



PROPERTY REPORT

SHADOW MOUNTAIN RANCH

**4000+ esf Main House, Chapel, Separate Themed Guest Houses
Charming 2 Bd, 2 Ba Income Producing Property & Adjacent 2 Acre Lot!**

ADDRESS: 2849 Frisius Drive & 2771 Frisius Drive, Julian, CA 92036

DESCRIPTION: Once upon a time, this was San Diego's very first Bed & Breakfast...truly nothing like this property! **A MUST SEE!** Unique in every way, this was the creation of a lifetime of imagination! Part fantasy, part country, very much off the grid, this is a place one must experience to appreciate! **Currently operating as a VRBO, this is like Disneyland for the young, old and everyone in between!** This incredible ranch includes: large 4000+ esf main ranch house, chapel, separate themed guest houses (Gnome House, Enchanted Cottage, Tree House, Manzanita, Grandma's Attic and The Apple Pantry (which was previously used as a community dining/kitchen facility) and a charming 2 Bd, 2 Ba home (currently rented) with 1 Bd, 1 Ba cottage with numerous outbuildings, barn, stables and paddock & adjacent 2 acre lot!

PRICE: \$2,200,000.00

APN: 289-241-06-00, 07, & 08

MLS: 170004787

CONTACT: Donn Bree donn@donn.com www.DONN.com 800-371-6669
Kelly Pottorff kelly@willisallen.com 619-200-7000

SHADOW MOUNTAIN RANCH

4000+ esf Main House, Chapel, Separate Themed Guest Houses,
Charming 2 Bd, 2 Ba Income Producing Property & Adjacent 2 Acre Lot!

2771 Frisius Drive & 2849 Frisius Drive, Julian CA 92036



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This incredible ranch includes: large 4000+ esf main ranch house, chapel, separate themed guest houses (*Gnome House, Enchanted Cottage, Tree House, Manzanita, Grandma's Attic and The Apple Pantry (which was previously used as a community dining/kitchen facility) and a charming 2 Bd, 2 Ba home (currently rented) with 1 Bd, 1 Ba cottage with numerous outbuildings, barn, stables and paddock & adjacent 2 acre lot!* The original home measuring over 4000 esf with rustic pine finishes, over-sized kitchen that reflects the heart of the house, large paned windows that bring light and views into every room nooks, niches and hidden doorways that lend a sense of fun



Kelly Pottorff
BRE# 01125260
619-200-7000
kelly@willisallen.com



RED HAWK REALTY
Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070
donn@donn.com
www.DONN.com
We Know The Back Country!
BRE# 01109566



APN #289-241-06-00, 07 & 08



and adventure to the floor plan. Large graceful decks off the front and sides give a place for restful repose to enjoy nature on any given day!

Themed cottages that fit any mood are uniquely charming and something out of another time, and are all meant as living facilities with propane heat, and include most furnishings! DESIGNED WITH THEIR OWN, UNIQUE EXPERIENCE, these cottages don't disappoint! TRULY REMARKABLE!

The charming income producing property, located at 2849 Frisius Drive, consists of 2 bdrms 2 Ba (currently rented) 1 Bd, 1 Ba cottage , numerous outbuildings, barn stables and paddock, nestled among live oaks, manzanitas and lush natural foliage! Each living structure is heated by its own propane source and enjoys their own sense of privacy and space!



Undoubtedly, this is a rare offering for Julian— come on out and experience this incredible ranch for yourself! A MUST SEE PROPERTY!



"We Know The Back Country!"



Exterior Front

Detached Status: ACTIVE List Price: \$2,200,000
 MLS #: [170004787](#) Short Sale: No Orig Price: \$2,200,000 DOMLS 25
 APN: 289-241-07-00 COE Date: Sold Price: MT 108
 Addr: 2771 FRISIUS DRIVE List Date: 11/6/2016 LP/SqFt: 540.94
 City, St: Julian, CA Zip: 92036 Mod Date: 2/18/2017 SP/SqFt:
 Bedrooms: 3 Full Baths: 3 Parking Garage Spaces: 0
 Optional BR: 0 Half Baths: 0 Parkng Non-Garaged Spaces: 15
 Total: 3 Total: 3 Parking Spaces Total: 15
 Est. SqFt: 4,067 Year Built: 1948 Parking Garage: None Known
 Community: JULIAN Non-Garage Details: Driveway
 Neighborhood: Pine Hills RV Parking: On-Site Parking
 Complex: Listing Type ER Patio: Covered, Deck
 Restrictions: N/K Pets: Y
 View: Mountains/Hills Age Restrictions: NK
 Pool: Private Stories: 1 Story
 MandRem None Known

[Virtual Tour Link](#)

[Schedule a Showing](#)



REMARKS AND SHOWING INFO

Truly nothing like this property. San Diego's 1st Bed and Breakfast in the past, this is like Disneyland for the young, old and everyone in between. Located on two parcels, it includes a large 4000+sf main ranch house, chapel, separate themed guest houses: Gnome House, Enchanted Cottage, Tree House, Manzanita, Grandma's Attic and The Apple Pantry which was used as a community dining/kitchen facility. 2849 Frisius (APN 289-241-06-00) and 2 ac. lot (APN 289-241-08-00) is included. Total acreage is 7.56.

