

# Beautiful Ramona View Lot On Sunshine Valley Road

9.47 Acres

*Offered At \$175,000*

**Address:**

Sunshine Valley Road,  
Ramona CA 92065

**APN #:** 286-191-2300



**Description**

9.47 acres in sunny Ramona, California! This is a great lot with usable acreage. There are 3 +/- acres that usable, level and potentially available for building and use. Open space easements ensure room for wildlife to abound. It boasts excellent and easy access along paved roads. This property is adjacent to BLM land – which means it is an excellent place for horseback riding and hiking! This also ensures serenity and forever views! The topography is level to gently sloped and studded with enchanting rock outcroppings. This versatile property is the perfect backdrop to create your own estate! The valuable “O” animal designator makes this property even more desirable. The “O” animal designator means there are fewer restrictions. It allows the most flexibility in having a broad range of animals and less restrictive quantities. This property is also zoned AG 72 which is less restrictive than AG 70! This property is private and quiet – the perfect place to create your dream get-a-way! It is also just a short drive from Ramona or Santa Ysabel. Privacy and convenience! Additionally, electricity is nearby, which is one of the many hurdles to cross in the building process! There are two additional lots for purchase. All three have blanket perk test certification for a standard three-bedroom home. Beautiful homes in the surrounding area makes this property a great value at its asking price.

*The seller is motivated and will carry with an acceptable offer!*

**Contact:**

**Diane Means**

**(760) 213 - 1155**

[DMeansRedHawk@gmail.com](mailto:DMeansRedHawk@gmail.com)

**RED HAWK REALTY**

**Diane Means**

(760) 213 - 1155  
dmeansredhawk@gmail.com



Jct. Hwy 78 & Hwy 79  
Santa Ysabel, CA 92070

We Know The Backcountry!  
www.DONN.com  
DRE# 0189096

## NATURAL SETTING

Topographically, the parcels are varied. Extensive amounts of useable acreage is available on each parcel, with potential home site suggestions. Flat land gives way to gentle, moderate slopes and rolling hills, ideal for vineyards. Native chaparral covers the area with color and fragrance. Wild Buckwheat, California Yucca, and Sugar Bush frame large Eucalyptus trees throughout the properties. 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 ample amount of water and cover in this rural area.

## AREA INFORMATION

Known for beautiful equestrian property and famous horse ranches, beautiful Ramona Valley is an easy 45 minute drive from downtown San Diego. The Ramona Valley has come to be recognized for its unique climate, which lends itself to excellent grape production. The Ramona Valley Vineyard Association (RVVA) is comprised of over 100 productive vineyards and more than 30 full-scale wineries, all of which have substantiated Ramona as a true fixture in the viticulture industry. Now becoming an up-'n'-coming wine region worthy of a visit, Ramona now boasts the highest density of wineries in San Diego County!

Perhaps Ramona's greatest claim to fame comes from thoroughbred horse breeding. The Golden Eagle Farm in eastern Ramona's Ballena Valley was the home of the famous racehorse, Best Pal, the second-place finisher of the 1991 Kentucky Derby, making this area a destination for equestrian enthusiasts.

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. There are many fine restaurants and lodging accommodations in the surrounding area of this centrally, yet privately located property.

## RECREATION AND LIFESTYLE

Ramona is a relaxed, close-knit community with many recreational activities available in the area: wine tasting, helicopter rides, horseback riding at Ramona Grasslands Preserve, camping at Dos Picos County Park, and for the hiking enthusiast nearby trails include: Mt. Woodson, Cedar Creek Falls, Iron Mountain, and many more in the surrounding areas. For the animal fanatic, the San Diego Zoo Safari Park in the beautiful San Pasqual Valley is just a short 18 minute drive from downtown Ramona! For those seeking an adrenaline rush, just under an hour's drive is scenic Pauma Valley, home to La Jolla Zip Zoom Ziplines, which is believed to be California's longest zip line! 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. The San Vicente Golf Course and Resort and Riviera Wellness Spa are both just a 5 minute drive away. Miles of hiking, biking and equestrian trails are located throughout the area. In addition, art galleries, shopping, casual and fine dining, and a variety of other opportunities for each family member can be easily accessed. This rural yet central location lends itself to privacy and country ambiance while still being near many of San Diego County's resources and opportunities.

