



**RANCHES • HOMES  
LAND • LOANS**



## ***PROPERTY REPORT***

**ADDRESS:** 25228 Mesa Grande Rd., Santa Ysabel, CA 92070

**DESCRIPTION:** An incredible opportunity awaits at this 160-acre ranch property, located in the heart of historic Mesa Grande. Experience an ideal collective of all that sets this coveted backcountry locale apart. Breathtaking views, pristine natural surroundings and comfortable living conveniences culminate to create the ultimate backcountry lifestyle experience. Gated access immediately off Mesa Grande Rd. leads to the 1990 sq. ft., 3-bedroom, 2-bath, fully furnished home beyond. A second 1920s vintage farmhouse offers an exciting opportunity to transform the home back to its former charm or to modernize; with 1110 sq. ft., 2 bedrooms and 1 bath, the possibilities are many. Enjoy fishing from one of 2 large ponds on the property. Enjoy camping and outdoor entertainment at the private site beyond, complete with a large, enclosed covered patio with solar electricity. Vast potential for expansion and personalization awaits. Come explore this rare opportunity and discover the grandeur and allure of all that lies within.

**PRICE:** \$1,995,000

**APN:** 245-020-09-00, 10-00, 11-00

**CONTACT:** Donn Bree; [Marketing@Donn.com](mailto:Marketing@Donn.com); 800-371-6669

Meriah Druliner; [Meriah@Donn.com](mailto:Meriah@Donn.com); 760-420-5131

# 160 Acre Mesa Grande Ranch

25228 Mesa Grande Rd., Santa Ysabel, CA 92070



**\$1,995,000**

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***Contact us to schedule your showing today!***



## Property Features

- Expansive views
- Single level home with open, inviting layout
- Floor to ceiling natural stone fireplace in living area
- Artesian spring fed pond
- 1 1/2 acre of fenced pasture
- Two water wells
- Abundant wild blackberry crop
- Ideal grazing land



### **RED HAWK REALTY**

Junction Hwy 78 & Hwy 79, Santa Ysabel, CA 92070  
CA DRE#01078868  
CA DRE#01997162

Marketing@Donn.com  
Meriah@Donn.com

www.DONN.com





# APN #245-020-09-00, 10-00, 11-00



## *Experience the Beauty of Mesa Grande*

This rare offering, on historic Mesa Grande, is rich with character, extraordinary views and opportunity. Known for its stunning beauty, serenity and naturescape, Mesa Grande is home to historic homesteads, generational ranches and exclusive homes. Stunning by way of its location and expanse, the 160 acre ranch enjoys some of the most spectacular views in the area. Black Mountain, the Cuyamaca Peaks and Ramona Valley below are but a few of the landmarks appreciable from the home and property beyond. The turnkey main home offers an inviting entry with a wood burning stove. Large and plentiful windows invite in the natural light and views. A sizeable living area is warmed by a large stone fireplace, creating an inviting focal point. The open floor plan leads to a casual dining area and large kitchen, complete with plentiful cabinet storage, farm sink and a lovely bay window. All appliances including the refrigerator, dishwasher and propane range and oven will convey with sale. Beyond the kitchen lies a laundry utility room with built-in cabinetry and plenty of work space. The master bedroom with a private, full bath, two additional bedrooms and an additional full bath complete the home.

The vintage 1920s farmhouse lies just beyond the modern home and is rich with history and character. This holds exciting opportunity for remodeling and personalization. Near the farmhouse is the remaining vintage barn which captures the historical character of this once thriving homestead.

Two ponds on the property provide seasonal and year round water supply. One pond, known throughout Mesa Grande as the most reliable pond in the area, is fed by an artesian spring and is beaming with bass, catfish and bluegill.

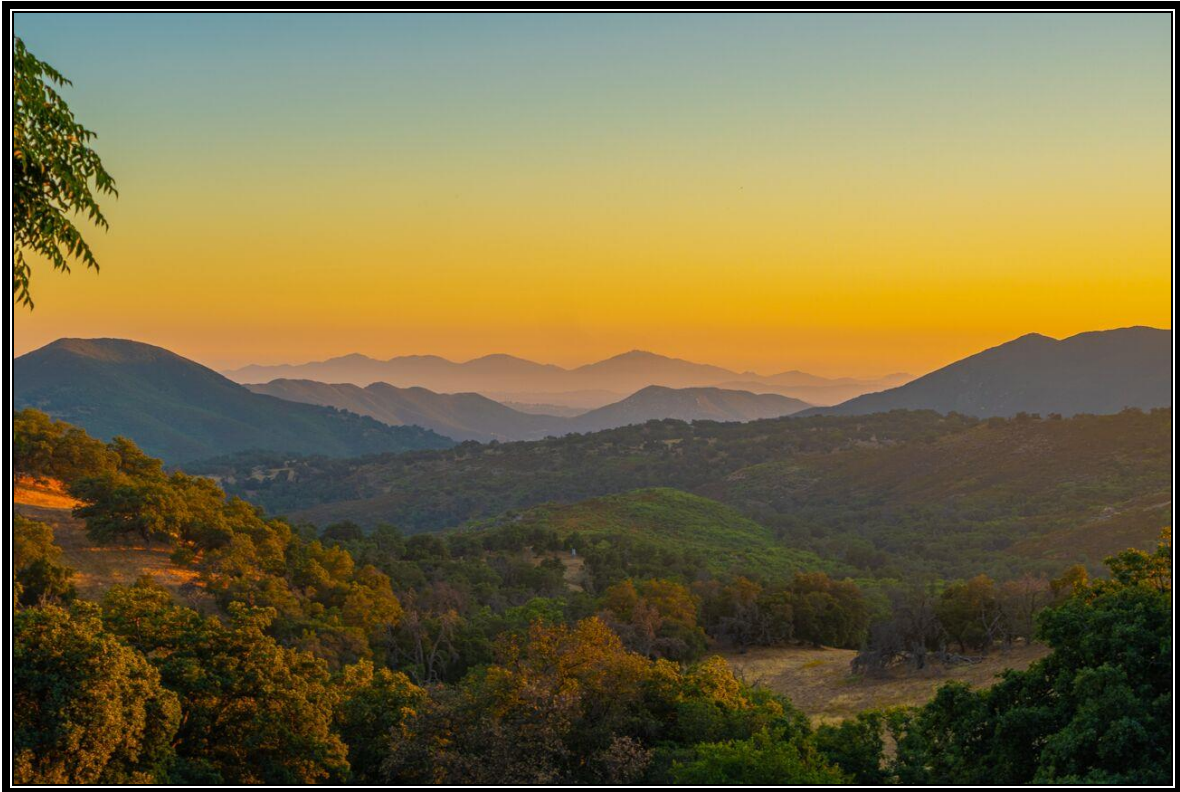
This stunning property embodies the essence of the Mesa Grande lifestyle and must be explored to appreciate the beauty and opportunity it affords. Convenience, serenity and potential await.

***We Know The Backcountry!***



**RANCHES • HOMES  
LAND • LOANS**

## **PROPERTY DESCRIPTION**



### **160 Acre Mesa Grande Ranch**

25228 Mesa Grande Rd.

Santa Ysabel, CA 92070

APNs 245-020-09-00, 10-00, 11-00

***We Know The Backcountry!***





## RANCHES • HOMES LAND • LOANS

### INTRODUCTION & OVERVIEW

This rare and unique property captures of beauty and essence of this highly sought-after backcountry locale. Additional features of the home and property include:

#### HOME

- Turnkey home with new carpet and paint
- Wood laminate flooring in entry and hall
- Carpeted living and bedroom spaces
- Vaulted wood beam ceilings throughout living area and kitchen
- Tile flooring in kitchen, utility room and baths
- Double doors leading from living area to an open Trex seating deck beyond
- Furnishings may convey with acceptable offer

#### PROPERTY

- Gated entry immediately off Mesa Grande Rd.
- Fully fenced
- Irrigation surrounding home and landscaping
- Lower site of historic homestead cabin has power and water
- High ground water
- Two water wells
  - 10k gallon holding tank servicing home
  - 2600-gallon additional holding tank
  - 800-gallon fill holding tank at camping site (water trucked to tank)
- Solar power at camping site (approximately 10 batteries for 3.12 kw)
- Three electrical meters
  - One meter to each home (main and vintage)
  - One agricultural meter to older well
- Two ponds
  - Upper pond approximately 15 to 20ft depth with approximately 210k gallons of water
  - Lower pond is artesian spring fed with surface area of one acre and aerator
- Some equipment may convey with acceptable offer. Additional details available upon request.

*We Know The Backcountry!*



## **RANCHES • HOMES LAND • LOANS**

### **NATURAL SETTING**

Topographically, the property is varied, creating a setting that is diverse and true to its native surroundings. Flat areas lead to gently sloping terrain. Native rock outcroppings are located throughout, surrounded by rich native flora including Manzanita, Sage, Wild Buckwheat and more. Mature Oak varieties enrich the area with shade, color and texture.

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

### **AREA INFORMATION**

Agriculture is still the dominant economic activity in the Santa Ysabel area. 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**

There are many recreational activities available in the area: the California Riding and Hiking Trail and the Pacific Crest Trail for riding, golfing at nearby resort, hunting and fishing, dining, and a variety of other opportunities for each family member. The Santa Ysabel Open Space Preserve offers excellent riding trails connecting the Santa Ysabel to other local communities. The famous Hale Observatory is less than 30 minutes away.

