

# FOR SALE

Listed At: \$149,000 (8.31 Acres) AND \$199,000 (21 Acres) **Make An Offer For Both!**  
 APNS: 277-150-15-00 (8.13 ACRES) & 277-150-16-00 (21 ACRES)

## EAGLE CREST PROPERTY



8.31 Acres &  
21.15 Acres



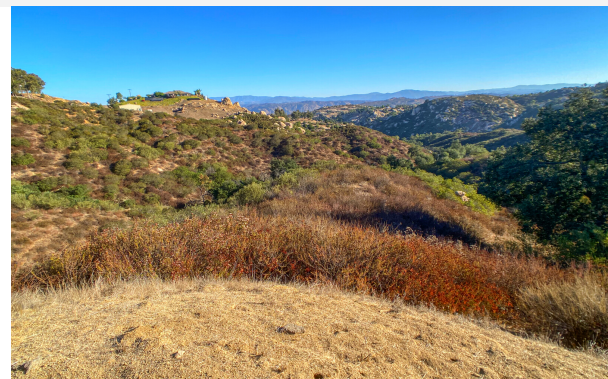
Privacy



Utilities Available



Ag 70 Zoning



## THE PROPERTY

Fantastic opportunity to purchase these two lots together. Looking for privacy, views, an agricultural venture? This is it! On this blank slate you can use your imagination to make your dreams come true. Consider a private getaway, vineyards, fantastic views, not to mention a great location for solar power!

Purchase the adjacent 8.31 acres as an incentive to the Seller.

**WELCOME  
TO THE HIGHLAND  
VALLEY WINE  
COUNTRY. 21  
ACRES OF  
UNLIMITED VISTA  
WITH AN  
ADDITIONAL 8.31  
ACRES AVAILABLE  
FOR PURCHASE.  
UNLIMITED VIEWS  
OF THE WEST  
COAST.**

## KEY FACTS

- ✓ Legal Deeded Parcel
- ✓ Legal Deeded Access
- ✓ Gated Road
- ✓ Paved Access
- ✓ Privacy
- ✓ Horse Friendly Property





**PRICED RIGHT  
AND WON'T  
LAST LONG!**



## **DISCOVER YOUR VISION**

There is municipal water and SDGE power along Eagle Crest Rd., which can be easily accessed. The property will need septic. Enjoy unlimited views to the coast as well as spectacular sunsets! This property boasts privacy including gated protection. Enjoy easy access to Rancho Bernardo, the 15 Freeway, Escondido, Ramona, and the San Diego Backcountry. AG 70 zoning with L Animal Regulations. Bring your Horses! We welcome the contractor with vision - make this blank canvas the answer to your dreams today.

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.

## **CALL DIANE & STAR TODAY!**

Listing Agents: Diane Means CA DRE#01891996

Starlene Bennin CA DRE #01730188

**CALL: (760) 213-1155 & (760) 908-2546**

**EMAIL: [dmeansredhawk@gmail.com](mailto:dmeansredhawk@gmail.com) & [starlene.bennin@gmail.com](mailto:starlene.bennin@gmail.com)**



**FOR A  
SHOWING CALL  
DIANE:  
(760) 213-1155**





# Eagle Crest Property

**21 Acres & 8.31 Acres**  
*Offered At \$199,900 & \$149,000*

***Address:***

**16343 Highland Valley Road  
Ramona, CA 92065**

**APNS #:** 277-150-15-00 & 277-150-16-00

***Description:***

***Unlimited views of the West Coast!***

Welcome to the Highland Valley Wine Country. 21 acres of unlimited vista with an additional 8.31 acres for purchase. Each parcel can be purchased separately or with a combined offer. They are both legal deeded parcels with legal deeded access. Fantastic opportunity to purchase these two lots together. Looking for privacy, views, an agricultural venture? This is it! On this blank slate you can use your imagination to make your dreams come true. Consider a private getaway, vineyards, fantastic views, not to mention a great location for solar power! Purchase the adjacent 8.31 acres as an incentive to the Seller.

There is municipal water and SDGE power along Eagle Crest Rd., which can be easily accessed. The property will need septic. Enjoy unlimited views to the coast as well as spectacular sunsets! This property boasts privacy including gated protection. Enjoy easy access to Rancho Bernardo, the 15 Freeway, Escondido, Ramona, and the San Diego Backcountry. This property is Zoned Ag 70 with the "L" animal designator. Bring your Horses! We welcome the contractor with vision - make this blank canvas the answer to your dreams today. Your privacy and serenity are assured! There is plenty of room for you dreams on this property. Opportunity for agriculture exists here.

***Contact:***

**Diane Means & Starlene Bennin**  
**(760) 213 – 1155 & (760) 908-2546**  
[DMeansRedHawk@gmail.com](mailto:DMeansRedHawk@gmail.com)



## NATURAL SETTING

Topographically, the surrounding countryside is varied. Rolling hills frame the Ramona Valley, creating a unique micro-climate, recognized as being ideal for viticulture and agriculture in general. 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

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. 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. Downtown San Diego, major shopping and resources are no more than 30 to 40 minutes away. Nearby, the world renowned Ballena Vista Farms is home to some of the racing world's most magnificent horses. Various exclusive equestrian properties and ranches are found throughout the Ramona and Ballena Valley, making this area a destination for equestrian enthusiasts.

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## RECREATION AND LIFESTYLE

There are many recreational activities available in the area: Julian, Santa Ysabel Open Space Preserve, Palomar Mountain. San Pasqual boasts the world famous Safari Park. There are also 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 short 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.

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



Red Hawk Realty  
Jct. Hwy 78 & Hwy 79  
Santa Ysabel, CA 92070

We Know The Backcountry!  
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**760-908-2546**  
*We Know The Backcountry!*







