



Ramona Property

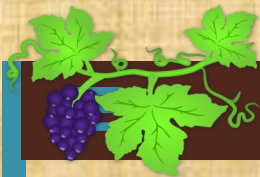
APN 286-111-33-00

9.09 ACRES



This 9.09 acres is split by Old Julian Hwy, with approximately 3+- acres on the Hwy 78 side and 6 acres +- on the OJH side. Slope is level to gentle to moderately steep at the top part of the parcel with uninterrupted views of Old Julian Hwy Valley and Ballena Valley. Located at the apex of the junction of Hwy 78 and OJH. Zoned A72 with O animal designator. Perfect for that small boutique business you were dreaming of.. Still minutes to Ramona, and then on to San Diego.

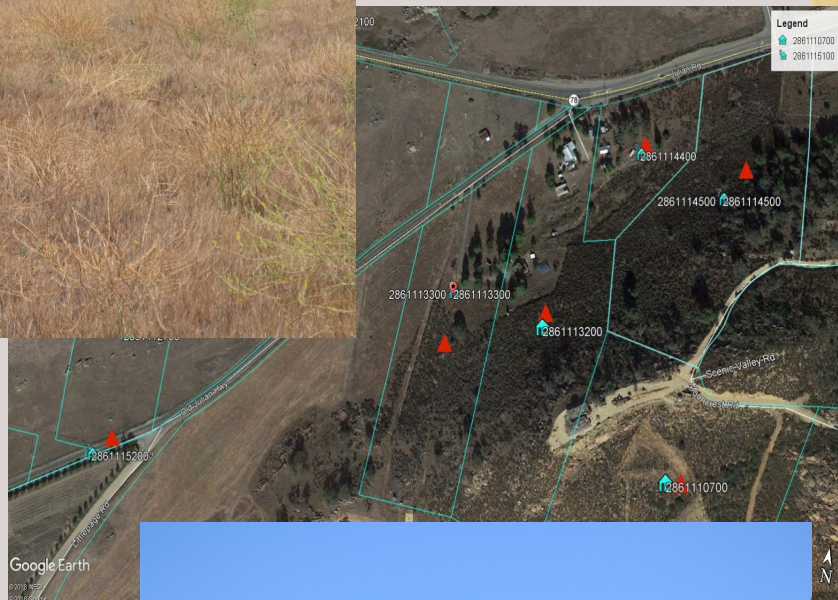
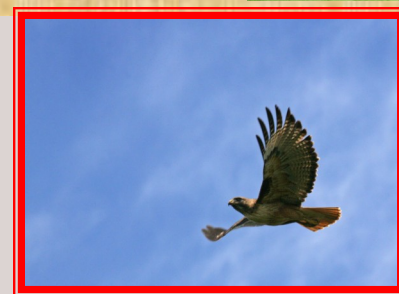




APN 286-111-33-00



\$249,000.00



AREA Information: Looking down across Ballena Valley which is known for beauty, famous equestrian ranches, and burgeoning wine industry. Take advantage of the traffic on its way to Santa Ysabel & Julian. Perfect location for a **Boutique Winery with Tasting Room or small business**

PROPERTY: This 9.09 acres abuts Hwy 78 & is divided by Old Julian Hwy. Well tested approx 3-6 gpm with good water quality, power close by with easy drop. Per Parcel Map approved for standard 3 bedroom septic. Make this vision your own. Seller can close quickly. Close to Milagro Winery, Ballena Vista Ranch, Ramona Valley Vinyard Association Wineries, Santa Ysabel and Julian. Zoned AG 72 with "O" animal designator.

Beautiful homes in the surrounding area makes this property a great value at its asking price.

\$249,000 REDUCED

SELLER IS MOTIVATED



Diane Means CA DRE# 01891996
dmeansredhawk@gmail.com

Red Hawk Realty

Jct Hwy 78 & 79, Santa Ysabel, CA 92070

760-213-1155 www.donn.com



**RANCHES - HOMES
LOTS - LOANS**

9.09 Acres Hwy 78 & OJH

Paved legal access connects Old Julian Highway to the site. County Septic Approval for a 3 bedroom home. This area is fast developing because of its location in the RVVA and its spectacular views. This parcel is located in the heart of Ramona's burgeoning wine region and neighboring some of the most famous horse ranches in Southern California. This special property possesses many important qualitative elements to value; views, space, zoning (AG 72-"O" designator), easy legal access. This unique parcel is abuts Hwy 78, and is divided by Old Julian Highway with an approximate 2 acres of level usable land between Hwy 78 and OJH, with the remainder of the parcel on the OJH side. Well on OJH side with power available with easy drop.

Of great importance are the various directions from which the site can be accessed across lightly traveled state highways and picturesque county roads. The Los Angeles-Orange County metropolitan area, Temecula-Murrieta, the San Diego metropolitan area, and the southwest desert communities are all within a short and scenic drive to this emerging growth area. Capture the steady stream of traffic heading up to the back country on their way to Santa Ysabel and Julian.

NATURAL SETTING

Topographically, the surrounding countryside is varied. Wildlife is abundant in the area: deer and turkey roam freely, while raptors and other rare species of animals can still be found here because of the abundance of water and cover in this rural area.

AREA INFORMATION

Agriculture is still the dominant economic activity in the Ramona area. Vineyards, horse and cattle ranches are the backdrop for the landscape of light residential development. Gaming and tourism are important financial contributors, signaling the transition from agriculture into a more varied and stable economic base in the immediate area. There are many fine restaurants and lodging accommodations in the surrounding area of this centrally, yet privately located property. Major shopping and resources are no more than 30 minutes away.

RECREATION AND LIFESTYLE

There are many recreational activities available in the area: Julian, Santa Ysabel Open Space Preserve, Palomar Mountain, many quality golf courses, and several casinos are just miles away. Less than thirty minutes driving time, the California Riding and Hiking Trail and the Pacific Crest Trail for riding, golfing at Warner's Ranch and Borrego Springs, hunting and fishing, dining, and a variety of other opportunities for each family member can be accessed. The Santa Ysabel Open Space Preserve offers excellent riding trails connecting the Santa Ysabel, Wynola, and Julian communities. The famous Hale Observatory on Palomar Mountain is also less than 30 minutes away.



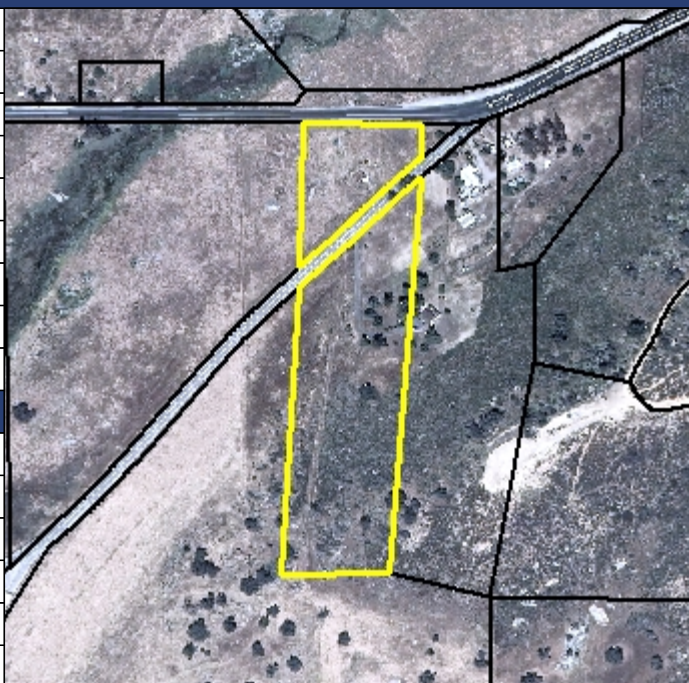
COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES PROPERTY SUMMARY REPORT

GENERAL PARCEL INFORMATION

APN:	286-111-33-00
ADDRESS:	
PARCEL AREA:	9.09
CENSUS TRACT:	208.10
DOMAIN:	County of San Diego
PLANNING GROUP:	Ramona
GENERAL PLAN DESIGNATION:	RURAL LANDS (RL-40)
EXPIRED PERMITS:	No
FLAGS:	No

AGENCY INFORMATION *For agency contact information refer to [PDS 804](#)*

EXISTING SEWER:	No
FIRE DISTRICT:	CSA 135
ELEMENTARY SCHOOL DISTRICT:	UNIFIED RAMONA
HIGH SCHOOL DISTRICT:	
WATER DISTRICT:	
SANITATION DISTRICT:	



CONSTRUCTION DESIGN INFORMATION

FIRE HAZARD SEVERITY ZONE:	Very High <i>Refer to PDS 198 for fire resistive construction info. http://www.sdcounty.ca.gov/pds/docs/pds198.pdf</i>
CEC CLIMATE ZONE:	10 <i>Refer to PDS 409 for energy efficiency standards info. http://www.sdcounty.ca.gov/pds/docs/pds409.pdf</i>
CBC & CRC SEISMIC DESIGN CATEGORY:	CBC D, CRC D2
ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE:	

LAND DEVELOPMENT INFORMATION

FLOOD:	NO
DRAINAGE DISTRICT:	N/A <i>Refer to the drainage fee ordinance for more information. Drainage fee ordinance, Spring Valley Drainage ordinance.</i>
TREATMENT CONTROL BEST MANAGEMENT PRACTICES (TCBMP):	NO <i>Refer to Stormwater website for more information</i>
COUNTY MAINTAINED ROAD:	Abuts County Maintained Road
REGIONAL CATEGORY:	Rural
TIF REGIONAL CATEGORY:	NONE

For information regarding Transportation Impact Fees (TIF) visit the [TIF](#) webpage. For an estimate of TIF or Drainage fees please refer to the [DPW Impact Fee Calculator](#)

LEGAL LOT

LEGAL LOT STATUS:	
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COUNTY OF SAN DIEGO

PLANNING & DEVELOPMENT SERVICES

PROPERTY SUMMARY REPORT

ZONING INFORMATION BLOCK

USE REGULATIONS:	A72	General Agriculture. Intended for crop or animal agriculture. Number of animals allowed are specified by neighborhood regulations. <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> http://www.sdcountry.ca.gov/pds/zoning/z2000.pdf
ANIMAL REGULATIONS:	O	Please refer to Part Three of the zoning ordinance for information regarding animal regulations. http://www.sdcountry.ca.gov/pds/zoning/z3000.pdf
DENSITY:	-	If "-"refer to general plan designation. Refer to Part Four section 4100 of the zoning ordinance for density information. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf
LOT SIZE:	8AC	Minimum lot size. Refer to Part Four Section 4200 of the zoning ordinance for Lot Size information. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf
BUILDING TYPE:	C	Residential: Single Detached (1 dwelling unit per lot).Mixed Residential/Nonresidential: Limited nonresidentialNonresidential: Detached & Attached <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> For additional information please refer to Part Four Section 4300 of the zoning ordinance. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf
MAX FLOOR AREA:	N/A	Refer to Part Four Section 4400 of the zoning ordinance for Max Floor Area information. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf
FLOOR AREA RATIO:	N/A	Refer to Part Four Section 4500 of the zoning ordinance for Floor Area Ratio information. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf
HEIGHT:	G	Maximum height (feet): 35Maximum number of stories: 2 <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> For additional information refer to Part Four Section 4600 of the zoning ordinance. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf
LOT COVERAGE:	N/A	Refer to Part Four Section 4700 of the zoning ordinance for Lot Coverage information. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf
SETBACK:	C	FY: 60' ISY: 15' ESY: 35' RY: 25' *Please note there may be special setbacks for solar and fire code setback may be more restrictive. <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> For additional information refer to Part Four Section 4800 of the zoning ordinance. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf
OPEN SPACE:	N/A	<i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> Refer to Part Four Section 4900 of the zoning ordinance for Open Space information. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf
SPECIAL AREA REGULATIONS:	A,POR S	Agriculture Preserve (section 5100-5110) <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> For specific information regarding Special Area Regulations refer to Part Five of the zoning ordinance. http://www.sdcountry.ca.gov/pds/zoning/z5000.pdf

PURPOSE OF THIS HANDOUT

This report is intended to display general property characteristics to aid in preparing plans and documentation for submittal of a building permit application to the Building Services division of Planning & Development Services. Projects must comply with all applicable requirements as displayed on this report however, this report may not be a comprehensive list of all requirements. More information may be obtained at Planning & Development Services located at 5510 Overland Avenue, San Diego, CA 92123 or by visiting <http://www.sdcountry.ca.gov/pds/>.



