



# RED HAWK REALTY

RESIDENTIAL | LAND | COMMERCIAL | ORCHARDS | VINEYARDS | FARMS | RANCHES

## *Oak Ridge Stock Farm*

3510 Deer Lake Park Road  
Julian, CA 92036



Located in the heart of Southern California's pristine San Diego County Mountains, sits the 621 + acre Oak Ridge Stock Farm - an aesthetically exquisite, ecologically diverse and functionally versatile legacy ranch. Private ranchland, featuring an 1800 +/- sq. ft. quintessential ranch style home, several barns and outbuildings, and numerous ponds provides a golden opportunity to experience the highest level of country living. The rarity of this expansive acreage, historical richness of its story and the limitless potential of this property cultivates an ideal environment to create and enjoy a peaceful, relaxing rural lifestyle. Highlighting vast rolling meadows studded with majestic coulter pines, oak woodland, ponds and catchment basins, and several artesian springs, the pristine landscape and abundant natural water resources of this expansive ranch allows for many possibilities.

Situated on its own 10-acre tax parcel in a very private setting overlooking the largest pond, sits a humble, single story vintage home with breathtaking pastoral views of the upper meadow pasture. Built in 1967, this cozy three bed, two bath with ample living space including bonus room holds every bit of the California Ranch promise and is the perfect canvas to customize with personal design and decor touches. Featuring a functional layout and original details, such as white oak wood flooring, large picture windows, double sided stone fireplace, and cedar wood ceilings combined with the elevated homestead site, this is an excellent opportunity to restore this pastoral retreat to its former glory. Enjoy outdoor living by relaxing on the porch while appreciating the stunning countryside and mountain views. Other outbuildings include: a 100+ year old vintage barn, a dual-vehicle barn/garage, a small storage/pump house, and several additional storage structures. A private water well offers a self-sustainable water situation, and multiple electric utility meters around the ranch with a backup generator at the ranch home provides ample electric service.

Due to the large size and varied topography, the ranch is exclusive and very private. Five separate entrances lead onto the ranch with ranch roads traversing the land to provide easier accessibility. From the most elevated view site on the easterly side of the upper meadow featuring incredible westerly views to the site of the former original 1894 Adobe homestead in the lower meadow, this beautiful ranch holds plentiful space for agricultural outbuildings, animal infrastructure, and orchards and gardens.



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Favorable A72 agricultural zoning with an "O" Animal Designator allows for the widest range of agricultural activities. Current use for the ranch is primarily cattle grazing. The gentle topography and abundance of precious water presents the potential for many other agricultural and recreational opportunities, including equestrian estate, vineyard/winery, row or tree crop cultivation, and livestock farming. With 610 acres of the ranch under a Williamson Act Land Contract new ownership will be provided with substantially reduced property taxes on the assessed land value. The unspoiled naturescape and solitude of this mountain setting is home to an abundant variety of flora and fauna. An outdoor sanctuary offering limitless enjoyment.

The nearly five mile fully fenced perimeter of the property is enveloped by the lightly traveled Pine Hills Road, Frisius Road and Deer Lake Park Road, and bordered by several sought-after backcountry neighborhoods with higher-end properties.

This ranch has a rich history dating back to the late 1800's when the US Government signed ownership of the property into private ownership by way of a US Land Patent. Early ownership of this beautiful ranchland was held by a rancher named James Madison who came to Julian in search of a large tract of land to raise fine horses. Madison was later credited with introducing, transporting and planting an abundance of apple trees during Julian's Gold Rush days. Madison planted a variety of prolific fruit and nut trees around the ranch, such as peaches, apples and almond, as well as grape vines and blackberry bushes. Madison later sold the ranch to Albert Ernest and Edith L. Babcock in the 1890's from whom the current ownership acquired the property in 1931 and the land has remained in the Hatheway family for nearly 100 years. Naming the ranch Oak Ridge Stock Farm, Stewart S. Hatheway relished in ranch life raising registered Polled Hereford Cattle which were originally developed from the horned Hereford breed founded in the mid-18th century by the farmers of Hereford County, England. Polled Hereford is a separate breed of cattle originating from hornless mutations in 1901, and Stewart raised the largest number in the state of California for several years. Stewart's daughter, Roberta "Bobbi" Hatheway Green grew up on her family's ranch. As a young girl, she enjoyed riding horses and tending to the animals on the farm. Years later she moved back to the Julian ranch with her husband to raise their children and pursue the development of an agricultural venture. Bobbi was deeply involved in the social activities and events in the Julian community such as Julian Triangle Club's President and various elements of the Melodrama, Chamber of Commerce President, and many other clubs and organizations. Today her children have fond memories of the years growing up on the ranch: a free-spirited upbringing, significance of family and friends, appreciation of the beautiful, natural surroundings and the simpler things in life, importance of hard-work, patience and determination, and the unadulterated fun that can be had in the space and freedom obtainable with country living.



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Legacy ranches, such as the Oak Ridge Stock Farm, are typically retained by the founding families for decades or sold off in pieces. To have a ranch of this caliber fully intact offers a rare opportunity for the next steward of this incredibly beautiful ranchland. This is a unique property that one truly must see to appreciate. Don't miss the opportunity to continue this storied legacy in San Diego's most cherished backcountry destination.

## Area-

The Pine Hills neighborhood of Julian, CA offers a welcoming community along with privacy and serenity. Close to the amenities of Julian, Wynola, and Santa Ysabel which include groceries, recreation, dining, beer and wine tasting rooms, entertainment. Many family-friendly activities and events are offer year-round. The community is robust with artisans and craftsman, eco-farmers and ranchers, and entrepreneurs. This backcountry destination offers easy access to endless outdoor activities and adventures, hiking, horse trail riding, mountain biking, and exploring. The Interstate freeway system and the amenities of metropolitan San Diego are a scenic one-hour drive, while Orange County and Los Angeles are within a 2-hour drive. This property truly offers the best of both worlds: easy access to urban areas and country living at its finest and most beautiful.

**APNs – 292-010-10-00, 292-010-11-00, 292-010-07-00, 292-010-16-00, 292-120-33-00, 292-120-32-00, 292-021-24-00**

**PRICE – \$6,999,000**

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

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

**\*\*Buyer to investigate Subject Property and intended use, including but not limited to, permits, zoning and code enforcement, build-ability, and utilities with governing authority and/or licensed and bonded professionals\*\***



**WWW.DONN.COM | 800.371.6669**



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## \$6,999,000

*3510 Deer Lake Park Road, Julian, CA 92036*

### Oak Ridge Stock Farm

621+/- Acres | Rare and Private Legacy Ranch

1800 +/- sqft Quintessential Ranch Style Home | 3 Bed, 2 Bath Private | Water Well