2771501500

2771501600

Eagles Crest Rd

High Valley Rd

Highland Valley Rd

Sky Valley Dr

Highland Trails Dr

Falcon Heights Rd

Rancho Del Sol

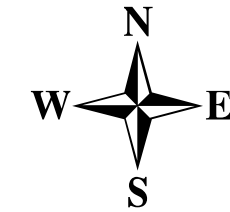
Google earth

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ORDER NO. 2003463-SH

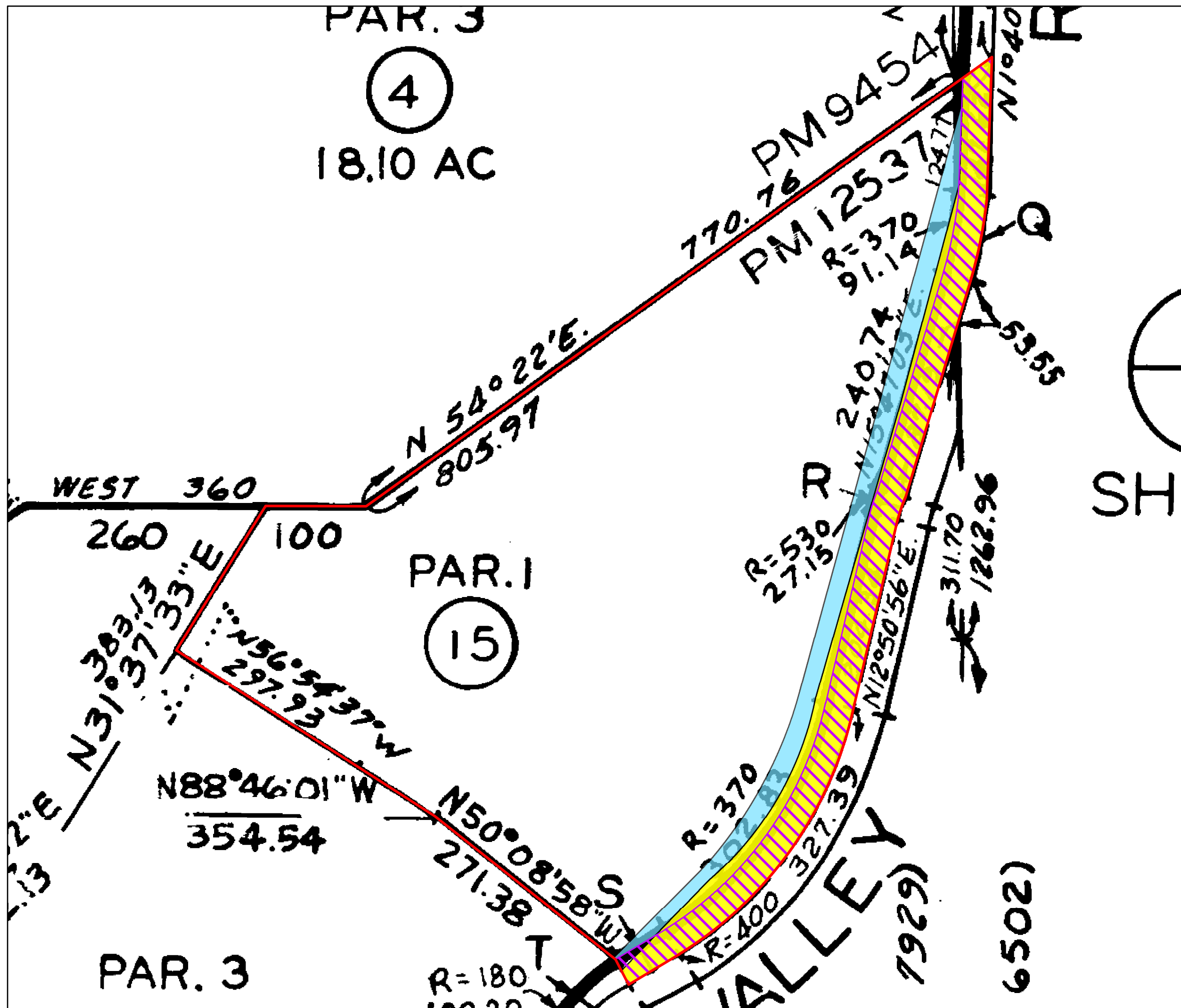
A.P.N. : 277-150-15



**Legend**

- PARCEL A
- Irrevocable Offer of Dedication recorded 11/24/1976 as Instrument No. 1976-395314
- Easement recorded 11/24/1976 as Instrument No. 1976-395315
- Limits of proposed street widening as shown on Parcel Map No. 12537
- Easement recorded 5/11/1983 as Instrument No. 1983-155298 NOT PLOTTABLE

THIS IS NEITHER A PLAT NOR A SURVEY. THIS MAP IS PROVIDED AS A COURTESY. THE LAND AND EASEMENTS ARE BELIEVED TO BE AT THEIR APPROXIMATE LOCATIONS. CORINTHIAN TITLE ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE HEREON. IF SUCH A GUARANTEE IS REQUIRED, THE SERVICES OF A LICENSED SURVEYOR OR A LICENSED ENGINEER IS RECOMMENDED.



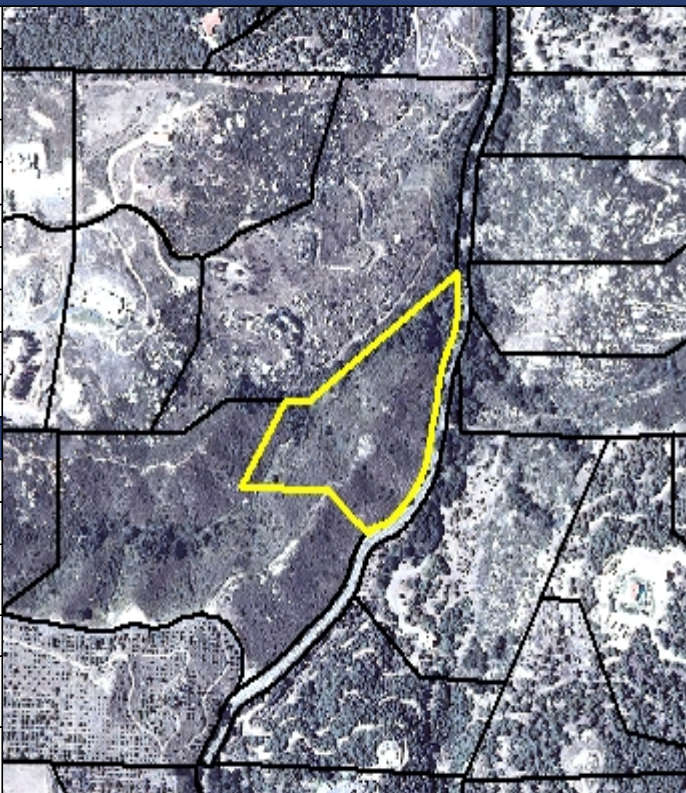




**COUNTY OF SAN DIEGO  
PLANNING & DEVELOPMENT SERVICES  
PROPERTY SUMMARY REPORT**

**GENERAL PARCEL INFORMATION**

APN:	277-150-15-00
ADDRESS:	16341 HIGHLAND VALLEY RD, RAMONA
PARCEL AREA:	8.31
CENSUS TRACT:	170.20
DOMAIN:	County of San Diego
PLANNING AREA:	Ramona
GENERAL PLAN DESIGNATION:	RURAL LANDS (RL-20)
EXPIRED PERMITS:	No
FLAGS:	No



**AGENCY INFORMATION** *For agency contact information refer to PDS 804.*

EXISTING SEWER:	No
FIRE DISTRICT:	RAMONA MUNI WATER DIST
ELEMENTARY SCHOOL DISTRICT:	GEN ELEM SAN PASQUAL UNION
HIGH SCHOOL DISTRICT:	HIGH ESCONDIDO UNION
WATER DISTRICT:	RAMONA MUNICIPAL WATER DISTRICT
SANITATION DISTRICT:	RAMONA MUNICIPAL WATER DISTRICT

**CONSTRUCTION DESIGN INFORMATION**

FIRE HAZARD SEVERITY ZONE:	Moderate <i>Refer to PDS 198 for fire resistive construction info. <a href="http://www.sdcountry.ca.gov/pds/docs/pds198.pdf">http://www.sdcountry.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.sdcountry.ca.gov/pds/docs/pds409.pdf">http://www.sdcountry.ca.gov/pds/docs/pds409.pdf</a></i>
CBC & CRC SEISMIC DESIGN CATEGORY:	CBC D, CRC D1
ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE:	

**STORMWATER MANAGEMENT INFORMATION**

EXISTING STRUCTURAL BMP:	No <i>Refer to <a href="#">Stormwater</a> website for more information</i>
PRIORITY DEVELOPMENT PROJECT	No
ENVIRONMENTALLY SENSITIVE AREA	No
HILLSIDE DEVELOPMENT	Yes

**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>
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:	A70	Limited Agriculture. Intended for crop or animal agriculture. Number of animals allowed are specified by animal 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:	L	<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:	10AC	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> <i>Please note the County General Plan may be more restrictive for proposed subdivisions</i>
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:	C	Airport Land Use Compatibility Plan Area (section 5250-5260) <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/>.



# 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:	9/12/2020 11:58:31 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2771501500
Project Name:	

2771501500

### General Information

USGS Quad Name/County Quad Number:	San Pasqual/69
Section/Township/Range:	15/13S/01W
Tax Rate Area:	78008
Thomas Guide:	/
Site Address:	0 Highland Valley Rd Ramona 92065
Parcel Size (acres):	8.31
Board of Supervisors District:	2

### Public Service and Utility Districts

Water/Irrigation District:	Ramona Municipal Water District
Sewer District:	None
Fire Agency:	Ramona Municipal Water District
School District:	Gen Elem San Pasqual Union (See Map); High Escondido Union



**General Plan Information**

General Plan Regional Category:	Rural
General Plan Land Use Designation:	Rural Lands (RI-20) 1 Du/20 Ac
Community Plan:	Ramona
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

**Zoning Information**

Use Regulation:	A70
Animal Regulation:	L
Density:	-
Minimum Lot Size:	10Ac
Maximum Floor Area Ratio:	-
Floor Area Ratio:	-
Building Type:	C
Height:	G
Setback:	C
Lot Coverage:	-
Open Space:	-
Special Area Regulations:	C

**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.	No
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery
Sunset Zone:	20
The site is located within an Agricultural Preserve.	No
The site is in a Williamson Act Contract.	No

**Biological Resources**

Eco-Region:	Central Foothills
Vegetation Map	37G00 Coastal Sage-Chaparral Transition; 61310 Southern Coast Live Oak Riparian Forest
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes
The site is located within a Quino Checkerspot Butterfly Survey Area.	No
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).	Yes (Draft: North)
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	Yes
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.	Yes: Low
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:	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.	No



**Mineral Resources**

The site is located within a Mineral Resource Category.	Yes: Mrz-3 (No Alluvium/No Mines)
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**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.	Yes: 60 To 41 Feet Below Faahns
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	Yes: Ramona Airport
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).	Yes
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:	905.32/Las Lomas Muertas
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; Cloverdale Creek
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.	No
The site is in Borrego Valley.	No
The project is groundwater dependent.	No
Annual rainfall:	18 To 21 Inches

**Noise**

The site is within noise contours.	No
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**Fire Services**

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

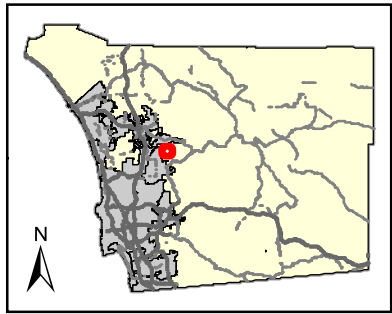
**Additional Information**

The site is located within 150 feet of Mexican Border.	No
The site is located within a Resource Conservation Area.	No
The site is located in a Special Area.	No
There are existing or proposed trails on site or adjacent properties.	Yes
The site is located in an urbanized area as defined by the U.S. Census Bureau.	Yes
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.	No
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