Listing Agent: [Kelly A Pottorff - Agent: 619-200-7000](#) BRE License#: 01125260
 2nd Agent: [Donn Bree - Home: 800-371-6669](#) Broker ID: 11104
 Listing Office: [Willis Allen Real Estate - Office: 858-756-2444](#) Fax: 858-756-5773
 Off Market Date: Close of Escrow: Financing: Concessions:
 Selling Agent: Selling BRE License#
 Selling Office: Sale Price: Exp Date:

Wtr Dist: Schl Dist: Julian High School, Julian Union Equipment Dishwasher, Disposal, Range/ Oven, Shed(s)
 HO Fee Includes:

Home Owner Fees: 0.00 Paid:
 Other Fees: 0.00 Paid:
 CFD/Mello-Roos: 0.00 Paid:
 Total Monthly Fees: 0 Assessments:
 HOA: Other Fee Type:
 HOA Phone: Zoning: R1
 Prop Mgmt Co: Entry Level Unit:
 Prop Mgmt Ph: Cmplx Feat:
 Est. % Owner Occupan...
 Terms: Cash, Conventional
 Cooling: Central Forced Air
 Heat Source: Wood Heat Equip: Fireplace, Pellet/ Wood Bu...
 Fireplace Loc: Other/ Remarks
 Fireplaces(s): 1

Living Room: 19x21	Master BR: 13x16
Dining Room: 7x20	Bedroom 2: 12x18
Family Room: 18x20	Bedroom 3: 19x19
Kitchen: 9x20	Bedroom 4:
Breakfast Area:	Bedroom 5:
Extra Room 1:	Extra Room 3: 12x16
Extra Room 2: 15x23	

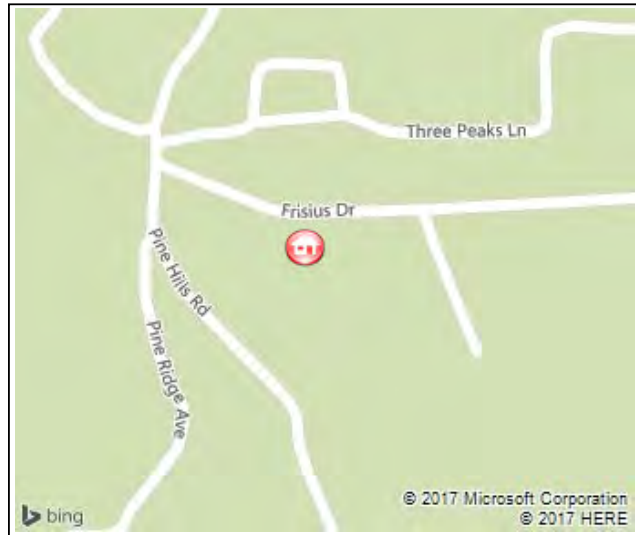
SqFt Source: Appraisal Lot Size: 4+ to 10 AC #Acres 5.5...
 Lot Size Source: City/ County Reco... Units/Building:
 Lot SqFt Approx: Units/Complex: 6
 Laundry Location: Laundry Room Elevator: N
 Sewer/Septic: Septic Installed Stories in Building:

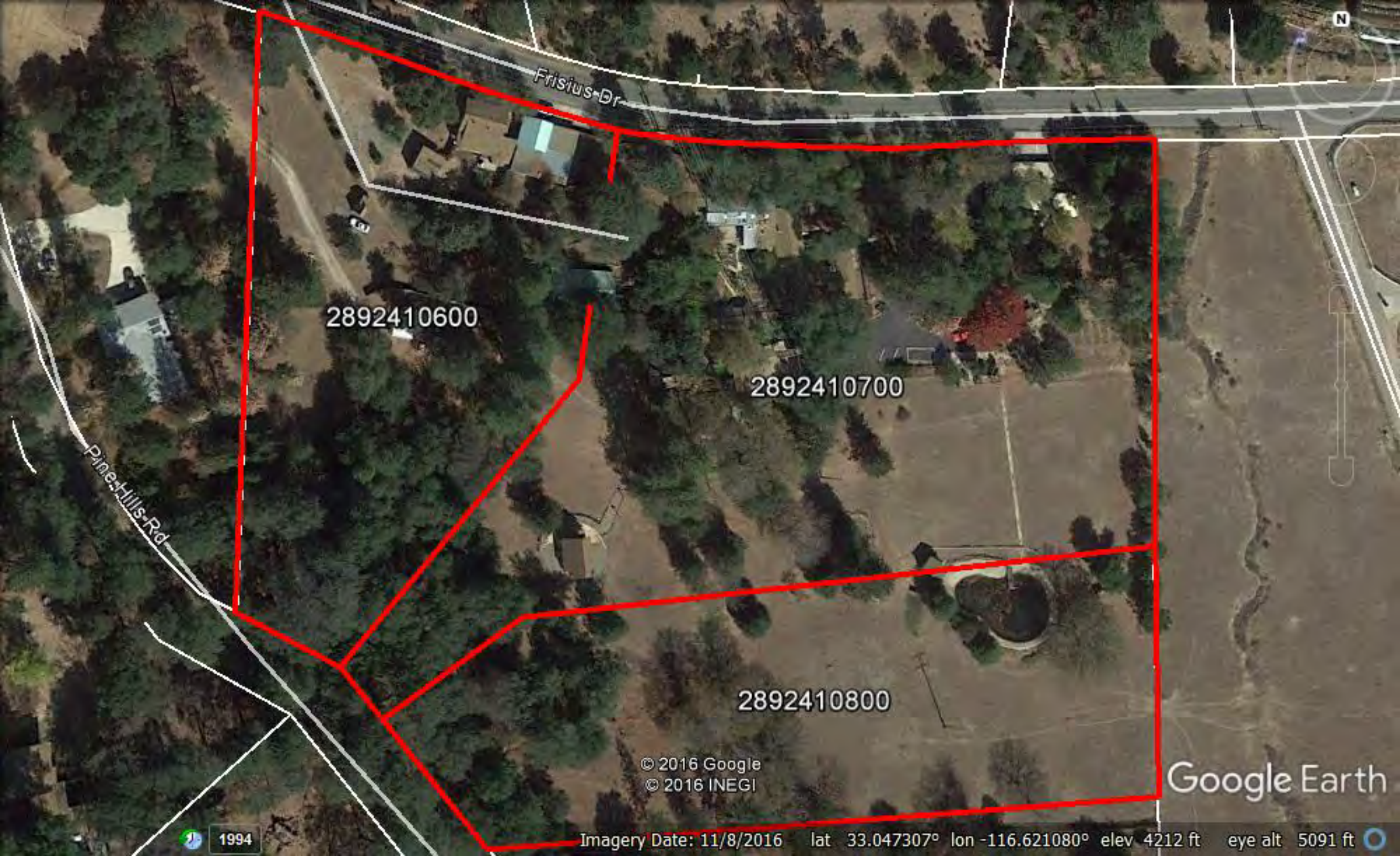
Once upon a time, this was San Diego's very first B and B. Unique in every way, this was the creation of a lifetime of imagination. Part fantasy, part country, very much off the grid, this is a place one must experience to appreciate. Starting with the original home measuring over 4000 sf with rustic pine finishes, over-sized kitchen that reflects the heart of the house, large paned windows that bring light and views into every room, nooks, niches and hidden doorways that lend a sense of fun and adventure to the floor plan. Large graceful decks off the front and sides give a place for restful repose to enjoy nature on any given day. Themed cottages that fit any mood include a wistful Gnome home that gives the impression it was carved inside a tree. With its own living room and en-suite bedroom with stone shower and sink vanity, this cottage is whimsy at its best. The Tree House perched in a tree just across the deck from the main house has truly magnificent views of the pond and peaks beyond. As you walk through the door of Grandma's Attic, you feel as though you are transported in time, with treasured articles you would find should you wander upstairs. Fine and frilly, this guest suite has a nice attached balcony to enjoy your afternoon tea. Moving to the Enchanted Cottage, this is surely something out of another time. Expect to find Sleeping Beauty or Goldilocks residing there. Manzanita is a home unto itself. With rustic kitchen, comfy, warm family room and 2 bds/ 2ba, this is spacious and well thought out. Deep claw footed soaking tub and antique furnishings completes this casita's picture. Apple Pantry is a dedicated kitchen/dinina hall that can serve as many folks as the cottages hold and then some. Multifunctional. this could be used by catering for

Provided By: Traci M Spiekerman

BRE Lic.#: CA 01985952

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Frisius-Dr

Pine-Hills-Rd

2892410600

2892410700

2892410800

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Google Earth



Imagery Date: 11/8/2016 lat 33.047307° lon -116.621080° elev 4212 ft eye alt 5091 ft



PLANNING & DEVELOPMENT SERVICES

Preliminary Review of Resources for IS/EA Preparation

Disclaimer: This report is completed on a regional level with conservative data. The information provided is to be used as screening criteria only. All data is subject to review and may be verified through project site visits. This report may also include user generated static output from an internet mapping site. The information in this preliminary report may or may not be accurate, current, or reliable and may need to be changed on the basis of a more specific review.