100 Year Old Vintage Barn | Year-Round and Seasonal Ponds



**RED HAWK REALTY**

800.371.6669

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Meriah@Donn.com

Donn@Donn.com

Meriah Druliner - CADRE #01997162

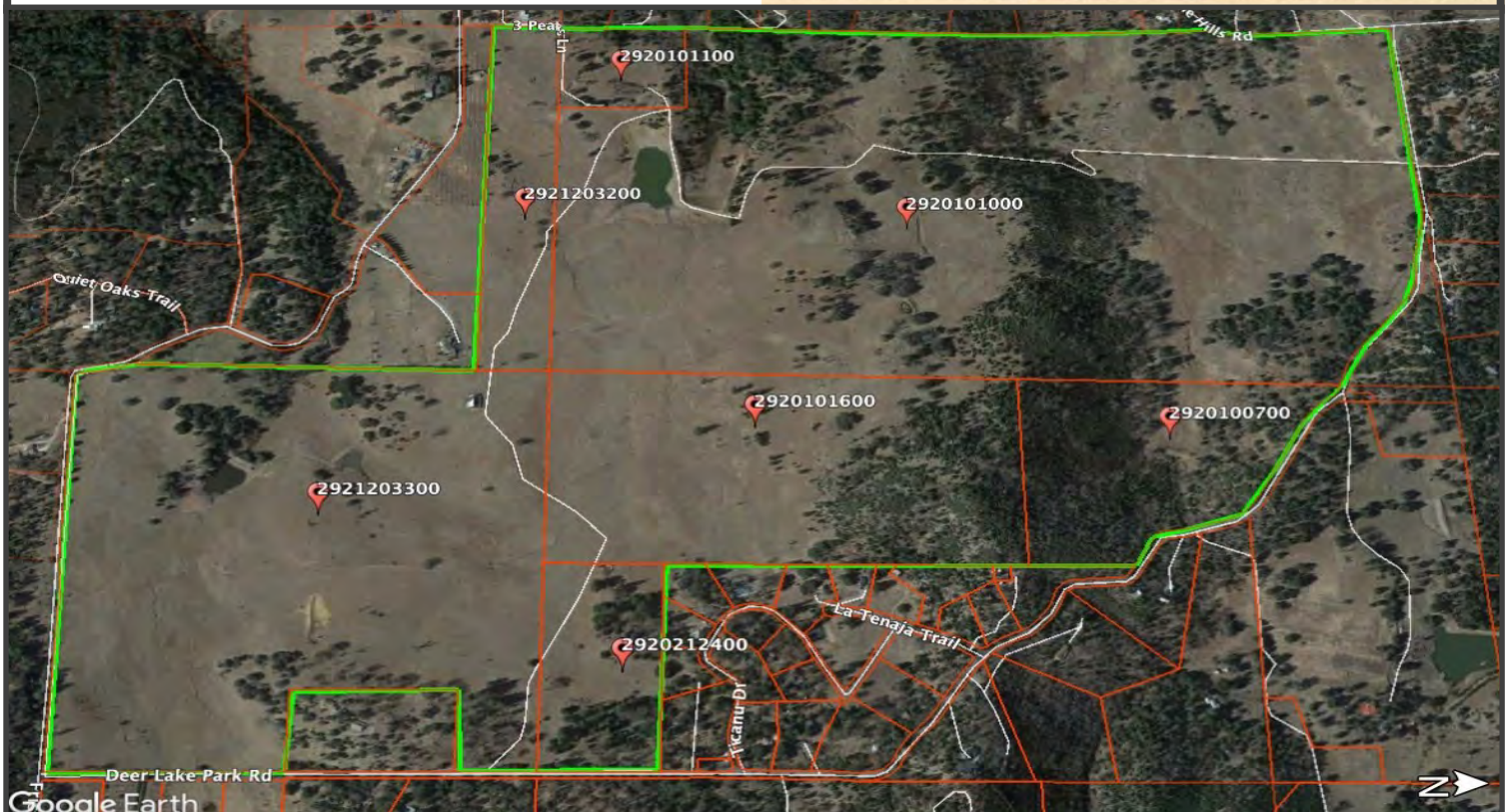
Donn Bree - CADRE #01078868



# ***Oak Ridge Stock Farm - an aesthetically exquisite, ecologically diverse and functionally versatile legacy ranch.***

- Ideal location with easy accessibility in the heart of San Diego County's backcountry
- Abundance of water resources with many ponds and artesian springs
- Expansive and pristine rolling meadow ranchland
- Williamson Act Land Contract provides for reduced property taxes
- Favorable agricultural zoning allows for a variety of potential uses
- Rich historical story dating back to the 1800s

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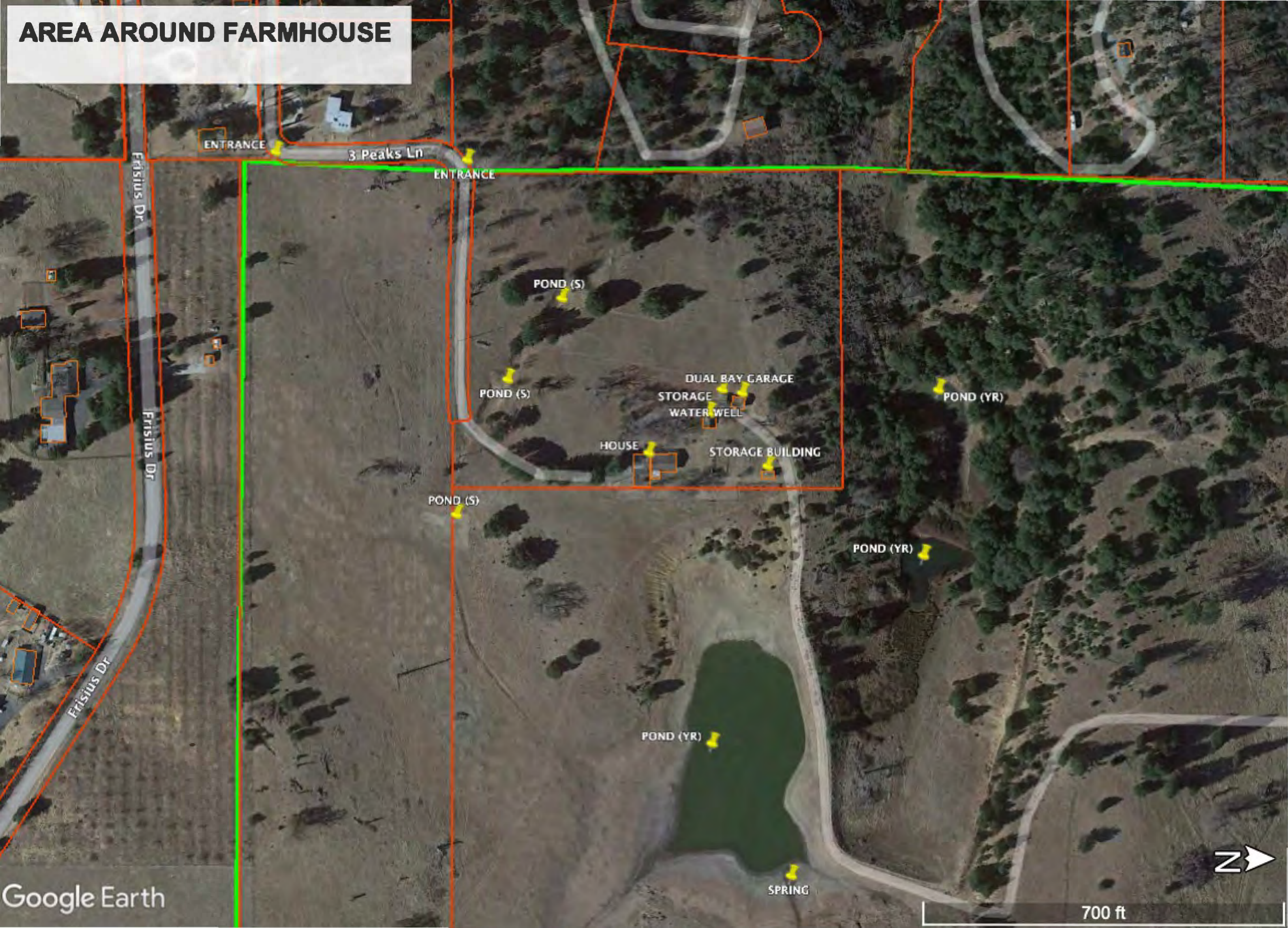


Google Earth



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AREA AROUND FARMHOUSE



ENTRANCE

3 Peaks Ln

ENTRANCE

Frisius Dr

Frisius Dr

POND (S)

POND (S)

DUAL BAY GARAGE

STORAGE

WATER WELL

HOUSE

STORAGE BUILDING

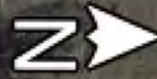
POND (S)

POND (YR)

POND (YR)

POND (YR)