### Contact:

**Diane Means**

**(760) 213 - 1155**

[DMeansRedHawk@gmail.com](mailto:DMeansRedHawk@gmail.com)



**RED HAWK REALTY**  
Diane Means  
(760) 213 - 1155  
dmeansredhawk@gmail.com



Jct. Hwy 78 & Hwy 79  
Santa Ysabel, CA 92070

We Know The Backcountry!  
www.DONN.com  
DRE# 01891996

# RAMONA VIEW LOT

## 9.47 ACRES



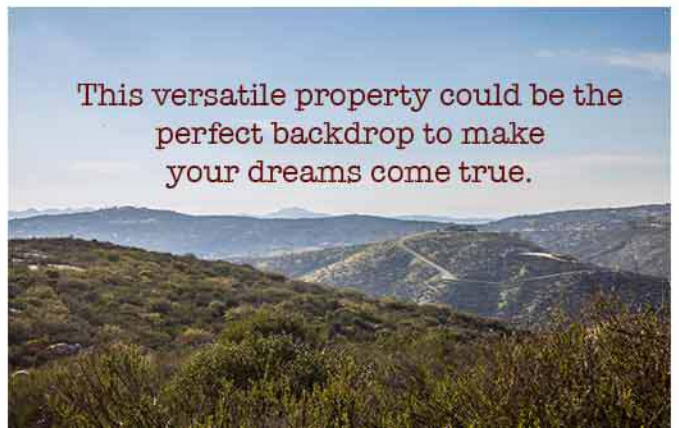
**ON SUNSHINE VALLEY RD.**  
**\$99,000**



There are 3 +/- acres that usable, level & potentially available for building and use. Open space easements ensure room for wildlife to abound. It boasts excellent & easy access along paved roads. This property is also located next to BLM land! The topography is level to gently sloped and studded with enchanting rock outcroppings.

Electricity is nearby, which is one of the many hurdles to cross in the building process! There are 2 additional lots for purchase. All 3 have blanket perk test certification for a standard 3-bedroom home.

The 2 adjacent parcels are also available:  
9.17 acres: \$195k,  
9.46 acres: \$175k.  
30 acres subdivided into three 9+ acre parcels.  
**CREATE YOUR OWN ESTATE!**



This versatile property could be the perfect backdrop to make your dreams come true.

**RED HAWK REALTY**

**Diane Means**

(760) 213-1155

dmeansredhawk@gmail.com



Jct. Hwy 78 & Hwy 79  
Santa Ysabel, CA 92070

We Know The Backcountry!  
www.DONN.com  
DRE# 01891996

# RAMONA VIEW LOT

9.47 ACRES

Known for beautiful equestrian property and famous horse ranches, beautiful Ramona Valley, is an easy 45 min drive from downtown San Diego.

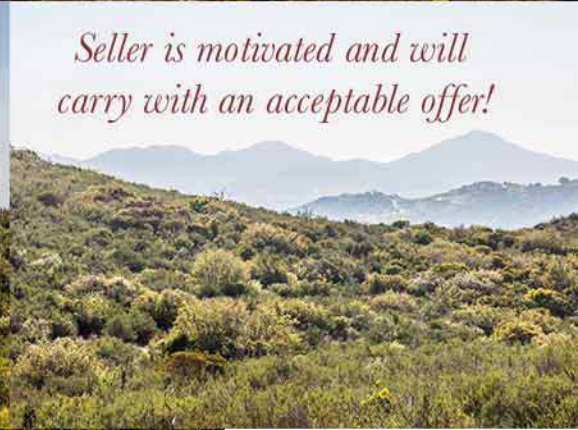
Now becoming an up-'n'-coming wine region worthy of a visit, Ramona now boasts the highest density of wineries in San Diego County!