# TOPO MAP



**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

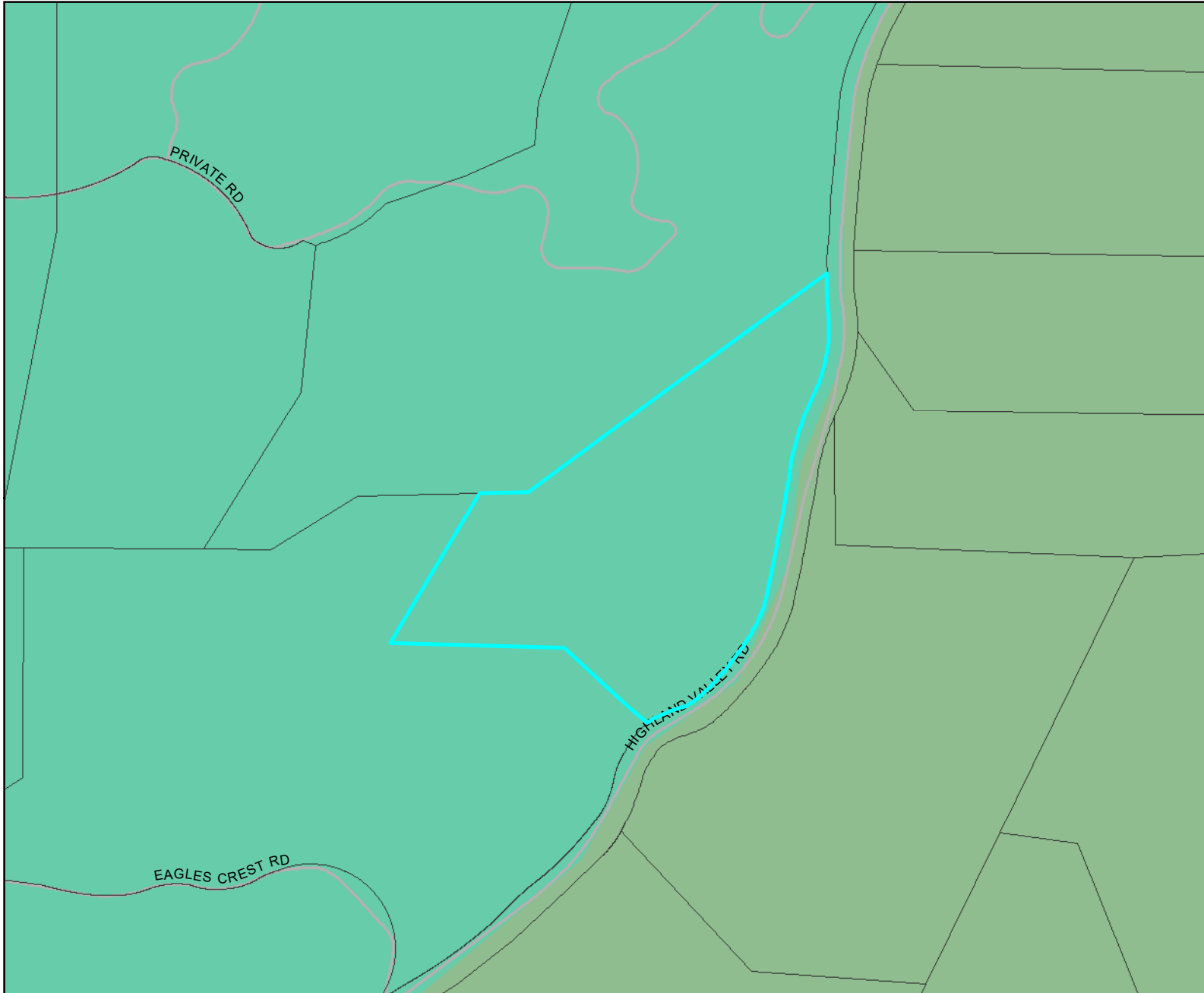
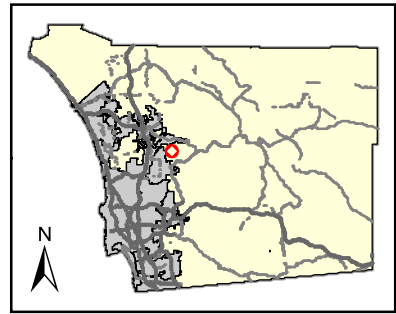


This map is generated automatically from an internet mapping site and is for reference only.  
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION.**

**Notes:**

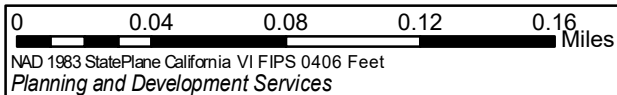


# GENERAL PLAN - LAND USE



**Legend:**

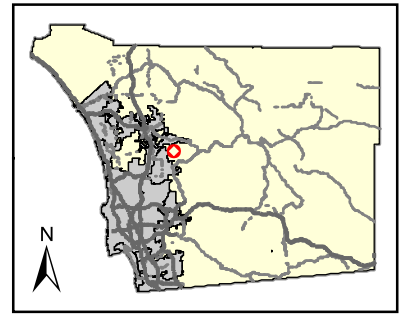
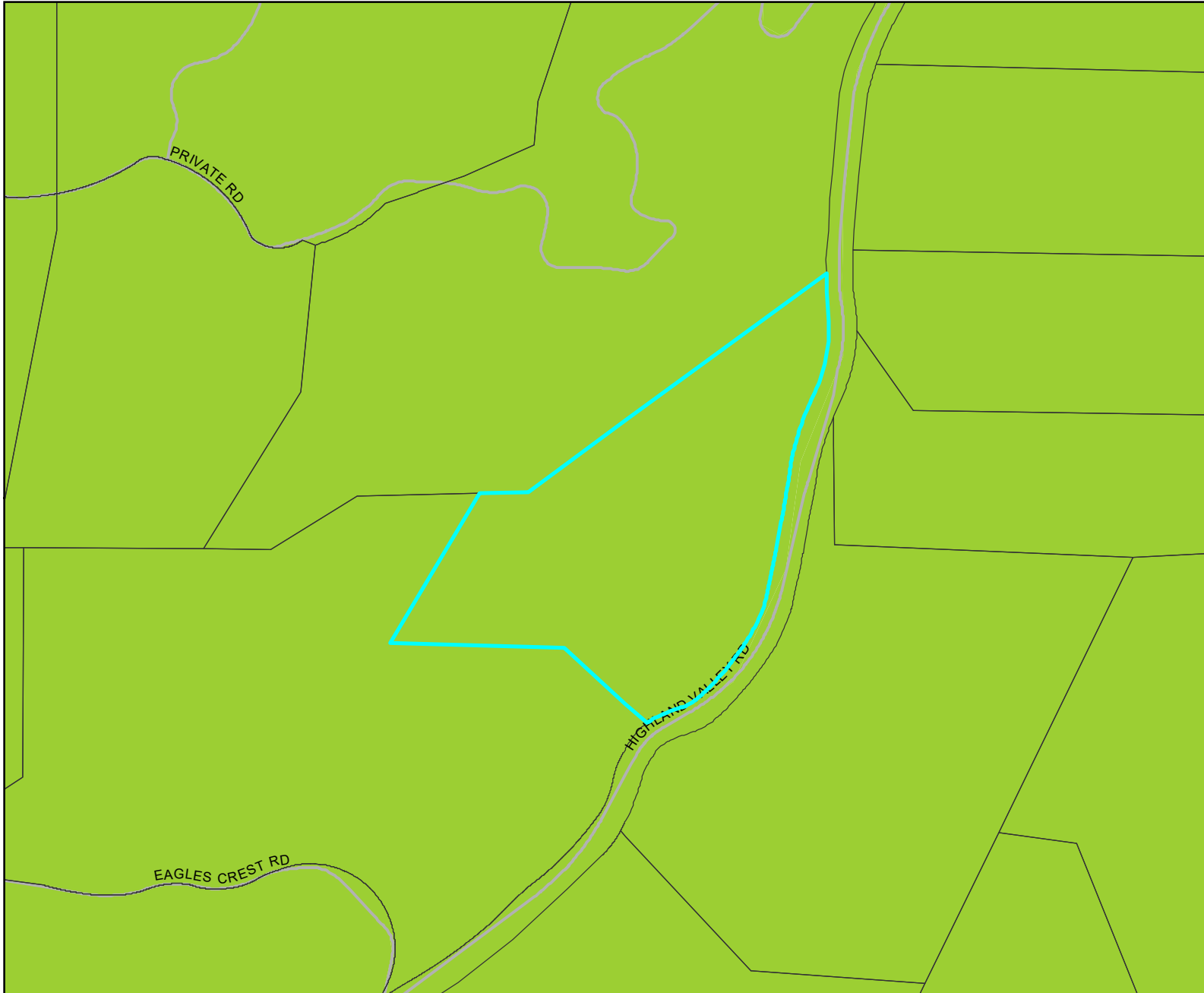
- PROJECT AREA
- GENERAL PLAN (AUGUST 2011)**
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village 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)
- Open Space (Conservation)