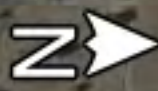
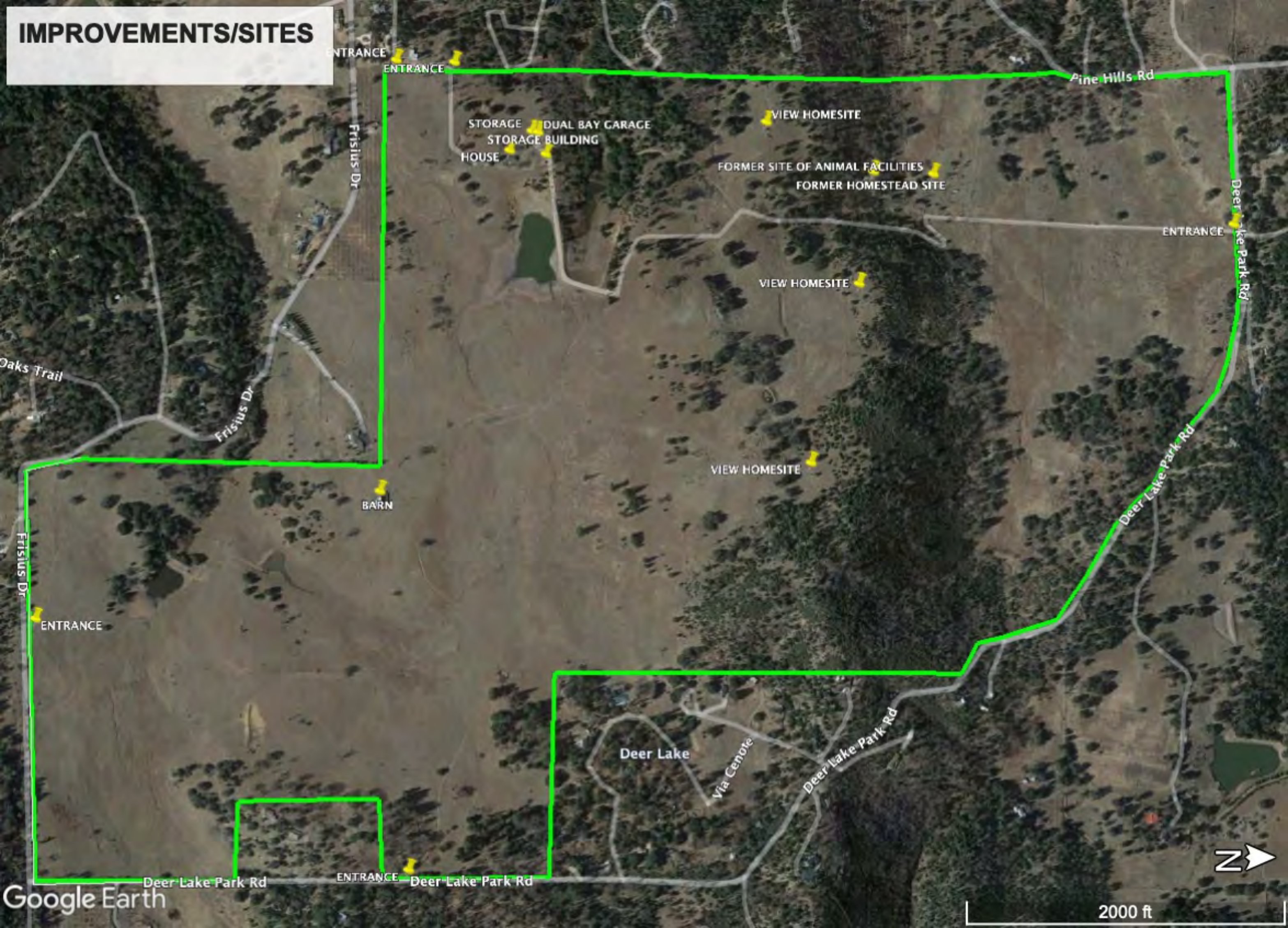
SPRING