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:	5/25/2018 10:16:15 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	Laird OJH
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2861113300
Project Name:	

2861113300

General Information

USGS Quad Name/County Quad Number:	Santa Ysabel/68
Section/Township/Range:	11/13S/02E
Tax Rate Area:	65023
Thomas Guide:	1154/C2
Site Address:	0 Old Julian Hwy Ramona 92065
Parcel Size (acres):	9.09
Board of Supervisors District:	2

Public Service and Utility Districts

Water/Irrigation District:	None
Sewer District:	None
Fire Agency:	County Service Area No 135; Csa 135
School District:	Unified Ramona

General Plan Information

General Plan Regional Category:	Rural
General Plan Land Use Designation:	Rural Lands (RI-40) 1 Du/40 Ac
Community Plan:	Ramona
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

Zoning Information

Use Regulation:	A72
Animal Regulation:	O
Density:	-
Minimum Lot Size:	8Ac
Maximum Floor Area Ratio:	-
Floor Area Ratio:	-
Building Type:	C
Height:	G
Setback:	C
Lot Coverage:	-
Open Space:	-
Special Area Regulations:	A;Por S

Aesthetic

The site is located within one mile of a State Scenic Highway.	Yes
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.	Yes
The site is in a Williamson Act Contract.	No

Biological Resources

Eco-Region:	Central Foothills
Vegetation Map	32500 Diegan Coastal Sage Scrub; 42200 Non-Native Grassland; 71161 Open Coast Live Oak Woodland
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	Yes
Inland Form (>1,000 ft. elevation)	No
Coastal Sage - Chaparral Scrub	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No
None of the above	No
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.	Yes
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
Paleo Sensitivity:	Zero
Paleo Monitoring:	No Monitoring Required

Geology

Alquist-Priolo Zone:	No
County Special Study Zone:	No
Quaternary/Pre-Quaternary Fault:	No
Potential Liquefaction Area:	Yes
Soils Hydrologic Group:	B; 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.	Yes: Littlepage Rd

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.

Yes: Flying T Ranch

Hydrology and Water Quality

Hydrologic Unit:	San Dieguito
Sub-basin:	905.45/Ballena
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: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges
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:	18 To 21 Inches

Noise

The site is within noise contours.	Yes
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Fire Services

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

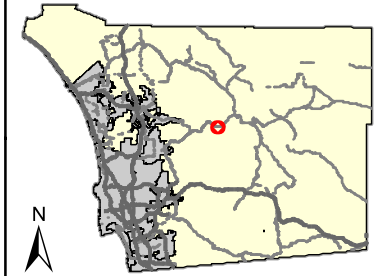
Additional Information

The site is located within 150 feet of Mexican Border.	No
The site is located within a Resource Conservation Area.	Yes
The site is located in a Special Area.	No
There are existing or proposed trails on site or adjacent properties.	Yes
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.	No
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.	Yes
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.	No
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 0.055 0.11 0.165 0.22 Miles

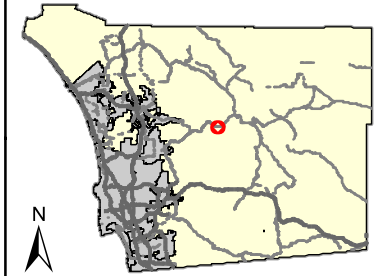
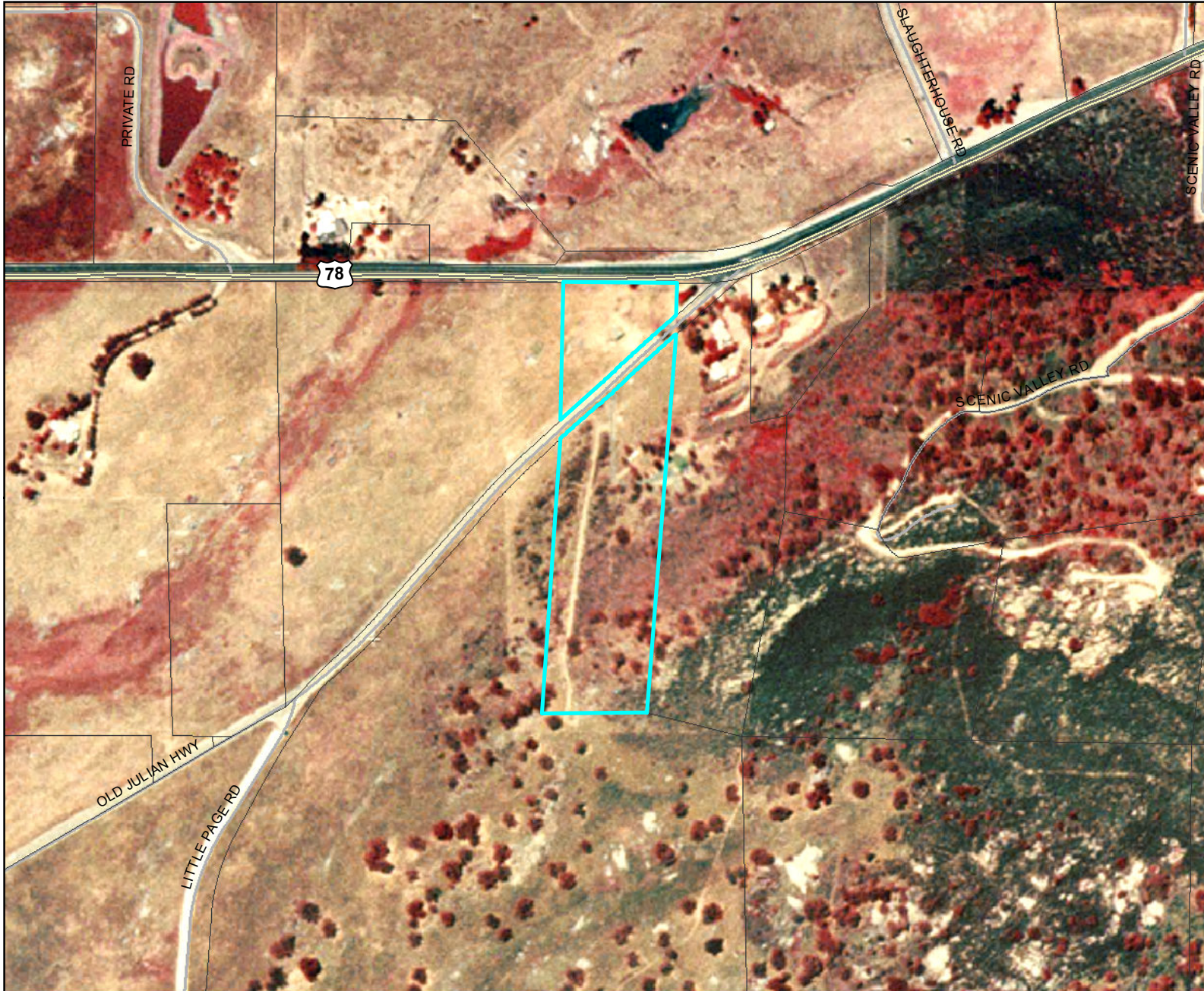
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services **Laird OJH**



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:

1997 COLOR INFRARED



Legend:

PROJECT AREA

0 0.055 0.11 0.165 0.22 Miles

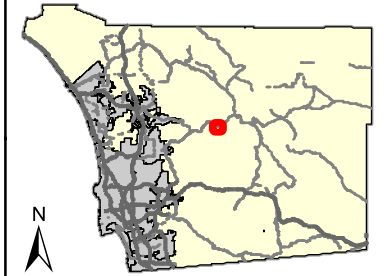
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Notes:

1995 AERIAL



Legend:

PROJECT AREA

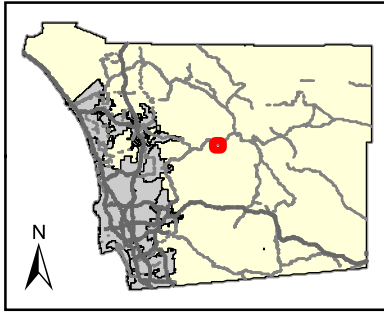
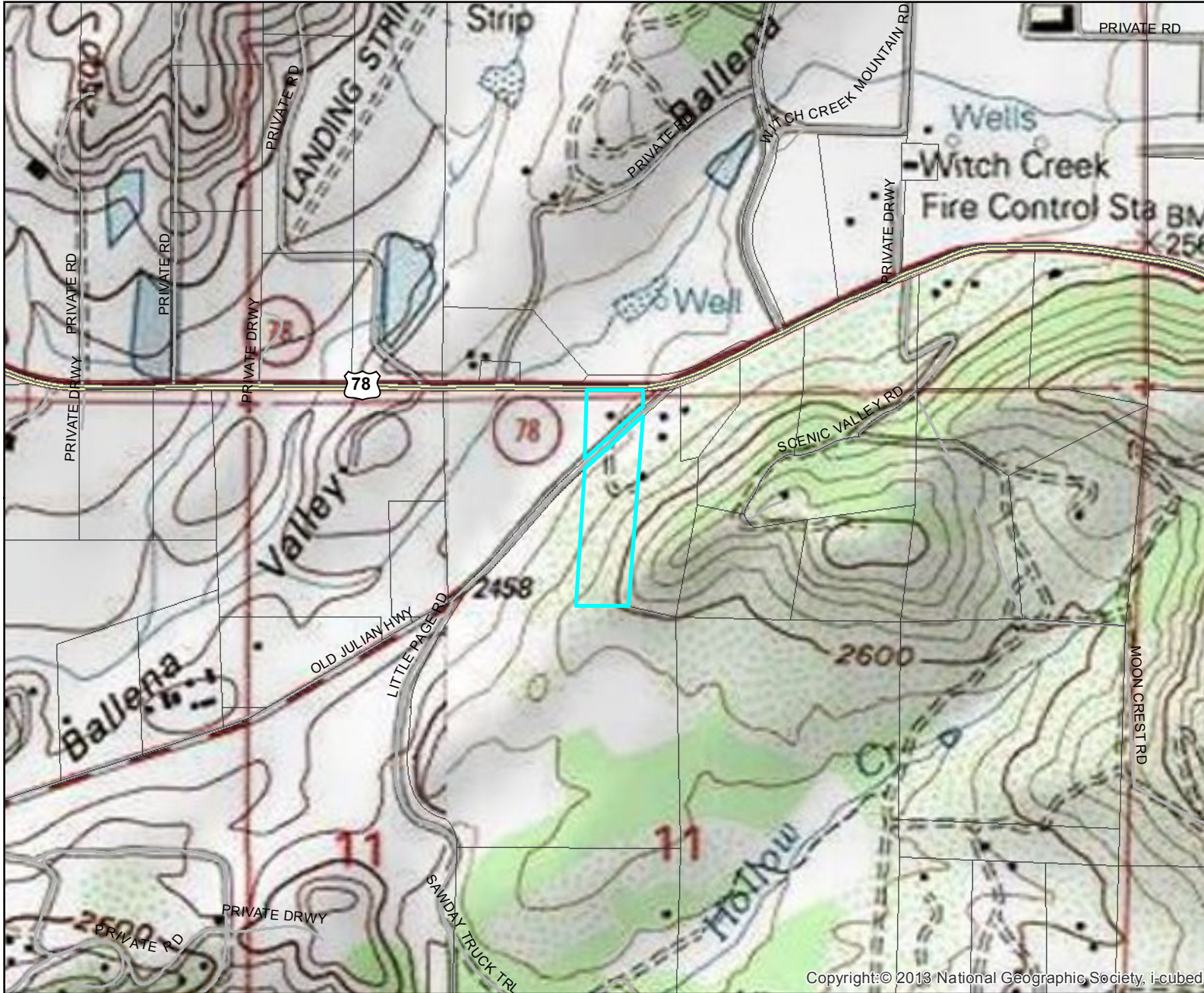
0 0.1 0.2 0.3 0.4 Miles
 NAD 1983 StatePlane California VI FIPS 0406 Feet
 Planning and Development Services **Laird OJH**



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Notes:

TOPO MAP



Legend:

PROJECT AREA

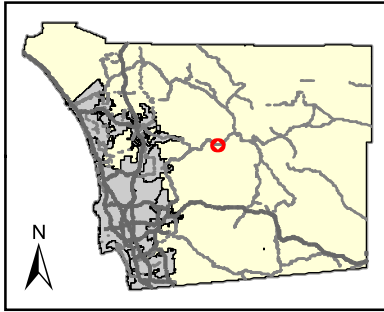
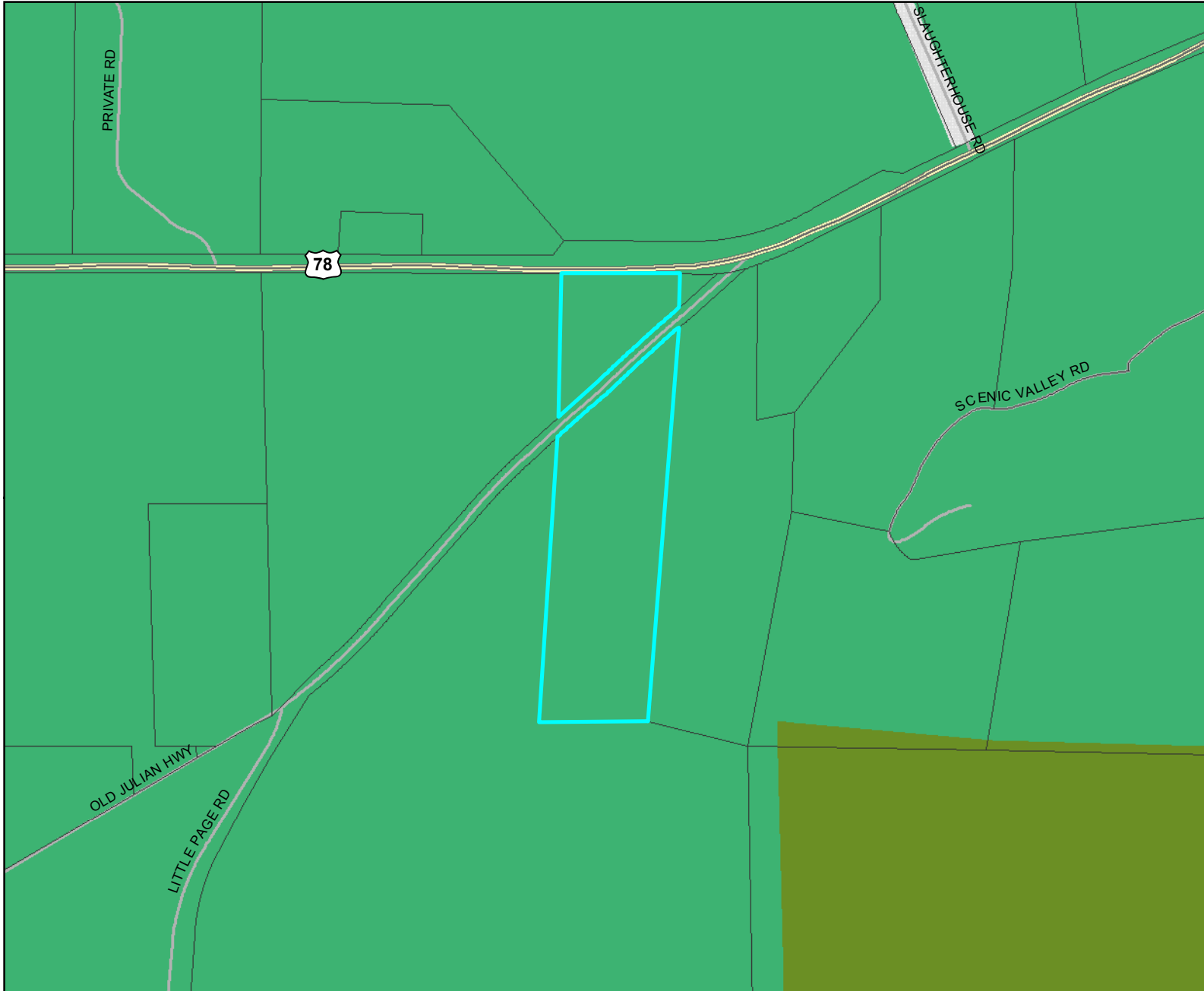
Notes:

0 0.1 0.2 0.3 0.4 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services **Laird OJH**



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GENERAL PLAN - LAND USE



Legend:

- PROJECT AREA
- GENERAL PLAN (AUGUST 2011)**
- Village Residential (VR-30)
 - Village Residential (VR-24)
 - Village Residential (VR-20)
 - Village Residential (VR-15)
 - Village Residential (VR-10.9)
 - Village Residential (VR-7.3)
 - Village Residential (VR-4.3)
 - Village Residential (VR-2.9)
 - Village Residential (VR-2)
 - Semi-Rural Residential (SR-5)
 - Semi-Rural Residential (SR-1)
 - Semi-Rural Residential (SR-2)
 - Semi-Rural Residential (SR-4)
 - Semi-Rural Residential (SR-10)
 - Rural Lands (RL-20)
 - Rural Lands (RL-40)
 - Rural Lands (RL-80)
 - Specific Plan Area*
 - Office Professional
 - Neighborhood Commercial
 - General Commercial
 - Rural Commercial
 - Limited Impact Industrial
 - Medium Impact Industrial
 - High Impact Industrial
 - Village Core Mixed Use
 - Public/Semi-Public Facilities
 - Public/Semi-Public Lands (Solid Waste Facility)
 - Public Agency Lands
 - Tribal Lands
 - Open Space (Recreation)

0 0.055 0.11 0.165 0.22 Miles

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

Laird OJH

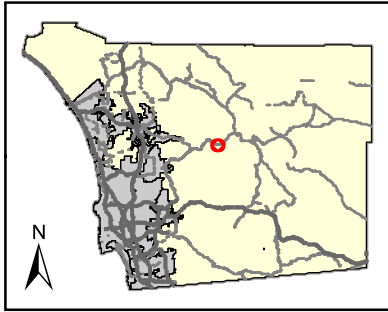
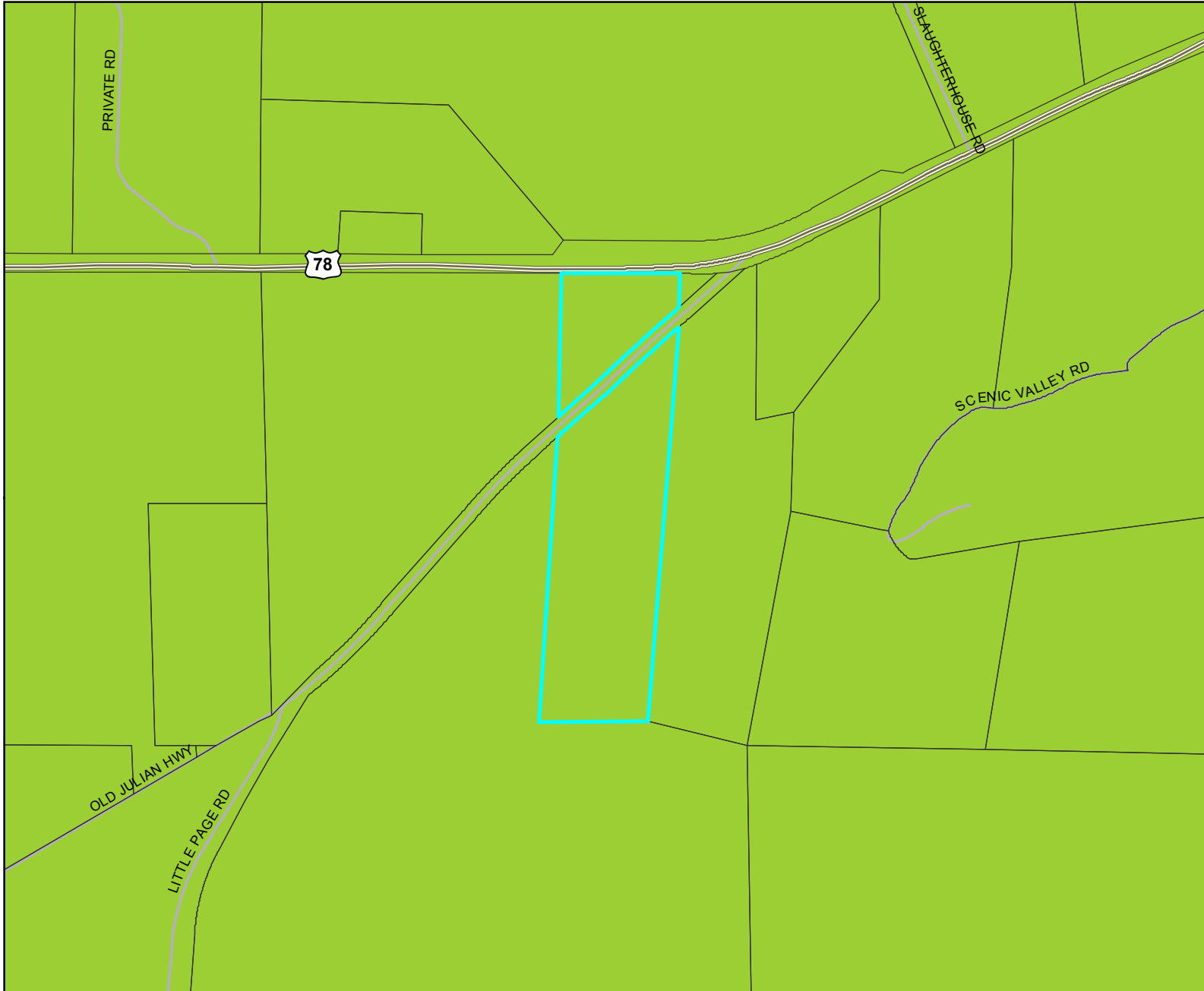


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Notes:

*Residential densities in *italics*

ZONING - USE



Legend:

- PROJECT AREA
- ZONING**
- USE REGULATION**
- Agriculture
- Commerical and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Village Civic District
- Village
- Village
- Village
- Village
- Village
- Village
- Open Space
- Extractive Use
- Transportation and Utility
- Limited Control
- Specific Plan
- Holding Area
- General Rural
- City of San Diego/No Zone
- Indian Reservation

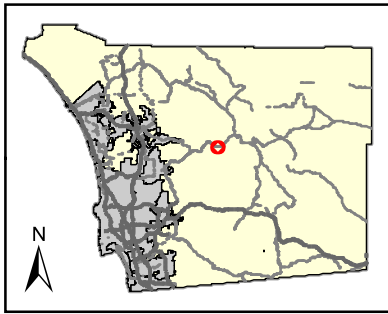
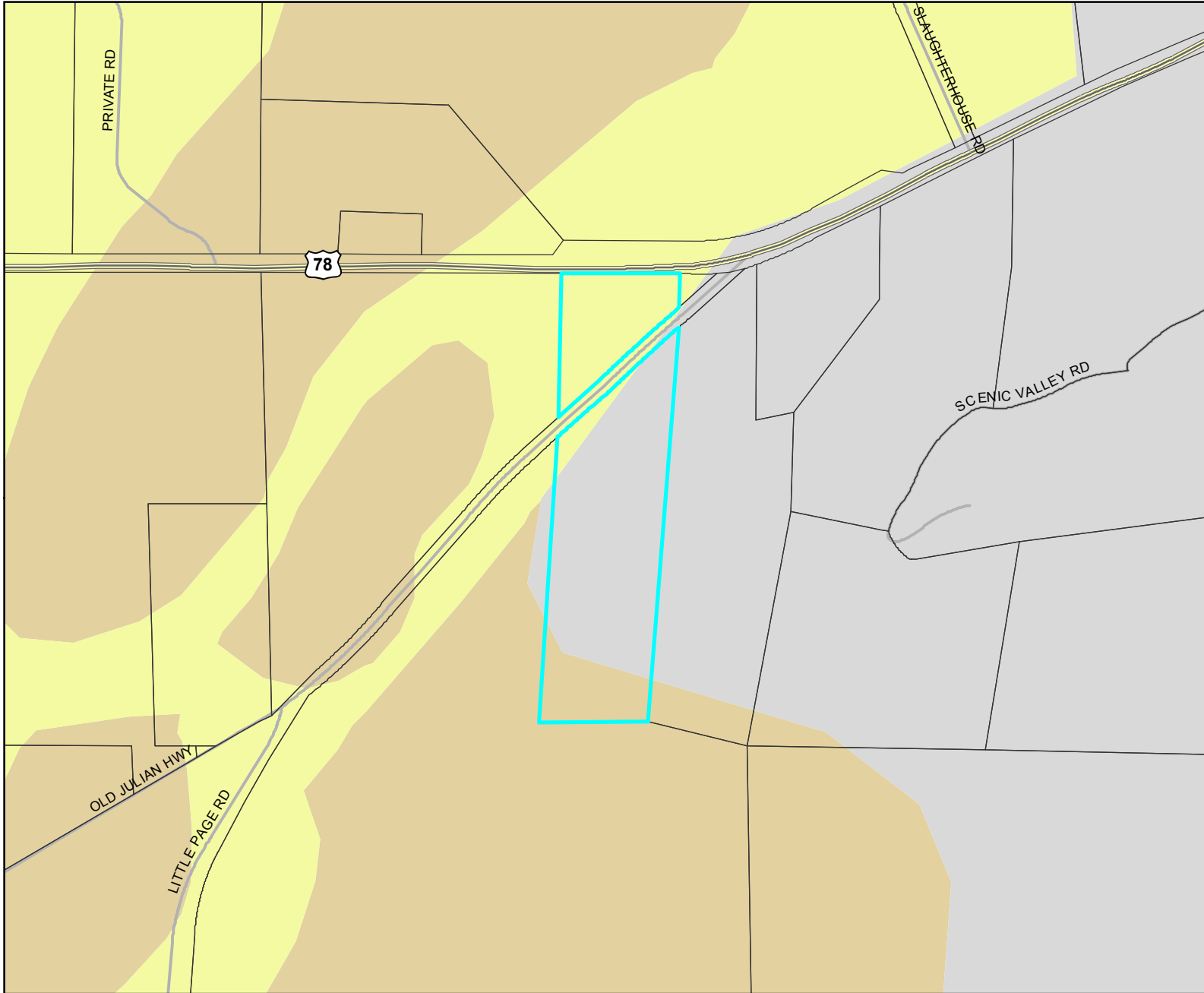
0 0.055 0.11 0.165 0.22 Miles