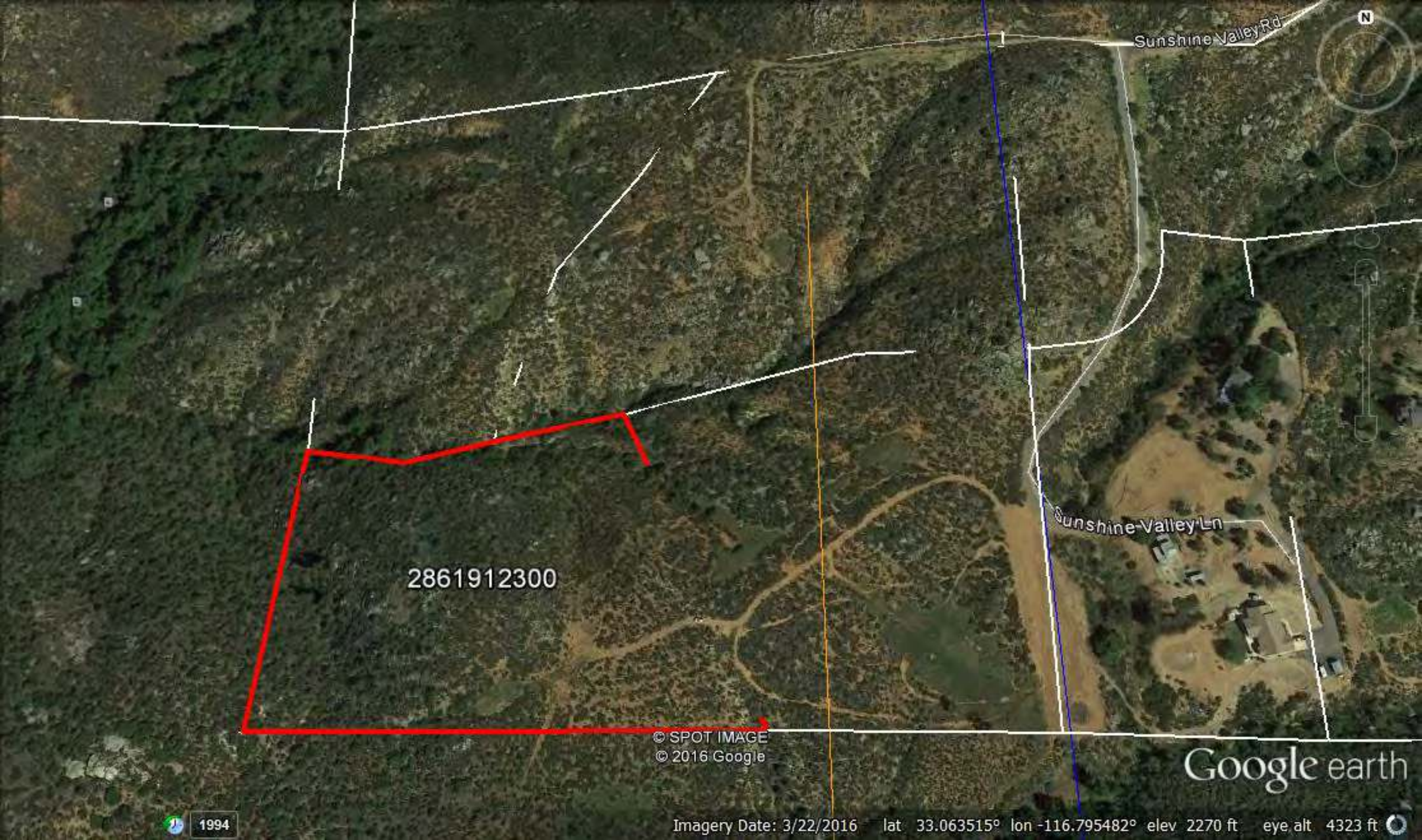


**The valuable "O" animal designator makes this property even more desirable, which allows the most flexibility in having a broad range of animals and less restrictive quantities. Private and quiet, this property is adjacent to BLM land - excellent for horseback riding and hiking!**