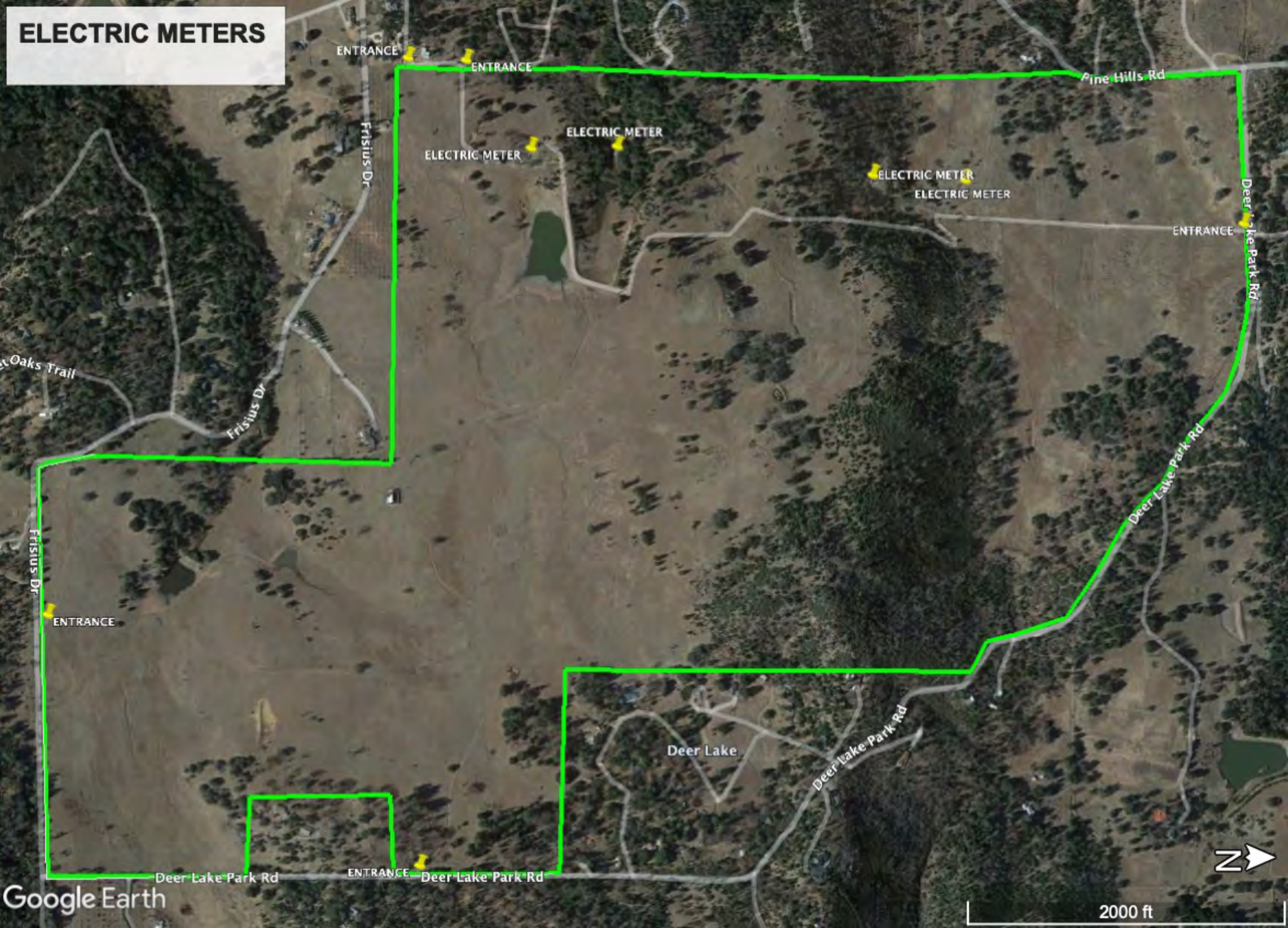
700 ft

Google Earth

# IMPROVEMENTS/SITES

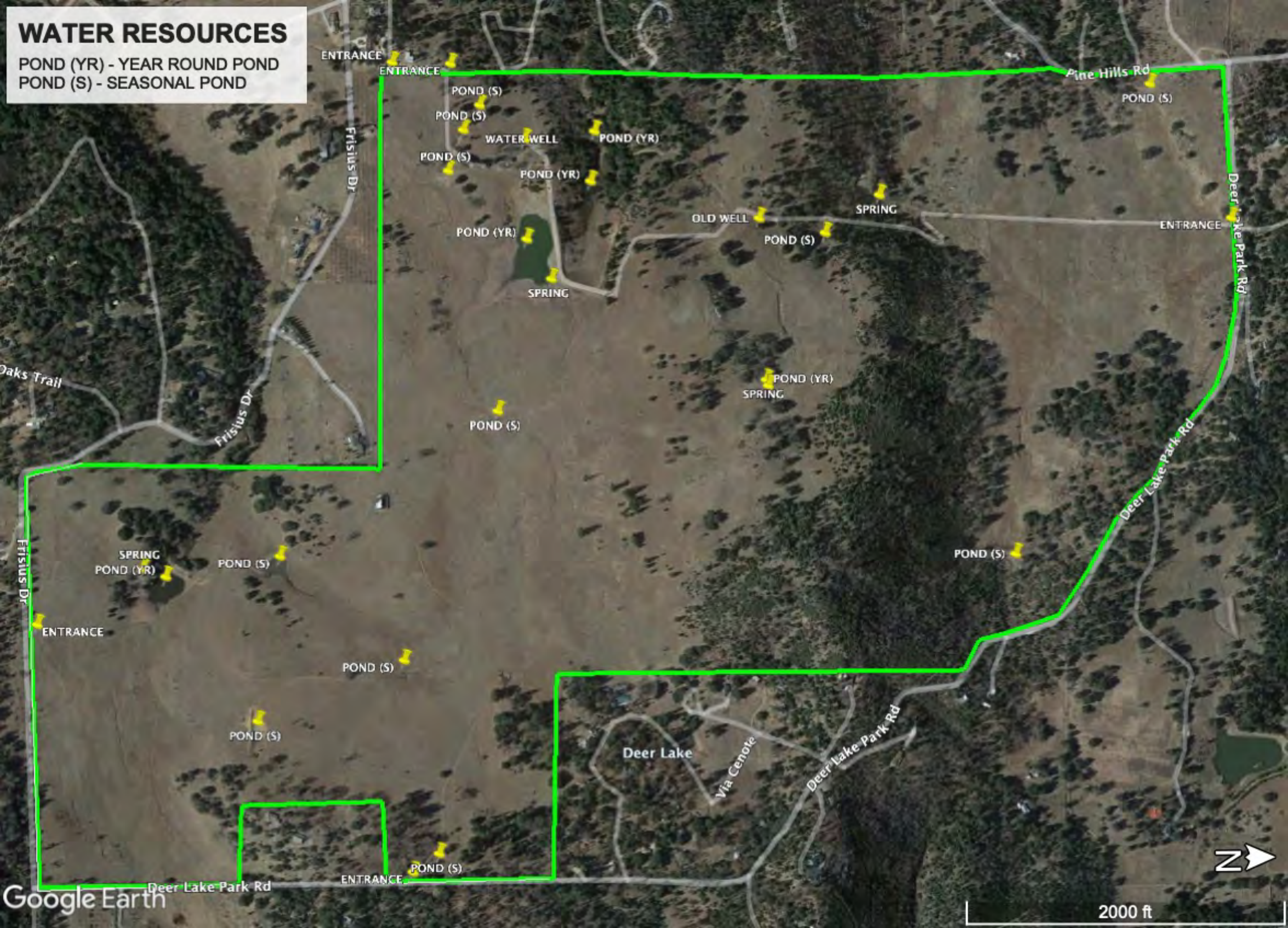


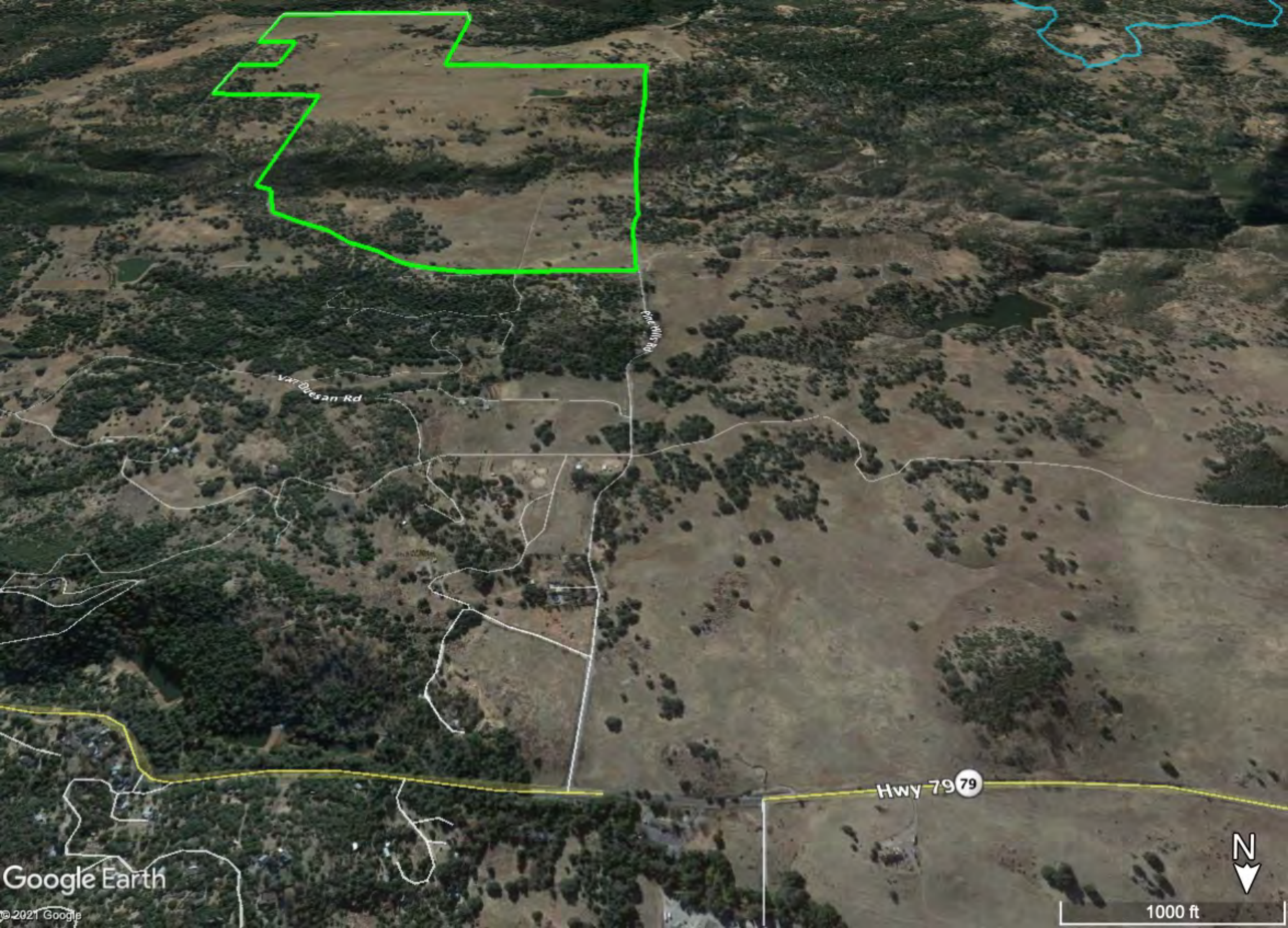
# ELECTRIC METERS



# WATER RESOURCES

POND (YR) - YEAR ROUND POND  
POND (S) - SEASONAL POND







# 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:	9/7/2021 1:08:01 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2920101000,2920101100,2920100700
Project Name:	

	2920101000	2920101100	2920100700
<b>General Information</b>			
USGS Quad Name/County Quad Number:	Julian/38	Julian/38	Julian/38
Section/Township/Range:	7/13S/04E	7/13S/04E	7/13S/04E
Tax Rate Area:	81064	81064	81064
Thomas Guide:	/	/	/
Site Address:	3510 Deer Lake Park Rd Julian 92036-9653	0 Three Peaks Rd Julian 92036	0 Julian
Parcel Size (acres):	295.98	10.74	41.00
Board of Supervisors District:	2	2	2

<b>Public Service and Utility Districts</b>			
Water/Irrigation District:	None	None	None
Sewer District:	None	None	None
Fire Agency:	County Service Area No 135; Csa 135	County Service Area No 135; Csa 135	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

	2920101000	2920101100	2920100700
<b>General Plan Information</b>			
General Plan Regional Category:	Rural	Rural	Rural
General Plan Land Use Designation:	Rural Lands (RI-40) 1 Du/40 Ac	Rural Lands (RI-40) 1 Du/40 Ac	Rural Lands (RI-40) 1 Du/40 Ac
Community Plan:	Julian	Julian	Julian
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:	8Ac	8Ac	8Ac
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:	Fci	Fci	Fci
<b>Aesthetic</b>			
The site is located within one mile of a State Scenic Highway.	Yes	No	No
The site contains steep slopes > 25%.	Yes	Yes	Yes
The site is located within Dark Skies "Zone A".	No	No	No
<b>Agricultural Resources</b>			
The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	Yes	Yes	Yes
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	No	Yes
The site is in a Williamson Act Contract.	Yes	No	Yes