Report Run Date/Time:	1/14/2017 10:17:52 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2892410700
Project Name:	

2892410700

General Information

USGS Quad Name/County Quad Number:	Julian/38
Section/Township/Range:	13/13S/03E
Tax Rate Area:	81063
Thomas Guide:	1155/J4
Site Address:	2771 Frisius Dr Julian 92036
Parcel Size (acres):	3.56
Board of Supervisors District:	2

Public Service and Utility Districts

Water/Irrigation District:	None
Sewer District:	None
Fire Agency:	Julian-Cuyamaca Fire Protection District
School District:	Gen Elem Julian Union; High Julian Union

General Plan Information

General Plan Regional Category:	Semi-Rural
General Plan Land Use Designation:	Semi-Rural Residential (Sr-2) 1 Du/2 Ac
Community Plan:	Julian
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

Zoning Information

Use Regulation:	Rr
Animal Regulation:	J
Density:	-
Minimum Lot Size:	1Ac
Maximum Floor Area Ratio:	-
Floor Area Ratio:	-
Building Type:	C
Height:	G
Setback:	B
Lot Coverage:	-
Open Space:	-
Special Area Regulations:	-

Aesthetic

The site is located within one mile of a State Scenic Highway.	No
The site contains steep slopes > 25%.	Yes
The site is located within Dark Skies "Zone A".	No

Agricultural Resources

The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	Yes
The site contains Prime Soils.	Yes
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery
Sunset Zone:	18
The site is located within an Agricultural Preserve.	No
The site is in a Williamson Act Contract.	No

Biological Resources

Eco-Region:	Central Mountains
Vegetation Map	42400 Foothill/Mountain Perennial Grassland; 84500 Mixed Oak/Coniferous/Bigcone/Coulter Forest
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes
The site is located within a Quino Checkerspot Butterfly Survey Area.	Yes
The site contains Wetlands.	No
The site is within one mile of Biological Easements.	Yes
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: East)
The site is within MSCP Boundaries.	No (Draft: East)
The site is outside of MSCP and within 500 feet of:	
Coastal Sage Scrub	No
Maritime Succulent Scrub	No
Diegan Coastal Sage Scrub	No
Inland Form (>1,000 ft. elevation)	No
Coastal Sage - Chaparral Scrub	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No
None of the above	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	No
The site is located within the Ramona Grassland area.	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No

Cultural and Paleontological Resources (*always confirm with Cultural and Paleontology Specialists)

Geological Formation:	Cretaceous Plutonic; Quaternary Alluvium
Paleo Sensitivity:	Low; Zero
Paleo Monitoring:	Monitoring By Grading/Excavation Contractor

Geology

Alquist-Priolo Zone:	No
County Special Study Zone:	No
Quaternary/Pre-Quaternary Fault:	No
Potential Liquefaction Area:	Yes
Soils Hydrologic Group:	C
The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category.	No
The site is located within a High Shrink Swell Zone (Expansive Soil).	No
The site is located within an area categorized as high or moderate potential for unique geologic features. If yes, name the unique geologic features.	No

Mineral Resources

The site is located within a Mineral Resource Category.

No Mrz (Yes Alluvium/No Mines)

Hazard Flooding

The site is located within a FEMA flood area.

No

The site is located within 1/2 mile from a FEMA flood area.

No

The site is located within a County Flood Plain area.

No

The site is located within 1/2 mile from a County Flood Plain area.

No

The site is located within a County Floodway.

No

The site is located within 1/2 mile from a County Floodway.

No

The site is located within a Dam Inundation Zone.

No

Hazardous Materials

Schools are located within 1/4 mile of the project.

No

The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.

No

The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).

No

The site is located within 1000 feet of buried waste in a landfill.

No

The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.

No

The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).

No

The site is listed on the Geotracker listing.

No

The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.

No

The site is listed in the EPA's Superfund CERCLIS database.

No

The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.

Please Refer To Aerial Imagery

The site contains existing homes or other buildings constructed prior to 1980.

Please Refer To Aerial Imagery

Airport Hazards

The site is located in a FAA Notification Zone. If yes, list the height restrictions.

No

The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.

No

The site is located within an airport safety zone. If yes, list the zone number.

No

The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).

No

The site is within one mile of a private airport. If yes, list the name of the airport.