*Seller is motivated and will carry with an acceptable offer!*





2861912300

Sunshine Valley Rd

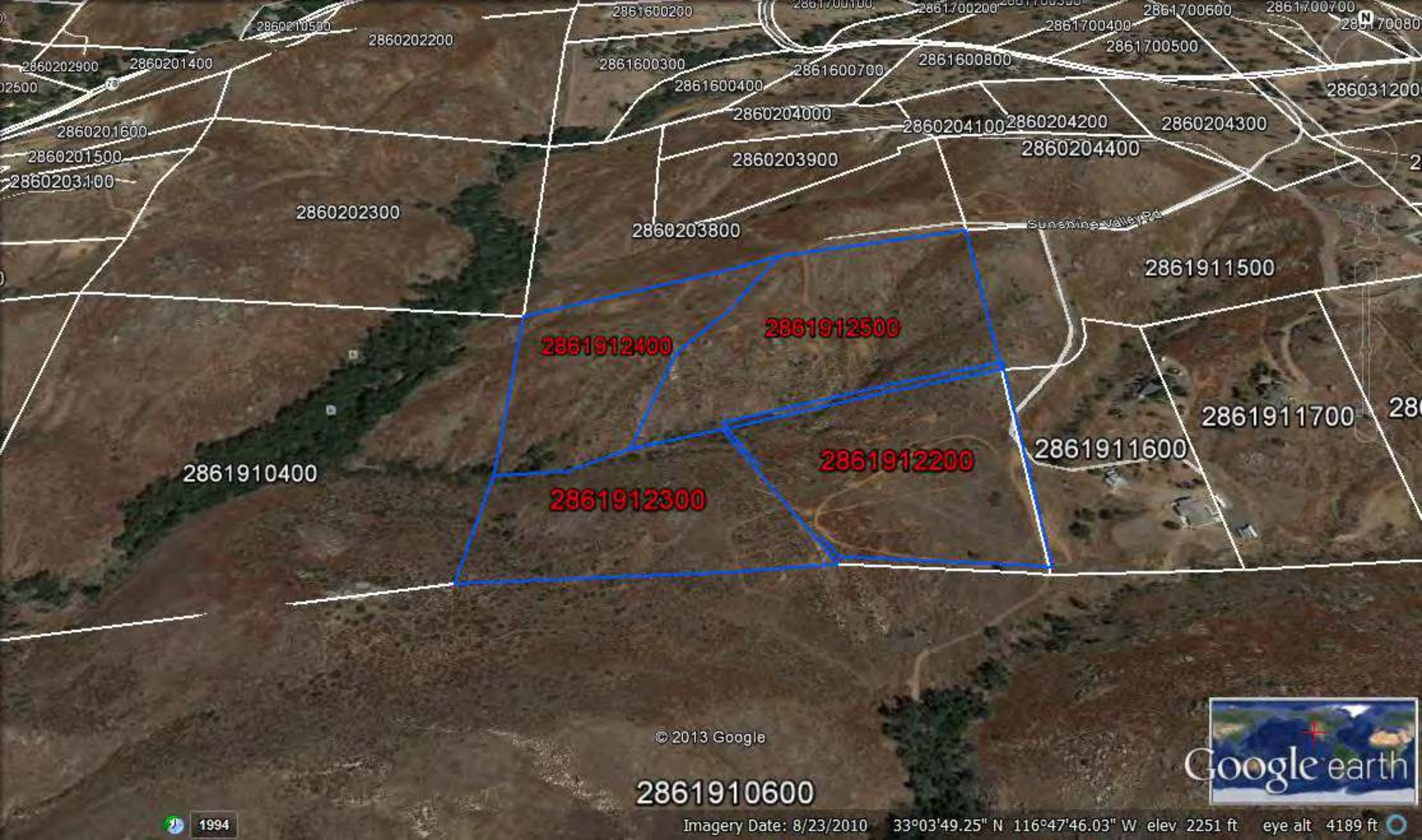
Sunshine Valley Ln

© SPOT IMAGE  
© 2016 Google

Google earth

1994

Imagery Date: 3/22/2016 lat 33.063515° lon -116.795482° elev 2270 ft eye alt 4323 ft



2860202300

2860203800

Sunshine Valley Rd

2861911500

**2861912400**

**2861912500**

2861911700

2861910400

**2861912300**

**2861912200**

2861911600

© 2013 Google

2861910600



1994

Imagery Date: 8/23/2010 33°03'49.25" N 116°47'46.03" W elev 2251 ft eye alt 4189 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:	10/19/2016 3:03:54 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2861912300
Project Name:	

2861912300

### General Information

USGS Quad Name/County Quad Number:	Ramona/60
Section/Township/Range:	8/13S/02E
Tax Rate Area:	65023
Thomas Guide:	1153/F3
Site Address:	0 Sunshine Valley Rd Ramona 92065
Parcel Size (acres):	9.47
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.	No
The site contains Prime Soils.	No
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery
Sunset Zone:	21
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	11300 Disturbed Habitat; 37120 Southern Mixed Chaparral
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: No)
The site is within MSCP Boundaries.	No (Draft: North)
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.	Yes: Very High
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
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:	No
Soils Hydrologic Group:	C
The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category.	Yes: -/-/Gabbro Slope
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: Pala Pegmatite District