	2920101000	2920101100	2920100700
<b>Biological Resources</b>			
Eco-Region:	Central Mountains	Central Mountains	Central Mountains
Vegetation Map	18310 Field/Pasture; 42400 Foothill/Mountain Perennial Grassland; 78000 Undifferentiated Open Woodland; 84500 Mixed Oak/Coniferous/Bigcone/Coulter Forest	71181 Open Engelmann Oak Woodland	18310 Field/Pasture; 84500 Mixed Oak/Coniferous/Bigcone/Coulter Forest
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	No	No
The site is within one mile of Biological Easements.	Yes	Yes	Yes
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	Yes	No	Yes
Inland Form (>1,000 ft. elevation)	Yes	No	Yes
Coastal Sage - Chaparral Scrub	No	No	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No	No	No
None of the above	No	Yes	No
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; Pre-Cretaceous Metasedimentary; Quaternary Alluvium	Pre-Cretaceous Metasedimentary; Quaternary Alluvium	Cretaceous Plutonic
Paleo Sensitivity:	Low; Marginal; Zero	Low; Marginal	Zero
Paleo Monitoring:	Monitoring By Grading/Excavation Contractor	Monitoring By Grading/Excavation Contractor	No Monitoring Required

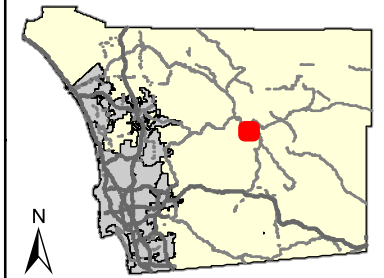
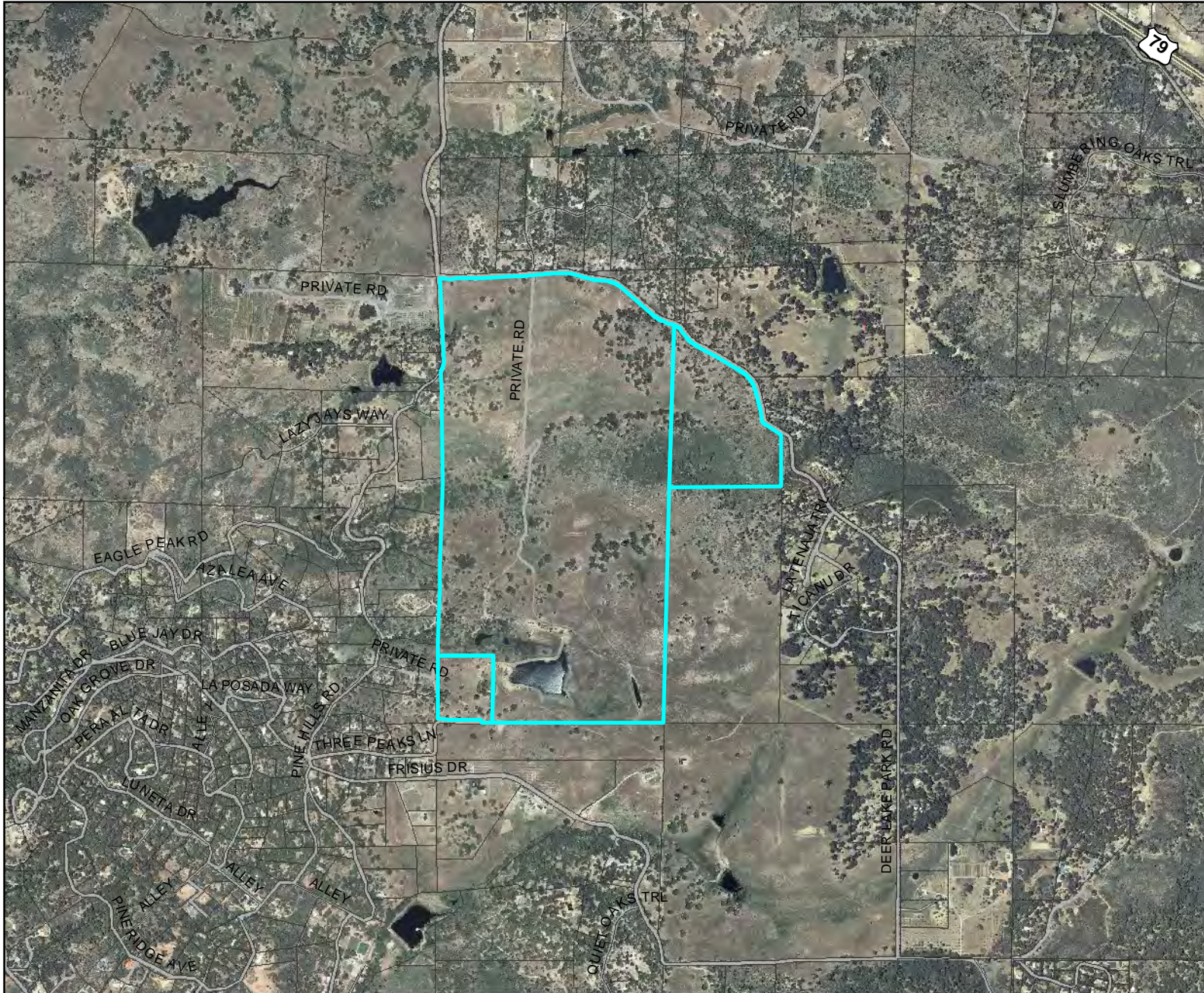
<b>Geology</b>			
Alquist-Priolo Zone:	No	No	No
County Special Study Zone:	No	No	No
Quaternary/Pre-Quaternary Fault:	No	No	No
Potential Liquefaction Area:	Yes	Yes	No
Soils Hydrologic Group:	B; C	B; C	B
The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category.	No	No	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
	2920101000	2920101100	2920100700
<b>Mineral Resources</b>			
The site is located within a Mineral Resource Category.	No Mrz (Yes Alluvium/No Mines)	No Mrz (Yes 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	No

	2920101000	2920101100	2920100700
<b>Hydrology and Water Quality</b>			
Hydrologic Unit:	San Diego	San Diego	San Diego
Sub-basin:	907.41/Inaja	907.41/Inaja	907.41/Inaja
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: San Diego River (Lower); El Capitan Lake	Yes: San Diego River (Lower); El Capitan Lake	Yes: San Diego River (Lower); El Capitan Lake
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:	24 To 27 Inches	24 To 27 Inches	24 To 27 Inches
<b>Noise</b>			
The site is within noise contours.	Yes	No	No
<b>Fire Services</b>			
The site is located in an Urban-Wildland Interface Zone.	Yes	Yes	Yes
FRA/LRA/SRA:	Sra	Sra	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.	Yes	Yes	Yes
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.	Yes	Yes	Yes
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