No

Hydrology and Water Quality

Hydrologic Unit:	San Diego
Sub-basin:	907.41/Inaja
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: San Diego River (Lower); El Capitan Lake
The site is tributary to an Environmentally Sensitive Area.	Yes
The site is located in a Source Water Protection Area.	Yes

Water Supply/Groundwater

The site is located outside (east) of the County Water Authority boundary.	Yes
The site is in Borrego Valley.	No
The project is groundwater dependent.	Yes
Annual rainfall:	24 To 27 Inches

Noise

The site is within noise contours.	No
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Fire Services

The site is located in an Urban-Wildland Interface Zone.	Yes
FRA/LRA/SRA:	Sra

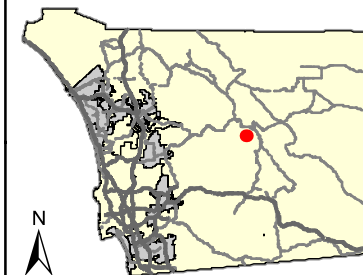
Additional Information

The site is located within 150 feet of Mexican Border.	No
The site is located within a Resource Conservation Area.	No
The site is located in a Special Area.	No
There are existing or proposed trails on site or adjacent properties.	No
The site is located in an urbanized area as defined by the U.S. Census Bureau.	No
The population has a density of 1,000 per square mile or greater.	No
The site APN is listed in the GP Housing Element inventory.	No

CEQA-Public Review Distribution Matrix

The site is located in the Desert.	Yes
The site is located east of the County Water Authority boundary.	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No
The site is located immediately adjacent to a State Highway or Freeway.	No
The site is located south of State Highway 78.	Yes
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No
The site is located in the Sweetwater Basin.	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	Yes
There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s).	No

2014 ORTHOPHOTO



Legend:

PROJECT AREA

0 0.02 0.04 0.06 0.08 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



This map is generated automatically from an internet mapping site and is for reference only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes:

SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
HmD	Holland fine sandy loam, 5 to 15 percent slopes	4e-1(20)	65	Moderate	Severe 16



PLANNING & DEVELOPMENT SERVICES

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Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2892410600
Project Name:	

2892410600

General Information

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Section/Township/Range:	13/13S/03E
Tax Rate Area:	81063
Thomas Guide:	1155/J4
Site Address:	0 Frisius Dr Julian 92036
Parcel Size (acres):	2.00
Board of Supervisors District:	2

Public Service and Utility Districts

Water/Irrigation District:	None
Sewer District:	None
Fire Agency:	Julian-Cuyamaca Fire Protection District
School District:	Gen Elem Julian Union; High Julian Union

General Plan Information

General Plan Regional Category:	Semi-Rural
General Plan Land Use Designation:	Semi-Rural Residential (Sr-2) 1 Du/2 Ac
Community Plan:	Julian
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

Zoning Information

Use Regulation:	Rr
Animal Regulation:	J
Density:	-
Minimum Lot Size:	1Ac
Maximum Floor Area Ratio:	-
Floor Area Ratio:	-
Building Type:	C
Height:	G
Setback:	B
Lot Coverage:	-
Open Space:	-
Special Area Regulations:	-

Aesthetic

The site is located within one mile of a State Scenic Highway.	No
The site contains steep slopes > 25%.	Yes
The site is located within Dark Skies "Zone A".	No

Agricultural Resources

The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	No
The site contains Prime Soils.	Yes
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Paleo Monitoring:	Monitoring By Grading/Excavation Contractor

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County Special Study Zone:	No
Quaternary/Pre-Quaternary Fault:	No
Potential Liquefaction Area:	Yes
Soils Hydrologic Group:	B; C
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Airport Hazards

The site is located in a FAA Notification Zone. If yes, list the height restrictions.

No

The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.

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Sub-basin:	907.41/Inaja
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The site is tributary to an Environmentally Sensitive Area.	Yes
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Water Supply/Groundwater

The site is located outside (east) of the County Water Authority boundary.	Yes
The site is in Borrego Valley.	No
The project is groundwater dependent.	Yes
Annual rainfall:	24 To 27 Inches

Noise

The site is within noise contours.	No
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Fire Services

The site is located in an Urban-Wildland Interface Zone.	Yes
FRA/LRA/SRA:	Sra

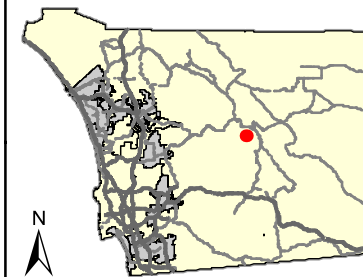
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Notes:



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Report Run Date/Time:	2/13/2017 7:24:59 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2892411000
Project Name:	

2892411000

General Information

USGS Quad Name/County Quad Number:	Julian/38
Section/Township/Range:	13/13S/03E
Tax Rate Area:	81063
Thomas Guide:	1155/J4
Site Address:	0 Frisius Dr Julian 92036
Parcel Size (acres):	3.70
Board of Supervisors District:	2

Public Service and Utility Districts

Water/Irrigation District:	None
Sewer District:	None
Fire Agency:	Julian-Cuyamaca Fire Protection District
School District:	Gen Elem Julian Union; High Julian Union

General Plan Information

General Plan Regional Category:	Semi-Rural
General Plan Land Use Designation:	Semi-Rural Residential (Sr-2) 1 Du/2 Ac
Community Plan:	Julian
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