**Mineral Resources**

The site is located within a Mineral Resource Category.	No Mrz (No 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 Dieguito
Sub-basin:	905.42/Lower Hatfield
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.	No
------------------------------------	----

**Fire Services**

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

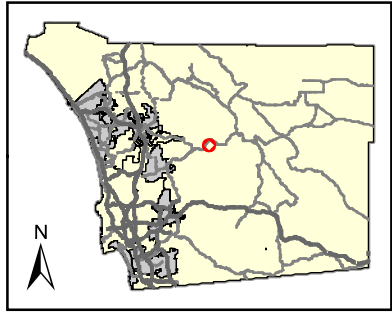
**Additional Information**

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.	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.	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.	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.	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 0.03 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:**

## **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
<b>ANIMAL SALES AND SERVICES:</b> 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															
<b>ANIMAL SALES AND SERVICES:</b> 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																					
<b>ANIMAL RAISING (see Note 6)</b>																									
(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)  Chinchillas (See Note 5)	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	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	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	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	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.

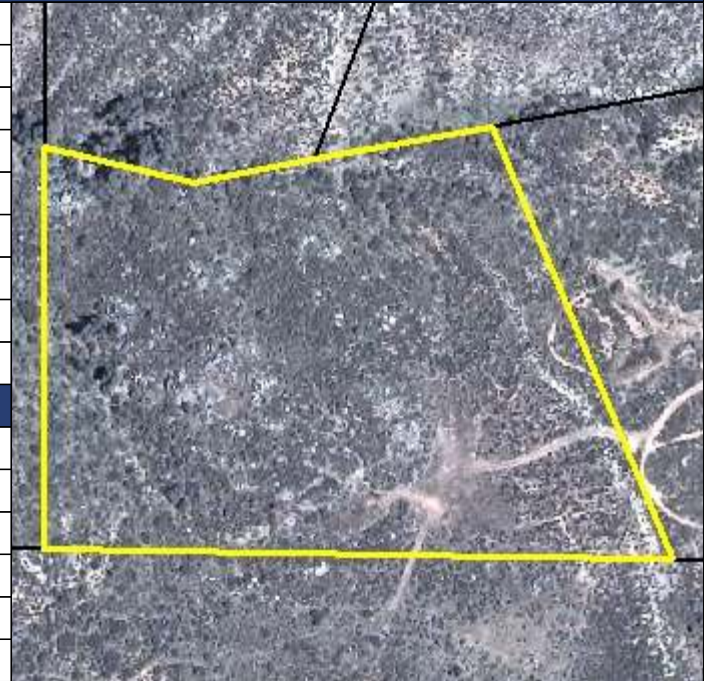
(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
 (Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)  
 (Amended by Ord. No. 7740 (N.S.) adopted 3-28-90)  
 (Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)