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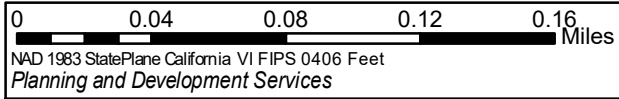
**Notes:**  
 \*Residential densities in italics

# ZONING - USE



**Legend:**

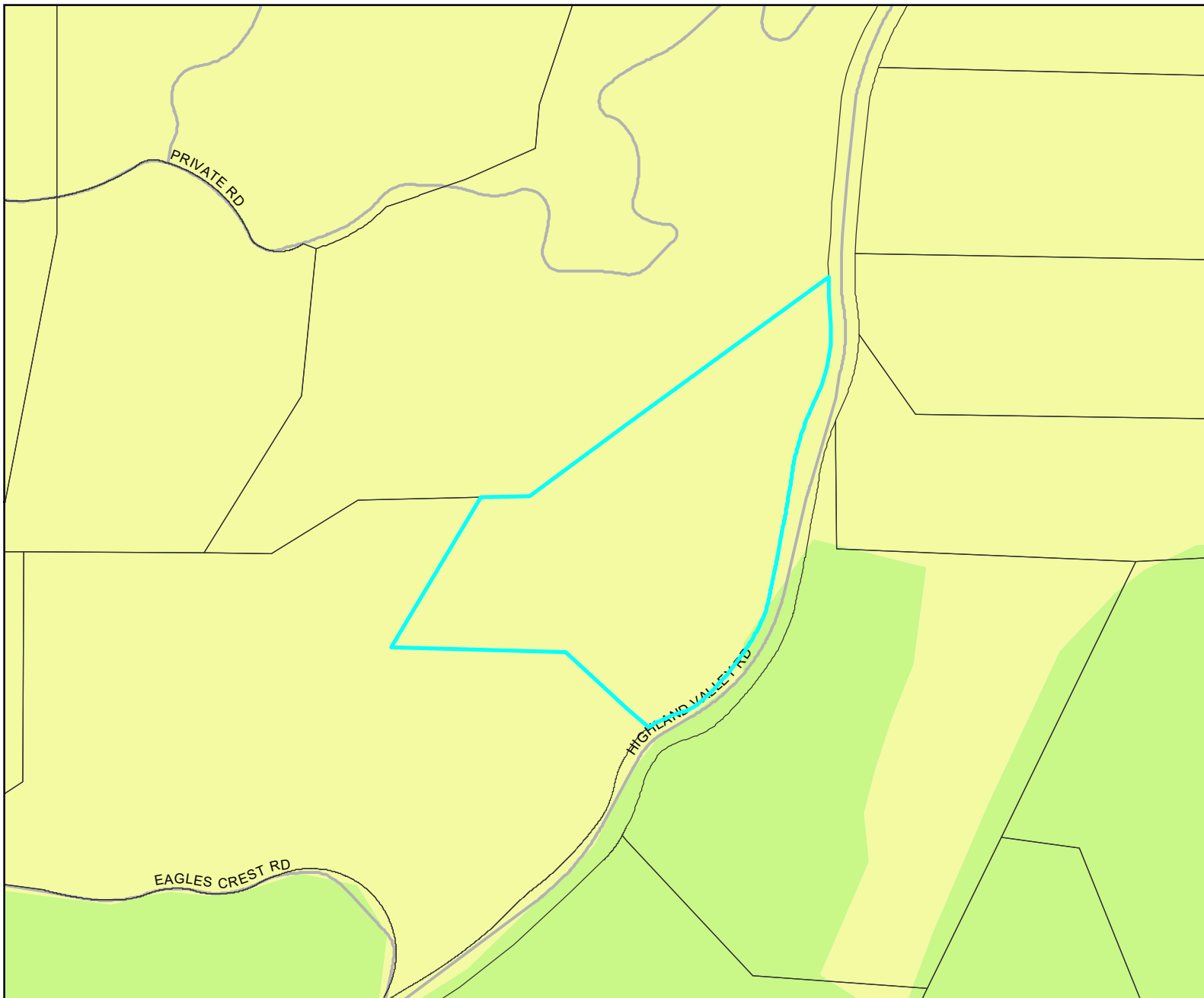
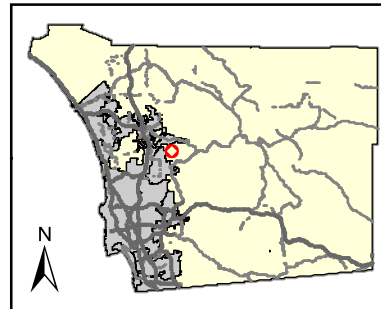
- PROJECT AREA
- ZONING**
- USE REGULATION**
- Agriculture
- Commerical and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Village Civic District
- Village
- Village
- Village
- Village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



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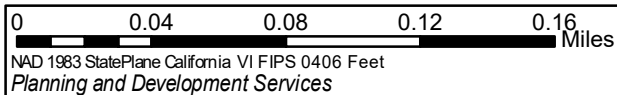
**Notes:**





**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

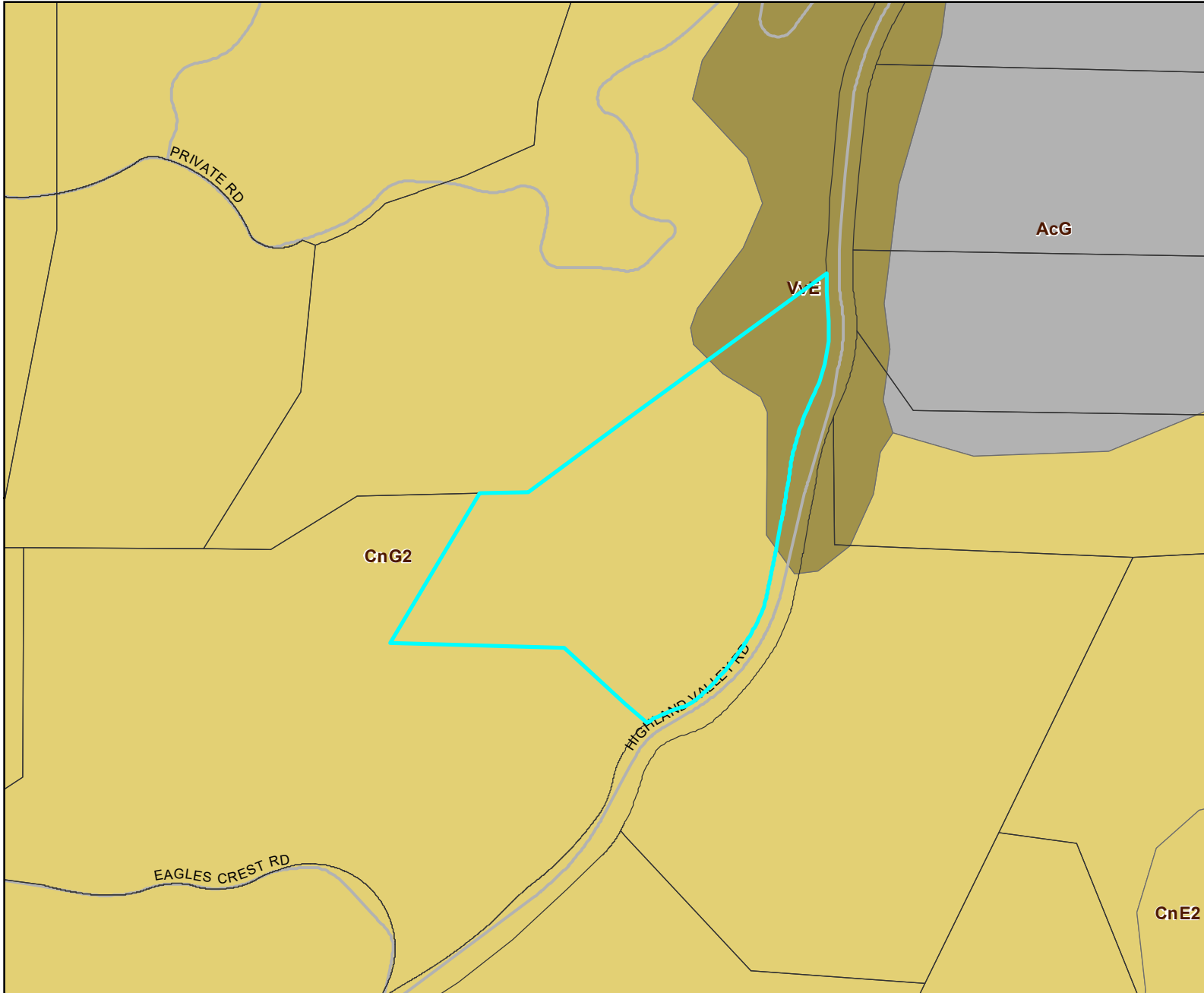
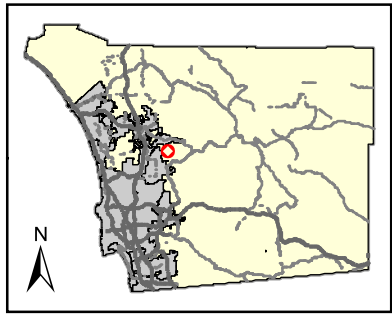