Zoning Information

Use Regulation:	Rr
Animal Regulation:	J
Density:	-
Minimum Lot Size:	1Ac
Maximum Floor Area Ratio:	-
Floor Area Ratio:	-
Building Type:	C
Height:	G
Setback:	B
Lot Coverage:	-
Open Space:	-
Special Area Regulations:	-

Aesthetic

The site is located within one mile of a State Scenic Highway.	No
The site contains steep slopes > 25%.	Yes
The site is located within Dark Skies "Zone A".	No

Agricultural Resources

The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	Yes
The site contains Prime Soils.	Yes
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery
Sunset Zone:	18
The site is located within an Agricultural Preserve.	No
The site is in a Williamson Act Contract.	No

Biological Resources

Eco-Region:	Central Mountains
Vegetation Map	42400 Foothill/Mountain Perennial Grassland; 84500 Mixed Oak/Coniferous/Bigcone/Coulter Forest
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes
The site is located within a Quino Checkerspot Butterfly Survey Area.	Yes
The site contains Wetlands.	Yes
The site is within one mile of Biological Easements.	Yes
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: East)
The site is within MSCP Boundaries.	No (Draft: East)
The site is outside of MSCP and within 500 feet of:	
Coastal Sage Scrub	No
Maritime Succulent Scrub	No
Diegan Coastal Sage Scrub	No
Inland Form (>1,000 ft. elevation)	No
Coastal Sage - Chaparral Scrub	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No
None of the above	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	No
The site is located within the Ramona Grassland area.	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No

Cultural and Paleontological Resources (*always confirm with Cultural and Paleontology Specialists)

Geological Formation:	Cretaceous Plutonic; Quaternary Alluvium
Paleo Sensitivity:	Low; Zero
Paleo Monitoring:	Monitoring By Grading/Excavation Contractor

Geology

Alquist-Priolo Zone:	No
County Special Study Zone:	No
Quaternary/Pre-Quaternary Fault:	No
Potential Liquefaction Area:	Yes
Soils Hydrologic Group:	C
The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category.	No
The site is located within a High Shrink Swell Zone (Expansive Soil).	No
The site is located within an area categorized as high or moderate potential for unique geologic features. If yes, name the unique geologic features.	No

Mineral Resources

The site is located within a Mineral Resource Category.

No Mrz (Yes Alluvium/No Mines)

Hazard Flooding

The site is located within a FEMA flood area.

No

The site is located within 1/2 mile from a FEMA flood area.

No

The site is located within a County Flood Plain area.

No

The site is located within 1/2 mile from a County Flood Plain area.

No

The site is located within a County Floodway.

No

The site is located within 1/2 mile from a County Floodway.

No

The site is located within a Dam Inundation Zone.

No

Hazardous Materials

Schools are located within 1/4 mile of the project.

No

The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.

No

The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).

No

The site is located within 1000 feet of buried waste in a landfill.

No

The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.

No

The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).

No

The site is listed on the Geotracker listing.

No

The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.

No

The site is listed in the EPA's Superfund CERCLIS database.

No

The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.

Please Refer To Aerial Imagery

The site contains existing homes or other buildings constructed prior to 1980.

Please Refer To Aerial Imagery

Airport Hazards

The site is located in a FAA Notification Zone. If yes, list the height restrictions.

No

The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.

No

The site is located within an airport safety zone. If yes, list the zone number.

No

The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).

No

The site is within one mile of a private airport. If yes, list the name of the airport.

No

Hydrology and Water Quality

Hydrologic Unit:	San Diego
Sub-basin:	907.41/Inaja
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: San Diego River (Lower); El Capitan Lake
The site is tributary to an Environmentally Sensitive Area.	Yes
The site is located in a Source Water Protection Area.	Yes

Water Supply/Groundwater

The site is located outside (east) of the County Water Authority boundary.	Yes
The site is in Borrego Valley.	No
The project is groundwater dependent.	Yes
Annual rainfall:	24 To 27 Inches

Noise

The site is within noise contours.	No
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Fire Services

The site is located in an Urban-Wildland Interface Zone.	Yes
FRA/LRA/SRA:	Sra

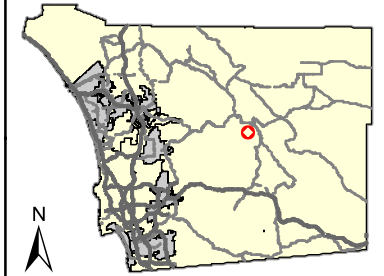
Additional Information

The site is located within 150 feet of Mexican Border.	No
The site is located within a Resource Conservation Area.	No
The site is located in a Special Area.	No
There are existing or proposed trails on site or adjacent properties.	No
The site is located in an urbanized area as defined by the U.S. Census Bureau.	No
The population has a density of 1,000 per square mile or greater.	No
The site APN is listed in the GP Housing Element inventory.	No

CEQA-Public Review Distribution Matrix

The site is located in the Desert.	Yes
The site is located east of the County Water Authority boundary.	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No
The site is located immediately adjacent to a State Highway or Freeway.	No
The site is located south of State Highway 78.	Yes
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No
The site is located in the Sweetwater Basin.	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	Yes
There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s).	No

2014 ORTHOPHOTO



Legend:

PROJECT AREA

0 0.03 0.06 0.09 0.12 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



This map is generated automatically from an internet mapping site and is for reference only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes:

RR RURAL RESIDENTIAL USE REGULATIONS

(# = Number which denotes approximate dwelling units per acre.)
(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2180 INTENT.