**COUNTY OF SAN DIEGO  
PLANNING & DEVELOPMENT SERVICES  
PROPERTY SUMMARY REPORT**

**GENERAL PARCEL INFORMATION**

APN:	286-191-23-00
ADDRESS:	
PARCEL AREA:	9.47
CENSUS TRACT:	208.07
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. <a href="http://www.sdcounty.ca.gov/pds/docs/pds198.pdf">http://www.sdcounty.ca.gov/pds/docs/pds198.pdf</a></i>
CEC CLIMATE ZONE:	10 <i>Refer to PDS 409 for energy efficiency standards info. <a href="http://www.sdcounty.ca.gov/pds/docs/pds409.pdf">http://www.sdcounty.ca.gov/pds/docs/pds409.pdf</a></i>
CBC & CRC SEISMIC DESIGN CATEGORY:	CBC D, CRC D1
ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE:	

**LAND DEVELOPMENT INFORMATION**

FLOOD:	NO
DRAINAGE DISTRICT:	DIST. 8 (RAMONA) <i>Refer to the drainage fee ordinance for more information. <a href="#">Drainage fee ordinance</a>, <a href="#">Spring Valley Drainage ordinance</a>.</i>
TREATMENT CONTROL BEST MANAGEMENT PRACTICES (TCBMP):	NO <i>Refer to <a href="#">Stormwater</a> website for more information</i>
COUNTY MAINTAINED ROAD:	N/A
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:	
-------------------	--



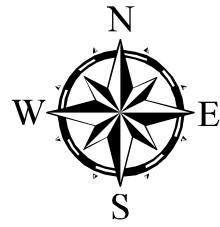
**COUNTY OF SAN DIEGO  
PLANNING & DEVELOPMENT SERVICES  
PROPERTY SUMMARY REPORT**