**\*\*All information contained herein has been obtained from independent sources, including, but not limited to, the Seller and governing agencies. Buyer to investigate Subject Property, including but not limited to, permits, code enforcement, build ability, and utilities with governing authority and/or licensed and bonded professionals.\*\***

***We Know The Backcountry!***



BIA Rd 48

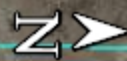
APN 245-020-11-00

APN 245-020-11-00

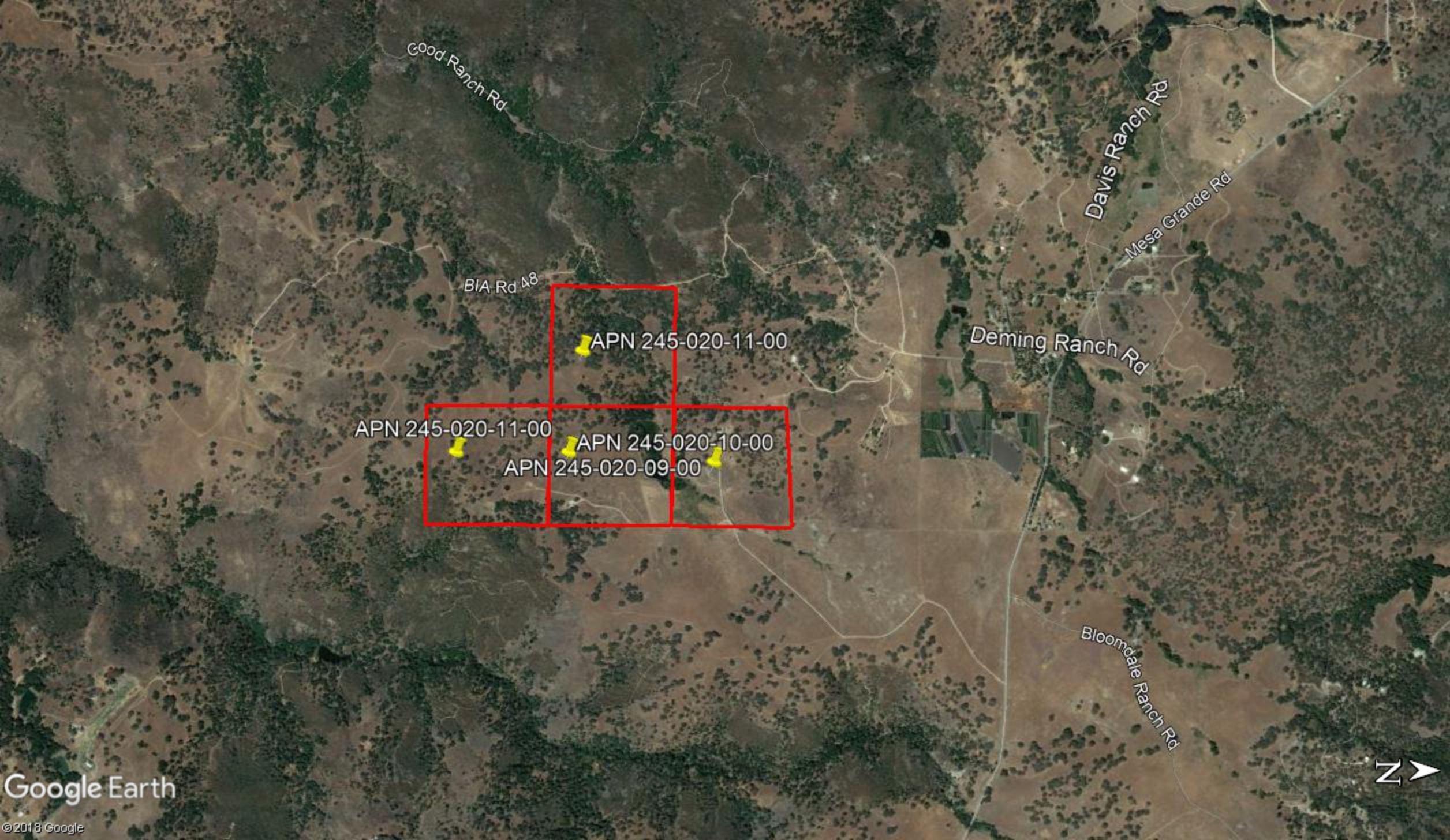
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Home

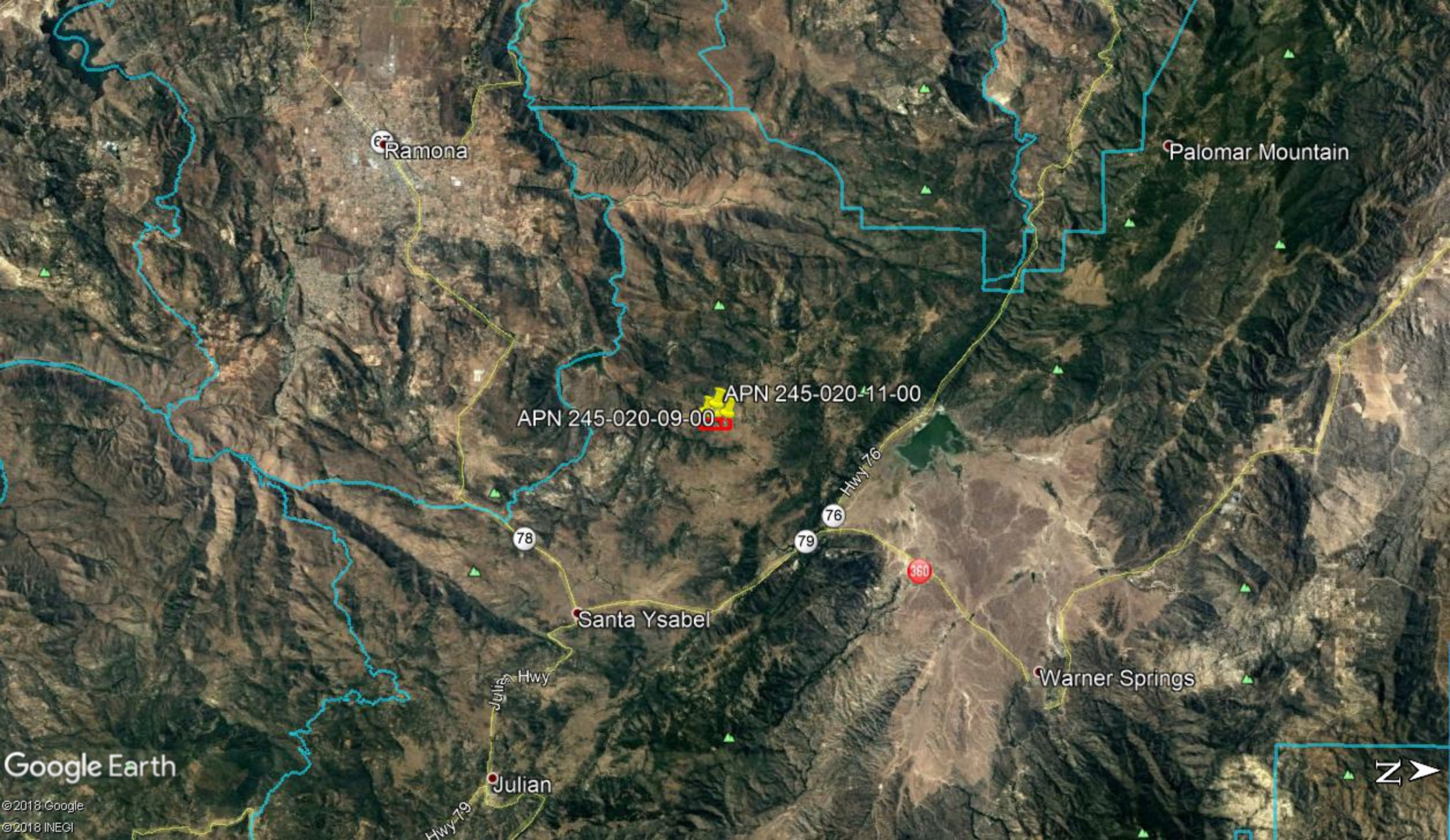
APN 245-020-09-00











Ramona

Palomar Mountain

APN 245-020-09-00

APN 245-020-11-00

78

79

76

360

Santa Ysabel

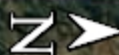
Warner Springs

Julian

Google Earth

©2018 Google

©2018 INEGI







Water line  
Write a description for your map.

Legend  
Line Measure







Water line  
Write a description for your map.

Legend  
Line Measure







Underground Power Line

Write a description for your map.