# 2014 ORTHOPHOTO



## Legend:

PROJECT AREA

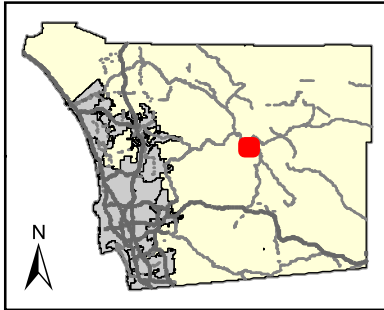
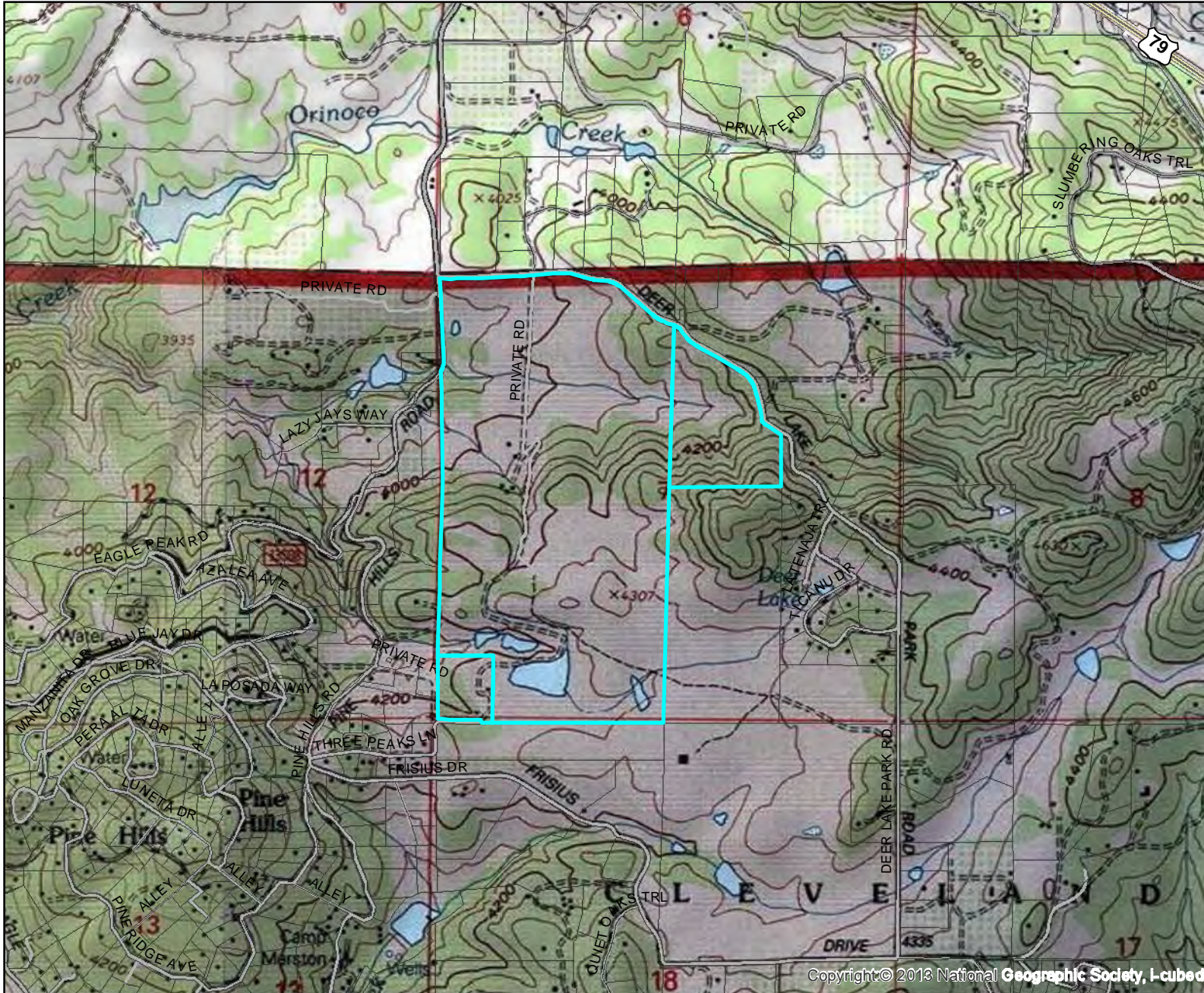
0 0.2 0.4 0.6 0.8 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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**THIS MAP IS NOT TO BE USED FOR NAVIGATION.**

## Notes:

# TOPO MAP



## Legend:

PROJECT AREA

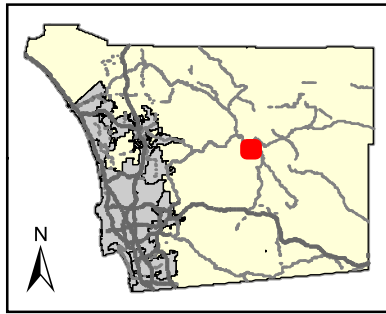
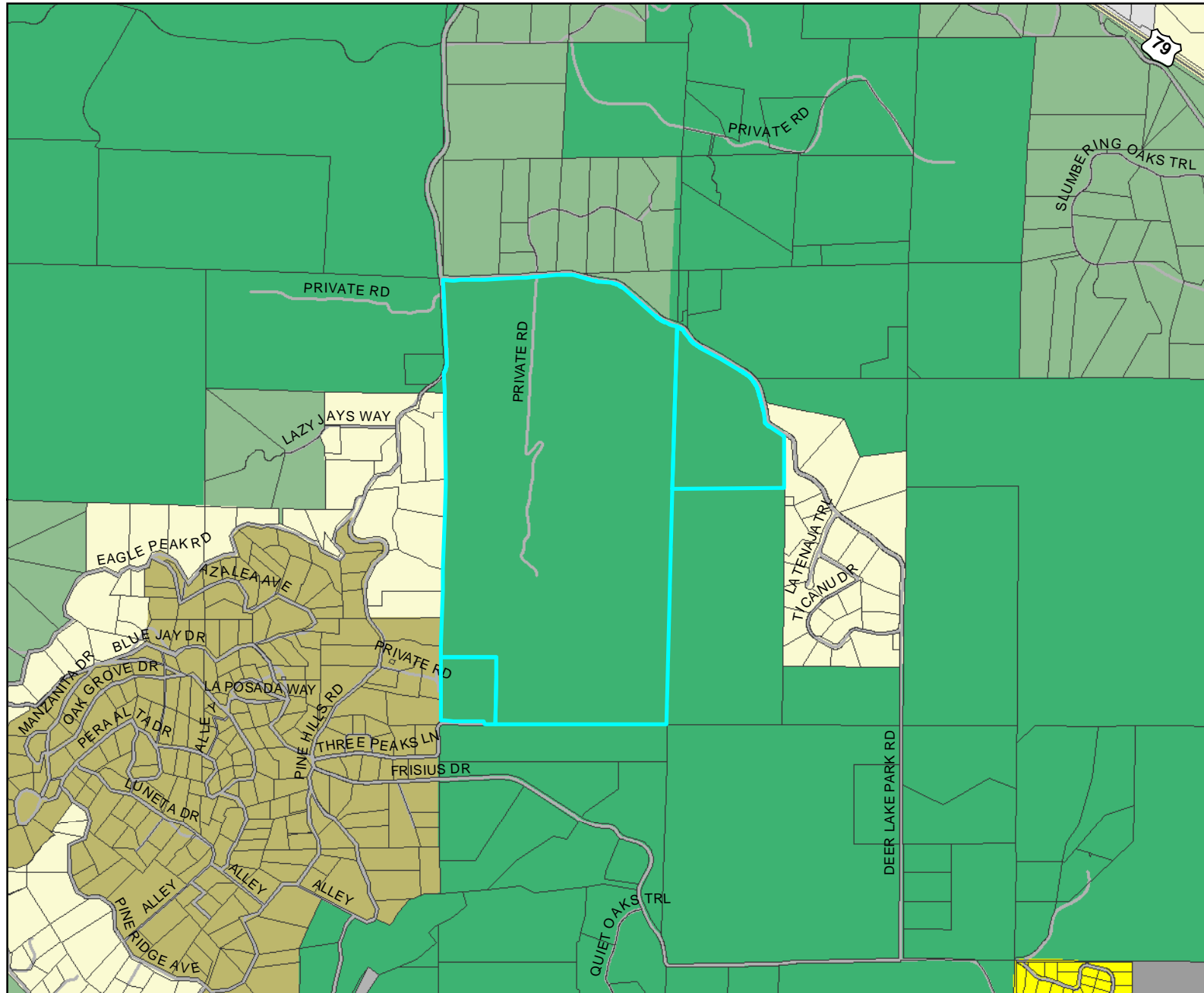
0 0.2 0.4 0.6 0.8 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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## 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)