**ZONING INFORMATION BLOCK**

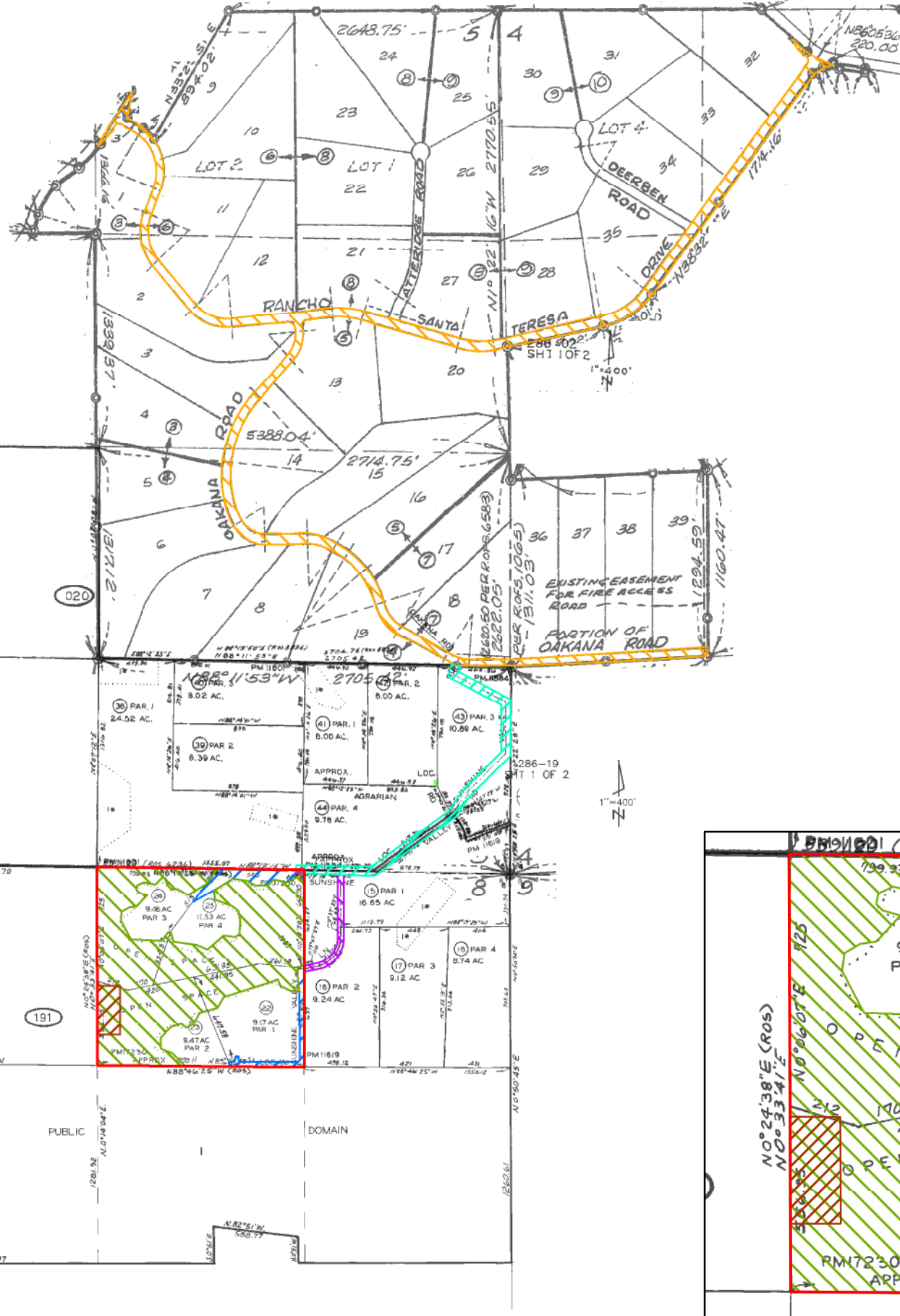
USE REGULATIONS:	A72	General Agriculture. Intended for crop or animal agriculture. Number of animals allowed are specified by neighborhood regulations. <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> <a href="http://www.sdcountry.ca.gov/pds/zoning/z2000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z2000.pdf</a>
ANIMAL REGULATIONS:	O	<i>Please refer to Part Three of the zoning ordinance for information regarding animal regulations.</i> <a href="http://www.sdcountry.ca.gov/pds/zoning/z3000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z3000.pdf</a>
DENSITY:	-	If "-"refer to general plan designation. <i>Refer to Part Four section 4100 of the zoning ordinance for density information.</i> <a href="http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</a>
LOT SIZE:	8AC	Minimum lot size. <i>Refer to Part Four Section 4200 of the zoning ordinance for Lot Size information.</i> <a href="http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</a>
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> <i>For additional information please refer to Part Four Section 4300 of the zoning ordinance.</i> <a href="http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</a>
MAX FLOOR AREA:	N/A	<i>Refer to Part Four Section 4400 of the zoning ordinance for Max Floor Area information.</i> <a href="http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</a>
FLOOR AREA RATIO:	N/A	<i>Refer to Part Four Section 4500 of the zoning ordinance for Floor Area Ratio information.</i> <a href="http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</a>
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> <i>For additional information refer to Part Four Section 4600 of the zoning ordinance.</i> <a href="http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</a>
LOT COVERAGE:	N/A	<i>Refer to Part Four Section 4700 of the zoning ordinance for Lot Coverage information.</i> <a href="http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</a>
SETBACK:	C	FY: 60' ISY: 15' ESY: 35' RY: 25' <i>*Please note there may be special setbacks for solar and fire code setback may be more restrictive.</i> <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> <i>For additional information refer to Part Four Section 4800 of the zoning ordinance.</i> <a href="http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</a>
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> <i>Refer to Part Four Section 4900 of the zoning ordinance for Open Space information.</i> <a href="http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</a>
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> <i>For specific information regarding Special Area Regulations refer to Part Five of the zoning ordinance.</i> <a href="http://www.sdcountry.ca.gov/pds/zoning/z5000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z5000.pdf</a>