Legend

Line Measure





# 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:	8/1/2019 8:08:41 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2450200900,2450201000,2450201100
Project Name:	

	2450200900	2450201000	2450201100
<b>General Information</b>			
USGS Quad Name/County Quad Number:	Mesa Grande/44	Mesa Grande/44	Mesa Grande/44
Section/Township/Range:	3/12S/02E	3/12S/02E	3/12S/02E
Tax Rate Area:	81016	81016	81016
Thomas Guide:	/	/	/
Site Address:	25228 Mesa Grande Rd Santa Ysabel 92070-9622	0 Mesa Grande Rd Santa Ysabel	0 Mesa Grande Rd Santa Ysabel
Parcel Size (acres):	40.00	40.00	80.00
Board of Supervisors District:	5	5	5

<b>Public Service and Utility Districts</b>			
Water/Irrigation District:	None	None	None
Sewer District:	None	None	None
Fire Agency:	(See Map); County Service Area No 135; Csa 135	(See Map); County Service Area No 135; Csa 135	(See Map); County Service Area No 135; Csa 135
School District:	Gen Elem Julian Union; High Julian Union	Gen Elem Julian Union; High Julian Union	Gen Elem Julian Union; High Julian Union



	2450200900	2450201000	2450201100
<b>General Plan Information</b>			
General Plan Regional Category:	Rural	Rural	Rural
General Plan Land Use Designation:	Rural Lands (RI-80) 1 Du/80 Ac	Rural Lands (RI-80) 1 Du/80 Ac	Rural Lands (RI-80) 1 Du/80 Ac
Community Plan:	North Mountain	North Mountain	North Mountain
Rural Village Boundary:	None	None	None
Village Boundary:	None	None	None
Special Study Area :	None	None	None
<b>Zoning Information</b>			
Use Regulation:	A72	A72	A72
Animal Regulation:	O	O	O
Density:	-	-	-
Minimum Lot Size:	40Ac	40Ac	40Ac
Maximum Floor Area Ratio:	-	-	-
Floor Area Ratio:	-	-	-
Building Type:	C	C	C
Height:	G	G	G
Setback:	C	C	C
Lot Coverage:	-	-	-
Open Space:	-	-	-
Special Area Regulations:	-	-	-
<b>Aesthetic</b>			
The site is located within one mile of a State Scenic Highway.	No	No	No
The site contains steep slopes > 25%.	Yes	Yes	Yes
The site is located within Dark Skies "Zone A".	Yes	Yes	Yes
<b>Agricultural Resources</b>			
The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	Yes	No	No
The site contains Prime Soils.	Yes	Yes	Yes
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
Sunset Zone:	18	18	18
The site is located within an Agricultural Preserve.	Yes	Yes	Yes
The site is in a Williamson Act Contract.	No	No	No

	2450200900	2450201000	2450201100
<b>Biological Resources</b>			
Eco-Region:	Northern Mountains	Northern Mountains	Northern Mountains
Vegetation Map	18310 Field/Pasture; 71181 Open Engelmann Oak Woodland	18310 Field/Pasture; 77000 Mixed Oak Woodland; 79000 Non-Native Woodland	42000 Valley And Foothill Grassland; 71181 Open Engelmann Oak Woodland; 77000 Mixed Oak Woodland; 79000 Non-Native Woodland
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes	Yes	Yes
The site is located within a Quino Checkerspot Butterfly Survey Area.	Yes	Yes	Yes
The site contains Wetlands.	Yes	Yes	Yes
The site is within one mile of Biological Easements.	No	No	No
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: East)	No (Draft: East)	No (Draft: East)
The site is within MSCP Boundaries.	No (Draft: East)	No (Draft: East)	No (Draft: East)
The site is outside of MSCP and within 500 feet of:			
Coastal Sage Scrub	No	No	No
Maritime Succulent Scrub	No	No	No
Diegan Coastal Sage Scrub	No	No	No
Inland Form (>1,000 ft. elevation)	No	No	No
Coastal Sage - Chaparral Scrub	No	No	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No	No	No
None of the above	Yes	Yes	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	No	No	No
The site is located within the Ramona Grassland area.	No	No	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No	No	No

<b>Cultural and Paleontological Resources (*always confirm with Cultural and Paleontology Specialists)</b>			
Geological Formation:	Cretaceous Plutonic	Cretaceous Plutonic	Cretaceous Plutonic
Paleo Sensitivity:	Zero	Zero	Zero
Paleo Monitoring:	No Monitoring Required	No Monitoring Required	No Monitoring Required

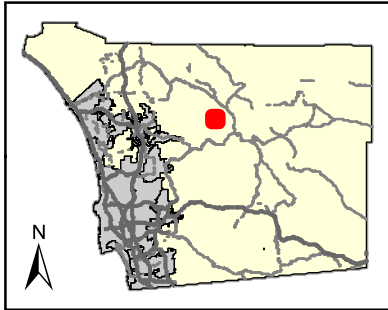
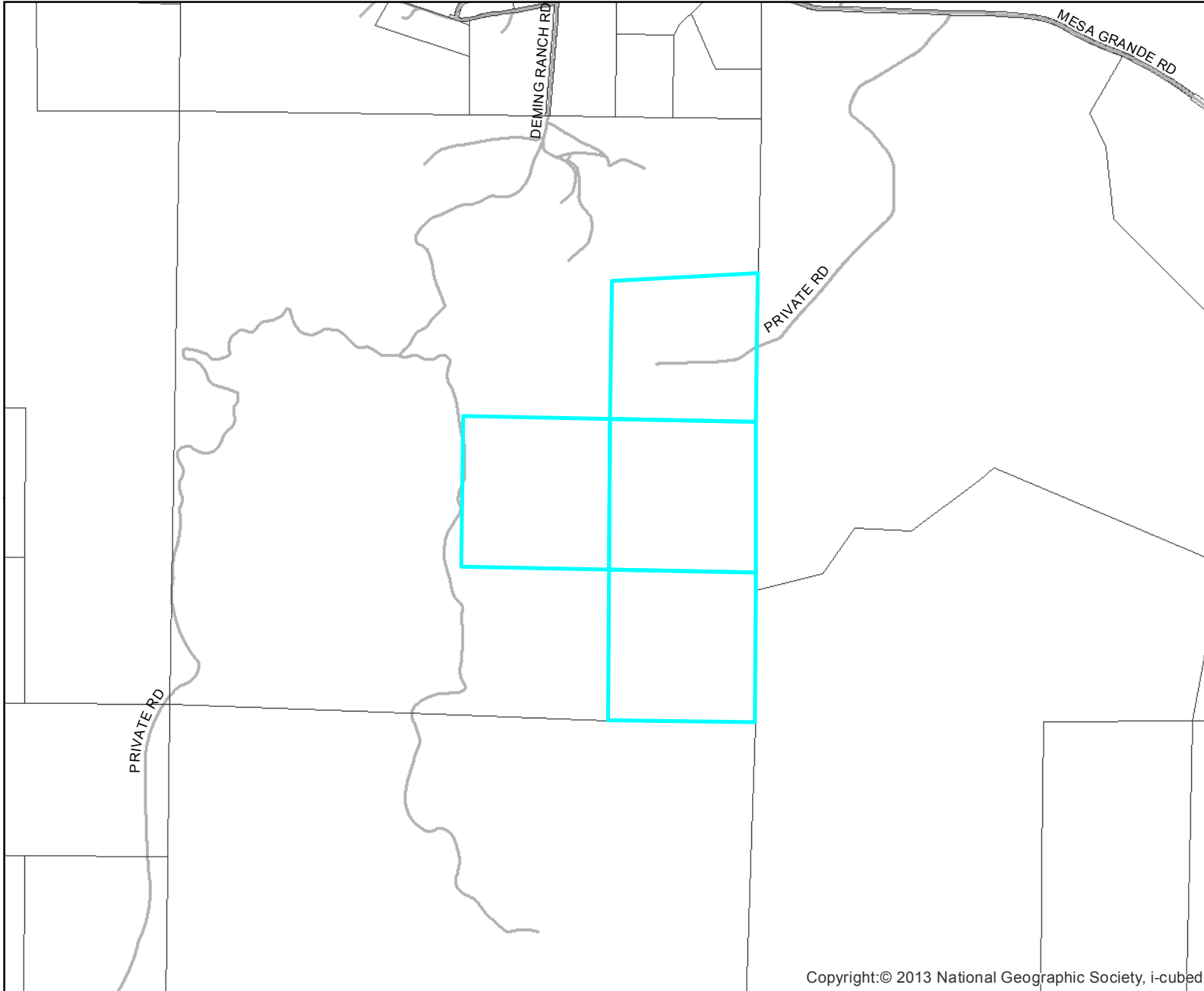
<b>Geology</b>			
Alquist-Priolo Zone:	No	No	No
County Special Study Zone:	No	No	No
Quaternary/Pre-Quaternary Fault:	No	No	No
Potential Liquefaction Area:	Yes	Yes	Yes
Soils Hydrologic Group:	C	C	C
The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category.	No	No	No
The site is located within a High Shrink Swell Zone (Expansive Soil).	No	No	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	No	No

	2450200900	2450201000	2450201100
<b>Mineral Resources</b>			
The site is located within a Mineral Resource Category.	No Mrz (No Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)
<b>Hazard Flooding</b>			
The site is located within a FEMA flood area.	No	No	No
The site is located within 1/2 mile from a FEMA flood area.	No	No	No
The site is located within a County Flood Plain area.	No	No	No
The site is located within 1/2 mile from a County Flood Plain area.	No	No	No
The site is located within a County Floodway.	No	No	No
The site is located within 1/2 mile from a County Floodway.	No	No	No
The site is located within a Dam Inundation Zone.	No	No	No
<b>Hazardous Materials</b>			
Schools are located within 1/4 mile of the project.	No	No	No
The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.	No	No	No
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	No	No	No
The site is located within 1000 feet of buried waste in a landfill.	No	No	No
The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.	No	No	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	No	No
The site is listed on the Geotracker listing.	No	No	No
The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.	No	No	No
The site is listed in the EPA's Superfund CERCLIS database.	No	No	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	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
The site contains existing homes or other buildings constructed prior to 1980.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
<b>Airport Hazards</b>			
The site is located in a FAA Notification Zone. If yes, list the height restrictions.	No	No	No
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	No	No	No
The site is located within an airport safety zone. If yes, list the zone number.	No	No	No
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	No	No	No
The site is within one mile of a private airport. If yes, list the name of the airport.	No	No	Yes: Hoffman Pvt