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



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Notes:



Legend:

- PROJECT AREA
- FMMP**
- Farmland of Local Importance
- Farmland of Statewide Importance
- Prime Farmland
- Unique Farmland
- Grazing Land
- Other Land
- Urban Land
- Water
- Area Not Mapped

0 0.055 0.11 0.165 0.22 Miles

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

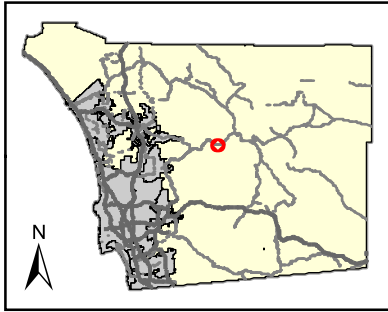
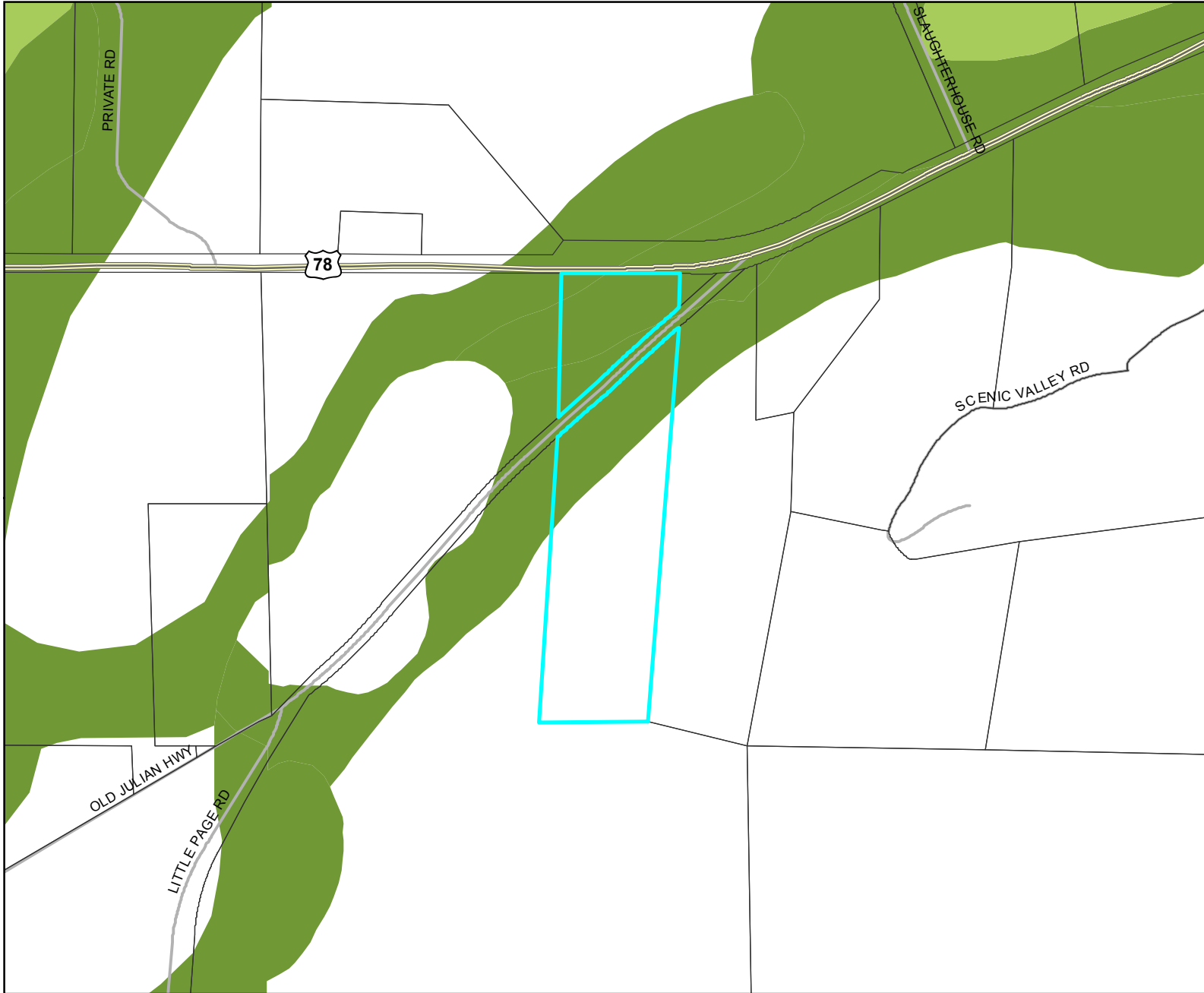


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Notes:

FMMP = Farmland Mapping and Monitoring Program

PRIME SOILS



Legend:

- PROJECT AREA
- PRIME SOILS**
- Prime Farmland Soils
- Statewide Significance Soils

Notes:

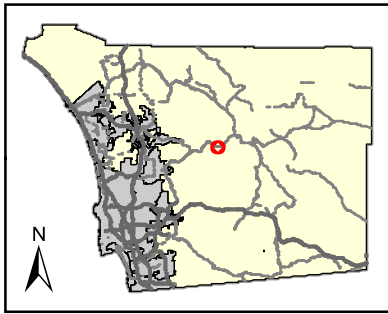
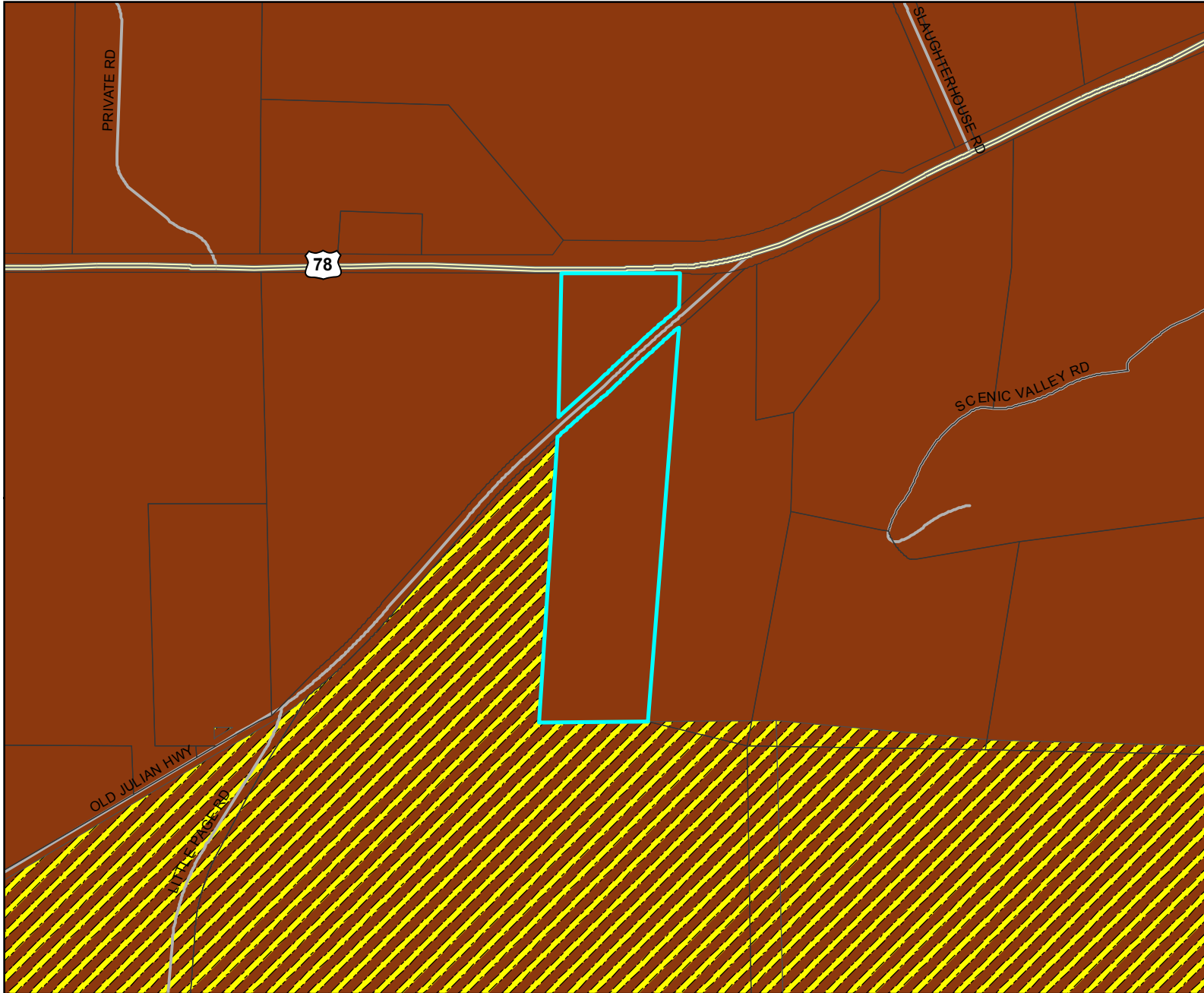
0 0.055 0.11 0.165 0.22 Miles

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



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AG. PRESERVES/WILLIAMSON ACT



Legend:

- PROJECT AREA
- WILLIAMSON ACT CONTRACT
- AGRICULTURAL PRESERVE

0 0.055 0.11 0.165 0.22 Miles

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

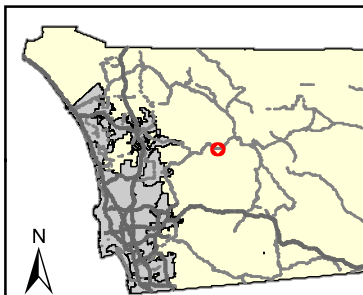
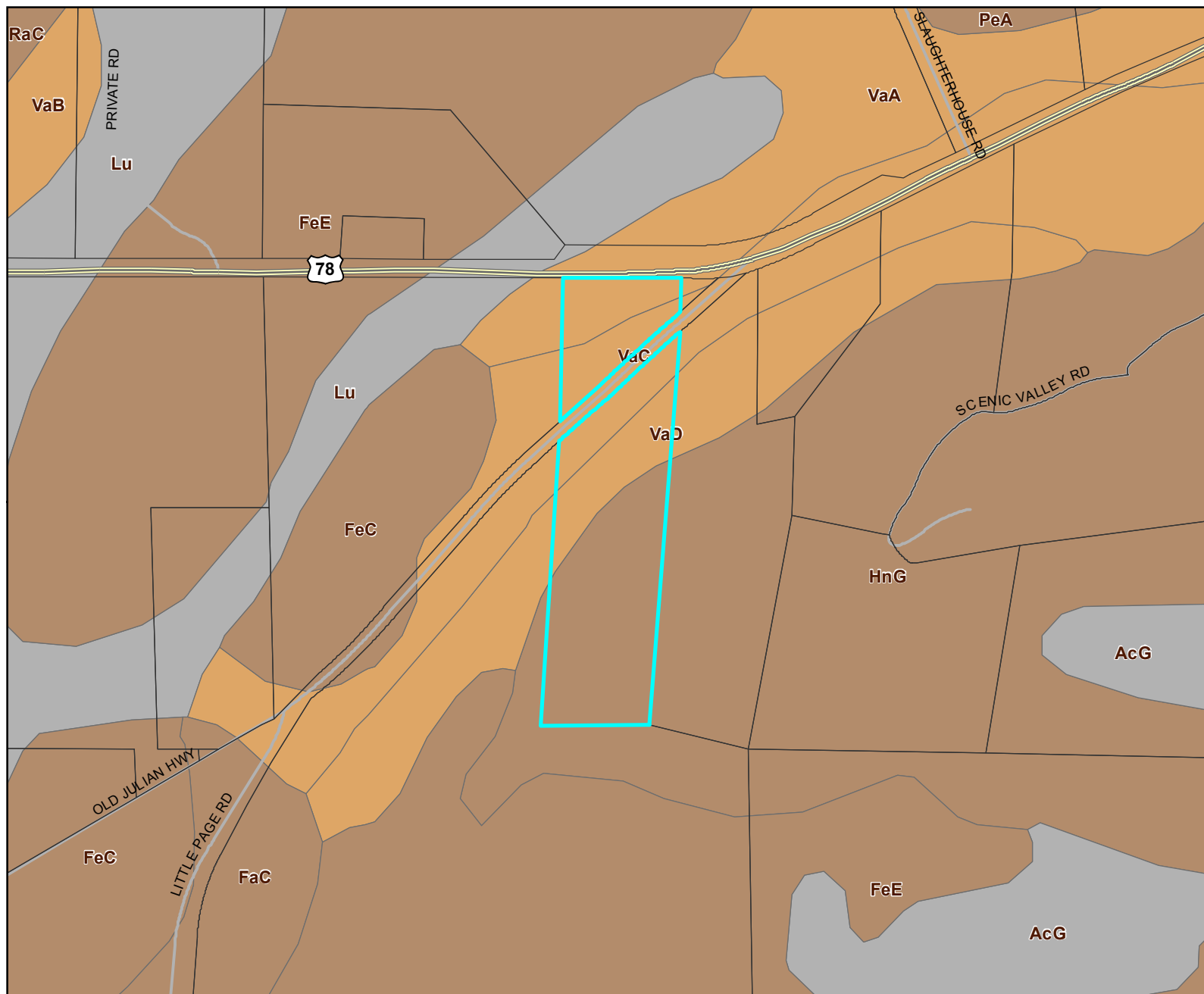
Laird OJH