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**Notes:**

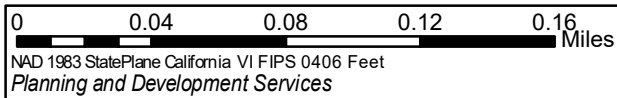
FMMP = Farmland Mapping and Monitoring Program

# SOIL



**Legend:**

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

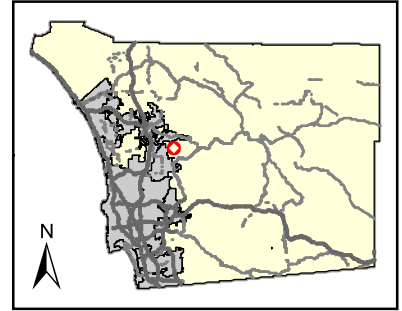
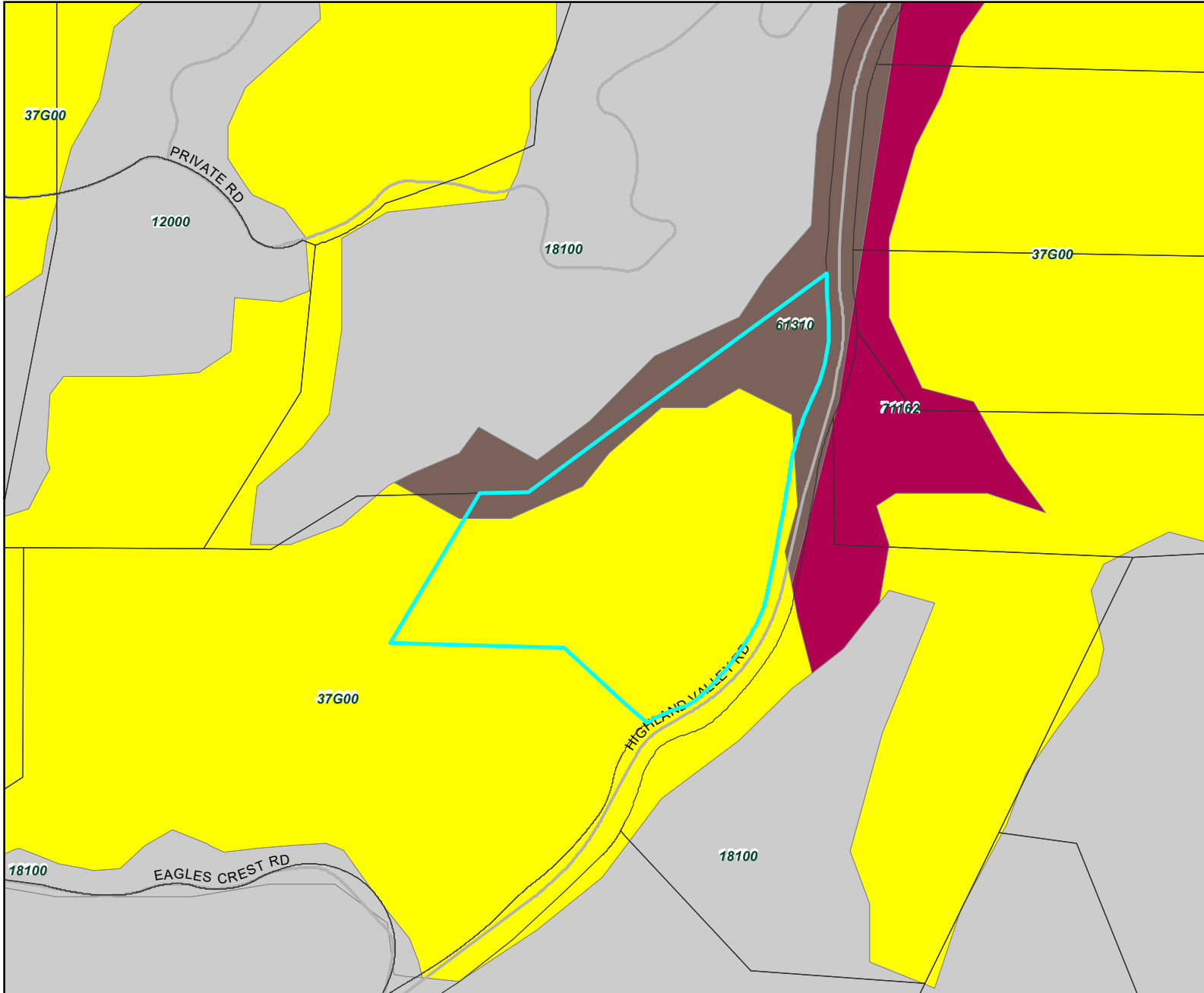


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**Notes:**



# VEGETATION

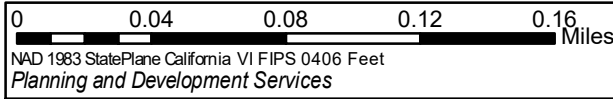


**Legend:**

PROJECT AREA

**VEGETATION CATEGORY**

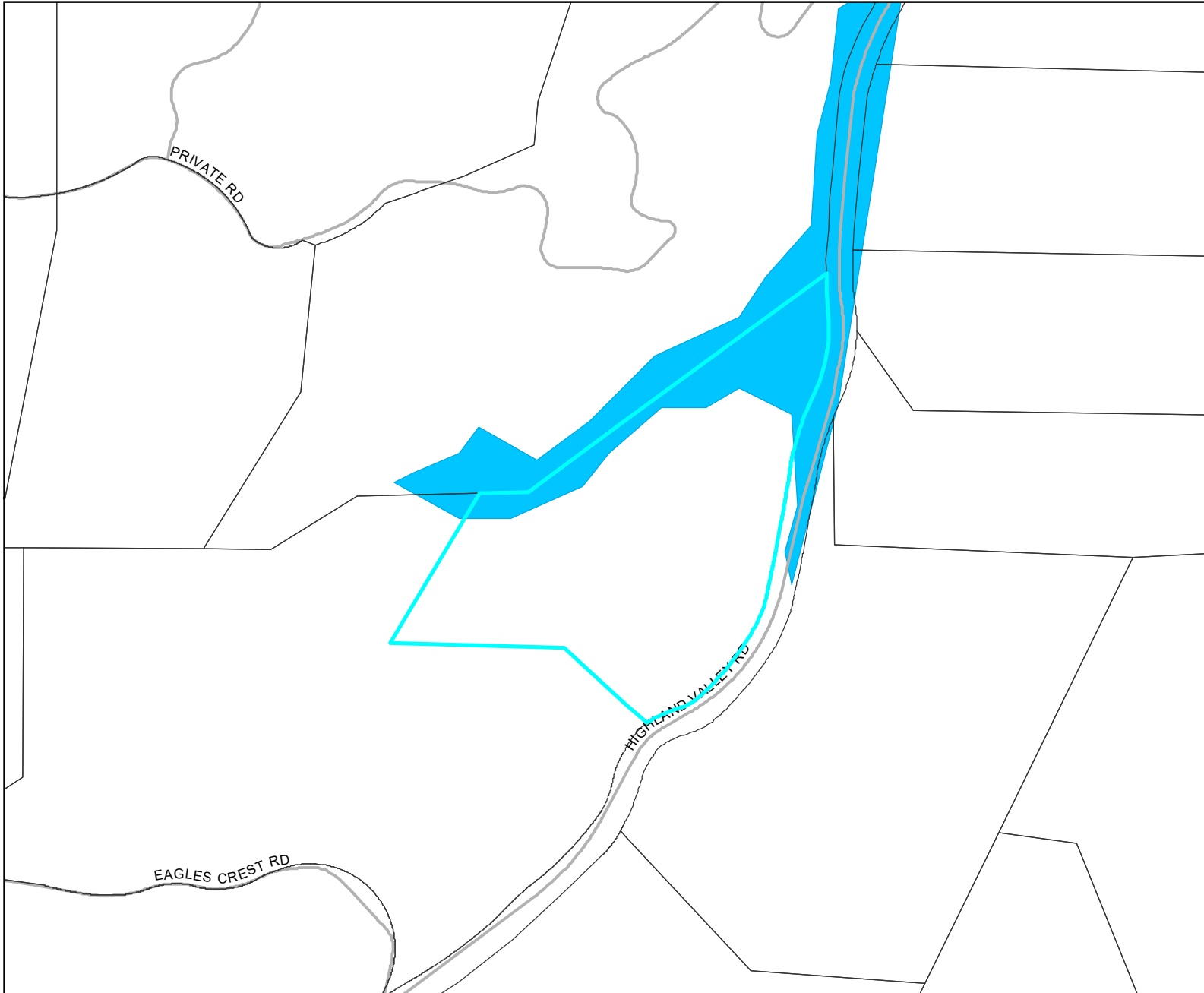
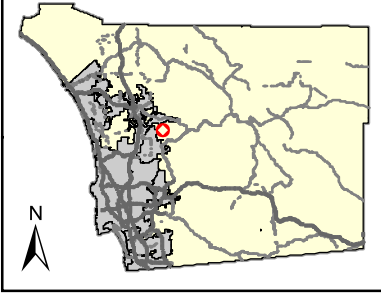
- Southern Foredunes, Beach, Saltpan, Mudflats
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Vernal Pool, Meadow and Seep
- Marsh
- Coniferous Forest
- Desert Dunes (22100, 22300, 24000)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