	2450200900	2450201000	2450201100
<b>Hydrology and Water Quality</b>			
Hydrologic Unit:	San Dieguito	San Dieguito	San Dieguito
Sub-basin:	905.53/Sutherland	905.53/Sutherland	905.53/Sutherland
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; Santa Ysabel Creek; Sutherland Reservoir	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges; Santa Ysabel Creek; Sutherland Reservoir	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges; Santa Ysabel Creek; Sutherland Reservoir
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes	Yes
The site is located in a Source Water Protection Area.	Yes	Yes	Yes
<b>Water Supply/Groundwater</b>			
The site is located outside (east) of the County Water Authority boundary.	Yes	Yes	Yes
The site is in Borrego Valley.	No	No	No
The project is groundwater dependent.	Yes	Yes	Yes
Annual rainfall:	21 To 24 Inches	21 To 24 Inches	21 To 24 Inches
<b>Noise</b>			
The site is within noise contours.	No	No	No
<b>Fire Services</b>			
The site is located in an Urban-Wildland Interface Zone.	Yes	Yes	Yes
FRA/LRA/SRA:	Fra/Sra	Sra	Fra/Sra
<b>Additional Information</b>			
The site is located within 150 feet of Mexican Border.	No	No	No
The site is located within a Resource Conservation Area.	No	No	No
The site is located in a Special Area.	No	No	No
There are existing or proposed trails on site or adjacent properties.	Yes	Yes	Yes
The site is located in an urbanized area as defined by the U.S. Census Bureau.	No	No	No
The population has a density of 1,000 per square mile or greater.	No	No	No
The site APN is listed in the GP Housing Element inventory.	No	No	No
<b>CEQA-Public Review Distribution Matrix</b>			
The site is located in the Desert.	Yes	Yes	Yes
The site is located east of the County Water Authority boundary.	Yes	Yes	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No	No	No
The site is located immediately adjacent to a State Highway or Freeway.	No	No	No
The site is located south of State Highway 78.	No	No	No
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No	No	No
The site is located in the Sweetwater Basin.	No	No	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	No	No	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	No	No

# TOPO MAP



## Legend:

 PROJECT AREA

0 0.15 0.3 0.45 0.6 Miles

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

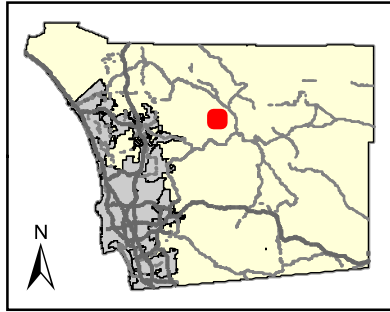
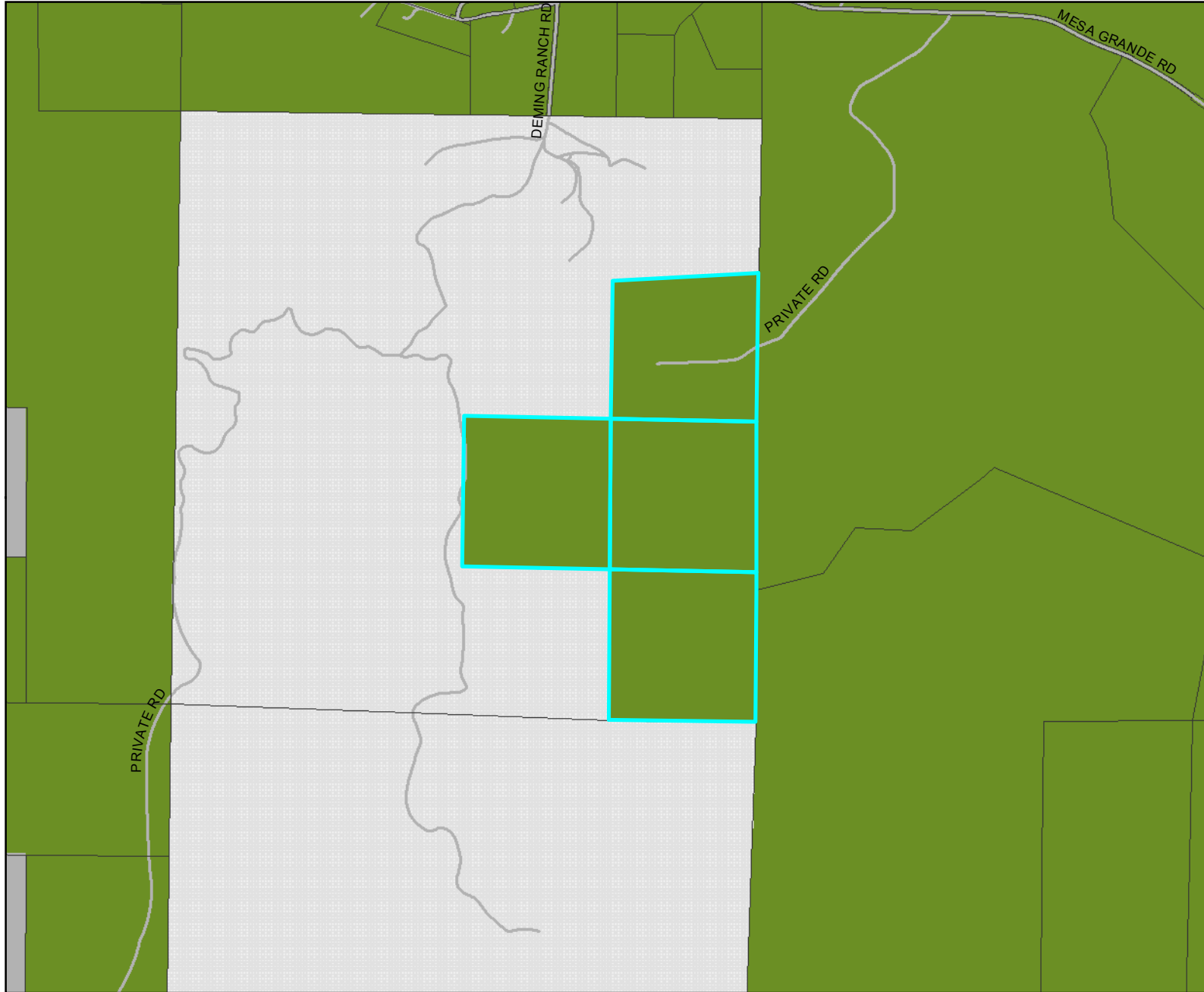


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Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION.

## Notes:



# 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 0.15 0.3 0.45 0.6 Miles

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

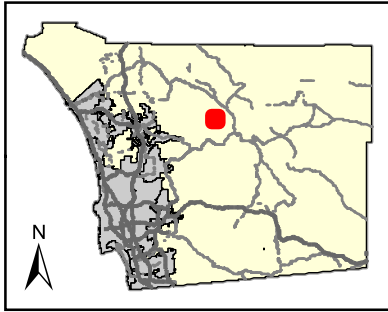
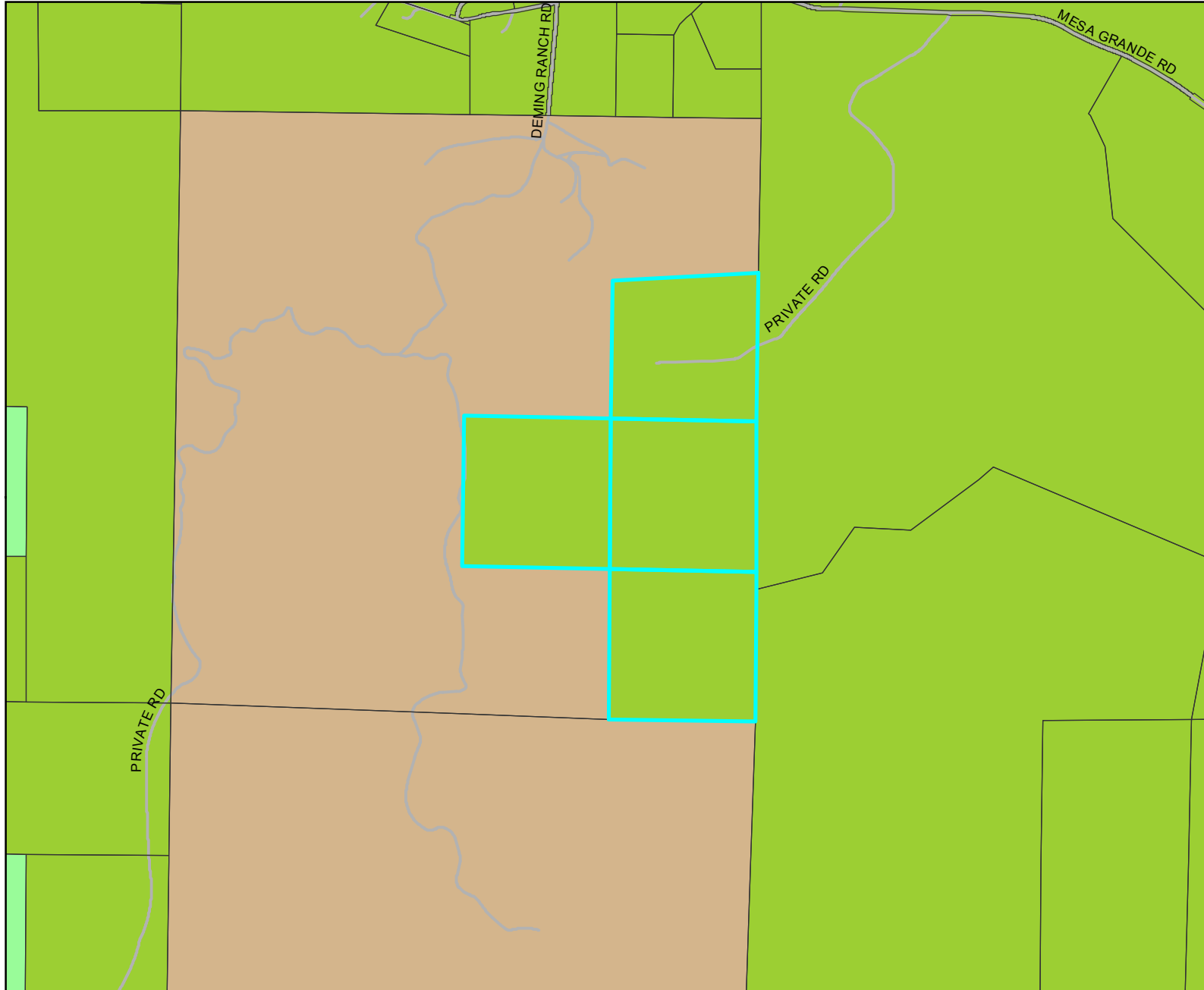