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Notes:

SOIL



Legend:

- PROJECT AREA
- SOILS**
- ALFISOLS
- ENTISOLS
- INCEPTISOLS
- MOLLISOLS
- VERTISOLS
- OTHER
- URBAN
- WATER
- UNKNOWN

0 0.055 0.11 0.165 0.22 Miles

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

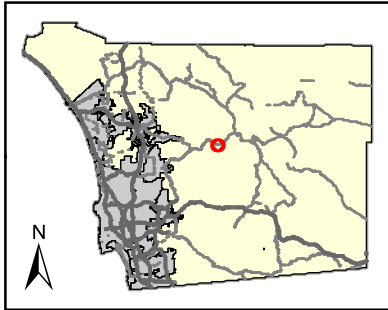
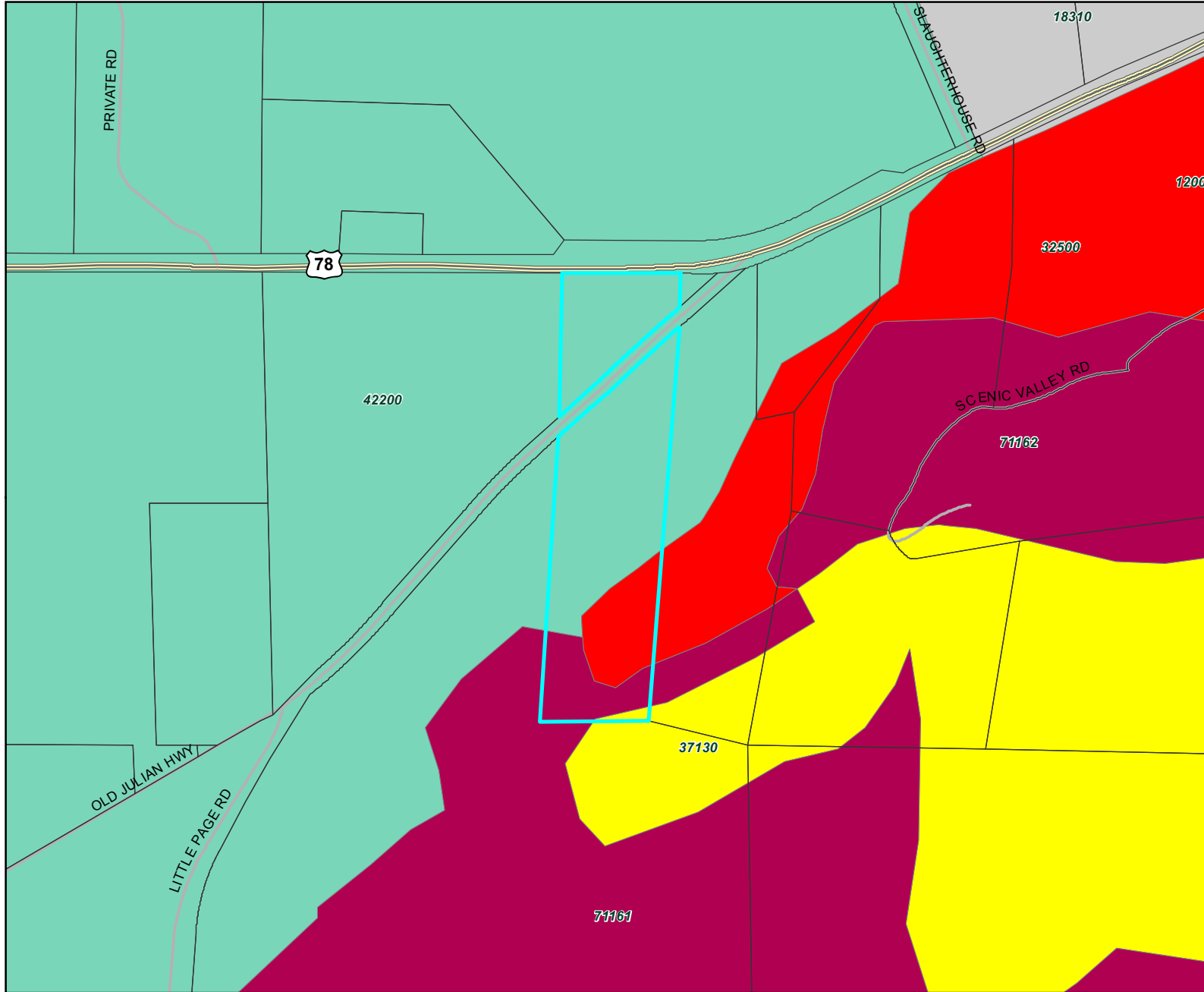


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Notes:

SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
HnG	Holland stony fine sandy loam, 30 to 60 percent slopes	7e-7(20)	11	Moderate	Severe 1
VaA	Visalia sandy loam, 0 to 2 percent slopes	1-1(19)	90	Low	Severe 16
VaC	Visalia sandy loam, 5 to 9 percent slopes	2e-1(19)	73	Low	Severe 16
VaD	Visalia sandy loam, 9 to 15 percent slopes	3e-1(19)	69	Low	Severe 16

VEGETATION



Legend:

PROJECT AREA

VEGETATION CATEGORY

- Southern Foredunes, Beach, Saltpan Mudflats
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Vernal Pool, Meadow and Seep
- Marsh
- Coniferous Forest
- Desert Dunes (22100, 22300, 24000)
- Playas/Badlands/Mudhill Forbs
- Desert Scrub
- Desert Chaparral
- Dry Wash Woodland
- Water (including 11200, 13200)
- Urban, Disturbed Habitat, Agriculture
- Eucalyptus Woodland

0 0.055 0.11 0.165 0.22 Miles

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

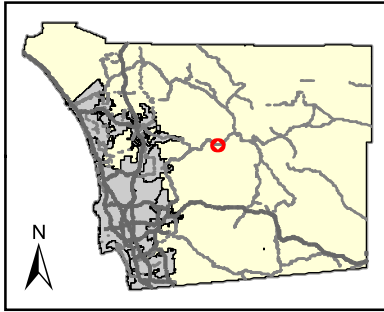
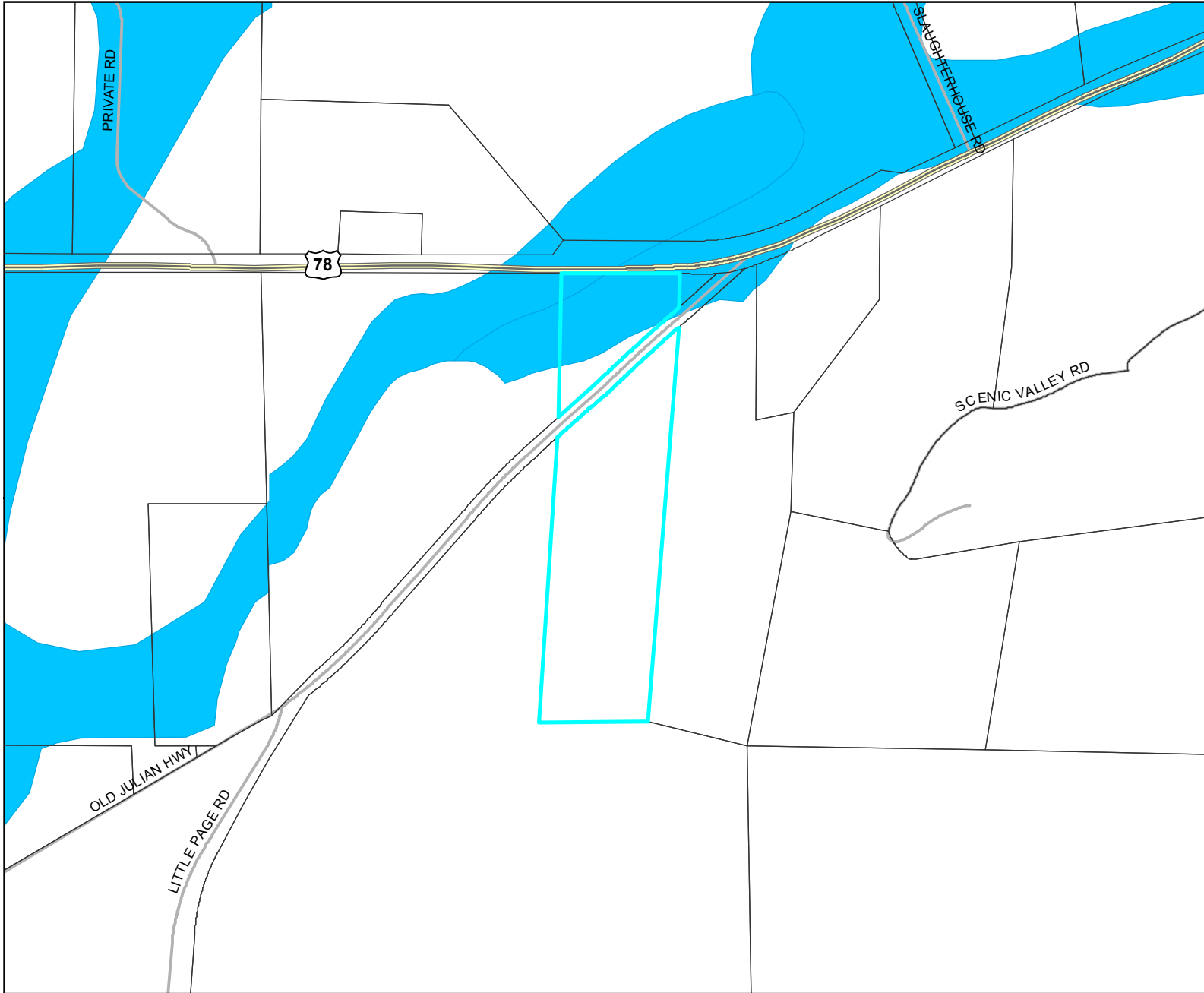
Laird OJH



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Notes:

WETLANDS



Legend:

- PROJECT AREA
- WETLANDS

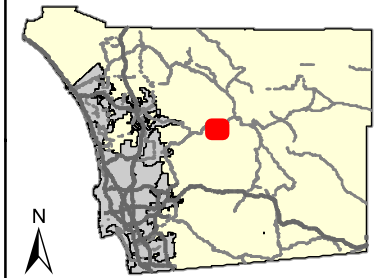
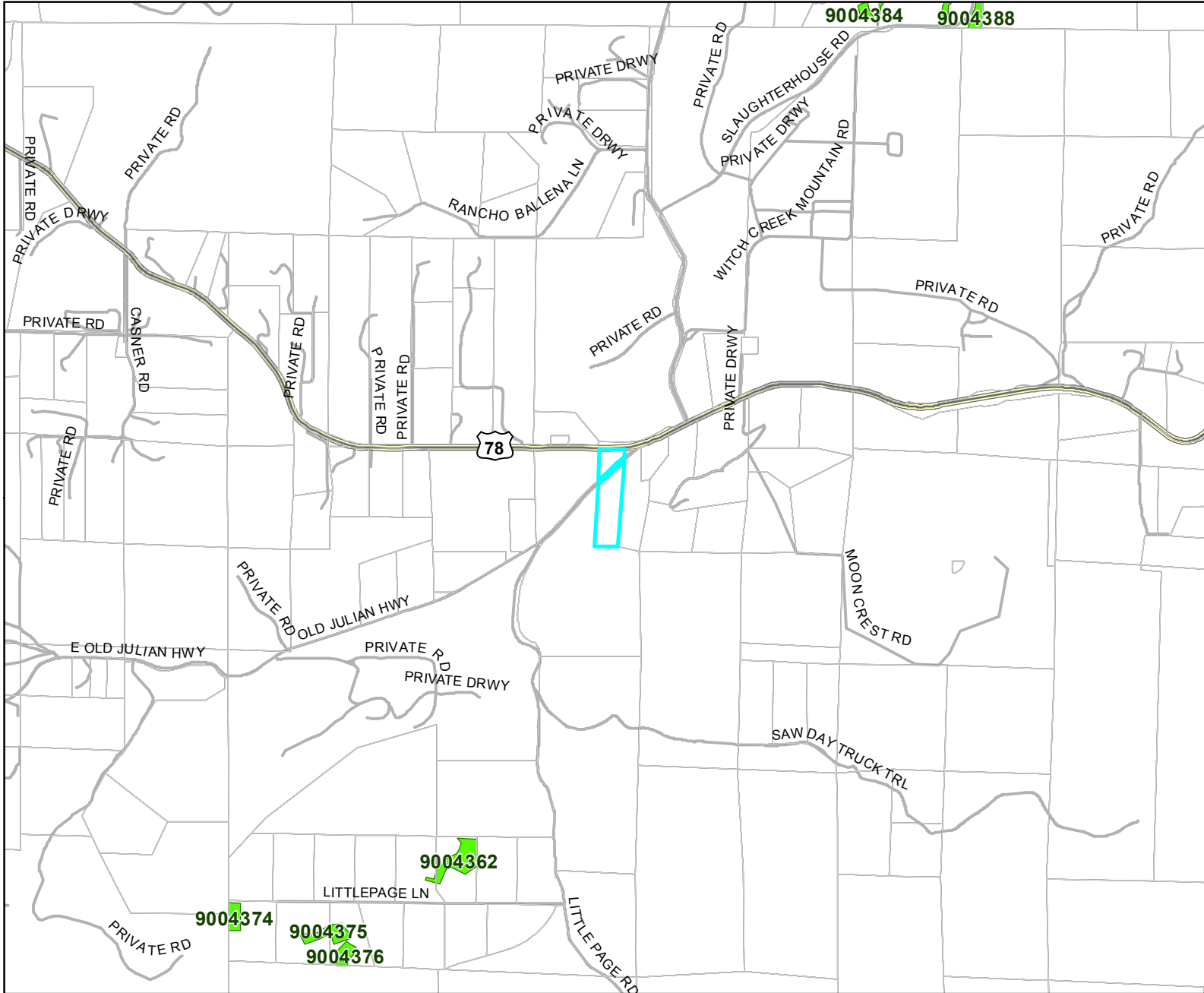
Notes:

0 0.055 0.11 0.165 0.22 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services **Laird OJH**



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OPEN SPACE EASEMENTS



Legend:

- PROJECT AREA
- OPEN SPACE EASEMENT**
- Biological
- Conservation
- Open Space
- Private Open Space
- Recreational

0 0.25 0.5 0.75 1 Miles

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

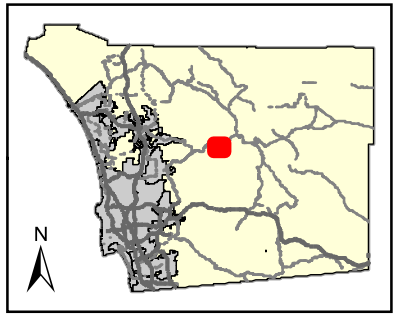
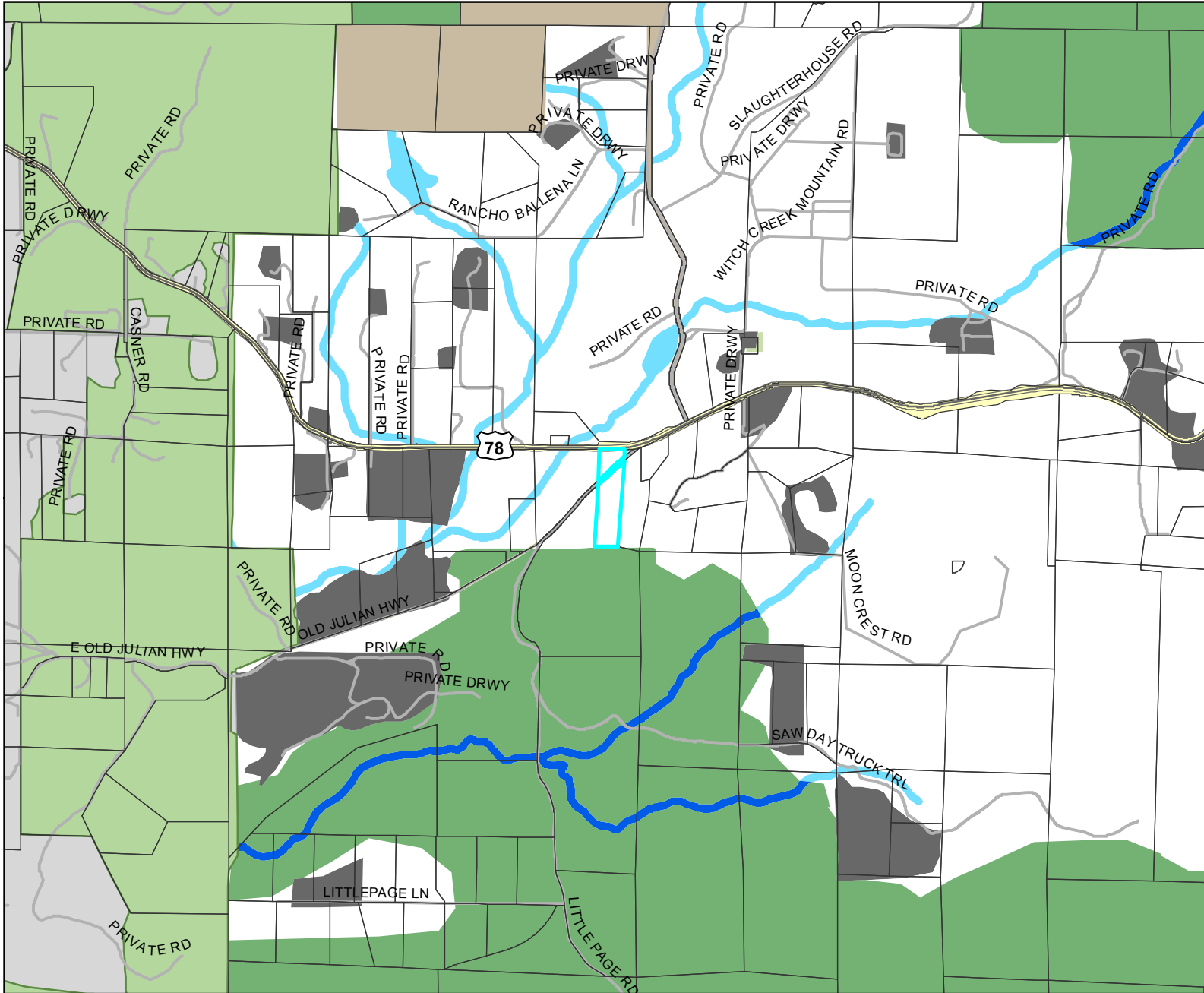
Laird OJH



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Notes:

MSCP



Legend:

- PROJECT AREA
- NMSCP (DRAFT) DESCRIPTION**
 - Preserve Areas
 - Pre-Approved Mitigation Area (PAMA)
 - Outside PAMA
 - Pre-negotiated (Hardlined) Take
 - Authorized Areas
 - Special Districts
 - Tribal Lands in Fee
 - Tribal Lands in Trust
 - Gregory Canyon Landfill
 - Other Lands
 - US Forest Service
- EMSCP (DRAFT) DESCRIPTION**
 - Agriculture or Natural Upland within FCA
 - County Owned Preserves
 - Agriculture or Natural Upland outside FCA
 - Riparian/Wetland Habitat and Transition Zone within FCA
 - Riparian/Wetland Habitat and Transition Zone outside of FCA
 - RMS 1 - Highest Level of Ecological Protection
 - RMS 2 - Land managed with Ecological Protection
 - RMS 3 - Land managed as Open Space
 - RMS 4 - Other Public/Semi-Public Lands
 - Developed Lands
 - Tribal Lands

0 0.25 0.5 0.75 1 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services **Laird OJH**

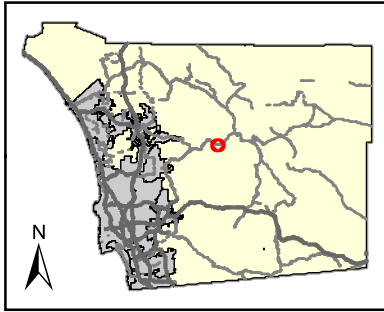
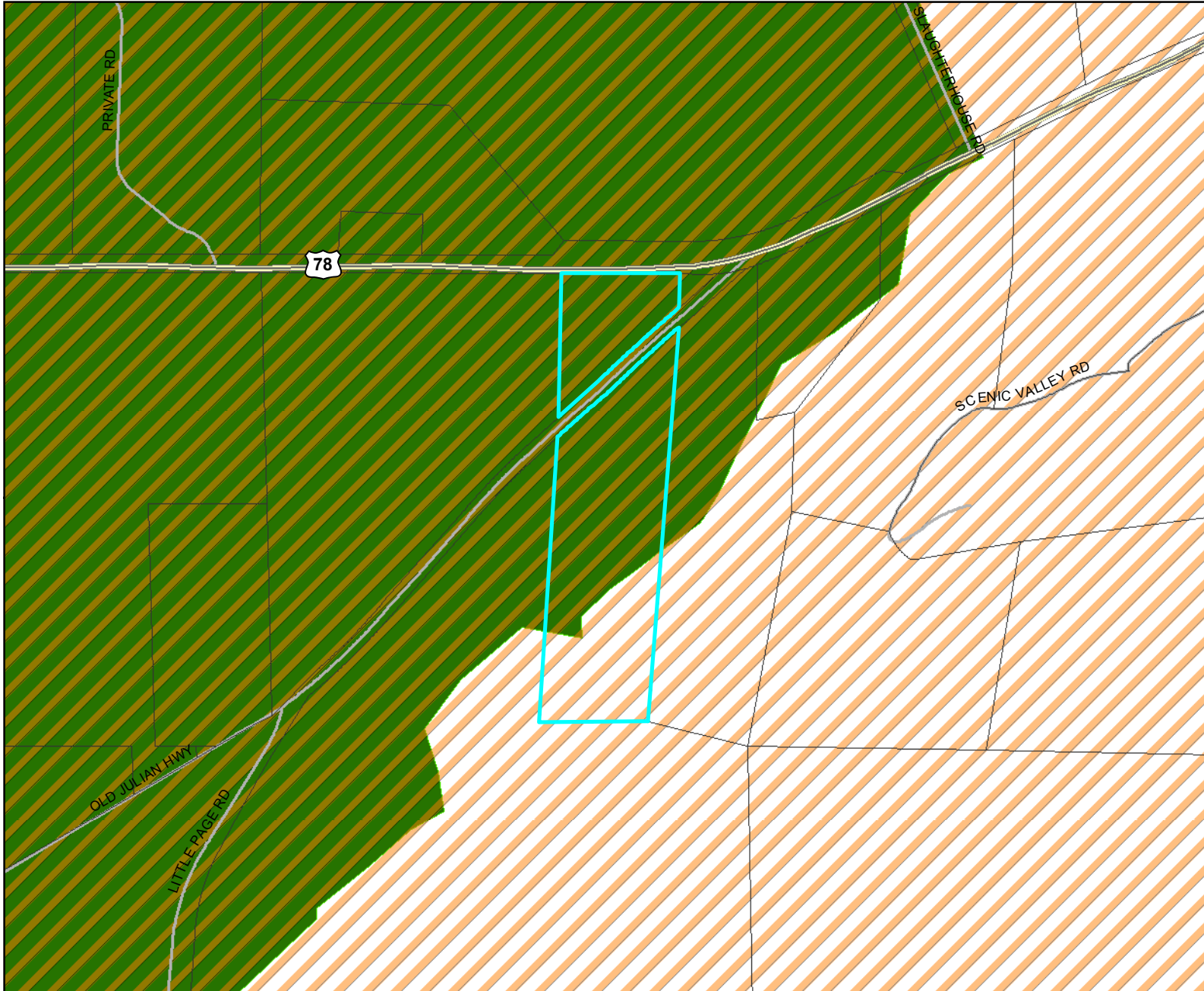


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Notes:

MSCP = Multiple Species Conservation Program

RAMONA GRASSLANDS



Legend:

- PROJECT AREA
- RAMONA
- GRASSLANDS

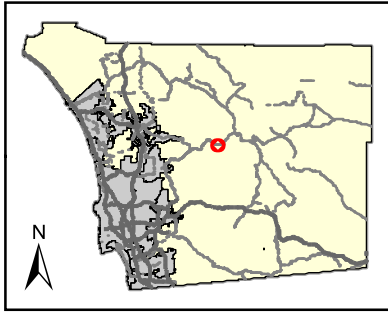
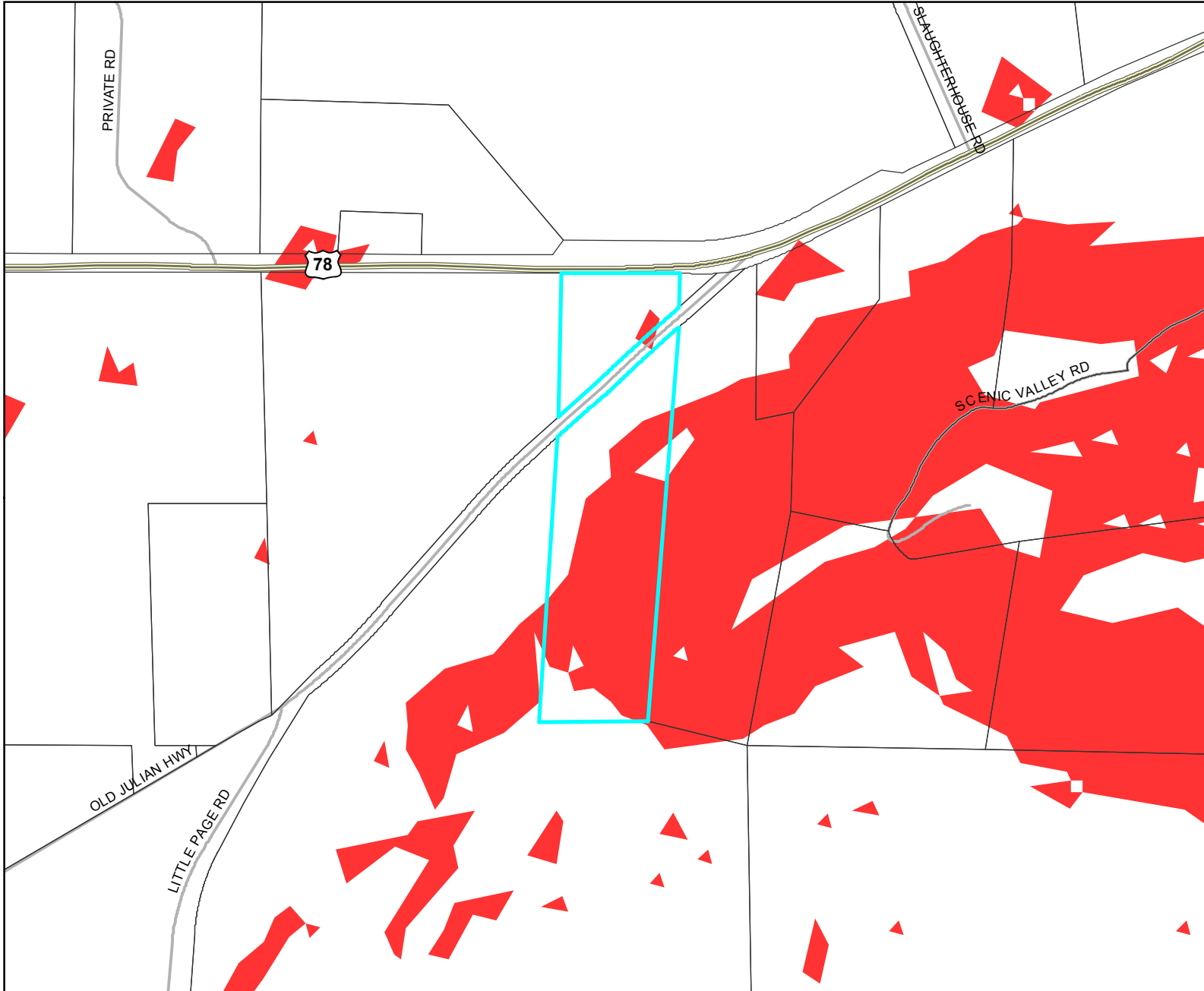
Notes:

0 0.055 0.11 0.165 0.22 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services **Laird OJH**



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STEEP SLOPES



Legend:

- PROJECT AREA
- STEEP SLOPE (> 25%)

0 0.055 0.11 0.165 0.22 Miles

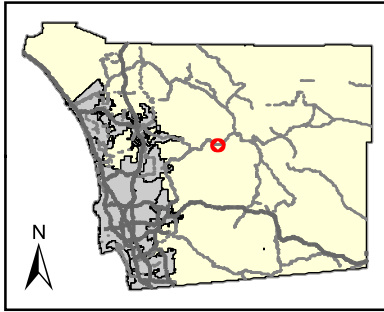
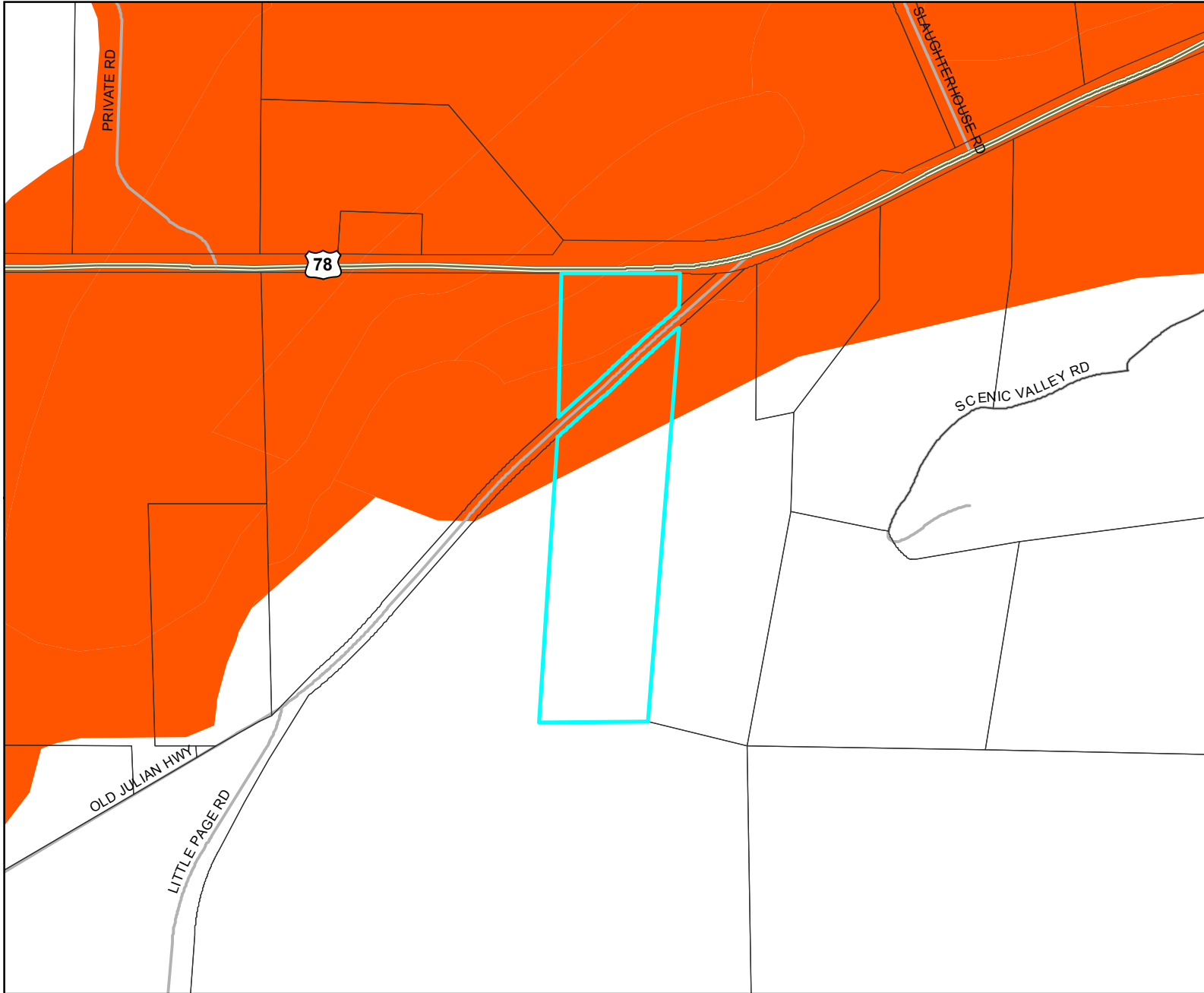
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services **Laird OJH**



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Notes:

POTENTIAL LIQUEFACTION



Legend:

- PROJECT AREA
- POTENTIAL LIQUEFACTION AREA

0 0.055 0.11 0.165 0.22 Miles

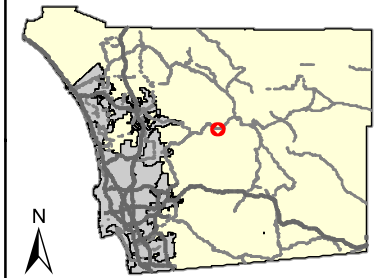
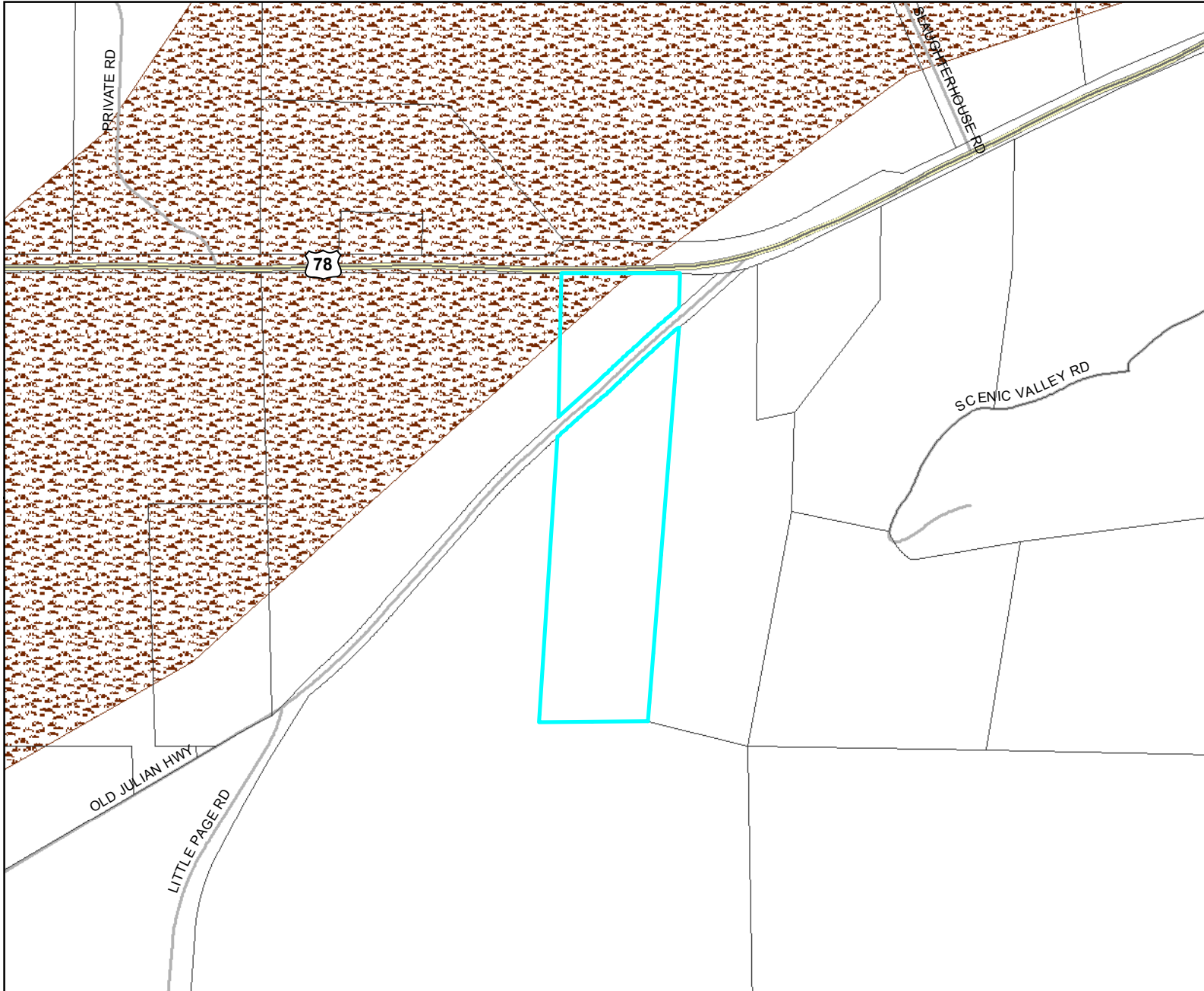
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services **Laird OJH**



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Notes:

MINERAL RESOURCES



Legend:

- PROJECT AREA
- ALLUVIUM
- ✱ MINE
- MINE
- MINERAL RESOURCE ZONES**
- Inconclusive
- Resource Not Present
- Resource Potentially Present
- Resource Present

0 0.055 0.11 0.165 0.22 Miles

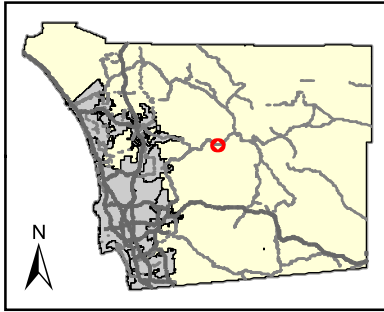
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services **Laird OJH**



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Notes:

NOISE



Legend:

- PROJECT AREA
- TRAIN
- TROLLEY
- RAIL NOISE**
(Community Noise Equivalent Level)
- 60
- 75
- ROAD NOISE**
(Community Noise Equivalent Level)
- 60
- 75
- AIR NOISE**
(Community Noise Equivalent Level)
- 60
- 65
- 70
- 75
- 80