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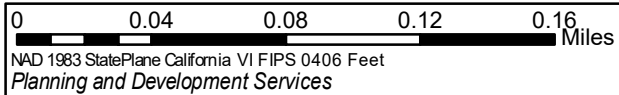
**Notes:**

# WETLANDS



**Legend:**

-  PROJECT AREA
-  WETLANDS



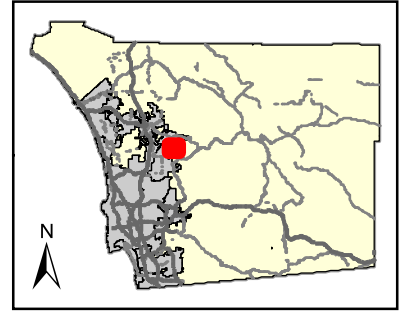
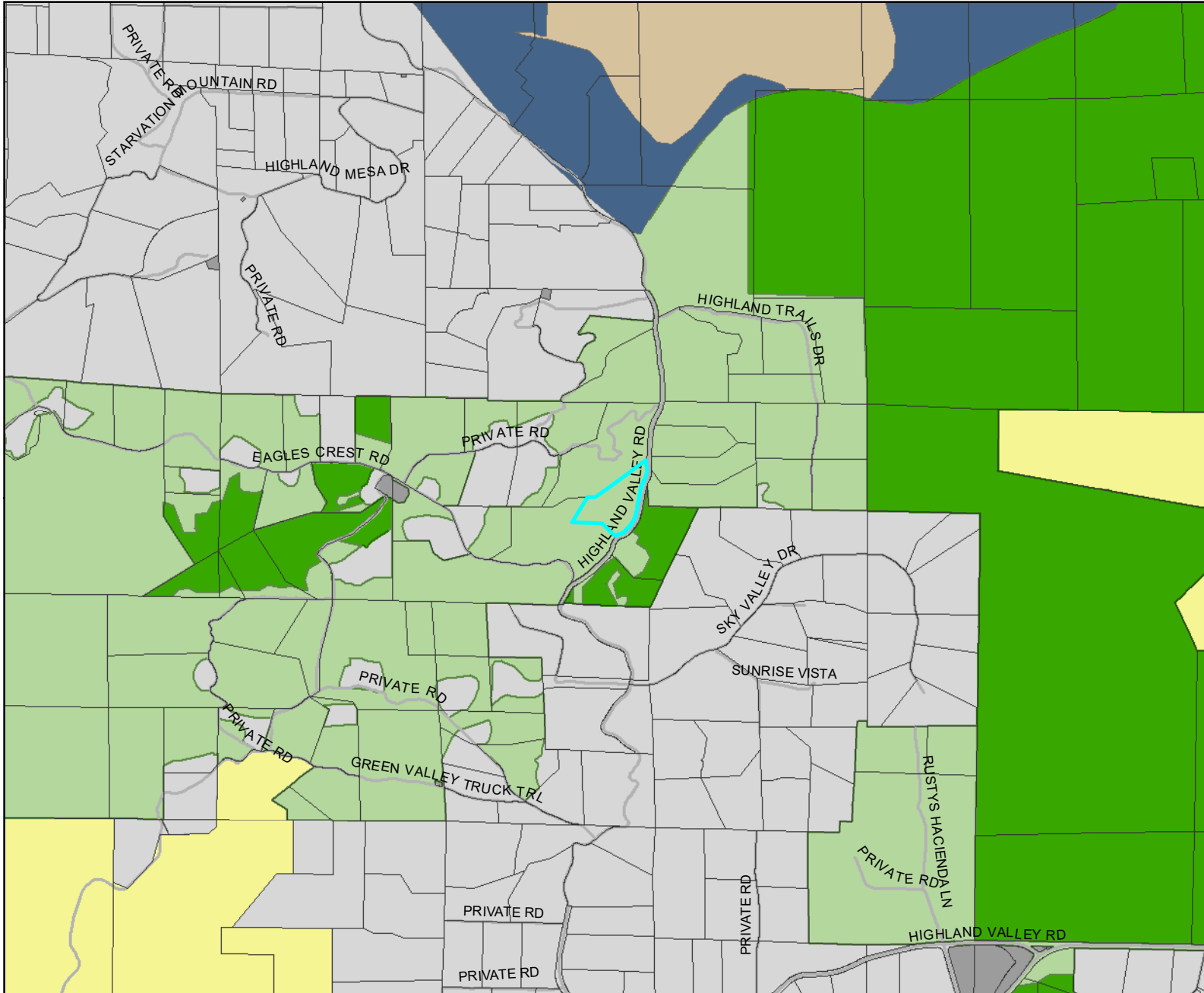
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**Notes:**





# MSCP



**Legend:**

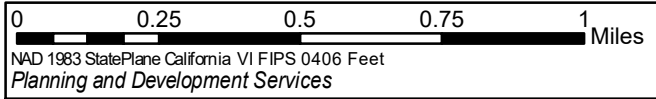
- PROJECT AREA

**MSCP DESCRIPTION**

- State and Federal Pre-Approved Mitigation Area (PAMA)
- Hardline Preserve
- Take Authorized Area
- Conserved Subject to Agreement with Wildlife Agencies
- Otay Ranch Areas Where no Take Permits will be Issued
- Major Amendment Area
- Minor Amendment Area
- Minor Amendment Area Subject to Special Considerations
- Santa Fe Valley Sensitive Biological Habitat 'D' Designator Areas
- Golf Course Related Development Allowed in Santa Fe Valley Open Space II Areas
- Unincorporated Land in Metro-Lakeside-Jamul Segment