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## Notes:

\*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
- Open Space
- Extractive Use
- Transportation and Utility
- Limited Control
- Specific Plan
- Holding Area
- General Rural
- City of San Diego/No Zone
- Indian Reservation

0 0.15 0.3 0.45 0.6 Miles

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

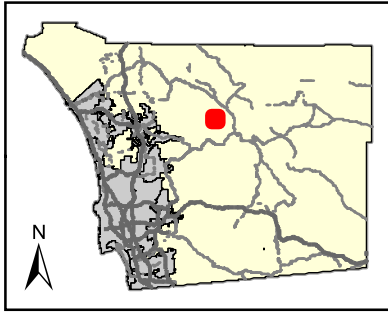
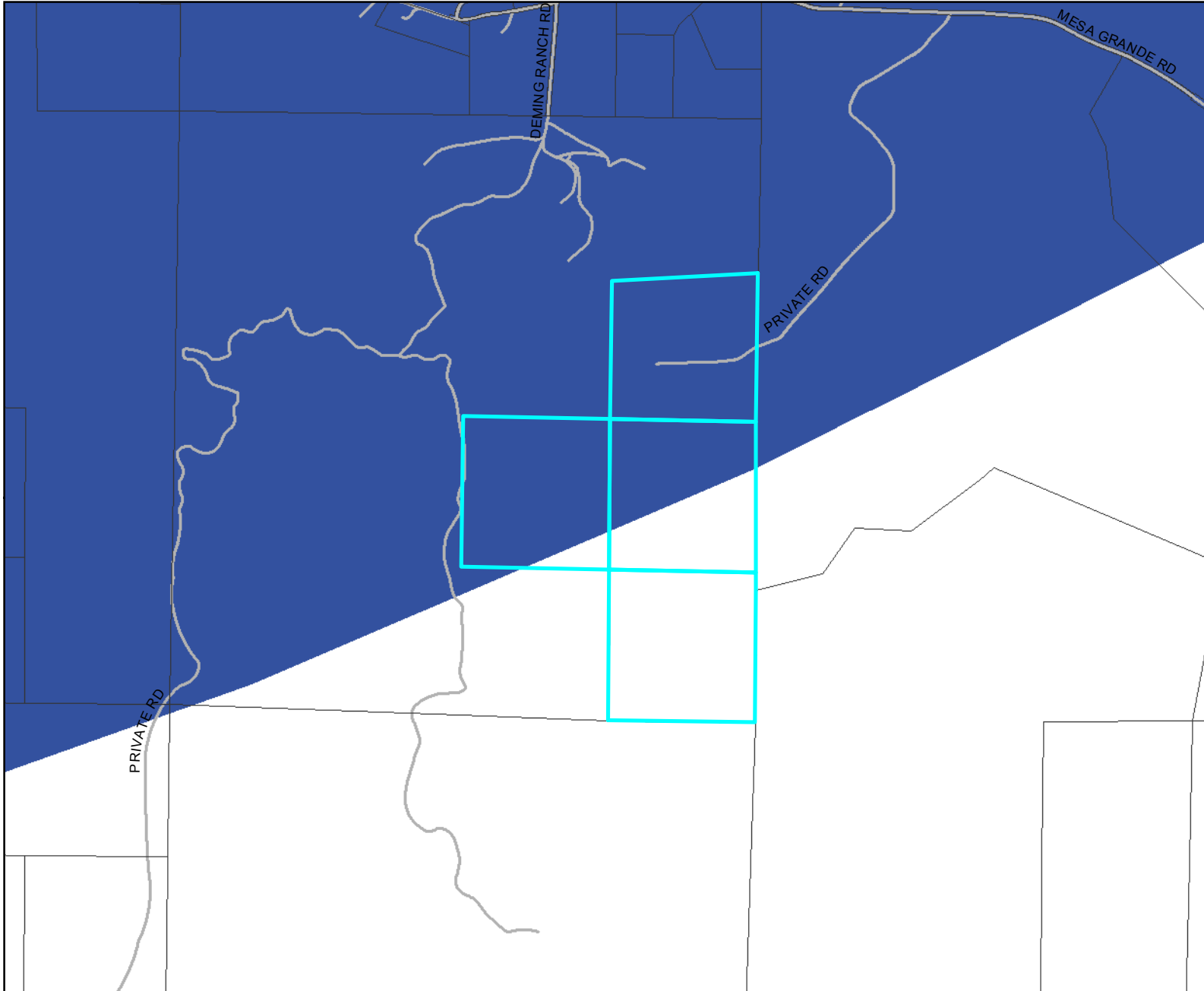


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## Notes:



# DARK SKIES



## Legend:

- PROJECT AREA
- DARK SKIES ZONE A

0 0.15 0.3 0.45 0.6 Miles

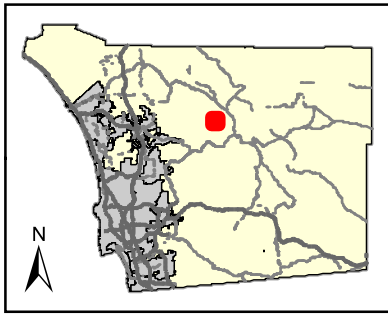
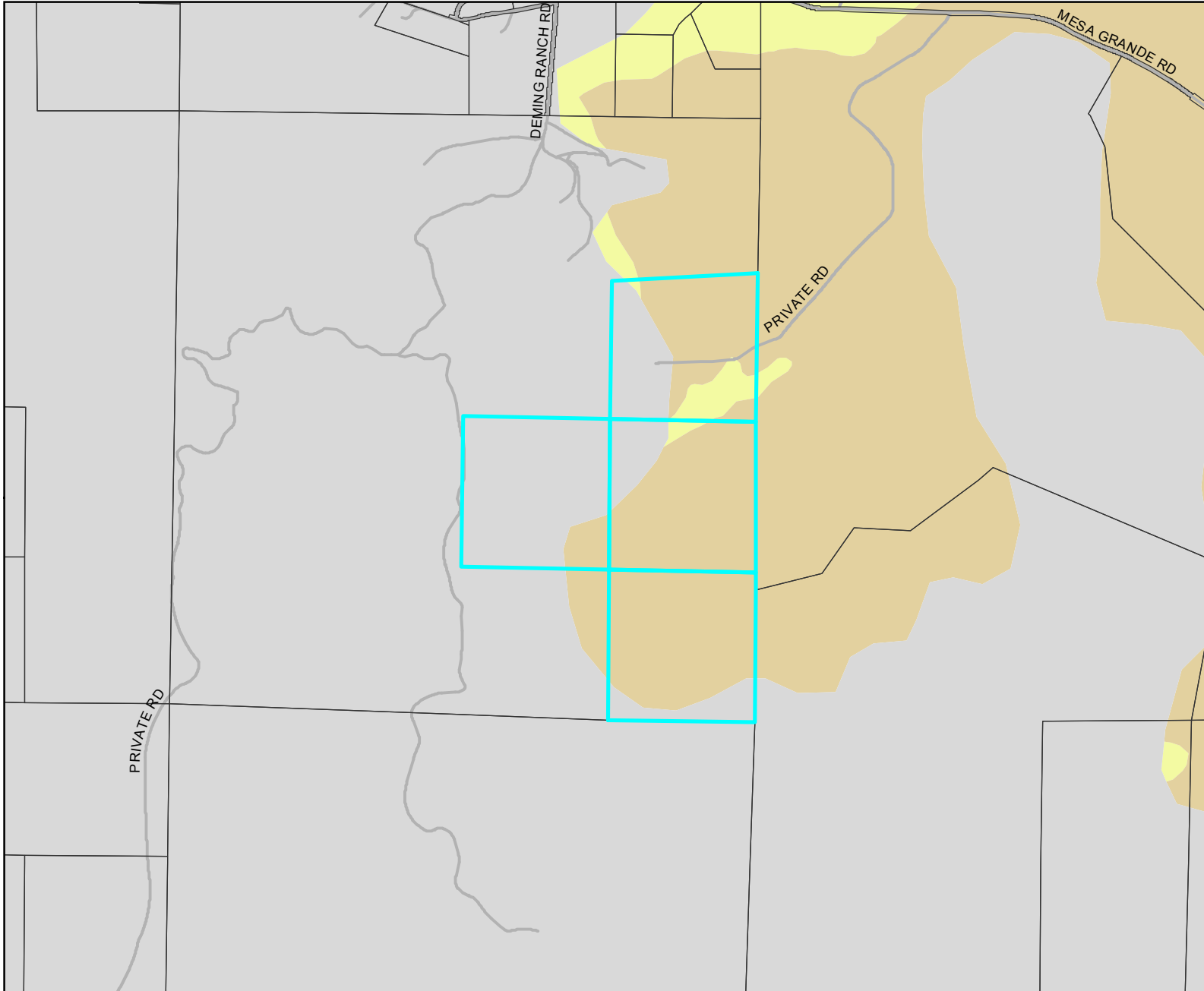
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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## Notes:

# FMMP



## 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 0.15 0.3 0.45 0.6 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services

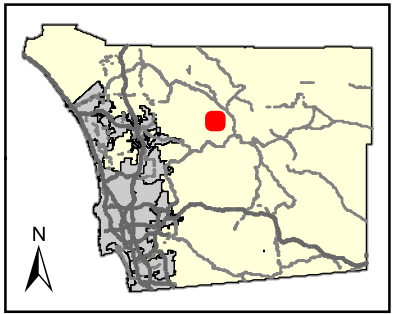
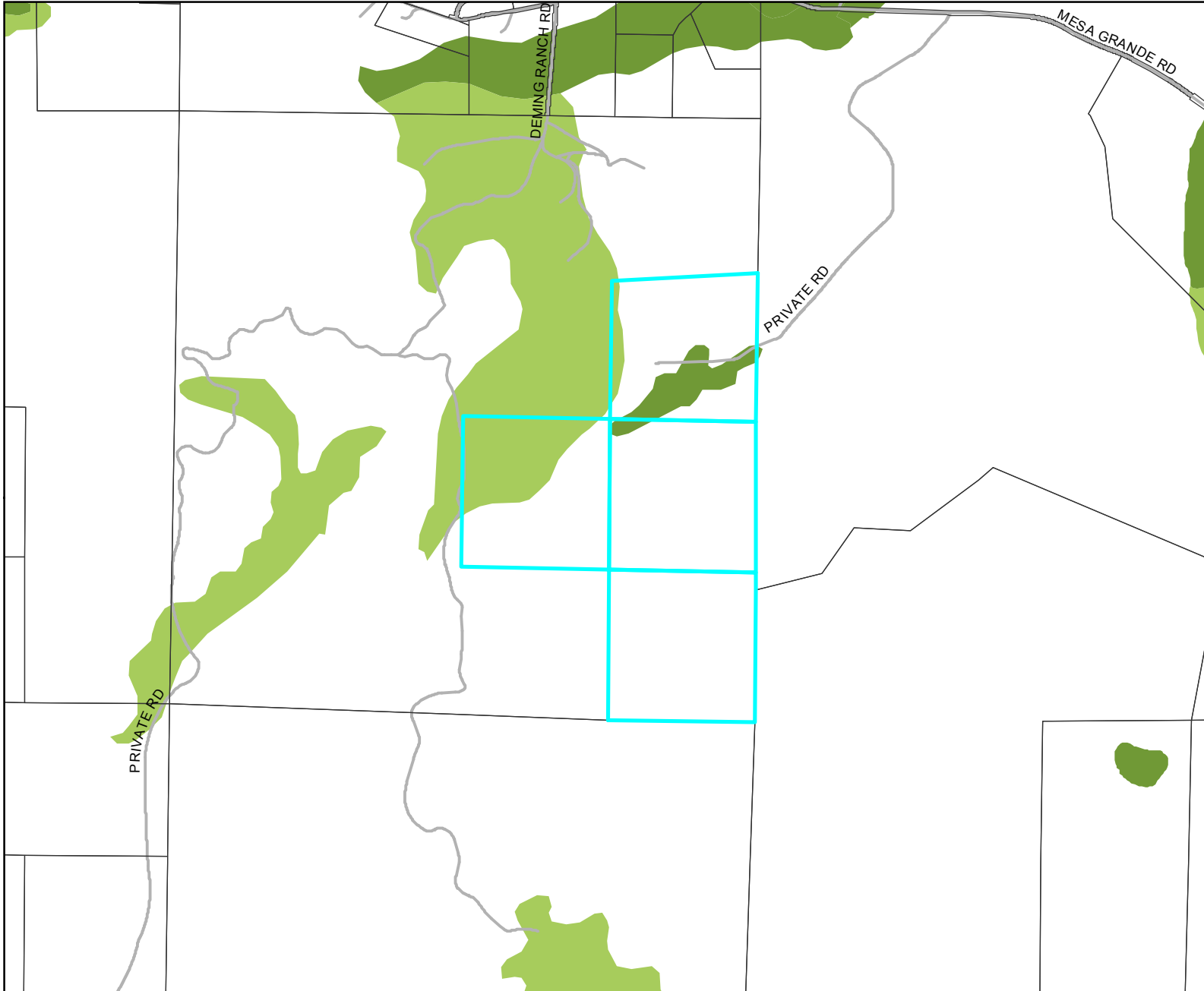


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Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION.**

## Notes:

FMMP = Farmland Mapping and Monitoring Program

# PRIME SOILS



## Legend:

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

0 0.15 0.3 0.45 0.6 Miles

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

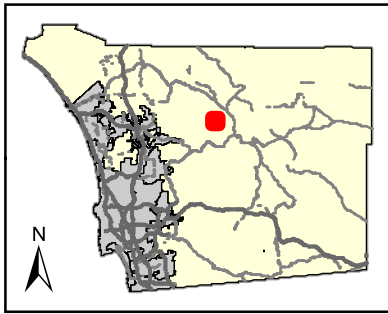
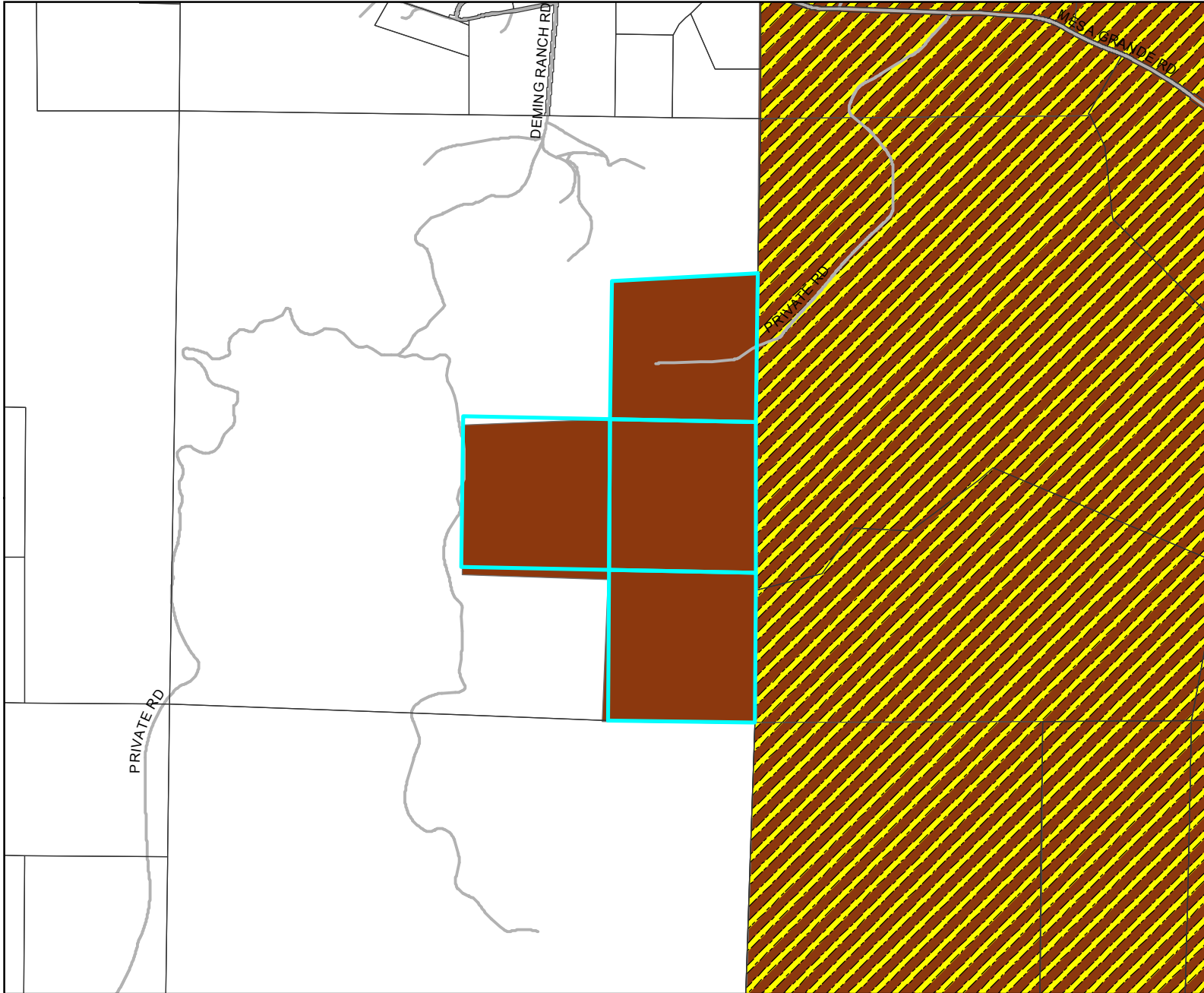