0 0.055 0.11 0.165 0.22 Miles

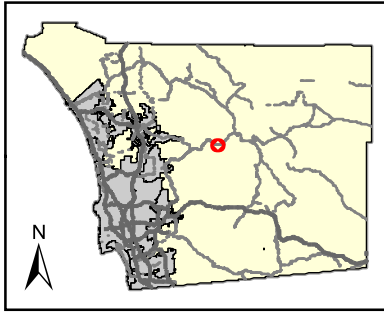
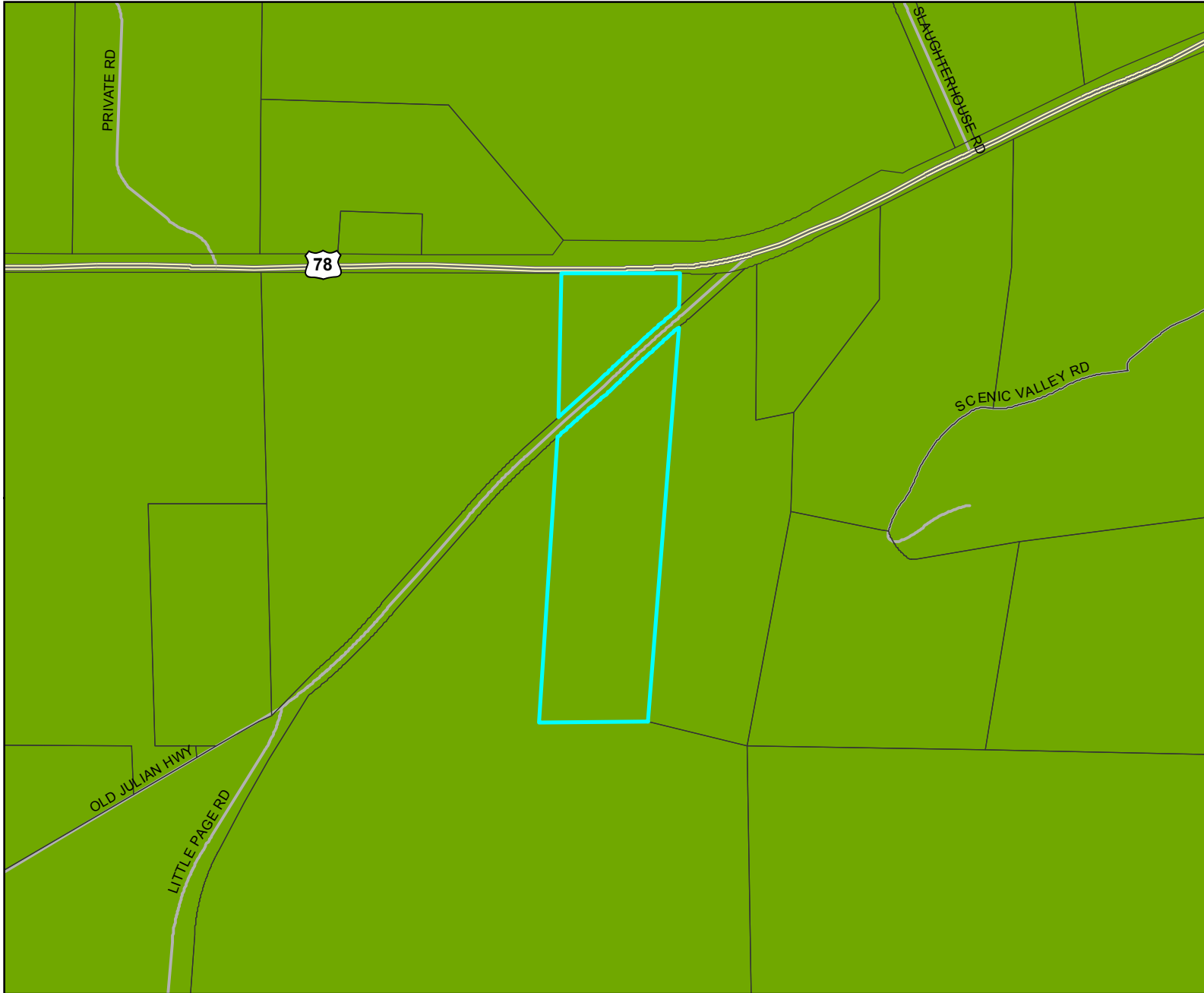
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services **Laird OJH**



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Notes:

URBAN-WILDLAND INTERFACE



Legend:

- PROJECT AREA
- URBAN-WILDLAND INTERFACE ZONE

0 0.055 0.11 0.165 0.22 Miles

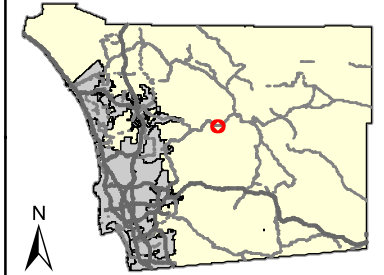
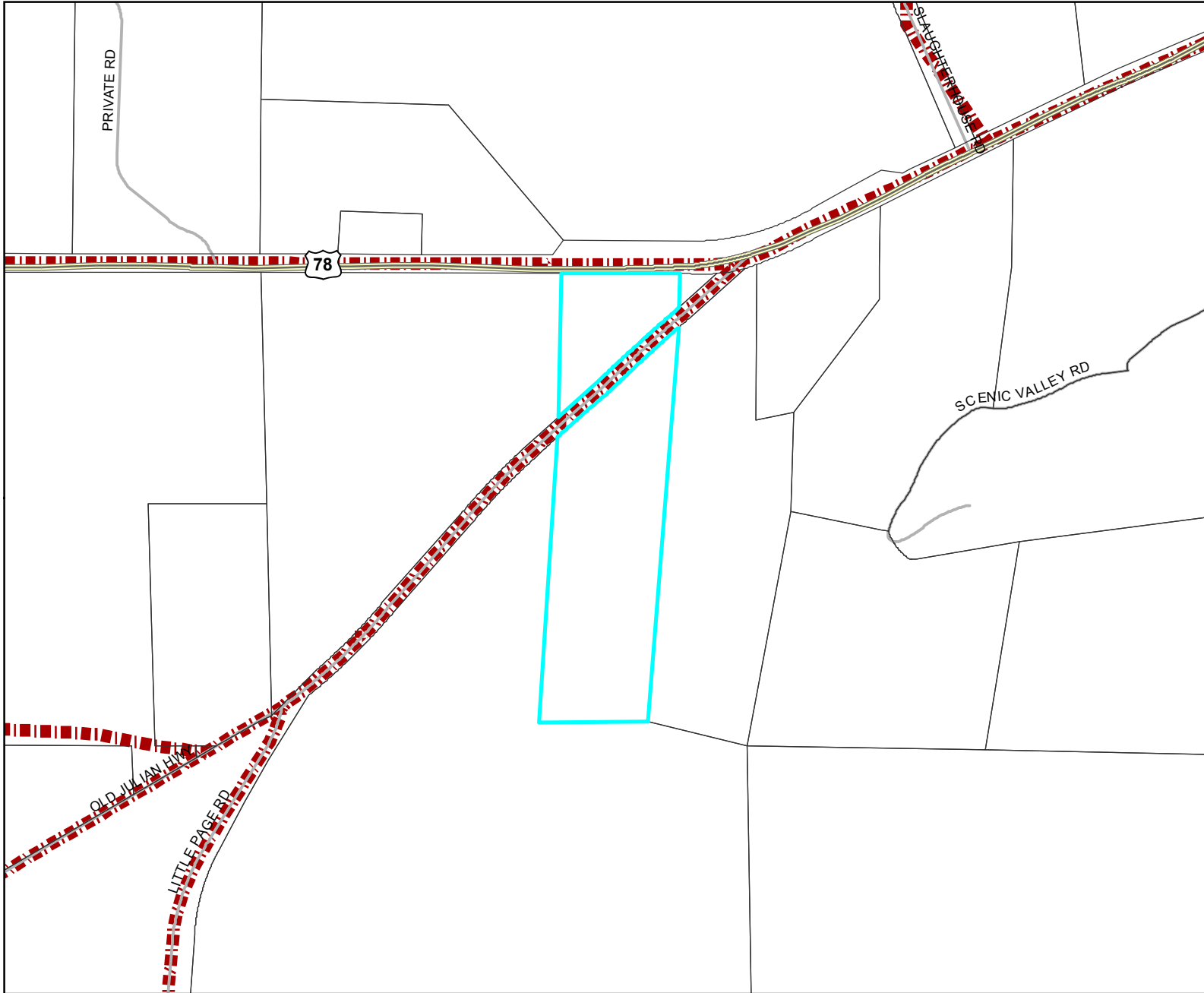
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services **Laird OJH**



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Notes:

TRAILS



Legend:

- PROJECT AREA
- TRAIL EASEMENT
- PROPOSED COMMUNITY PLAN TRAILS

Notes:

0 0.055 0.11 0.165 0.22 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services **Laird OJH**



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A72 GENERAL AGRICULTURAL USE REGULATIONS

2720 INTENT.

The provisions of Section 2720 through Section 2729, inclusive, shall be known as the A72 General Agricultural Use Regulations. The A72 Use Regulations are intended to create and preserve areas for the raising of crops and animals. Processing of products produced or raised on the premises would be permitted as would certain commercial activities associated with crop and animal raising. Typically, the A72 Use Regulations would be applied to areas distant from large urban centers where the dust, odor, and noise of agricultural operations would not interfere with urban uses, and where urban development would not encroach on agricultural uses.

2722 PERMITTED USES.

The following use types are permitted by the A72 Use Regulations:

- a. Residential Use Types.
 - Family Residential
- b. Civic Use Types.
 - Essential Services
 - Fire Protection Services (see Section 6905)
 - Law Enforcement Services (see Section 6905)
- c. Agricultural Use Types.
 - Horticulture (all types)
 - Tree Crops
 - Row and Field Crops
 - Packing and Processing: Limited
 - Packing and Processing: Wholesale Limited Winery

(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. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

(Amended by Ord. No. 9422 (N.S.) adopted 1-9-02)

2723 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the A72 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
 - Animal Sales and Services: Veterinary (Large Animals) "6"
 - Animal Sales and Services: Veterinary (Small Animals) "6"
 - Cottage Industries "17" (see Section 6920)
 - Recycling Collection Facility, Small "2"
 - Recycling Processing Facility, Wood and Green Materials "3"
- c. Agricultural Use Types
 - Packing and Processing: Boutique Winery "22" (see Section 6910)

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

(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6783 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)

2724 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the A72 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

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))
(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)
(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

2725 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the A72 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
Lodge, Fraternal and Library Services
Major Impact Services and Utilities
Parking Services
Postal Services
Religious Assembly

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)
Animal Sales and Services: Auctioning
Explosive Storage (see Section 6904)
Gasoline Sales

Participant Sports and Recreation: Outdoor
Transient Habitation: Campground (see Section 6450)
Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Agricultural Equipment Storage
Animal Waste Processing (see Section 6902)
Packing and Processing: Winery
Packing and Processing: General
Packing and Processing: Support

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. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)
(Amended by Ord. No. 9690 (N.S.) adopted 12-15-04)

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 STABLE (see Section 3130)	Permitted							X	X	X						X								X	X		
	Boarding of and riding lessons for up to 3 horses not owned by the property owner				X	X	X				X		X	X	X							X	X				
	10 Horses per acre of usable area up to 50 horses and 5 acres +Zoning Verification				X	X	X				X		X	X	X							X	X				
	10 Horses per acre of usable area up to 100 horses and 10 acres +Administrative Permit				X	X	X				X		X	X	X							X	X				
	More than 100 horses and more than 10 acres of usable area + by MUP				X	X	X				X		X	X	X							X	X				
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 AD				X	X	X				X		X	X	X	X	X						X	X			
	1 acre+ by MUP	X	X	X																							
(b) Small Animal Raising (includes Poultry) (See Note 8)	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																							
	Chinchillas (See Note 5)				X	X	X						X												X		
(c) Large Animal Raising (Other than horsekeeping)	1 acre + permitted															X								X			
	8 acres + permitted							X	X	X	X	X	X	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 acre or less: 2 animals											X	X	X	X	X								X			
	1 to 8 acres: 1 per ½ acre											X	X	X	X												
	2 animals										X						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)	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																							
	Grazing Only																			X	X						
(d) Horse keeping (other than Animal Sales and Services: Horse Stable) (see Section 3130)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X		
	2 horses + 1 horse per ½ acre over ½ acre + Administrative Permit	X	X	X	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	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 or Aquaponics)	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 and up to two pot-belly pigs are accessory uses subject to the Accessory Use Regulations commencing at Section 6150 and are not subject to the animal enclosure setbacks.
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 ZAP may be approved for more than 25 chinchillas on property with the "L" Designator.
6. The number of animals allowed is per legal lot. This number shall not apply to the keeping of earthworms.
7. Additional regulations are applicable to beekeeping, see County Code Section 62.901 et seq.
8. Additional regulations are applicable to the keeping of roosters, see County Code Section 62.690 et seq.