The provisions of Section 2180 through 2189, inclusive, shall be known as the RR Rural Residential Use Regulations. The RR Use Regulations are intended to create and enhance residential areas where agricultural use compatible with a dominant, permanent residential use is desired. Typically, the RR Use Regulations would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired. Various applications of the RR Use Regulations with appropriate development designators can create buffers between residential and agricultural uses, family or small farm areas, or large lot rural residential developments.

2182 PERMITTED USES.

The following use types are permitted by the RR Use Regulations:

- a. Residential Use Types.
 - Family Residential
- b. Civic Use Types.
 - Essential Services
 - Fire Protection Services (see Section 6905)
- c. Agricultural Use Types.
 - Horticulture (all types)
 - Tree Crops
 - Row and Field Crops
 - (Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 - (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
 - (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2183 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RR Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

- a. Residential Use Types.
 - Mobile home Residential "18"
- b. Commercial Use Types.
 - Recycling Collection Facility, Small "2"
 - (Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
 - (Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
 - (Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)
 - (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
 - (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2184 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the RR Use Regulations upon issuance of a Minor Use Permit.

- a. Residential Use Types.
 - Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.
- b. Civic Use Types.
 - Minor Impact Utilities
 - Small Schools
- c. Commercial Use Types.
 - Cottage Industries (see Section 6920)
 - (Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 - (Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)
 - (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
 - (Amended by Ord. No. 7790 (N.S.) adopted 8-01-90)
 - (Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
 - (Amended by Ord. No. 8698 (N.S.) adopted 7-17-96)

2185 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the RR Use Regulations upon issuance of a Major Use Permit.

- a. Residential Use Types.
 - Group Residential
- b. Civic Use Types.
 - Administrative Services
 - Ambulance Services
 - Child Care Center
 - Clinic Services
 - Community Recreation
 - Cultural Exhibits and Library Services
 - Group Care
 - Law Enforcement Services
 - Lodge, Fraternal and Civic Assembly
 - Major Impact Services and Utilities
 - Parking Services
 - Postal Services
 - Religious Assembly
- c. Commercial Use Types.
 - Participant Sports and Recreation: Outdoor
 - Transient Habitation: Campground (see Section 6450)
 - Transient Habitation: Resort (see Section 6400)
 - Wholesaling, Storage and Distribution: Mini-Warehouses
 - Warehouses (see Section 6300 and Section 6909)
- d. Agricultural Use Types.

Packing and Processing: Limited

Packing and Processing: Winery

e. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)

(Amended by Ord. No. 8175 (N.S.) adopted 11 -18-92)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

Animal Schedule

(Part of Section 3100)

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																									
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X		
ANIMAL SALES AND SERVICES: HORSE STABLES																											
(a) Boarding or Breeding	Permitted							X	X	X						X									X	X	
	MUP required										X		X	X	X							X	X				
	ZAP required				X	X	X																				
(b) Public Stable	Permitted															X									X		
	MUP required				X	X	X				X		X	X	X							X	X		X		
	ZAP required							X	X	X																	
ANIMAL SALES AND SERVICES: KENNELS (see Note 1)	Permitted															X			X		X						
	Permitted provided fully enclosed							X	X	X																	
	MUP required												X	X	X								X	X			
	ZAP required				X	X	X	X	X	X																	
	One acre + by MUP	X	X	X																							
ANIMAL RAISING (see Note 6)																											
(a) Animal Raising Projects (see Section 3115)	Permitted							X	X	X																X	
	½ acre+ by ZAP				X	X	X				X		X	X	X	X	X						X	X			
	1 acre+ by MUP	X	X	X																							
(b) Small Animal Raising (includes Poultry)	Permitted												X	X	X	X								X			
	½ acre+ permitted							X	X	X																	
	100 maximum											X															
	25 maximum				X	X	X				X		X					X	X				X		X		
	½ acre+: 10 max	X	X	X																							
	Less than ½ acre: 100 Maximum							X	X	X																	
	½ acre+ 25 max by ZAP	X	X	X																							
	100 max by ZAP				X	X	X																			X	
	MUP required												X														
(c) Large Animal Raising (Other than horsekeeping)	4 acres + permitted															X								X			
	8 acres + permitted							X	X	X																	
	2 animals plus 1 per ½ acre over 1 acre				X	X	X																		X		
	4 animals plus 4 for each ½ acre over ½ acre							X	X	X																	
	1 ½ acres or less: 2 animals											X	X	X	X	X								X			
	1 ½ to 4 acres: 1 per ½ acre											X	X	X	X	X								X			
	4 acres+, 8 animals + 1 cow or sheep per 1 acre over 4 acres											X	X	X	X												