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## Notes:



# AG. PRESERVES/WILLIAMSON ACT



## Legend:

- PROJECT AREA
- WILLIAMSON ACT CONTRACT
- AGRICULTURAL PRESERVE

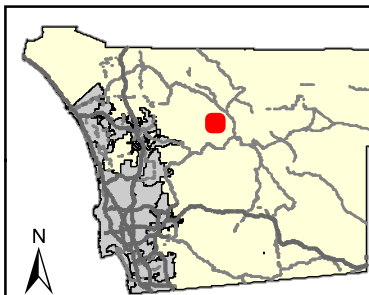
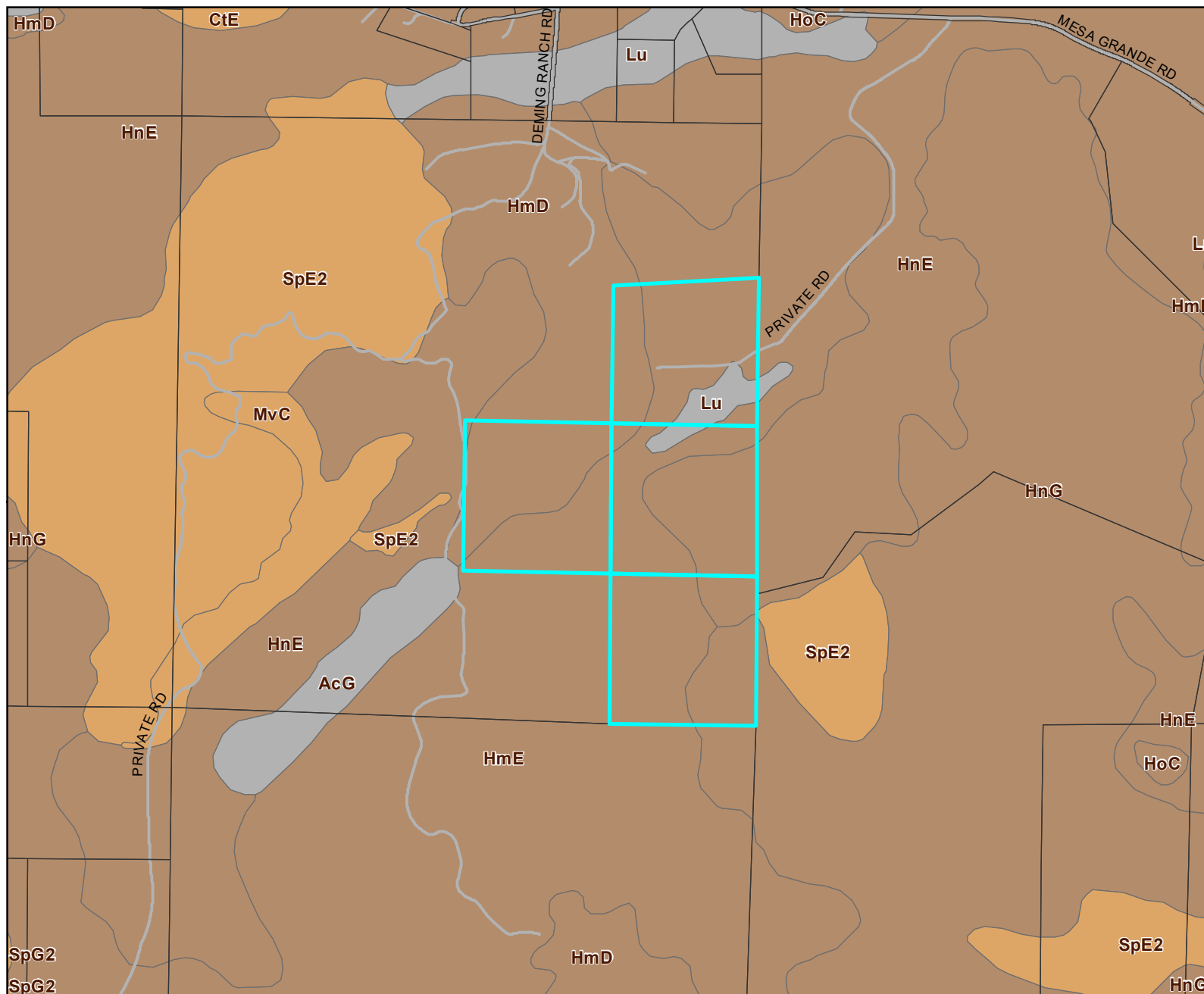
0 0.15 0.3 0.45 0.6 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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## Notes:

# SOIL



## Legend:

PROJECT AREA

### SOILS

- ALFISOLS
- ENTISOLS
- INCEPTISOLS
- MOLLISOLS
- VERTISOLS
- OTHER
- URBAN
- WATER
- UNKNOWN

0 0.15 0.3 0.45 0.6 Miles

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



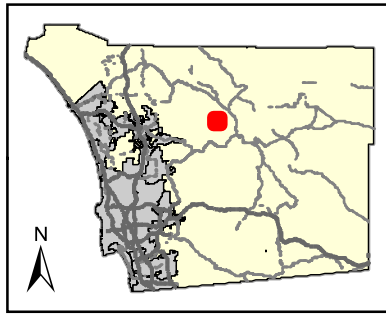
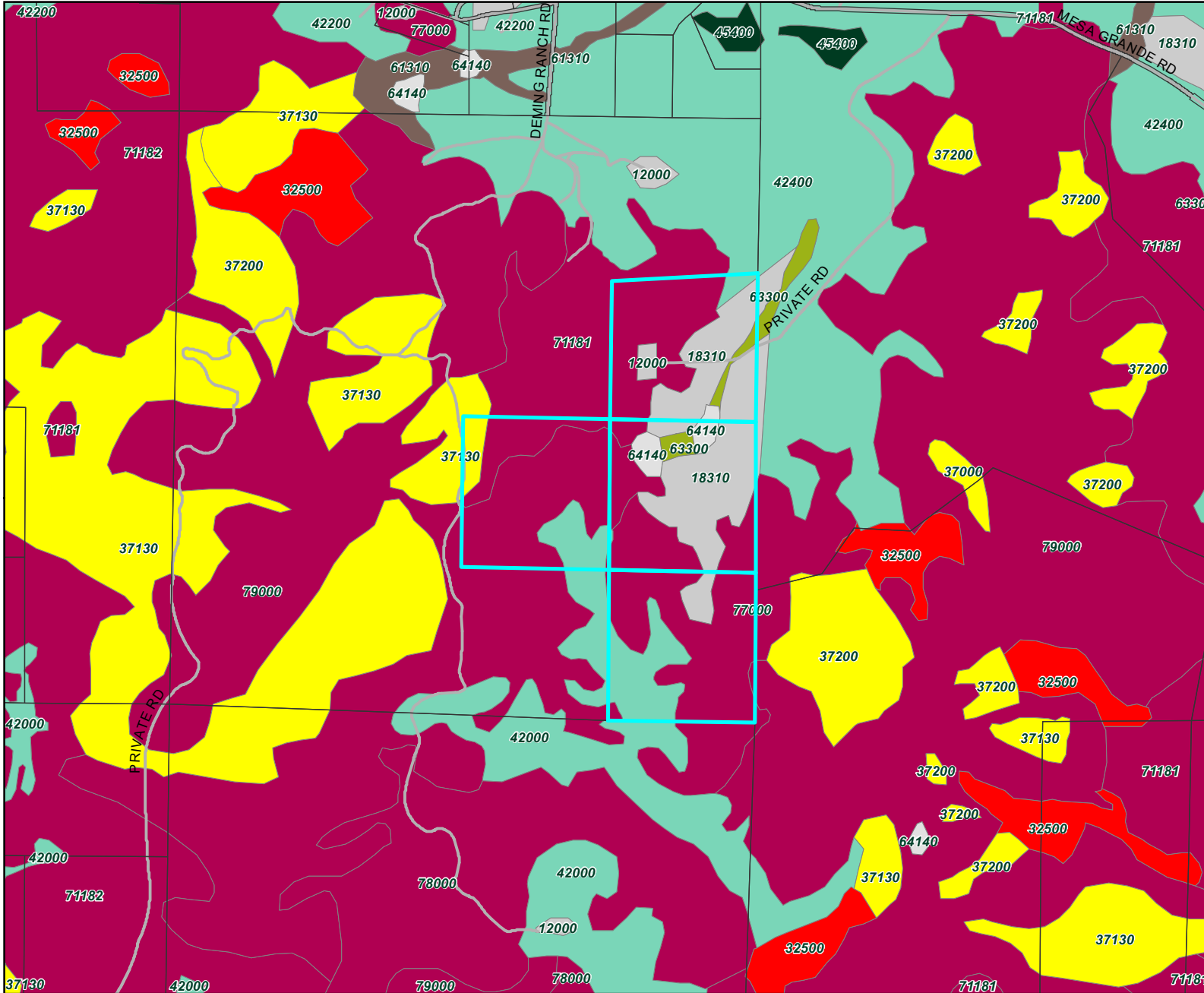
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## Notes:

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
HmE	Holland fine sandy loam, 15 to 30 percent slopes	6e-1(20)	57	Moderate	Severe 16
Lu	Loamy alluvial land	2w-2(20)	61	Low	Severe 16
HnE	Holland stony fine sandy loam, 5 to 30 percent slopes	6e-7(20)	32	Moderate	Severe 16
HnG	Holland stony fine sandy loam, 30 to 60 percent slopes	7e-7(20)	11	Moderate	Severe 1



# 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

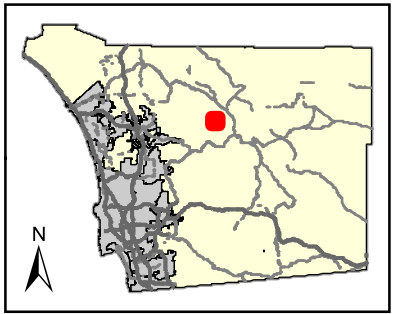
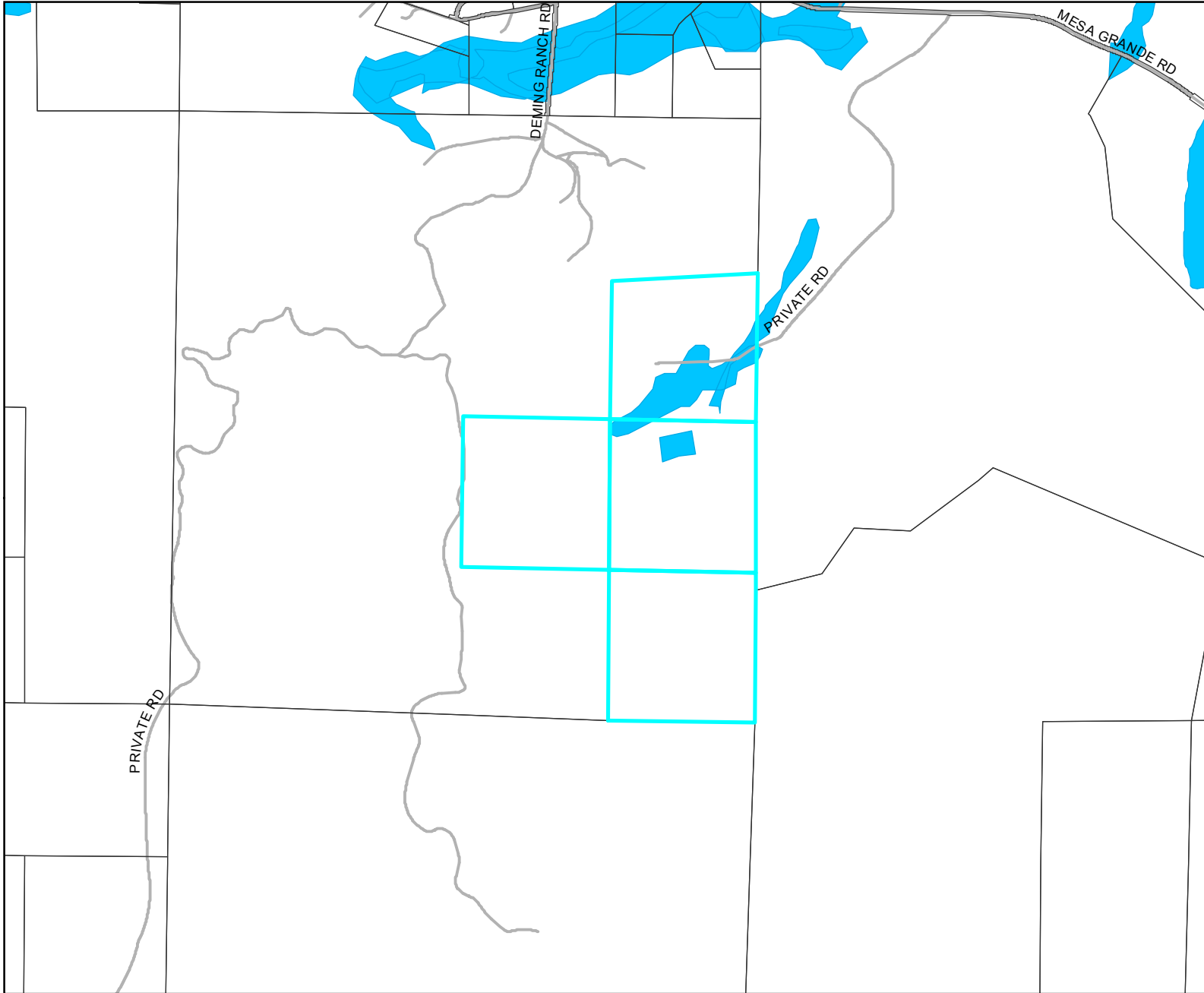
## Notes:

0 0.15 0.3 0.45 0.6 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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# WETLANDS



## Legend:

- PROJECT AREA
- WETLANDS

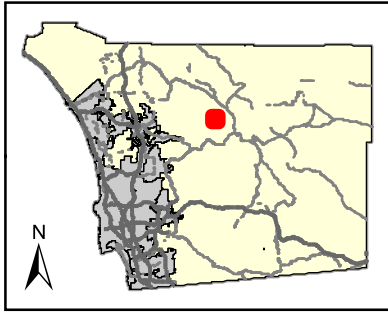
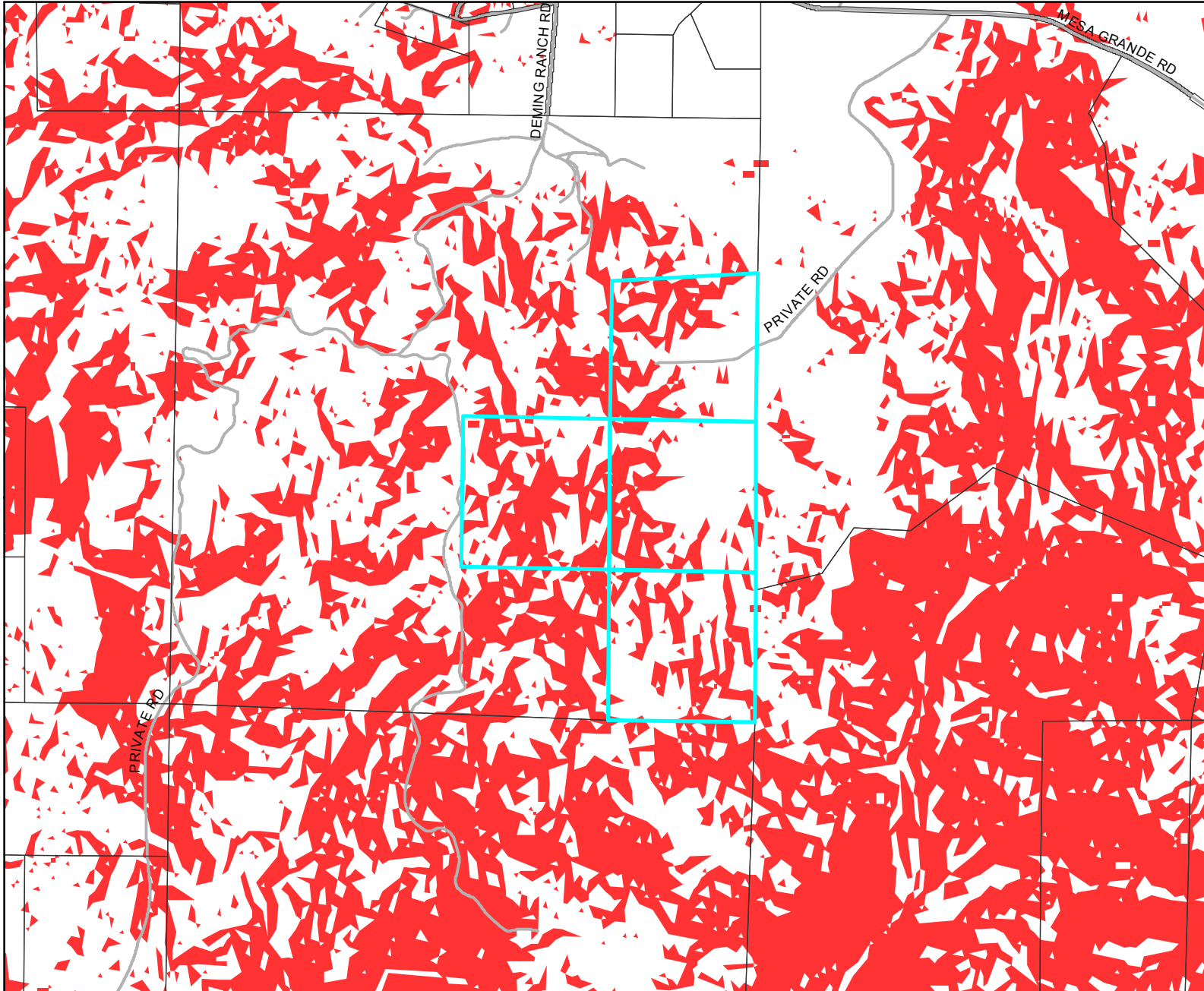
## Notes:

0 0.15 0.3 0.45 0.6 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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# STEEP SLOPES



## Legend:

- PROJECT AREA
- STEEP SLOPE (> 25%)

0 0.15 0.3 0.45 0.6 Miles

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



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## 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		
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.