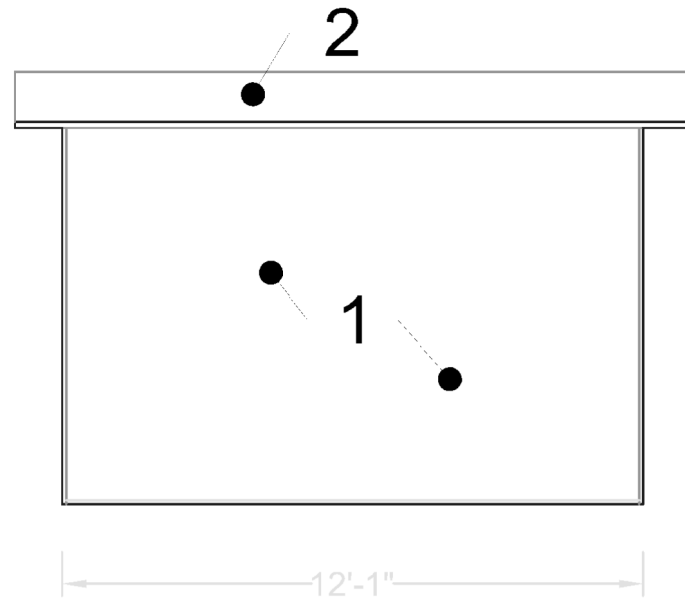
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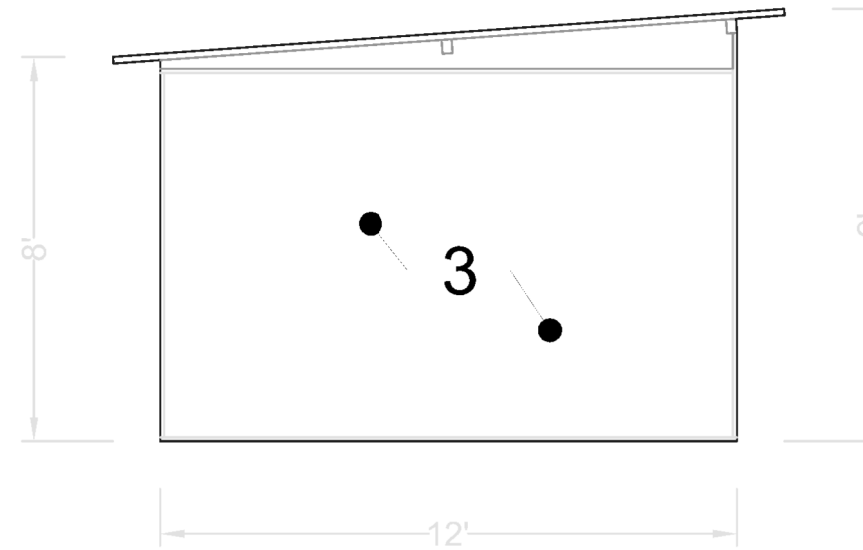
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2300 Cumming Rd Brentwood, CA 94513		2300 Cumming Rd Brentwood, CA 94513		2		IN	
DR JAW		DRAFTER EMAIL		1		IN	
DRAFTER #		DRAFTER #		0		IN	
C-002		Revisions		XX/XX/20XX		REVISION 0 DESCRIPTION	
Scale: 1/4" = 1'-0"						BY	

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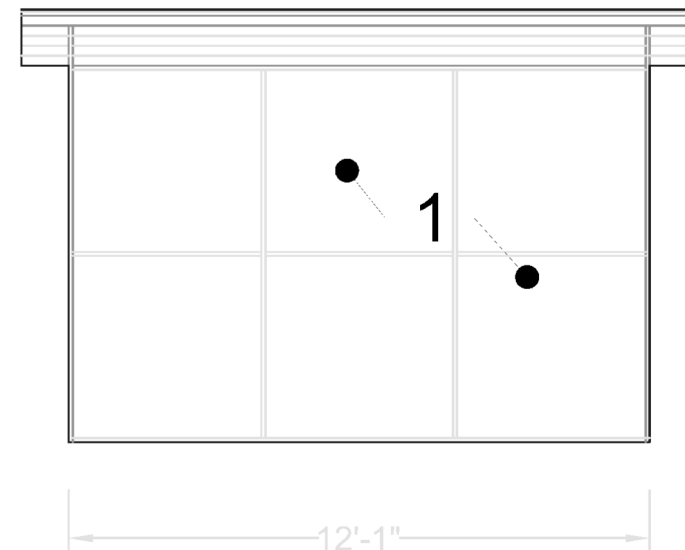
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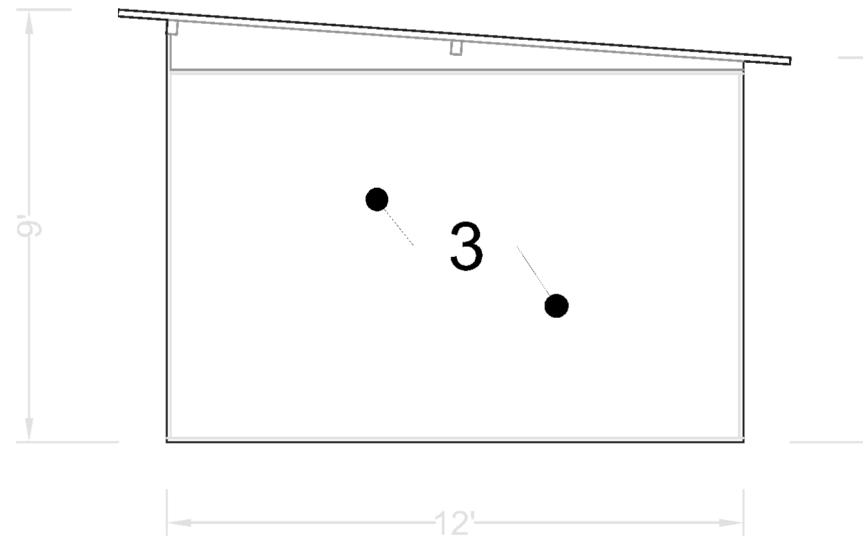
BUILDING C - REAR ELEVATION 4
SCALE: 1/4" = 1'-0"



BUILDING C - LEFT ELEVATION 2
SCALE: 1/4" = 1'-0"



BUILDING C - FRONT ELEVATION 3
SCALE: 1/4" = 1'-0"



BUILDING C - RIGHT ELEVATION 1
SCALE: 1/4" = 1'-0"

IN	IN	IN	IN	BY
3	2	1	0	Revisions
			XX/XX/20XX	REVISION 0 DESCRIPTION

Manuel Ranch	2300 Cumming Rd Brentwood, CA 94513	DRAFTER EMAIL	DRAFTER_#
DR	JAW		

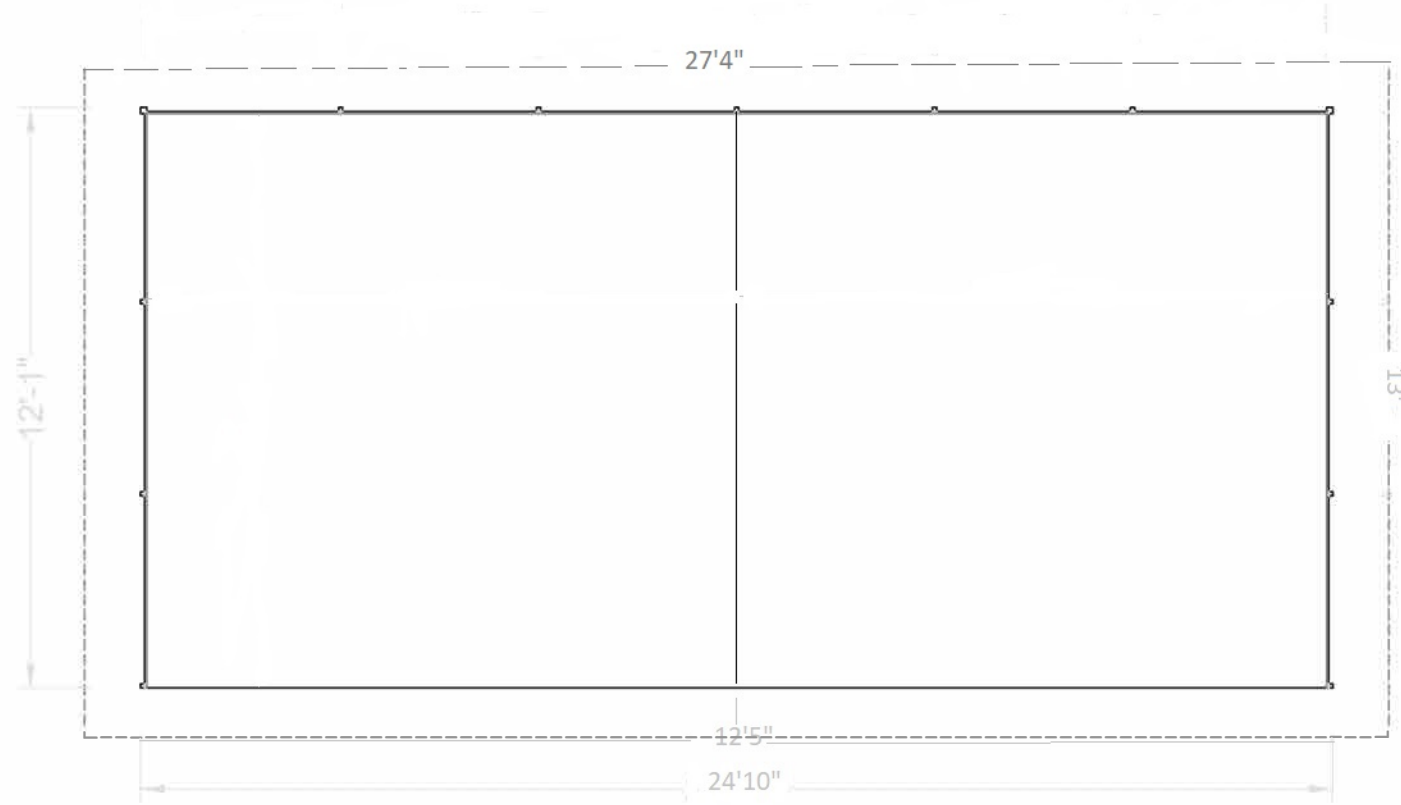
FLOOR PLAN
BUILDING
SECTION

C-001

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

KEYNOTES:

- 1. PLYWOOD FINISH
- 2. METAL ROOF PANELING
- 3. -- Overhang Not To Scale

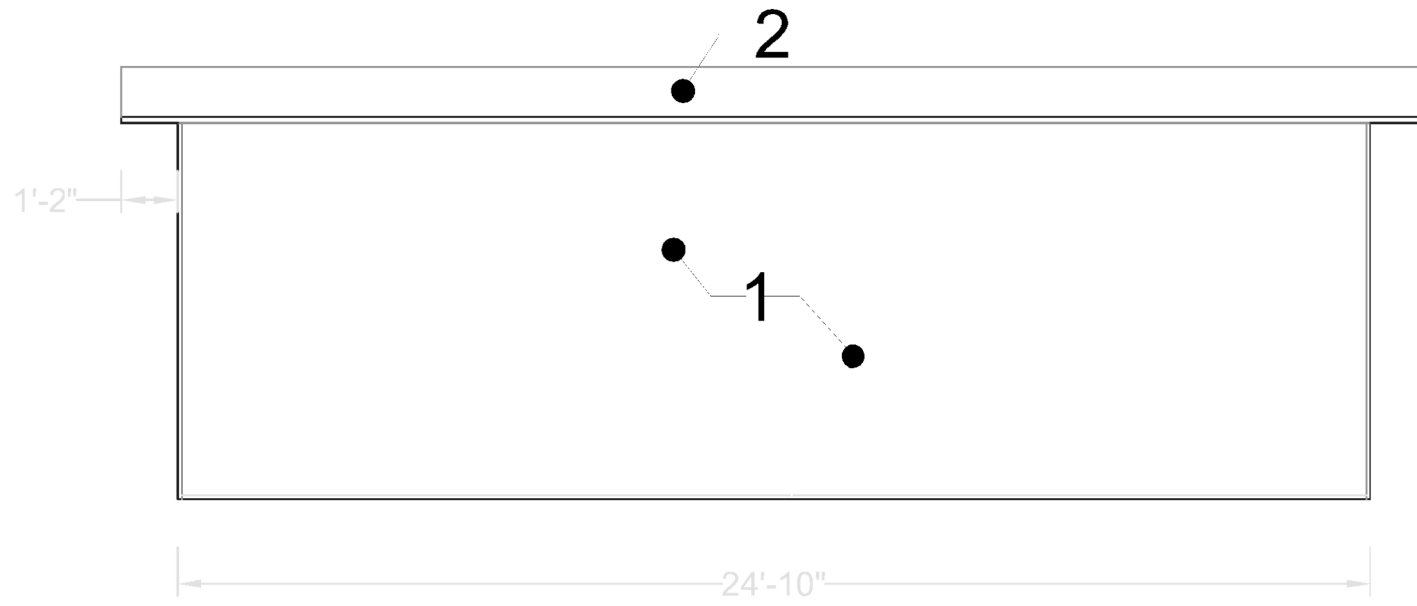


BUILDING D - PLANS

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

1

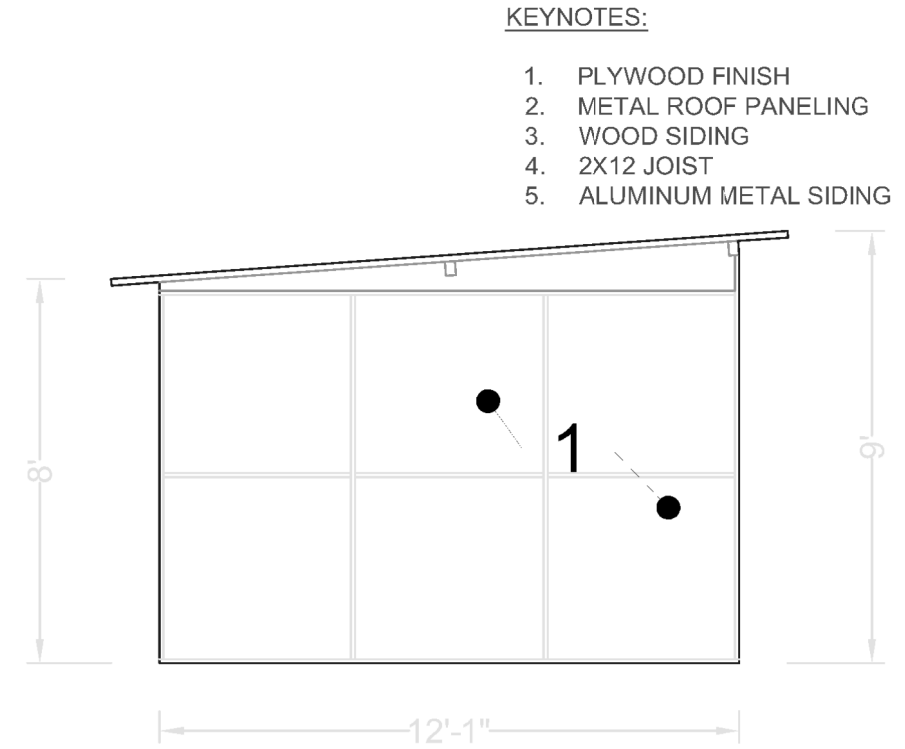
FLOOR PLAN		Manue Ranch		3			IN
D-002		2300 Cumming Rd Brentwood, CA 94513		2			IN
Scale: 1/4" = 1'-0"		DR	JAW	1			IN
		DRAFTER EMAIL		0	XX/XX/20 XX	REVISION 0 DESCRIPTION	IN
		DRAFTER #				Revisions	BY



BUILDING D - REAR ELEVATION

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

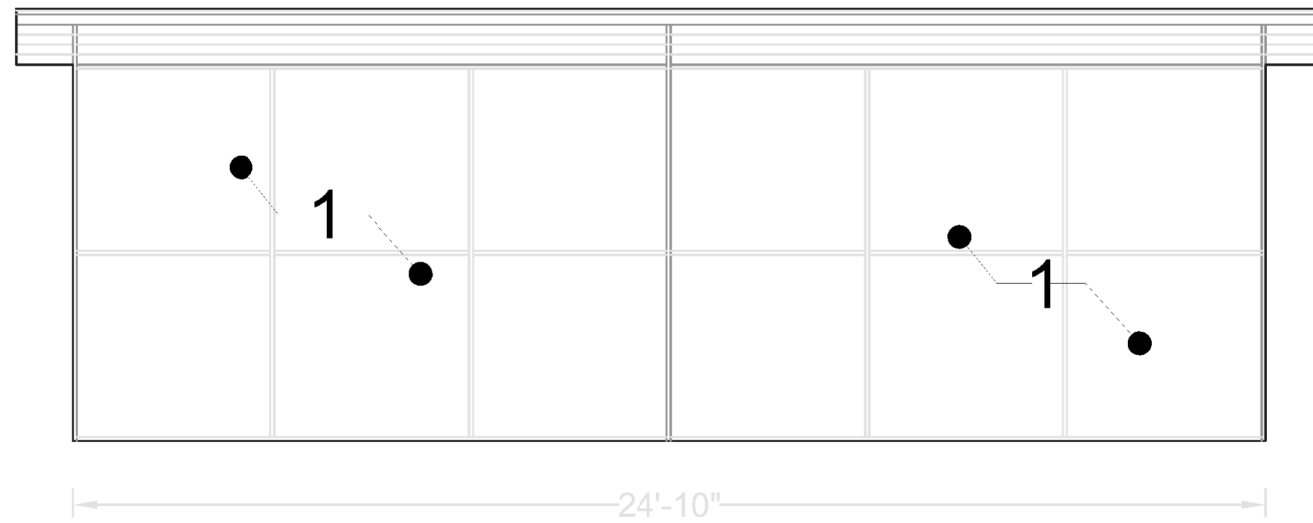
4



BUILDING D - LEFT ELEVATION

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

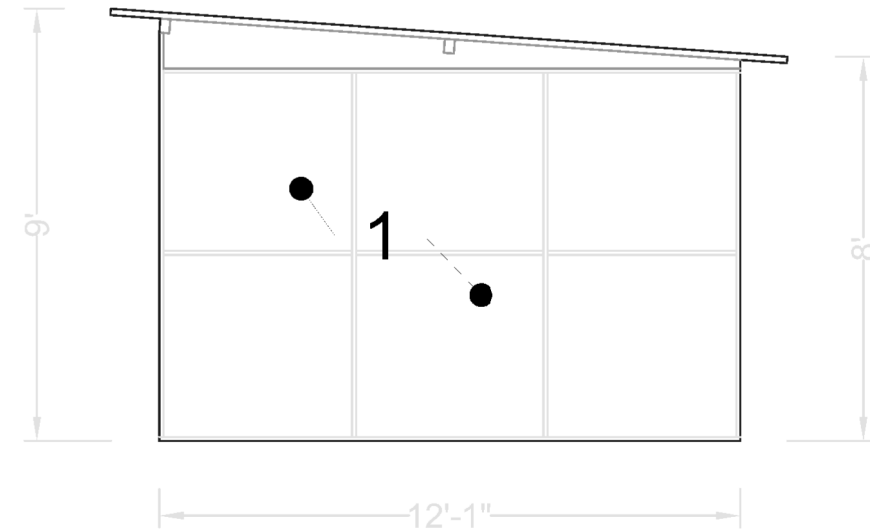
2



BUILDING D - FRONT ELEVATION

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

3



BUILDING D - RIGHT ELEVATION

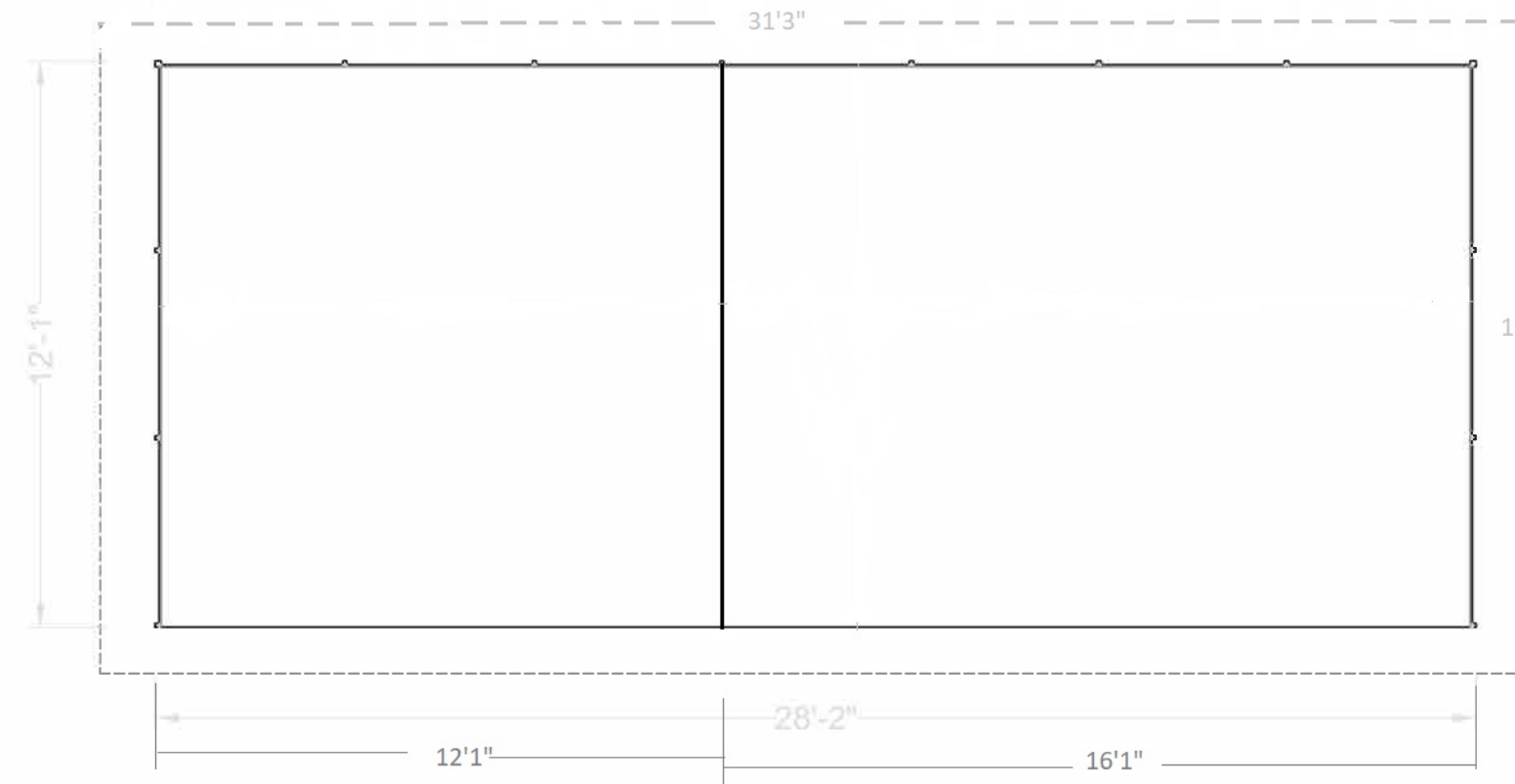
SCALE: 1/4" = 1'-0"

1

IN	IN	IN	IN	BY
3	2	1	0	Revisions
Manuel Ranch 2300 Cumming Rd Brentwood, CA 94513				DRAFTER_EMAIL
FLOOR PLAN BUILDING SECTION				DRAFTER_#
D-001				JAW
Scale: 1/4" = 1'-0"				DR

KEYNOTES:

- 1. PLYWOOD FINISH
- 2. METAL ROOF PANELING
- 3. --- Overhang Not to Scale



BUILDING D2 - FLOOR PLAN

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

1

FLOOR PLAN

Manuel Ranch

2300 Cumming Rd
Brentwood, CA 94513

DR JAW

DRAFTER EMAIL

DRAFTER_#

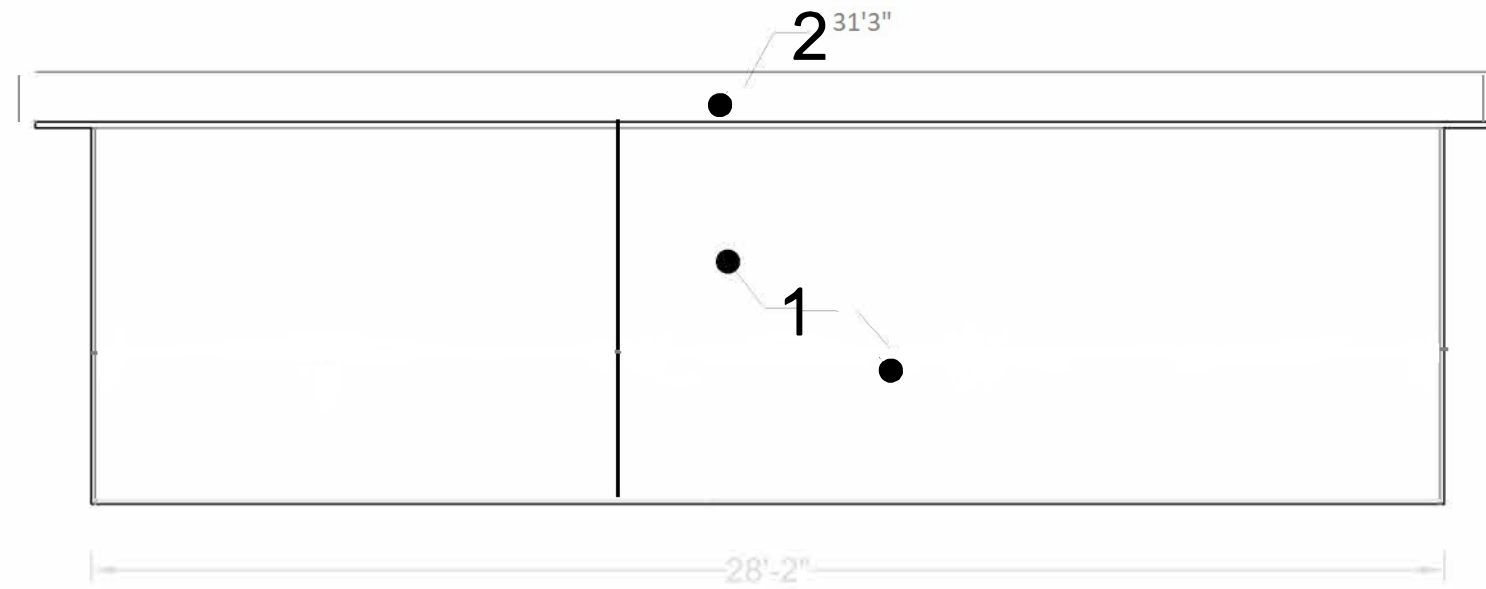
IN	IN	IN	IN	BY
3				
2				
1				
0	XX/XX/20XX	REVISION 0 DESCRIPTION	Revisions	

D-004

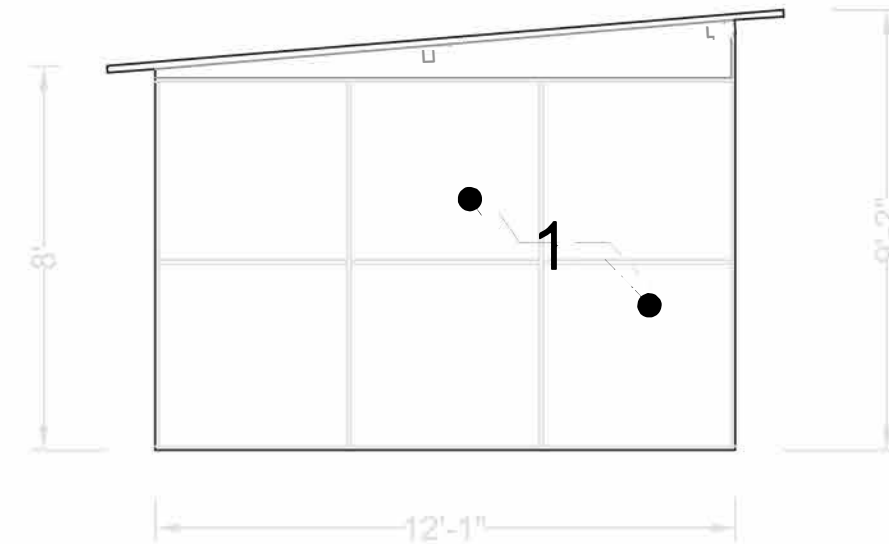
Scale: 1/4" = 1'-0"

KEYNOTES:

- 1. PLYWOOD FINISH
- 2. METAL ROOF PANELING
- 3. --- Overhang Not to Scale



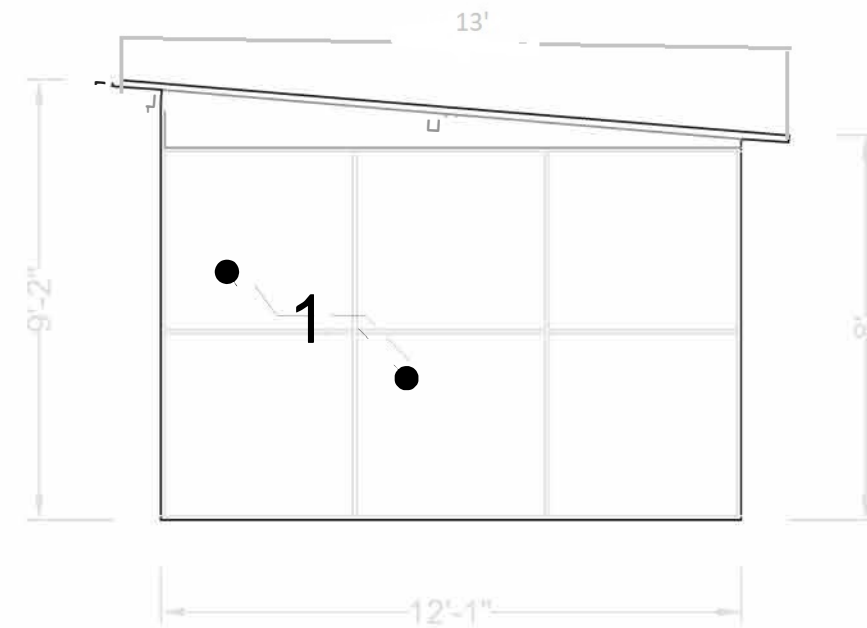
BUILDING D2 - FRONT ELEVATION 4
SCALE: 1/4" = 1'-0"



BUILDING D2 - LEFT ELEVATION 2
SCALE: 1/4" = 1'-0"



BUILDING D2 - REAR ELEVATION 3
SCALE: 1/4" = 1'-0"

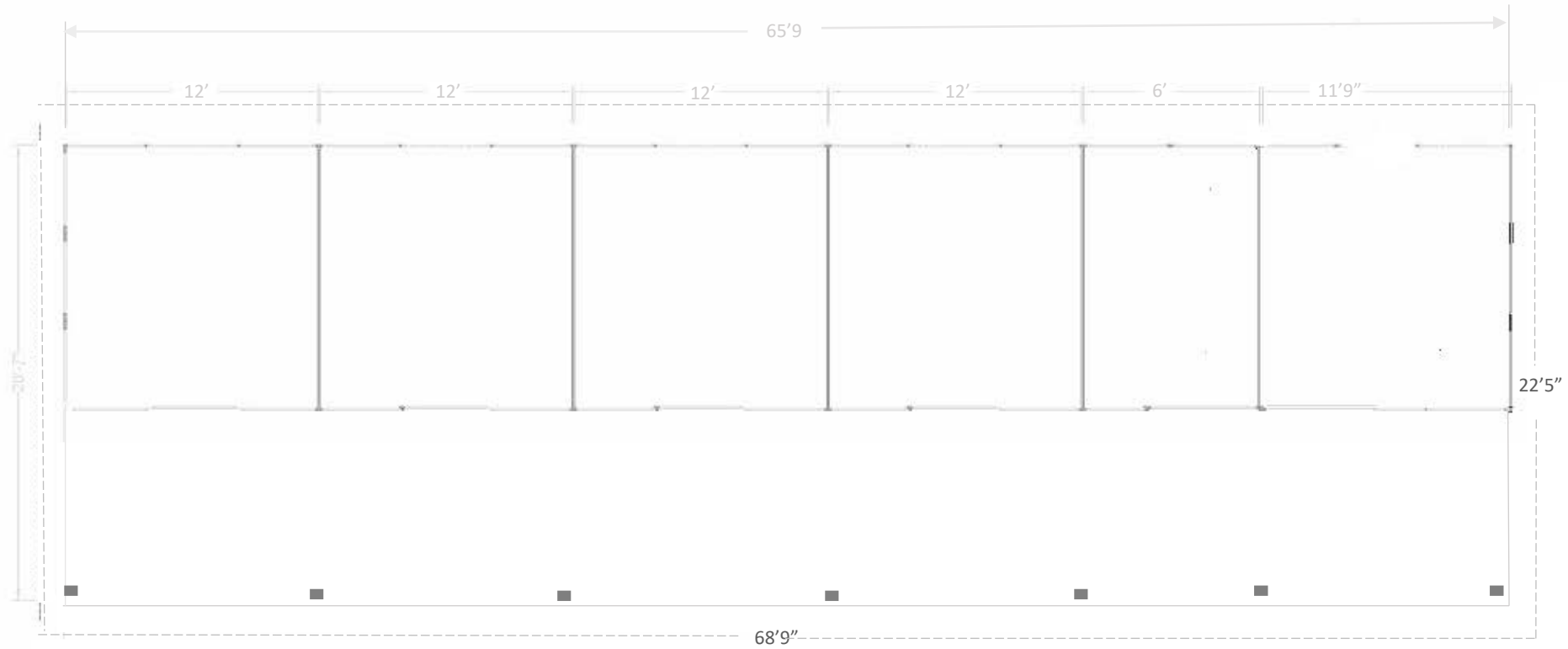


BUILDING D2 - RIGHT ELEVATION 1
SCALE: 1/4" = 1'-0"

IN	IN	IN	IN	BY
3	2	1	0	
0 XXXXX/2 XX REVISION 0 DE RIP ON SL SC TI R v i s i o n e o n				
Manue Ranc h 2300 Cumming Rd Brentwood CA 94513			DRAFTER M L	DRAFTER # _____
FLOOR P L N BUILDING L A SECTION			DR JAW	
D-003				
Scale: 1/4" = 1'-0"				

KEYNOTES:

- 1. COMPOSITE WOOD FINISH
- 2. METAL ROOF PANELING
- 3. - - Overhang Not To Scale



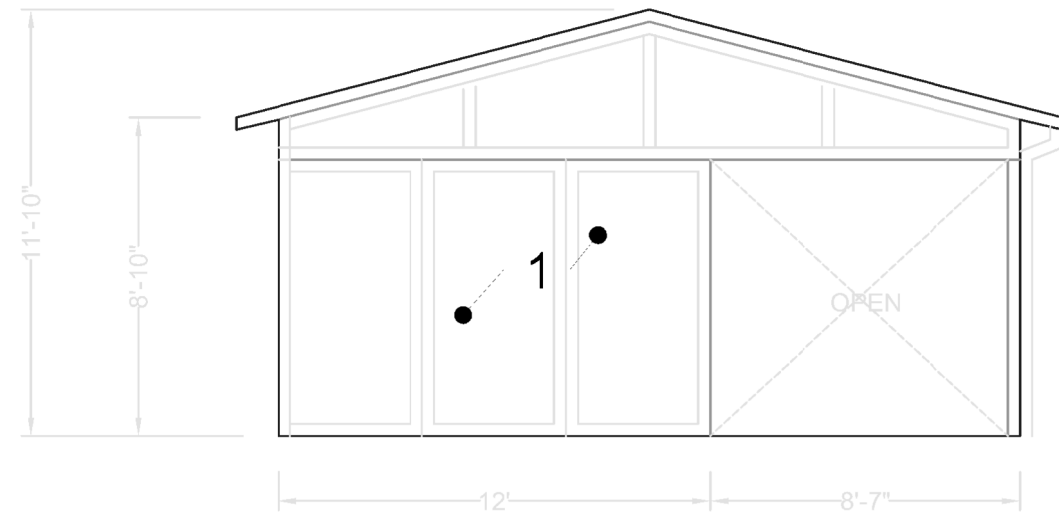
BUILDING E- PLANS

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

1

KEYNOTES:

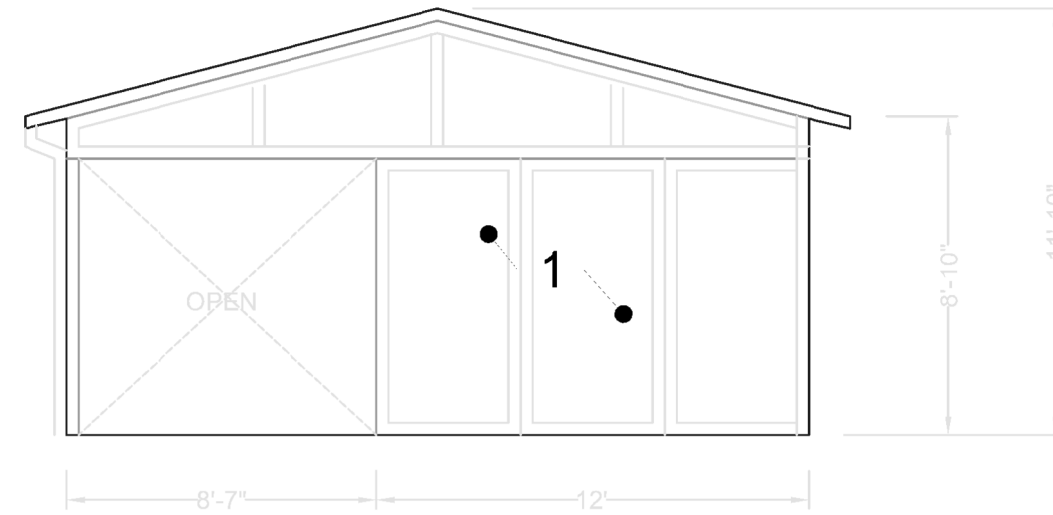
- 1. PLYWOOD FINISH
- 2. METAL ROOF PANELING
- 3. WOOD SIDING
- 4. 2X12 JOIST
- 5. ALUMINUM METAL SIDING



BUILDING E - LEFT ELEVATION

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

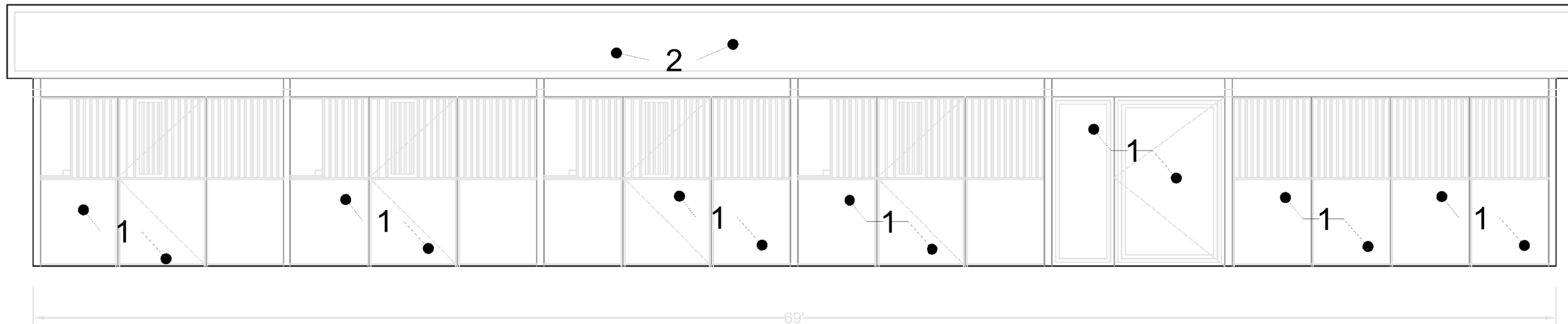
3



BUILDING E - RIGHT ELEVATION

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

2



BUILDING E - FRONT ELEVATION

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

1

IN	IN	IN	IN	BY
3	2	1	0	

Revisions	DESCRIPTION	DRAFTER_EMAIL	DRAFTER_#
	XXXX/20XX REVISION 0		

FLOOR PLAN
BUILDING
SECTION

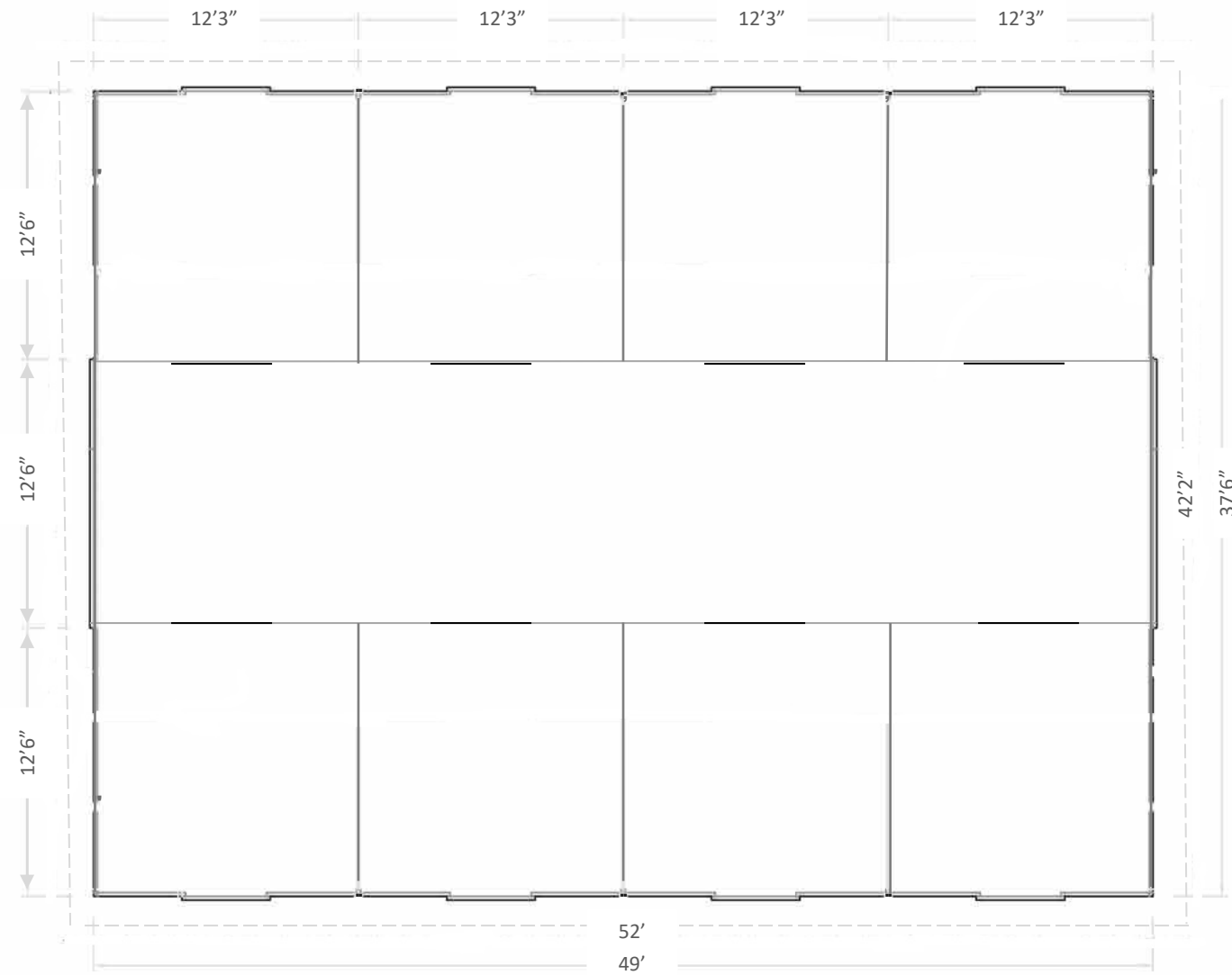
Manuel Ranch
2300 Cumming Rd
Brentwood, CA 94513

E-001

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

KEYNOTES:

1. ALUMINUM METAL SIDING
2. METAL ROOF PANELING
3. - - Overhang Not To Scale



BUILDING F- PLANS

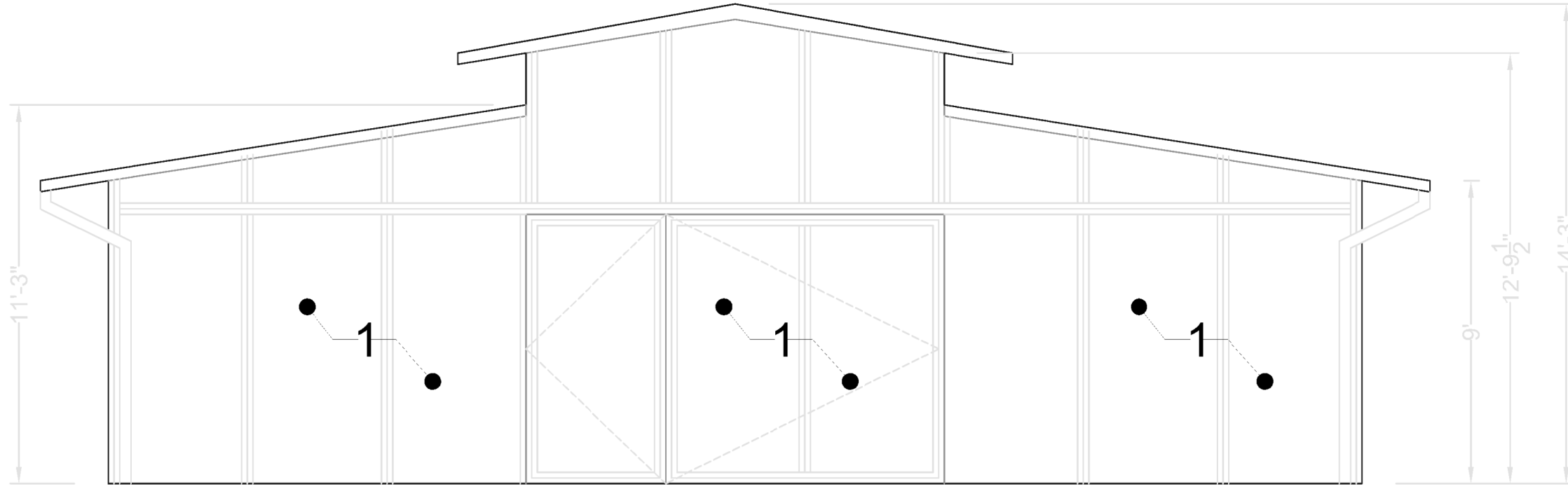
SCALE: 1/8" = 1'-0"

1

Floor Plan	Manuel Ranch	3		IN
	2300 Cummings Rd Brentwood CA 94513	2		IN
		1		IN
		0	Revision 0 Description	IN
	DR	JAW	Drafter Email	BY
			Drafter #	Revision

F-003

Scale: 1/8"=1'-0"



KEYNOTES:

- 1. PLYWOOD FINISH
- 2. METAL ROOF PANELING
- 3. WOOD SIDING
- 4. 2X12 JOIST
- 5. ALUMINUM METAL SIDING

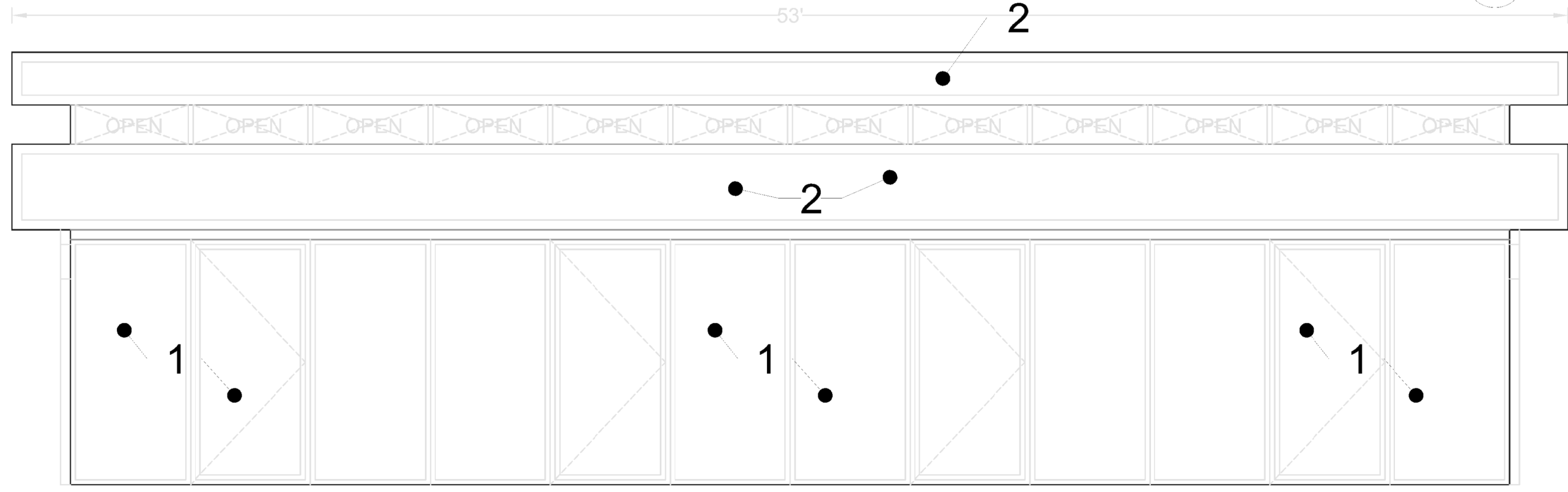
NOTES:

- A. PADDOCKS BEHIND STALLS ARE 22'-0" LONG AND 18'-2" WIDE, SEE SITE PLAN FOR LOCATION

BUILDING F - FRONT ELEVATION

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

2



BUILDING F - RIGHT ELEVATION

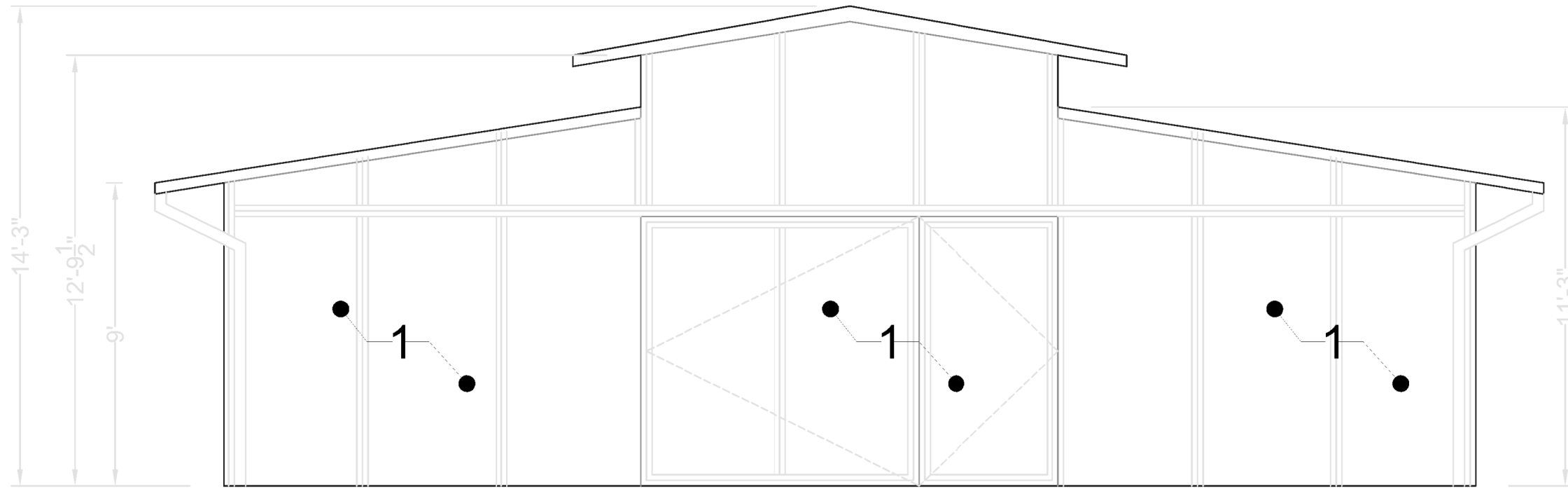
SCALE: 1/4" = 1'-0"

1

FLOOR PLAN BUILDING SECTION		Manuel Ranch 2300 Cumming Rd Brentwood, CA 94513		DR	JAW	DRAFTER EMAIL	DRAFTER_#
3	IN	2	IN	1	IN	0	XXXX/20XX REVISION 0 DESCRIPTION
							BY
							Revisions

F-001

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



KEYNOTES:

- 1. PLYWOOD FINISH
- 2. METAL ROOF PANELING
- 3. WOOD SIDING
- 4. 2X12 JOIST
- 5. ALUMINUM METAL SIDING

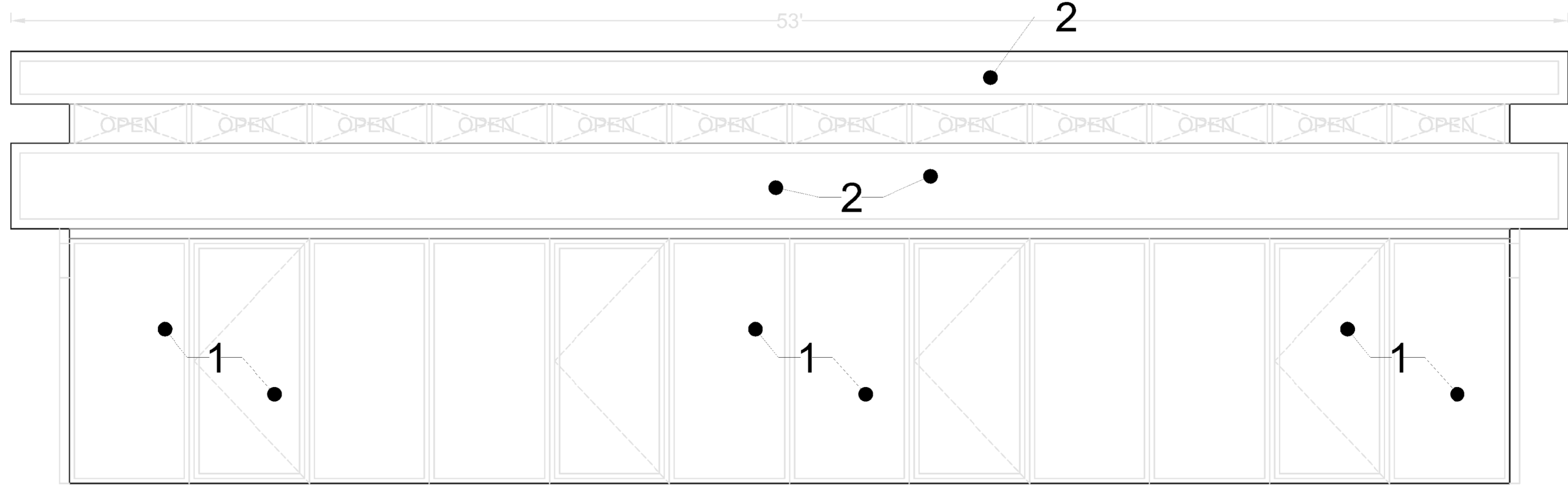
NOTES:

- A. PADDOCKS BEHIND STALLS ARE 22'-0" LONG AND 18'-2" WIDE, SEE SITE PLAN FOR LOCATION

BUILDING F - BACK ELEVATION

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

2



BUILDING F - LEFT ELEVATION

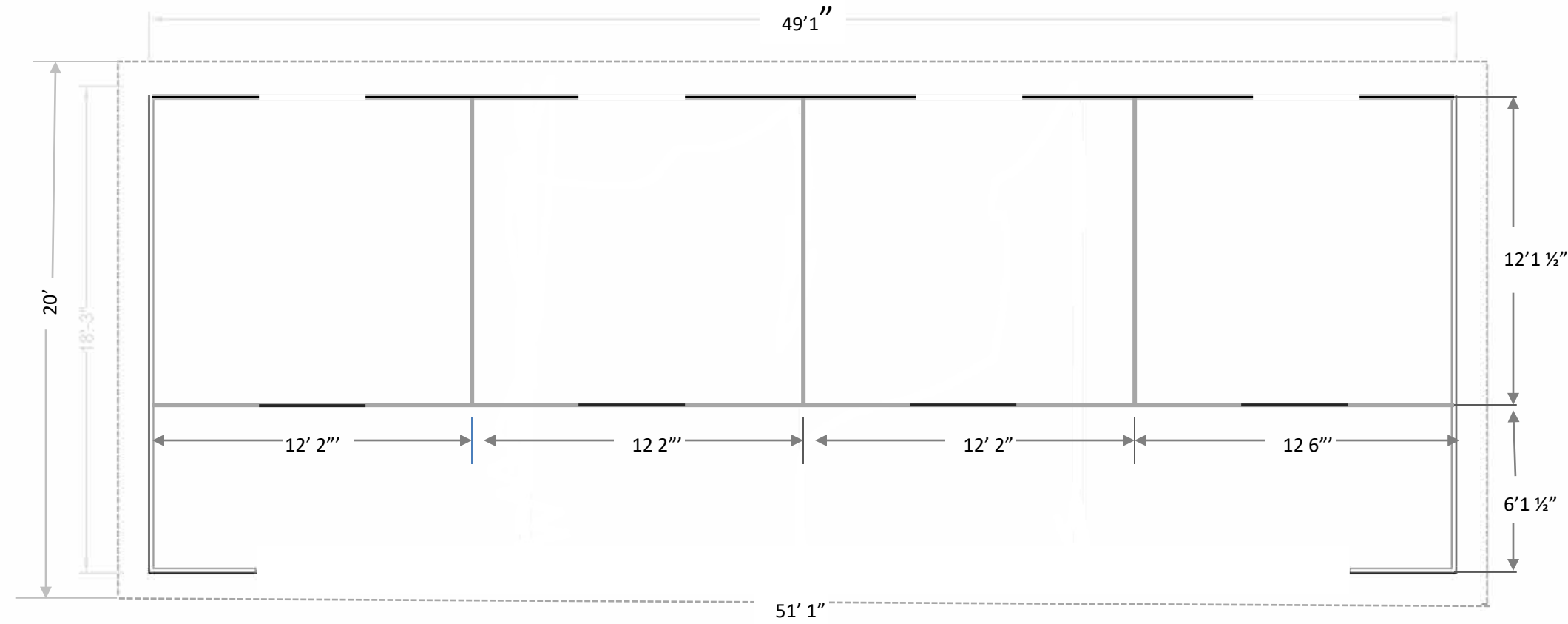
SCALE: 1/4" = 1'-0"

1

FLOOR PLAN		Manuel Ranch		DR		JAW	DRAFTER_EMAIL		DRAFTER_#	
BUILDING		2300 Cumming Rd								
SECTION		Brentwood, CA 94513								
F-002										
Scale: 1/4" = 1'-0"										
3	2	1	0	XX/XX/20XX	REVISION 0	DESCRIPTION	IN	BY	Revisions	

KEYNOTES:

1. PLYWOOD FINISH
2. METAL ROOF PANELING
3. --Overhangs Not To Scale



BUILDING G - PLANS

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

1

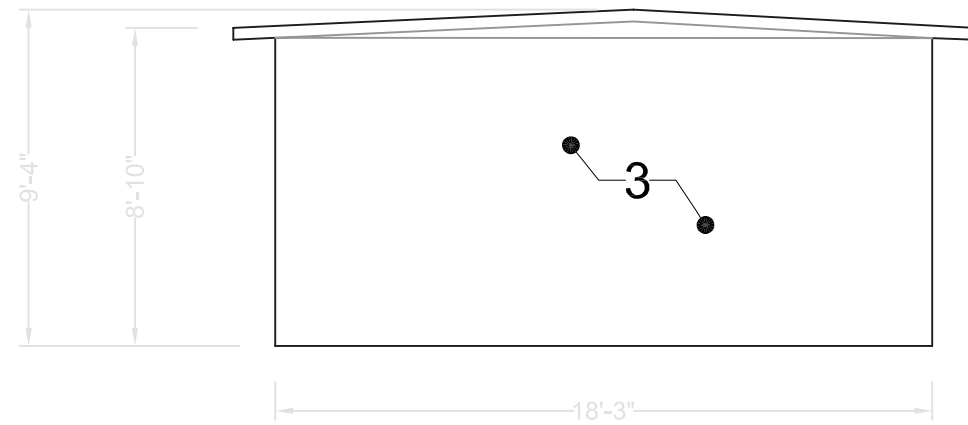
Floor Plan		Manuel Ranch		2300 Cummings Rd Brentwood CA 94513		DR : JAW		Drafter Email		Drafter #	
3	2	1	0	Revision 0 Description		Revision		BY			
Scale: 1/4"=1'-0"											
G-003											

KEYNOTES:

1. PLYWOOD FINISH
2. METAL ROOF PANELING
3. WOOD SIDING
4. 2X12 JOIST
5. ALUMINUM METAL SIDING

NOTES:

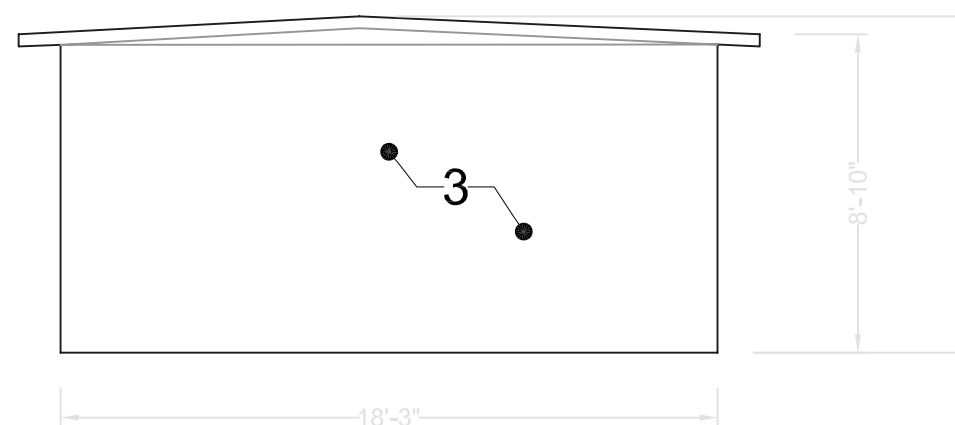
- A. PADDOCKS BEHIND STALLS ARE 24'-2" LONG, SEE SITE PLAN FOR LOCATION



BUILDING G - LEFT ELEVATION

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

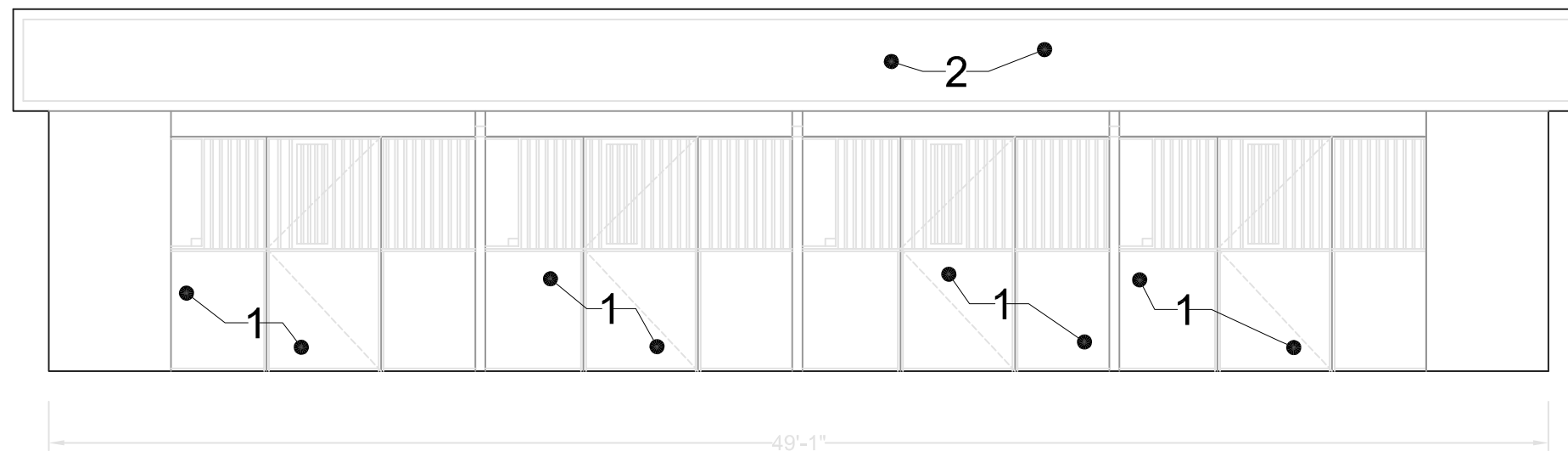
3



BUILDING G - RIGHT ELEVATION

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

2



BUILDING G - FRONT ELEVATION

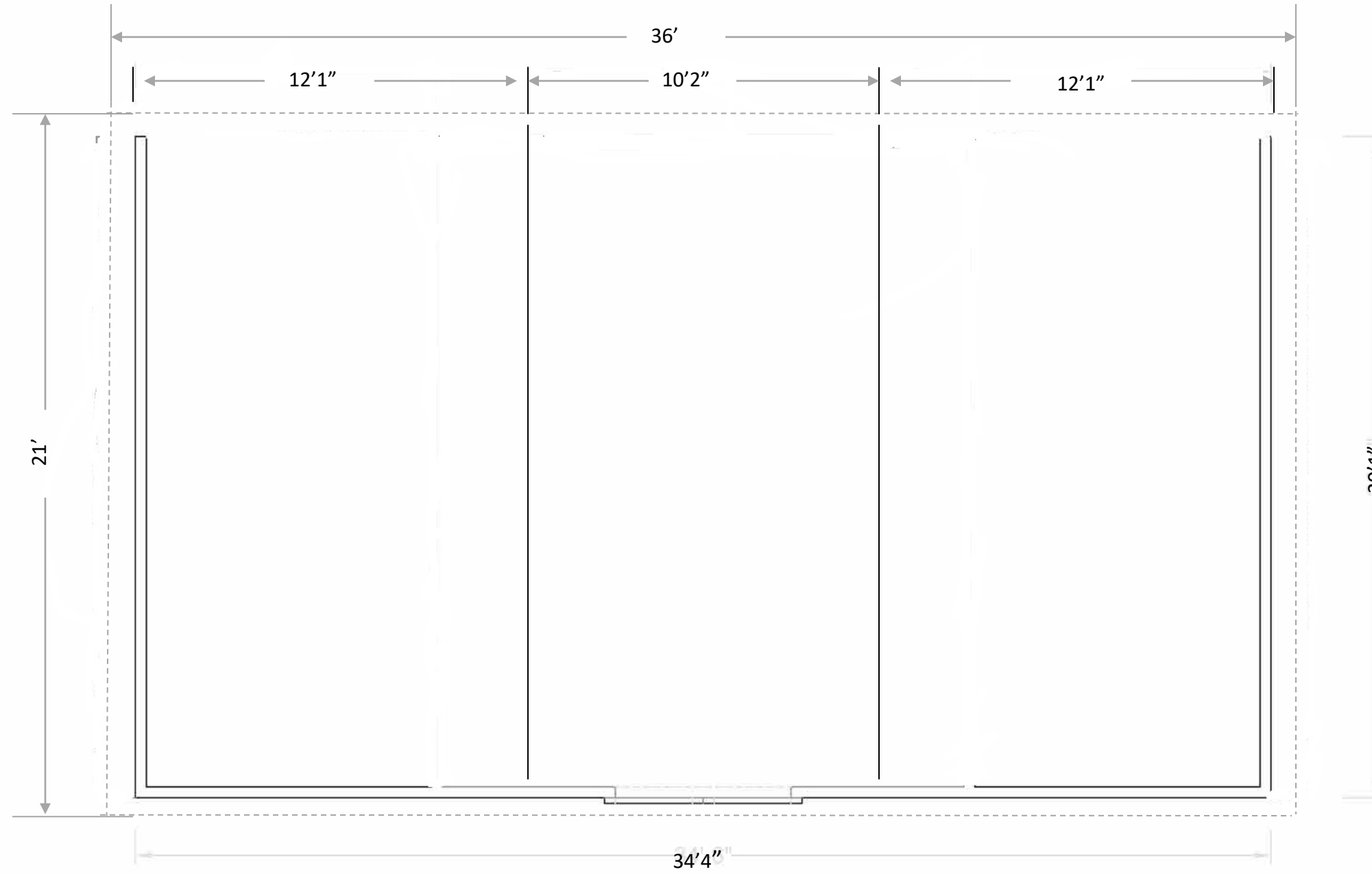
SCALE: 1/4" = 1'-0"

1

IN	IN	IN	IN	BY
3				
2				
1				
0	XX/XX/20XX	REVISION 0 DESCRIPTION		Revisions

Manuel Ranch		DRAFTER_#
2300 Cumming Rd Brentwood, CA 94513		DRAFTER EMAIL
DR	JAW	

FLOOR PLAN BUILDING SECTION	G-001
Scale: 1/4" = 1'-0"	



KEYNOTES:

- 1. PLYWOOD FINISH
- 2. METAL ROOF PANELING
- 3. - - Overhang Not To Scale

BUILDING H- PLANS

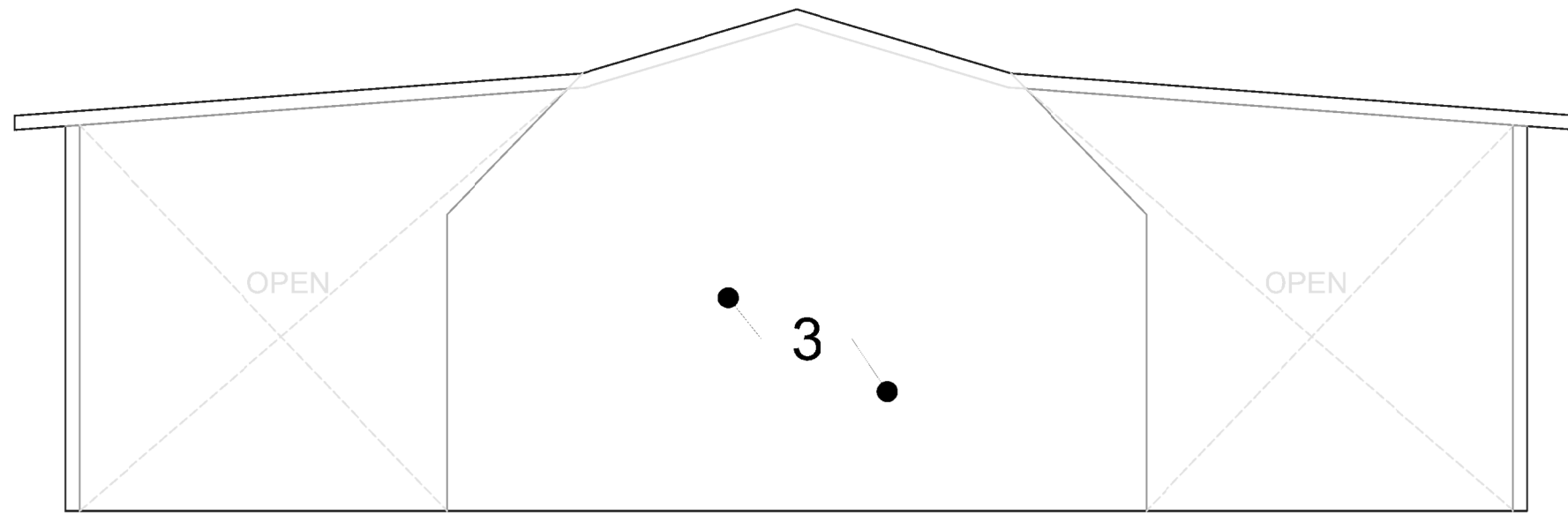
SCALE: 1/4"=1'-0"

1

Floor Plan	Manuel Ranch		3	IN	IN
	2300 Cummings Rd Brentwood CA 94513		2	IN	IN
	DR	JAW	1	IN	IN
		Drafter Email	0	XXXX/2 XX	Revision 0 Description
		Drafter #		BY	Revision
H-003		Scale: 1/4"=1'-0"			

KEYNOTES:

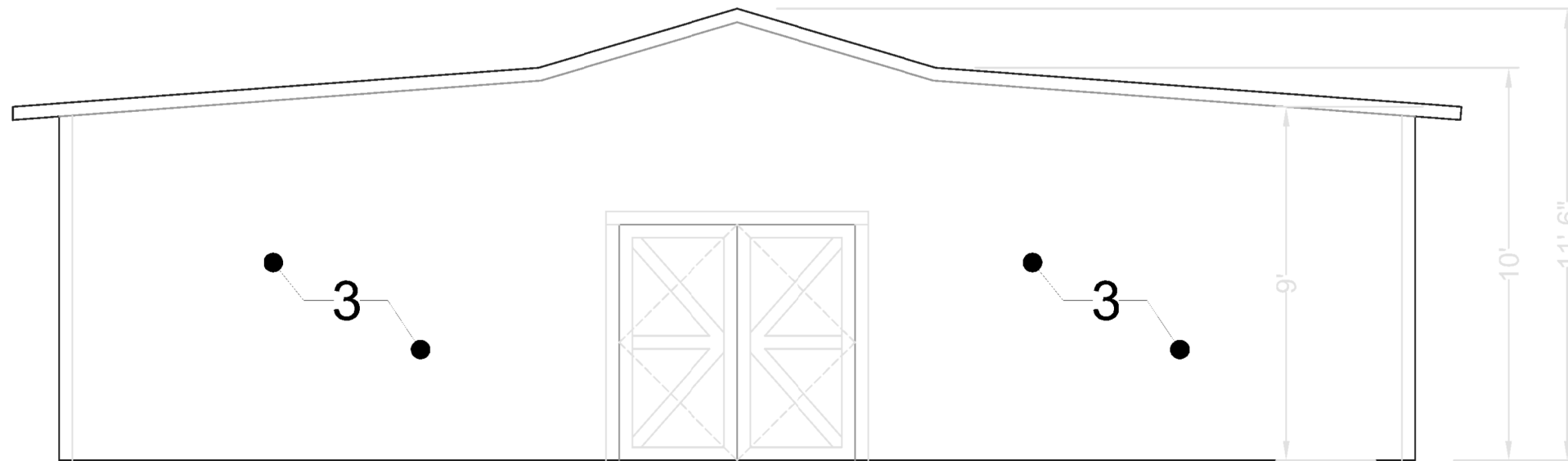
1. PLYWOOD FINISH
2. METAL ROOF PANELING
3. WOOD SIDING
4. 2X12 JOIST
5. ALUMINUM METAL SIDING