**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/>.



1 inch = 894.20 ft



**ORDER NO.**


**00208419-995-CC1**

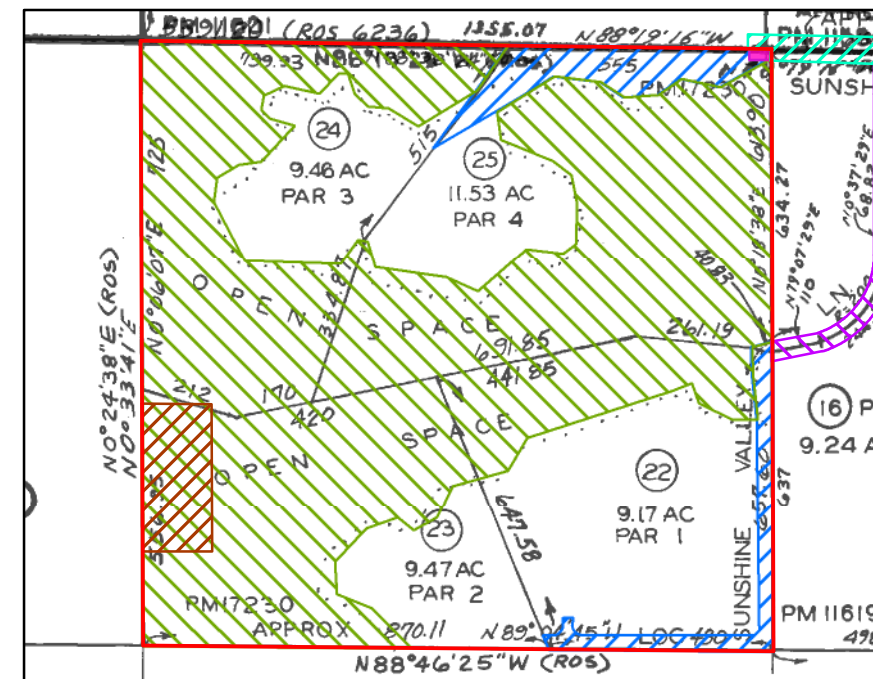
**12/16/2013**

**APN**

**286-191-22,23,24 & 25**

**Legend**

-  PAR A
-  PAR B
-  PAR C
-  PAR D
-  Ease for Open Space recorded  
07/02/1979 # 79-274815  
OR - Item 9
-  Ease for Roadway & Utility recorded  
03/03/1980 # 80-071714  
OR - Item 10
-  Ease for Road & Public Utility  
recorded 08/10/1989 # 89-427145  
OR - Item 11
-  Ease for Open Space (Biology &  
Sleep Slopes) recorded  
Parcel Map # 17230 - Item 15
-  Ease for Proposed Private Road  
recorded Parcel Map # 17230 - Item 16
-  Ease for Public Utilities recorded  
02/17/1994 # 1994-0111008  
OR - Item 18



**DETAIL**

This is not a survey of Land, but is compiled for information only, nor is it a part of this report or policy to which it may be attached. There will be no liability as for the accuracy of the acreage if shown