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																									
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X		
(See Note 2)	2 animals										X						X	X	X				X			X	
	4 acres plus by MUP											X			X												
	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																						X	
	Grazing Only																				X	X					
(d) Horse keeping (other than Animal Sales and Services; Horse Stables)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X	X	
	2 horses + 1 per ½ acre over 1 acre				X	X	X																				
	ZAP required				X	X	X																				
	½ acre plus by ZAP	X	X	X																							
(e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code) (See Note 7)	Permitted				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
	ZAP Required	X	X	X																							
(f) Specialty Animal Raising: Wild or Undomesticated (See Note 3)	ZAP Required				X	X	X	X	X	X			X	X	X	X	X			X	X	X			X		
(g) Specialty Animal Raising: Other (Excluding Birds)	25 maximum				X	X	X				X	X	X				X	X	X	X	X		X			X	
	25 maximum by ZAP	X	X	X																							
	25 plus by ZAP				X	X	X				X	X	X	X			X			X	X	X	X			X	
	Permitted							X	X	X					X	X										X	
(h) Specialty Animal Raising: Birds	25 maximum				X	X	X					X					X	X	X	X	X						
	100 maximum							X	X	X	X	X					X						X				
	Additional by ZAP	X	X	X				X	X	X	X	X	X				X					X	X				
	Permitted													X	X	X									X	X	
(i) Racing Pigeons	100 Maximum										X	X												X			
	100 Max 1/acre plus																X										
	Permitted												X	X	X	X	X								X	X	
ANIMAL ENCLOSURE SETBACKS (See Section 3112)																											
Most Restrictive		X			X			X			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Moderate			X			X			X																		
Least Restrictive				X			X			X																X	

MUP = Major Use Permit

+ = plus

ZAP = Minor Use Permit

Notes:

1. Dogs and cats not constituting a kennel are accessory uses subject to the Accessory Use Regulations commencing at Section 6150
2. On land subject to the "S" and "T" Animal Designators, grazing of horses, bovine animals and sheep permitted provided no buildings, structure, pen or corral shall be designated or used for housing or concentrated feeding of animals, and the number of such animals shall not exceed 1 animal per ½ acre of land.
3. One wild or undomesticated animal, kept or maintained in conformance with State and local requirements, is an accessory use subject to the Accessory Use Regulations commencing at Section 6150, and is not subject to the Animal Schedule. (Amended by Ordinance Number 7432 (N.S.) adopted January 6, 1988.)
4. The Animal Schedule does not apply to small animals, specialty animals, dogs or cats which are kept for sale in zones where the Retail Sales, General Use type is permitted provided that all activities are conducted entirely within an enclosed building, the building is completely soundproof, there are no outside runs or cages, no boarding of animals, no outside trash containers and no offensive odors.
5. Chinchillas are considered small animals except that a MUP may be approved for more than 25 chinchillas on property with the "L" Designator.
6. The number of animals allowed is per legal lot.
7. Beekeeping must be located at least 600 feet from any habitable dwelling unit, other than such dwelling unit owned by the person owning the apiary.

3112

3112 ANIMAL ENCLOSURE SETBACK TABLE.

Notwithstanding the provisions of an applicable setback designator, enclosures containing the animal-related use types listed in Section 3110 shall have the minimum setbacks specified in the Animal Enclosure Setback Table. The Animal Enclosure Setback Table is incorporated into this section, and all references to this section shall include references to it. Animals subject to the Animal Setback Table must be confined within the appropriate enclosure.

ANIMAL ENCLOSURE LOCATION	ANIMAL ENCLOSURE SETBACKS (a)		
	MOST RESTRICTIVE (b)	MODERATE (b)	LEAST RESTRICTIVE (b)
Distance from Street Center Line	Same as for main building(c)	Same as for main building	Zero (0) feet (from street line)
Distance from Interior Side Lot Line	15 feet	Five(5)feet	Zero (0) feet for open enclosure. Five (5) feet for roofed enclosure.
Distance from Rear Lot Line	10 feet	Zero (0) feet for open enclosure. Five(5)feet for roofed enclosure.	Zero (0) feet

NOTES:

- a. Animal enclosure includes pens, coops, hutches, stables, barns, corrals, and similar structures used for the keeping of poultry or animals.
- b. A fenced pasture containing a minimum of 2 acres, with no building used for human habitation and having no interior cross-fencing, is exempt from the animal enclosure setback requirements.
- c. Refer to applicable setback designator and setback schedule at Section 4810.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)
 (Amended by Ord. No. 7740 (N.S.) adopted 3-28-90)
 (Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)