BUILDING H - REAR ELEVATION

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

2



BUILDING H - FRONT ELEVATION

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

1

IN	IN	IN	IN	BY
3	2	1	0	Revisions
			0	XXXX/20XX REVISION 0 DESCRIPTION

Manuel Ranch	DRAFTER EMAIL	DRAFTER_#
2300 Cumming Rd Brentwood, CA 94513	JAW	DR

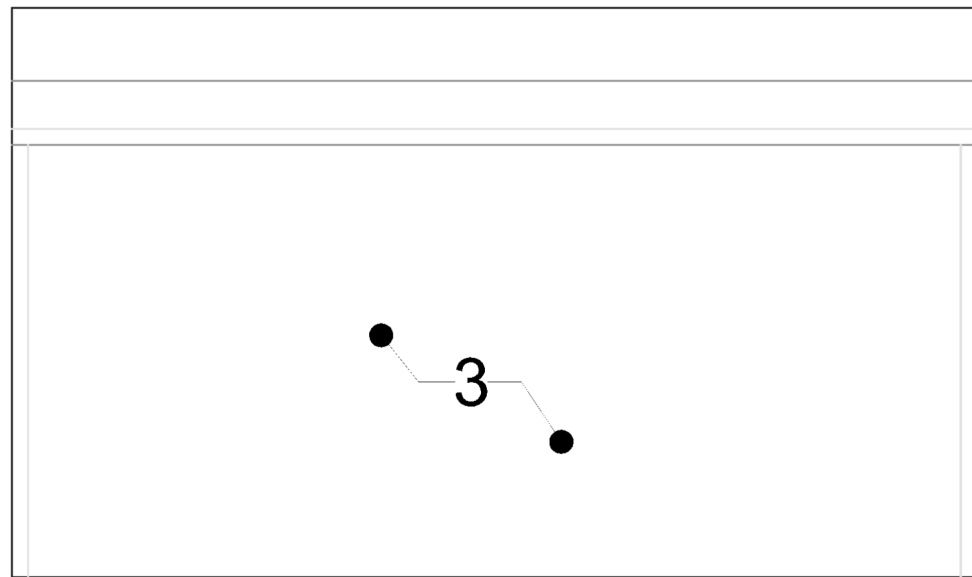
FLOOR PLAN
BUILDING
SECTION

H-001

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

KEYNOTES:

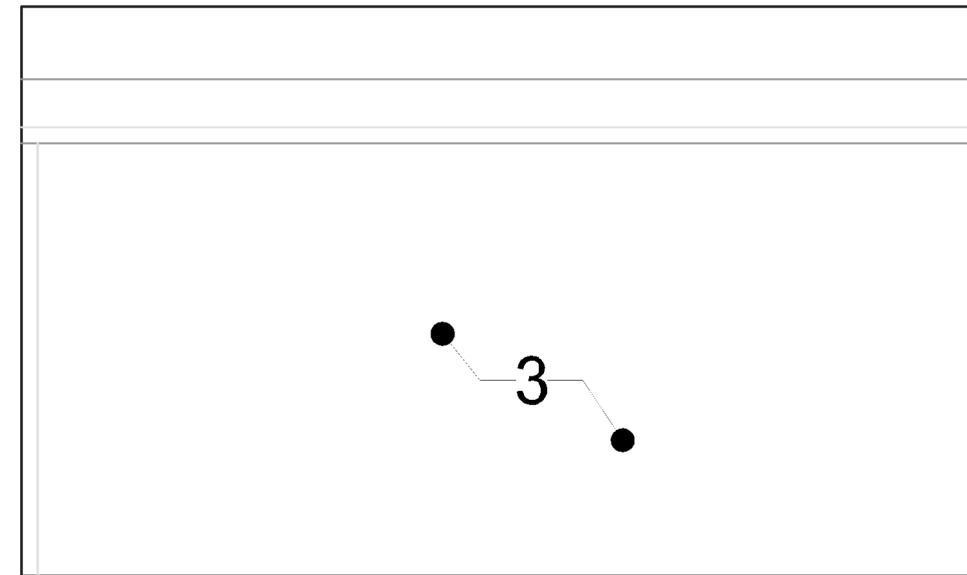
1. PLYWOOD FINISH
2. METAL ROOF PANELING
3. WOOD SIDING
4. 2X12 JOIST
5. ALUMINUM METAL SIDING



BUILDING H - LEFT ELEVATION

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

2



BUILDING H - RIGHT ELEVATION

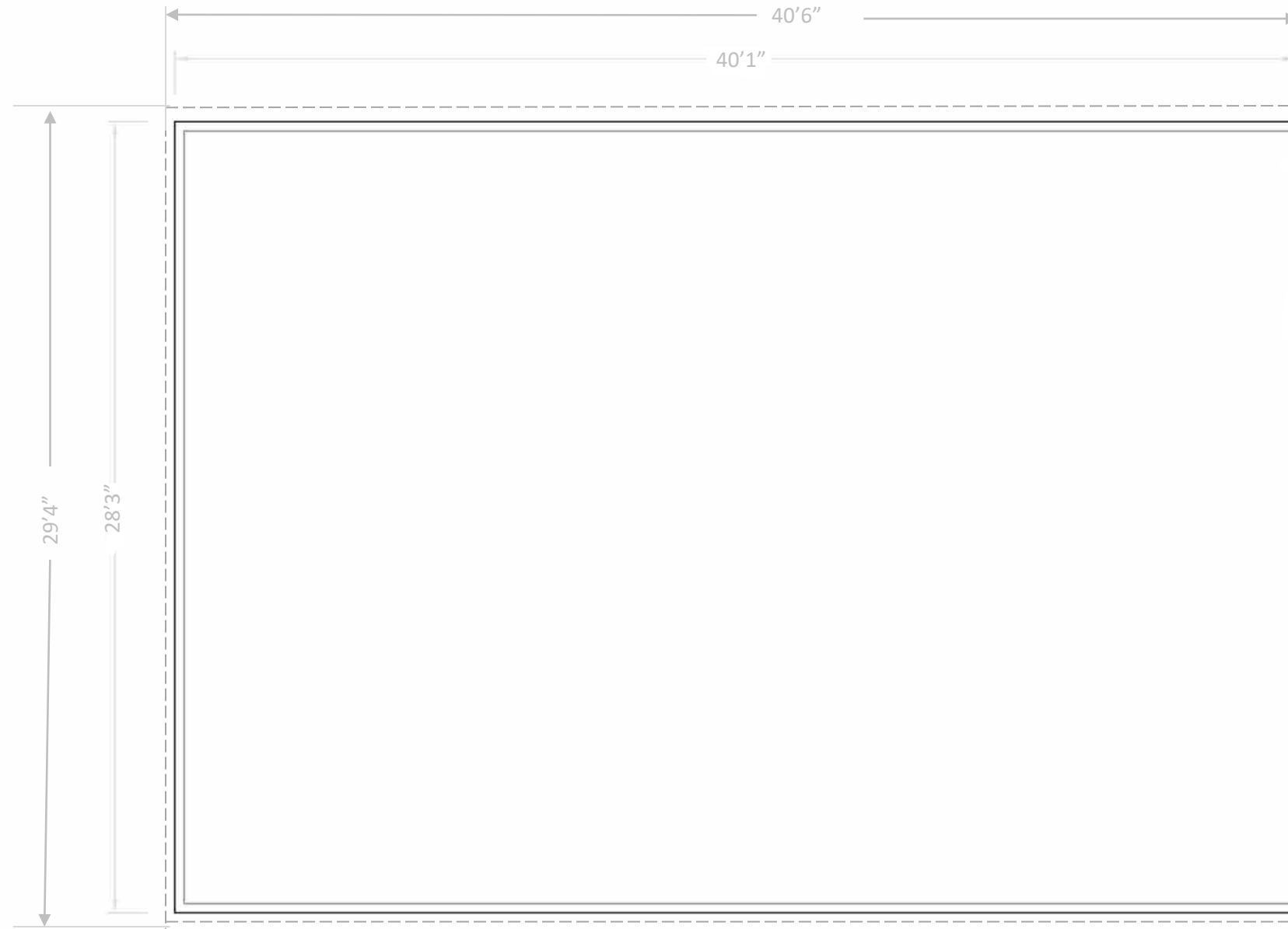
SCALE: 1/4" = 1'-0"

1

FLOOR PLAN BUILDING SECTION		Manuel Ranch 2300 Cumming Rd Brentwood, CA 94513		Revisions	
DR	JAW	DRAFTER EMAIL	DRAFTER_#	IN	BY
				3	
				2	
				1	
				0	XXXX/20XX REVISION 0 DESCRIPTION

H-002

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



KEYNOTES:

1. ALUMINUM METAL SIDING
2. METAL ROOF SHEETING
3. -- Overhang Not to Scale

BUILDING I- PLANS

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

1

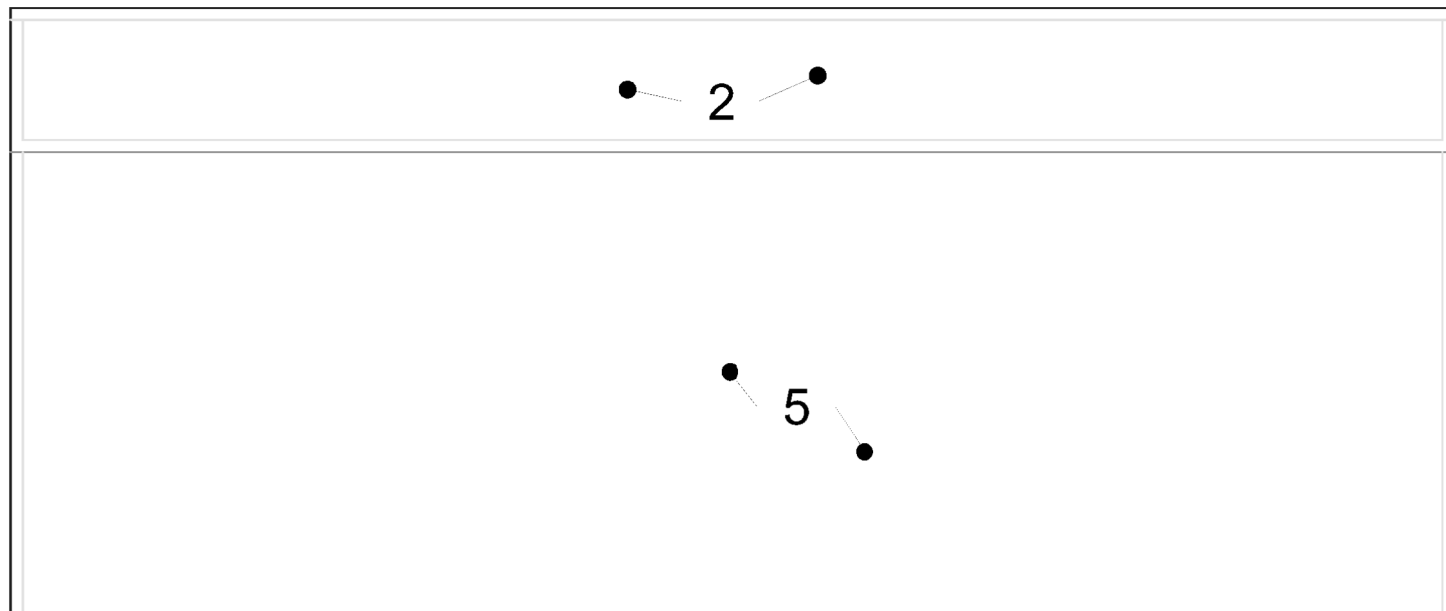
Floor Plan	Manuel Ranch		3		IN
	2300 Cummings Rd Brentwood CA 94513		2		IN
	DR : JAW	Drafter Email	1		IN
		Drafter #	0		IN
					BY
					Revision
					Revision 0 Description
					Revision