**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

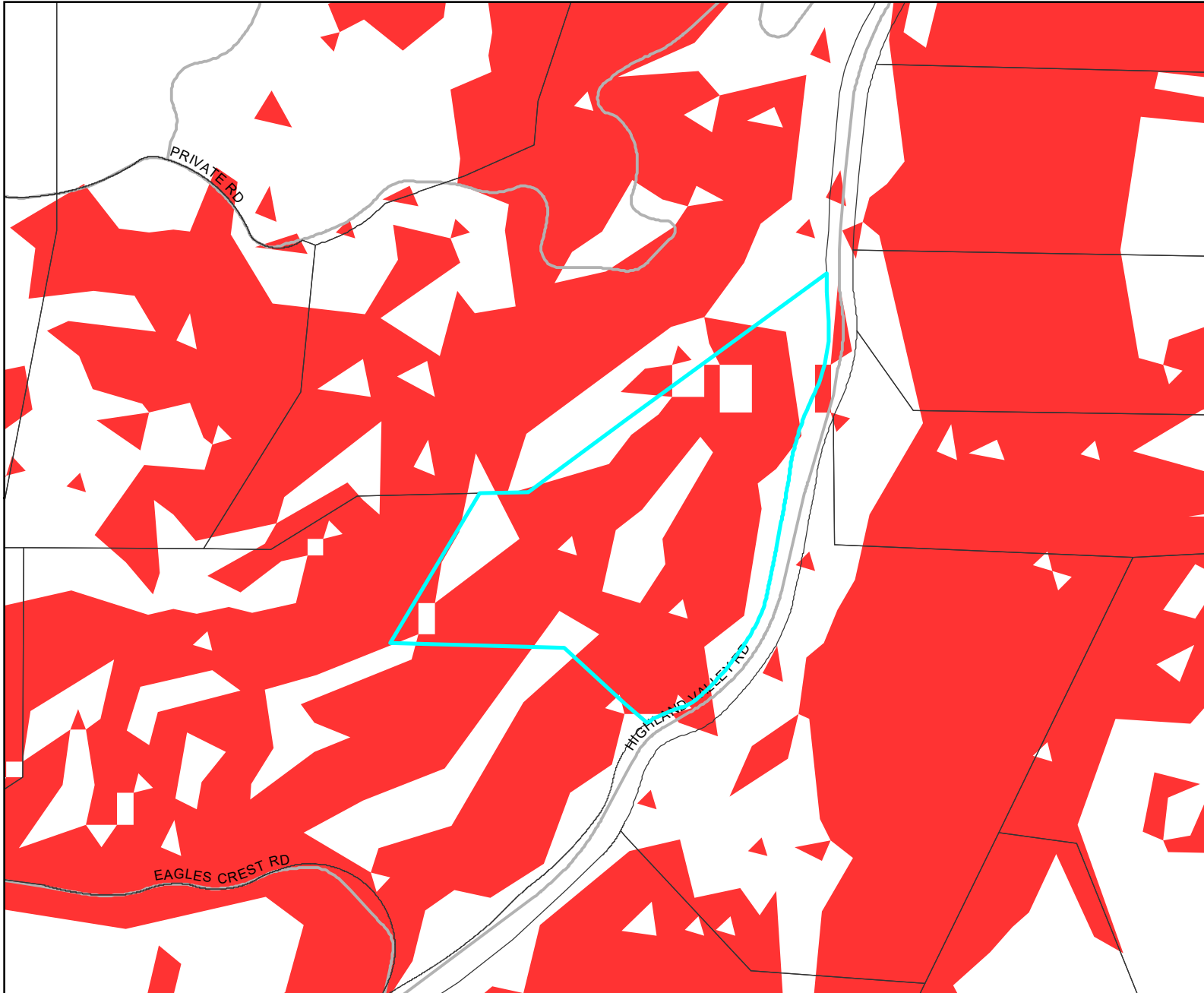
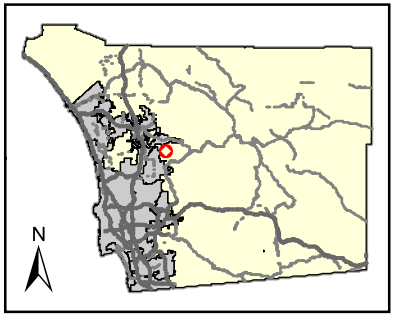


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**Notes:**  
MSCP = Multiple Species Conservation Program

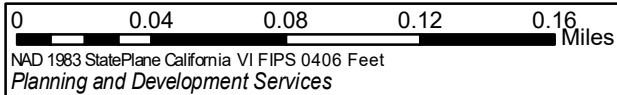



# STEEP SLOPES



**Legend:**

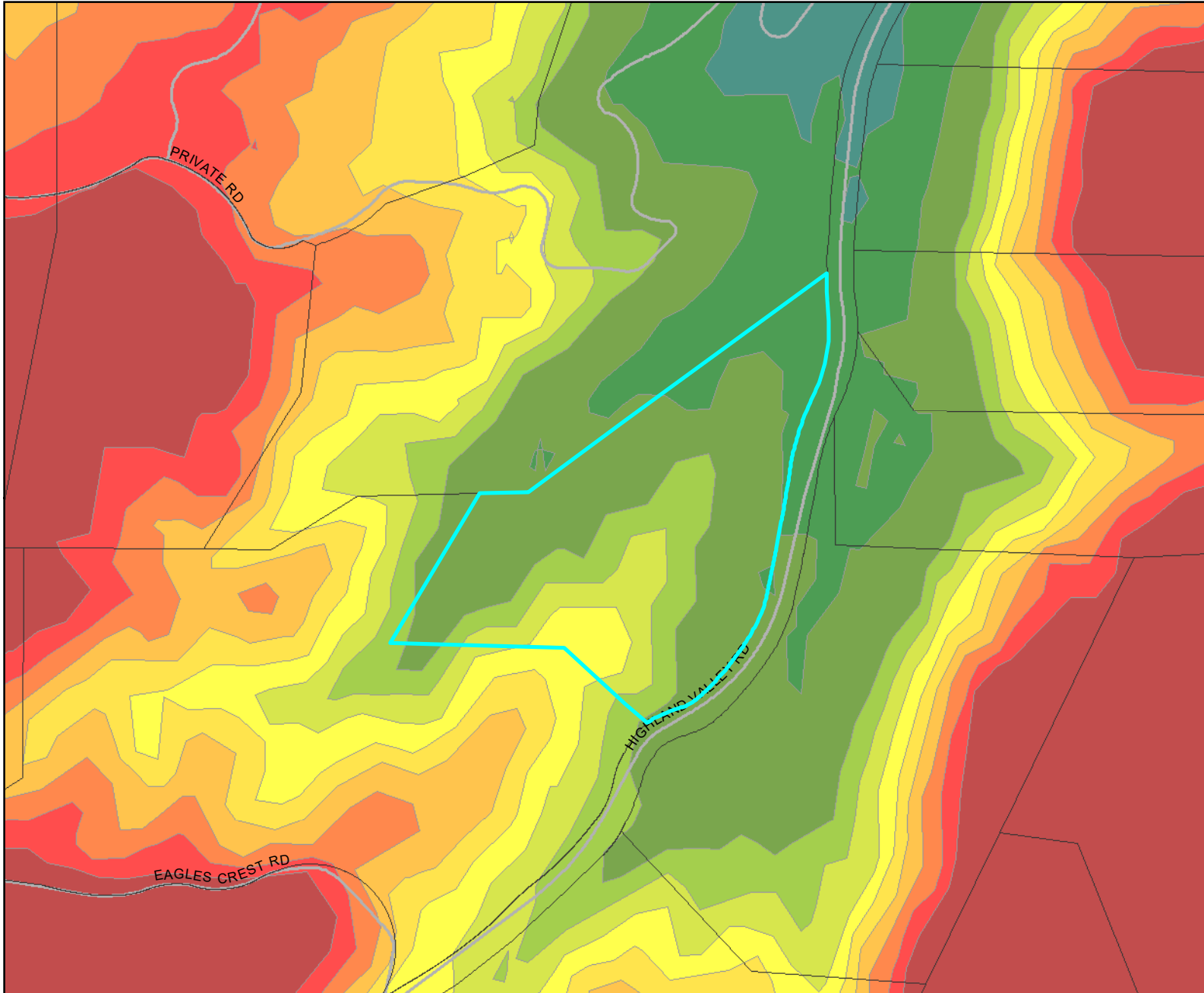
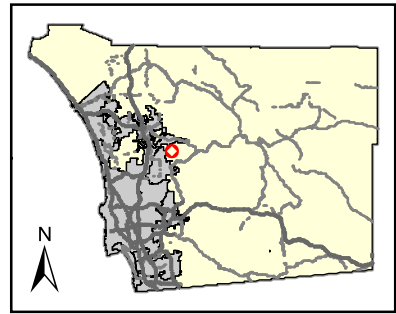
-  PROJECT AREA
-  STEEP SLOPE (> 25%)



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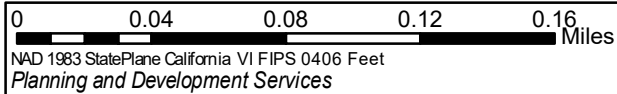
**Notes:**

# FAA HEIGHT NOTIFICATION



**Legend:**

- PROJECT AREA
- FAA HEIGHT NOTIFICATION**
- 41 to maximum elevation above FAAHNS (notification required automatically)
- 21 to 40 feet above FAAHNS (notification required automatically)
- 1 to 20 feet above FAAHNS (notification required automatically)
- 20 to Zero feet below FAAHNS
- 40 to 21 feet below FAAHNS
- 60 to 41 feet below FAAHNS
- 80 to 61 feet below FAAHNS
- 100 to 81 feet below FAAHNS
- 150 to 101 feet below FAAHNS
- 200 to 151 feet below FAAHNS
- Max elevation below to 201 feet below FAAHNS