I- 02

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

KEYNOTES:

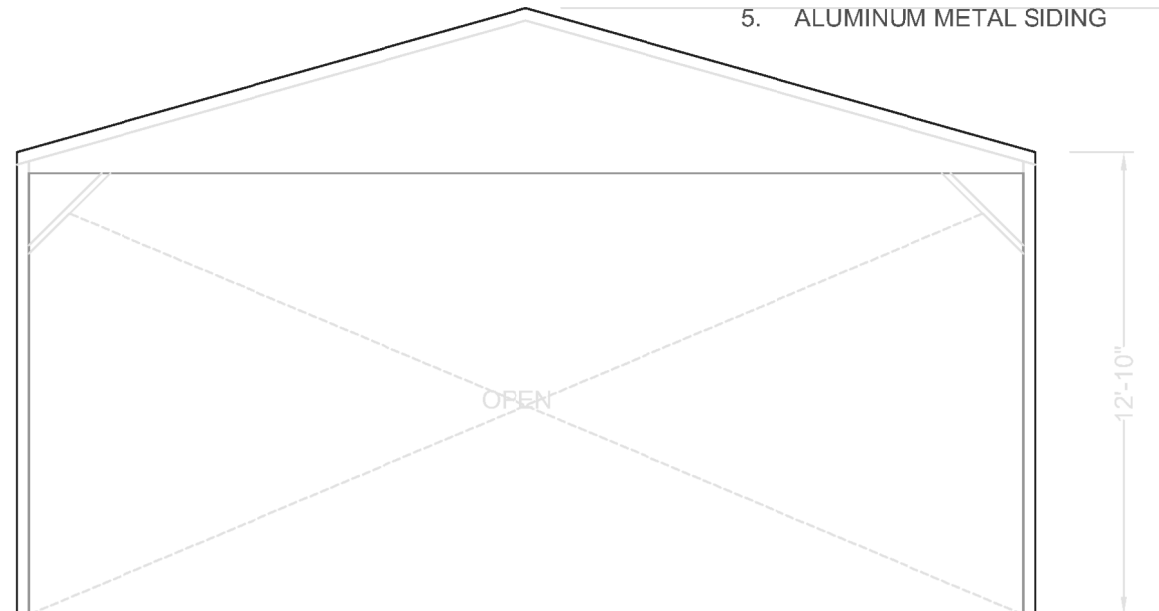
- 1. PLYWOOD FINISH
- 2. METAL ROOF PANELING
- 3. WOOD SIDING
- 4. 2X12 JOIST
- 5. ALUMINUM METAL SIDING



BUILDING I - RIGHT ELEVATION

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

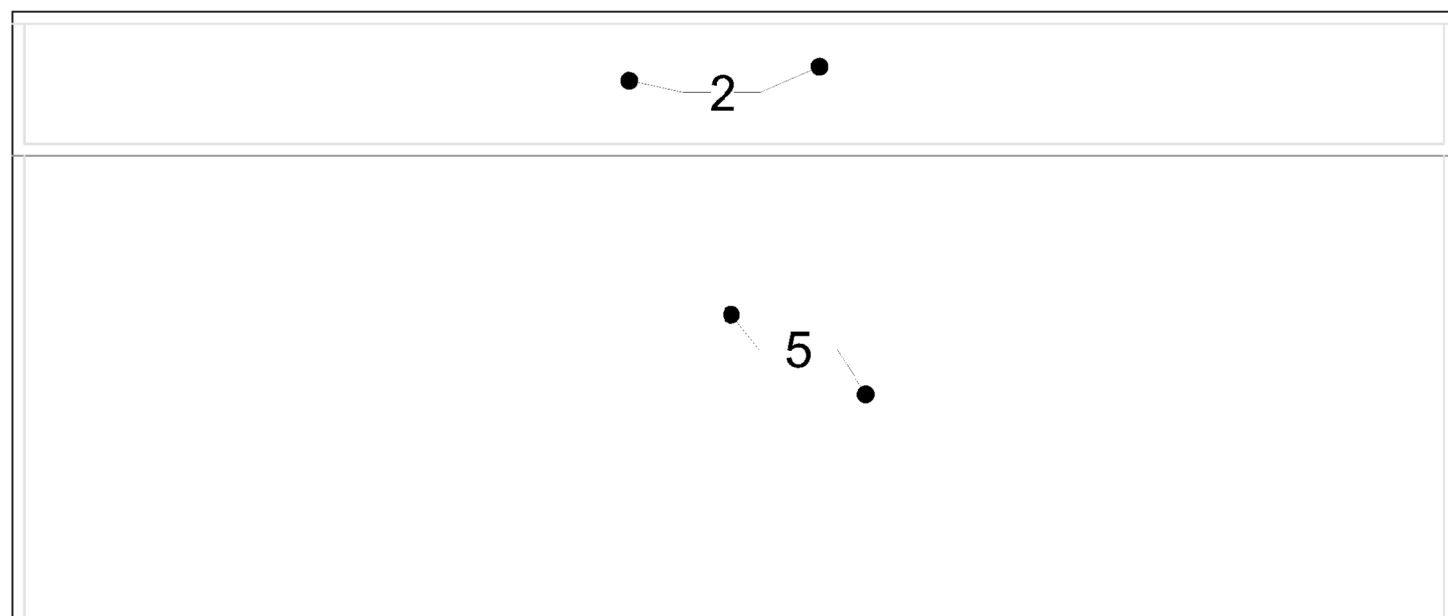
4



BUILDING I - FRONT ELEVATION

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

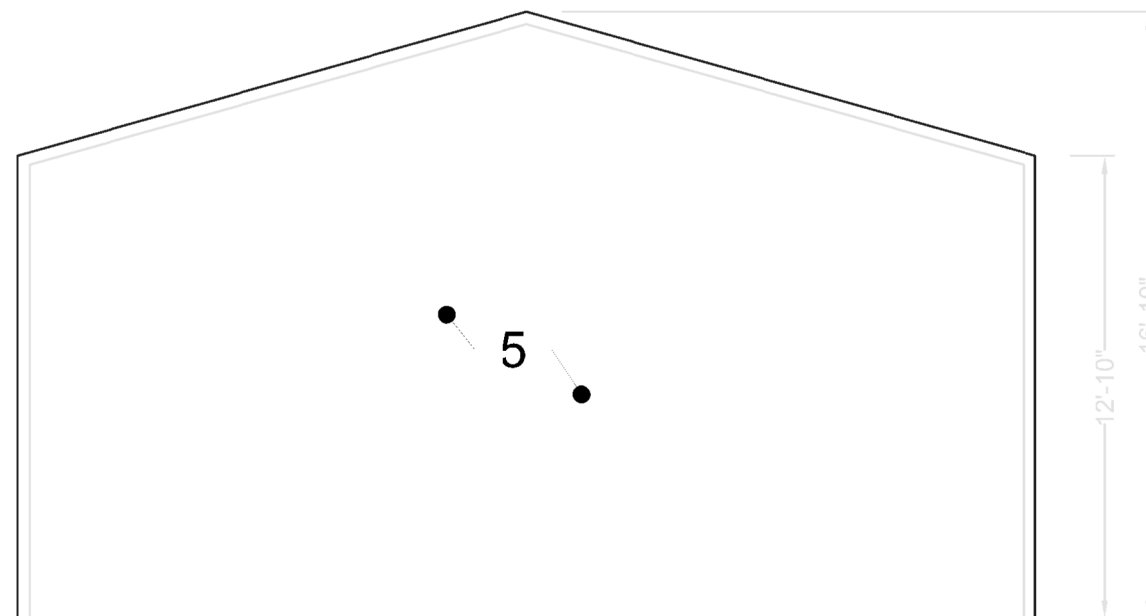
2



BUILDING I - LEFT ELEVATION

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

3



BUILDING I - REAR ELEVATION

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

1

IN	IN	IN	IN	BY
3				
2				
1				
0	XXXX/20XX	REVISION 0	DESCRIPTION	
				Revisions

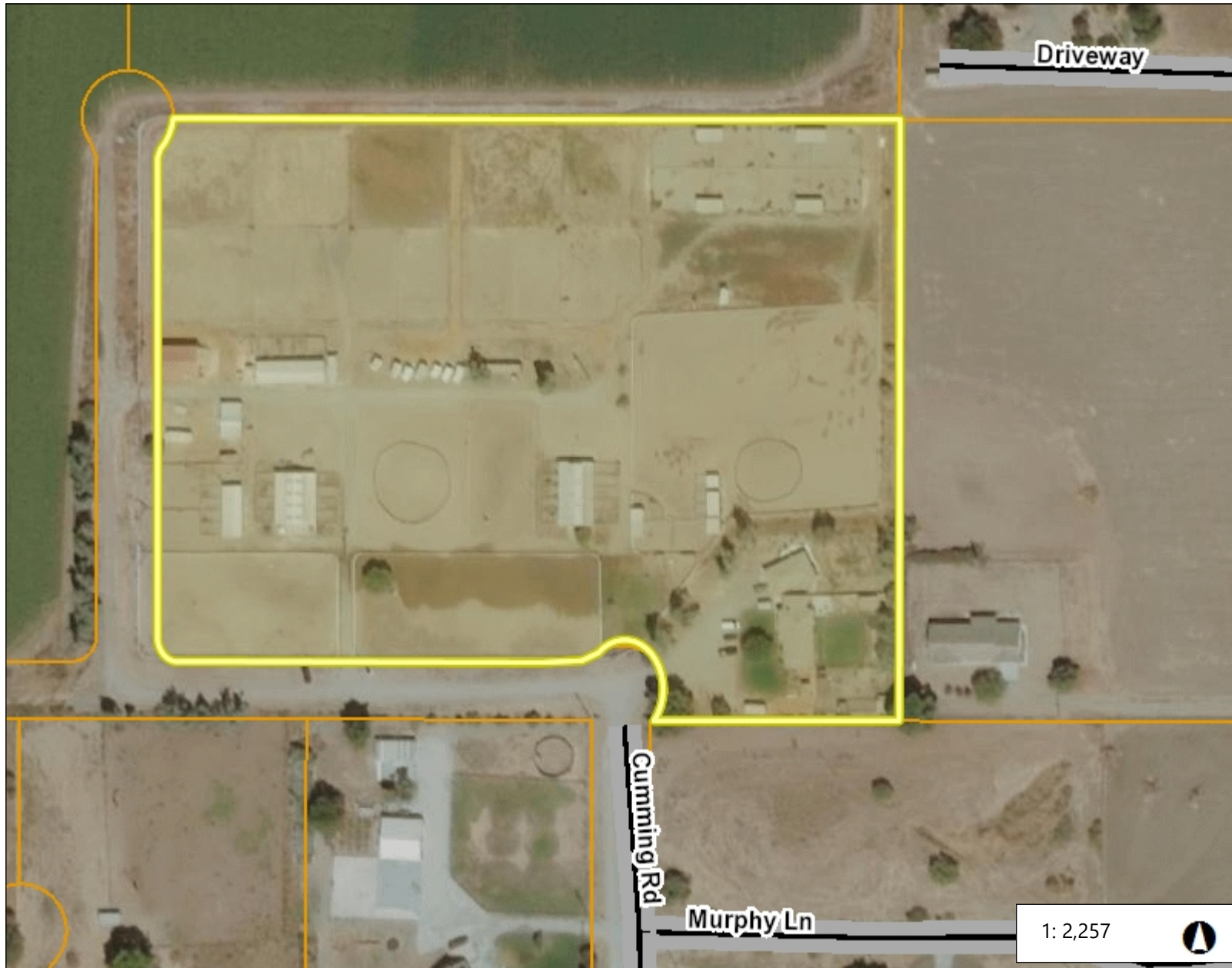
Manuel Ranch 2300 Cumming Rd Brentwood, CA 94513	DRAFTER EMAIL	DRAFTER_#
	DR JAW	

FLOOR PLAN
BUILDING
SECTION

I-001

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

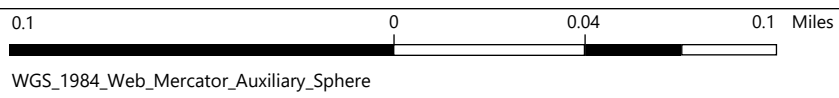
Aerial Photo



Legend

- City Limits
- Streets
- Assessment Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

Notes



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THIS MAP IS NOT TO BE USED FOR NAVIGATION