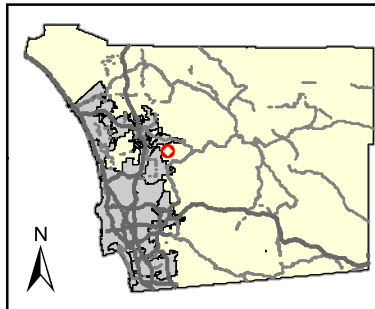
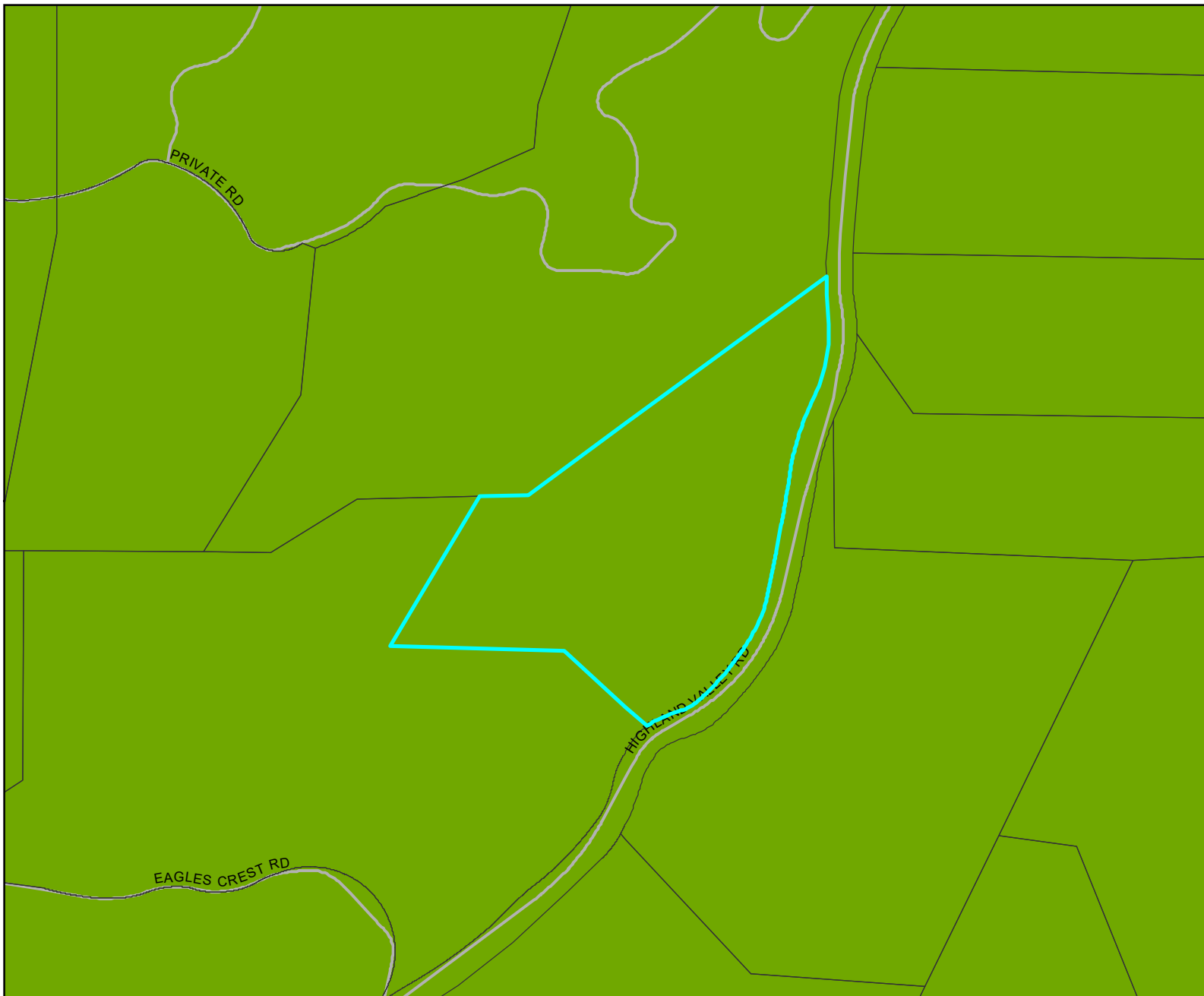


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**Notes:**

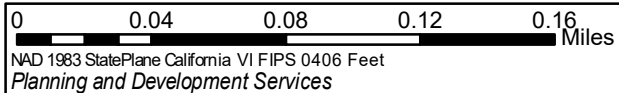


# URBAN-WILDLAND INTERFACE



**Legend:**

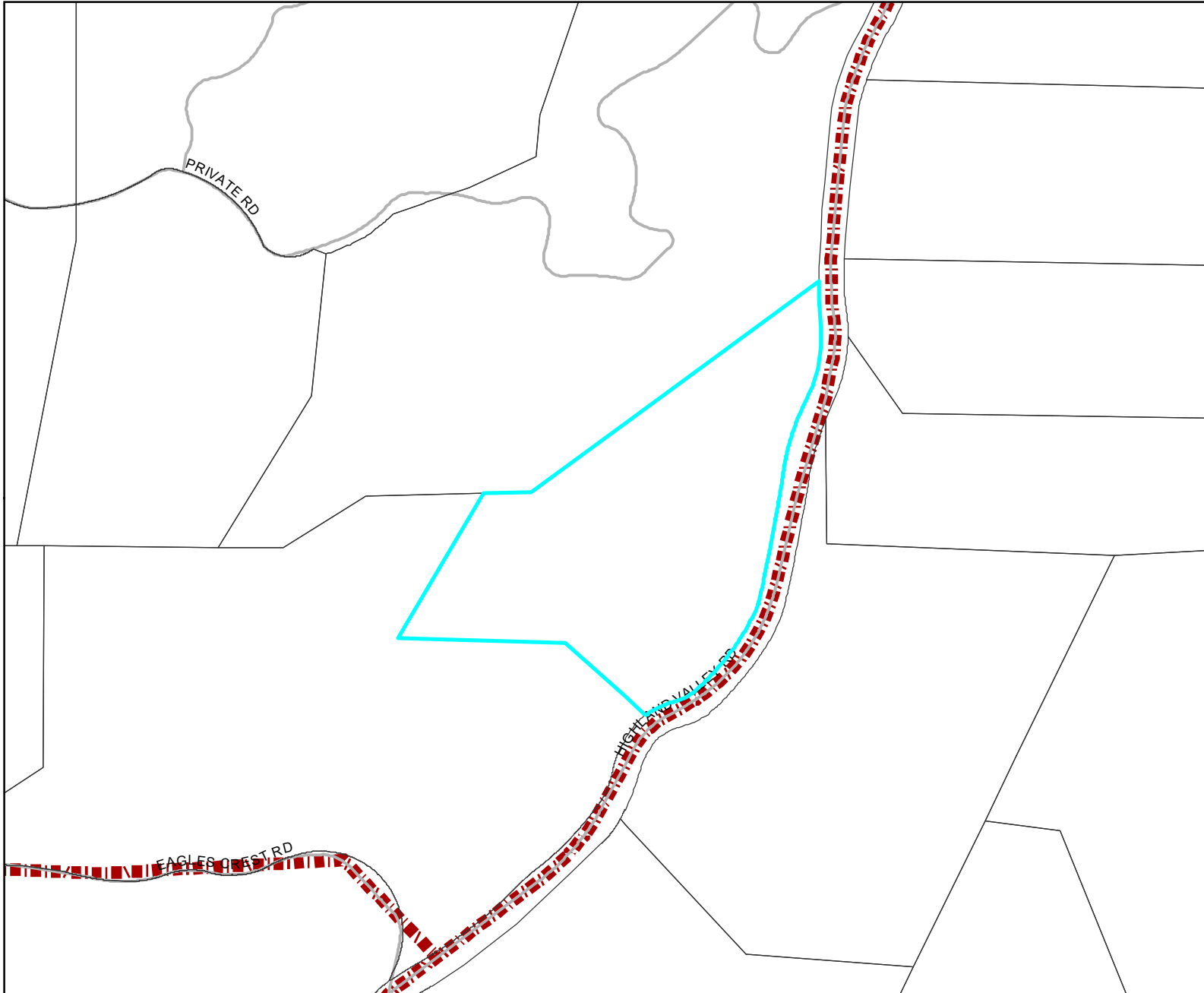
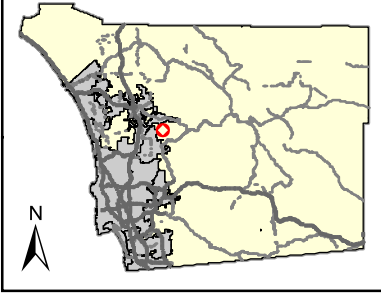
-  PROJECT AREA
-  URBAN-WILDLAND INTERFACE ZONE



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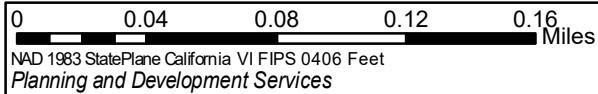
**Notes:**

# TRAILS



**Legend:**

- PROJECT AREA
- TRAIL EASEMENT
- PROPOSED COMMUNITY PLAN TRAILS



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**Notes:**