0 0.2 0.4 0.6 0.8 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services

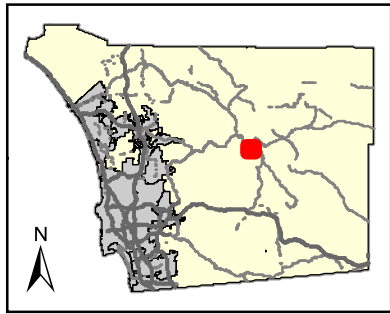
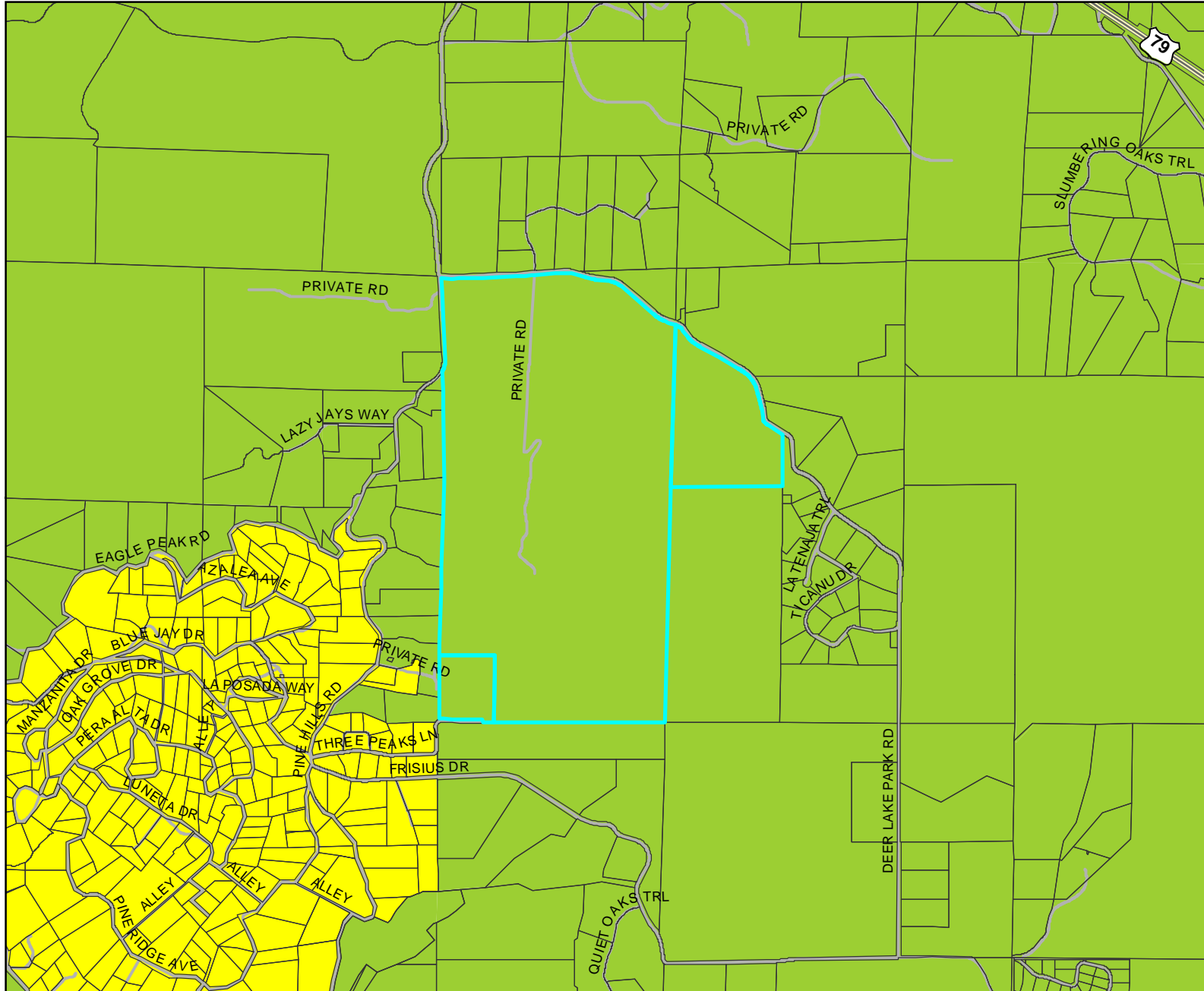


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## Notes:

\*Residential densities in italics

# ZONING - USE



## Legend:

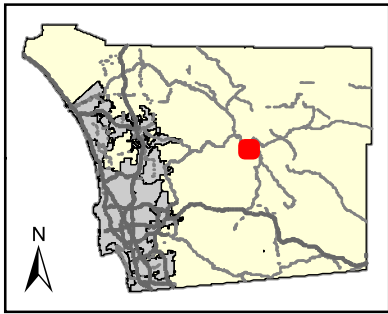
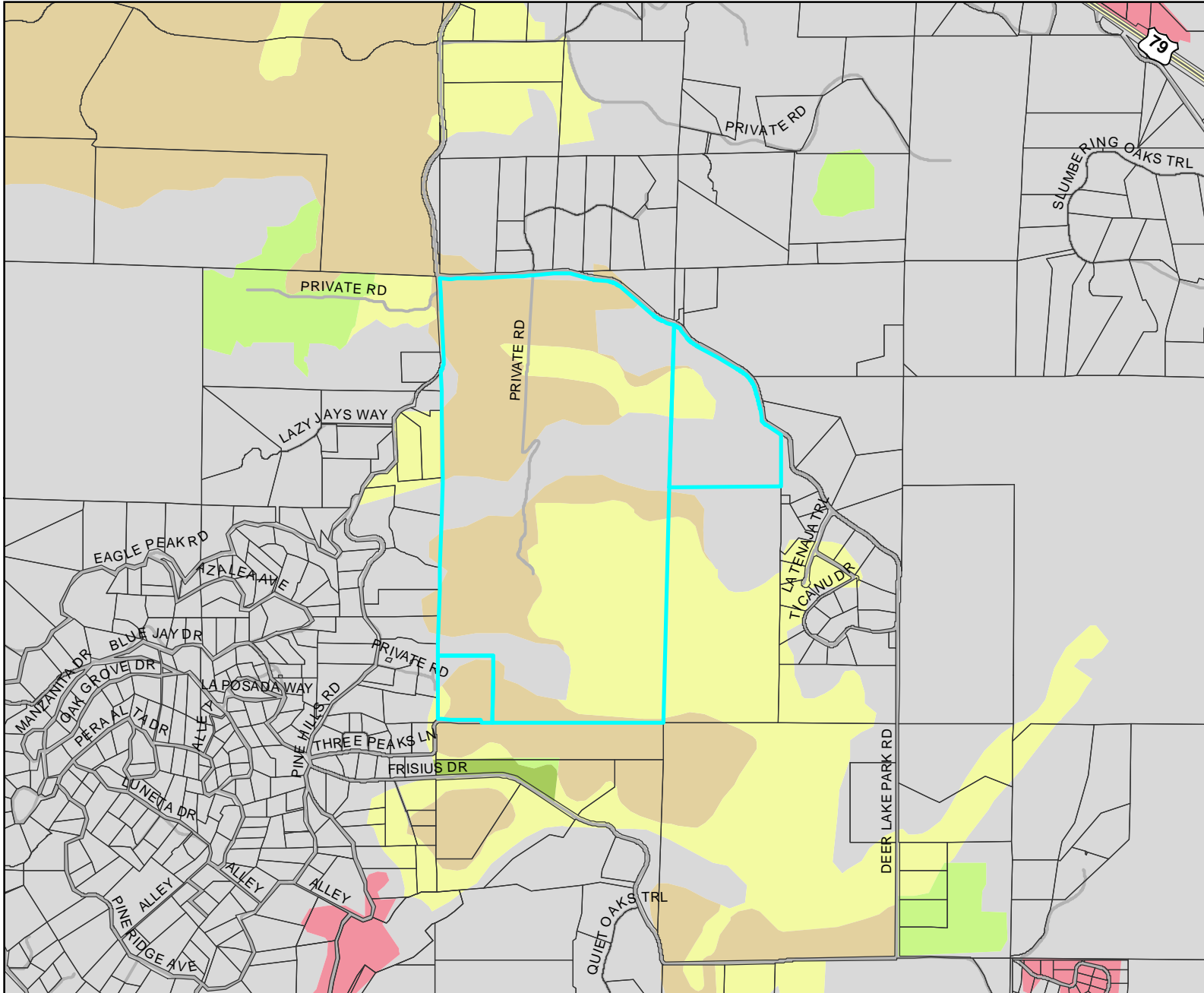
- PROJECT AREA
- ZONING**
- USE REGULATION**
- Agriculture
- Commerical and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Village Civic District
- Village
- Village
- Village
- Village
- Village
- 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 0.2 0.4 0.6 0.8 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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## Notes:



## Legend:

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

0 0.2 0.4 0.6 0.8 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services

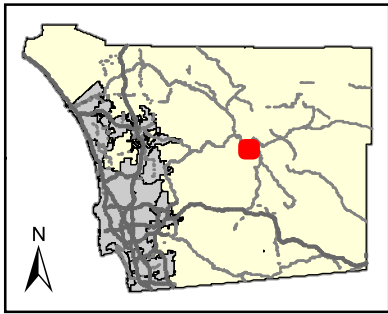
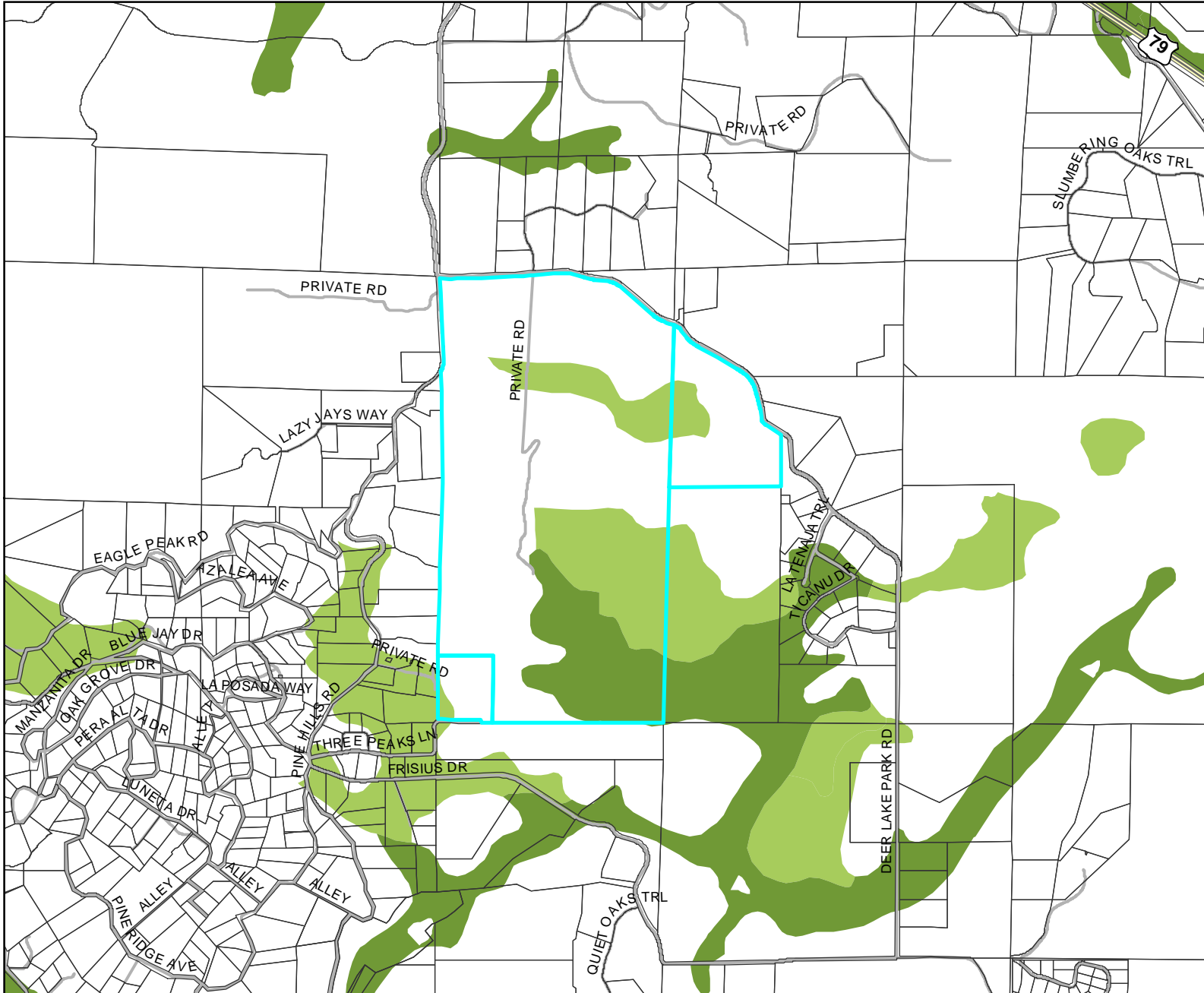


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## Notes:

FMMP = Farmland Mapping and Monitoring Program

# PRIME SOILS



## Legend:

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

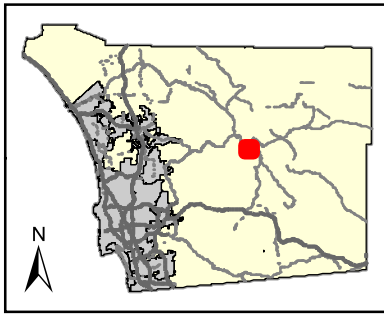
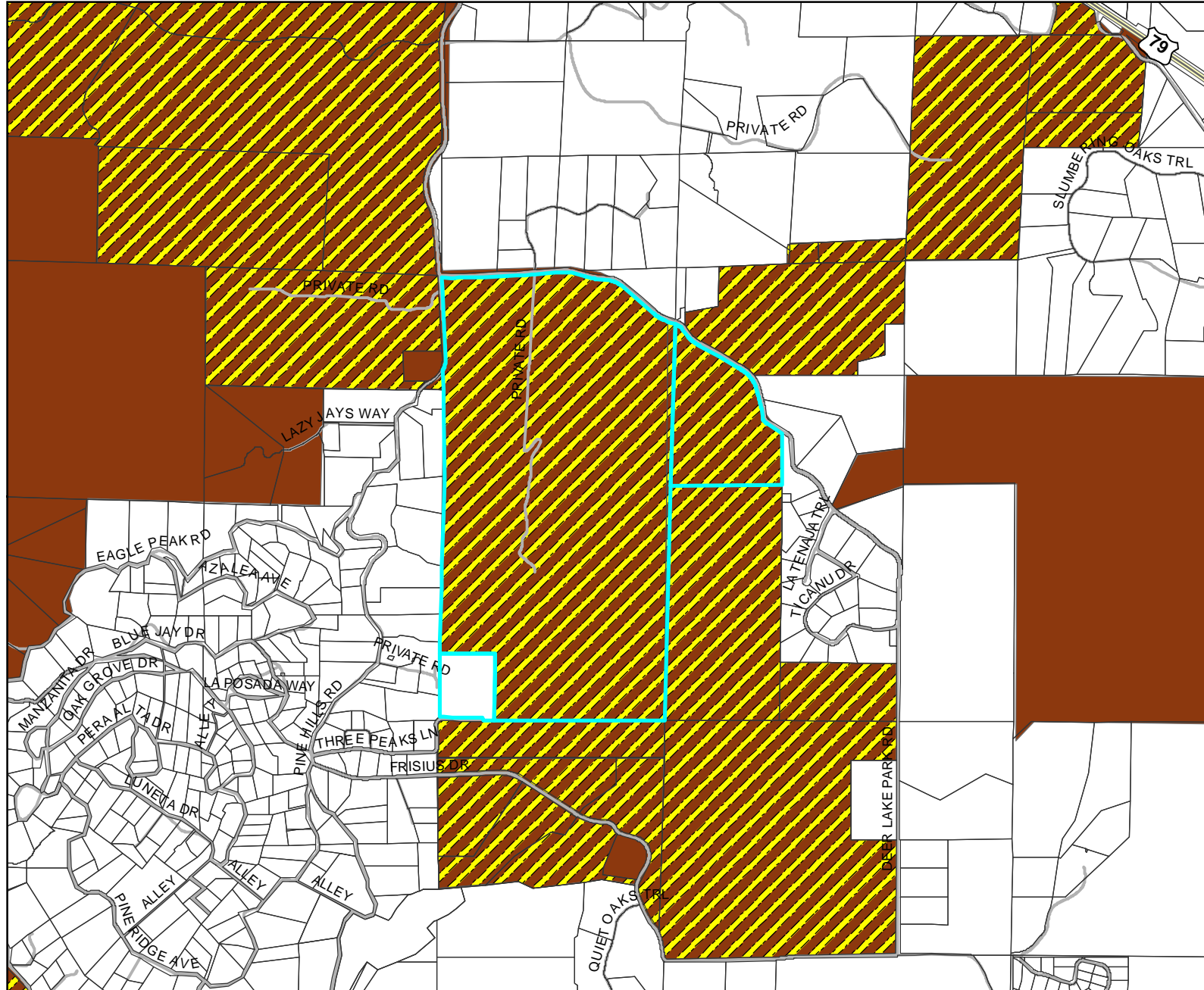
0 0.2 0.4 0.6 0.8 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
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## Notes:

# AG. PRESERVES/WILLIAMSON ACT



## Legend:

- PROJECT AREA
- WILLIAMSON ACT CONTRACT
- AGRICULTURAL PRESERVE

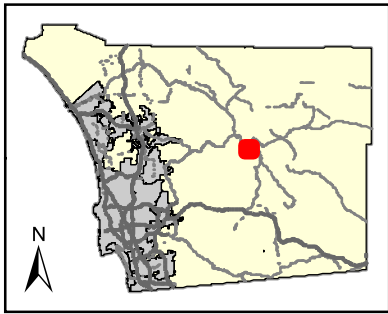
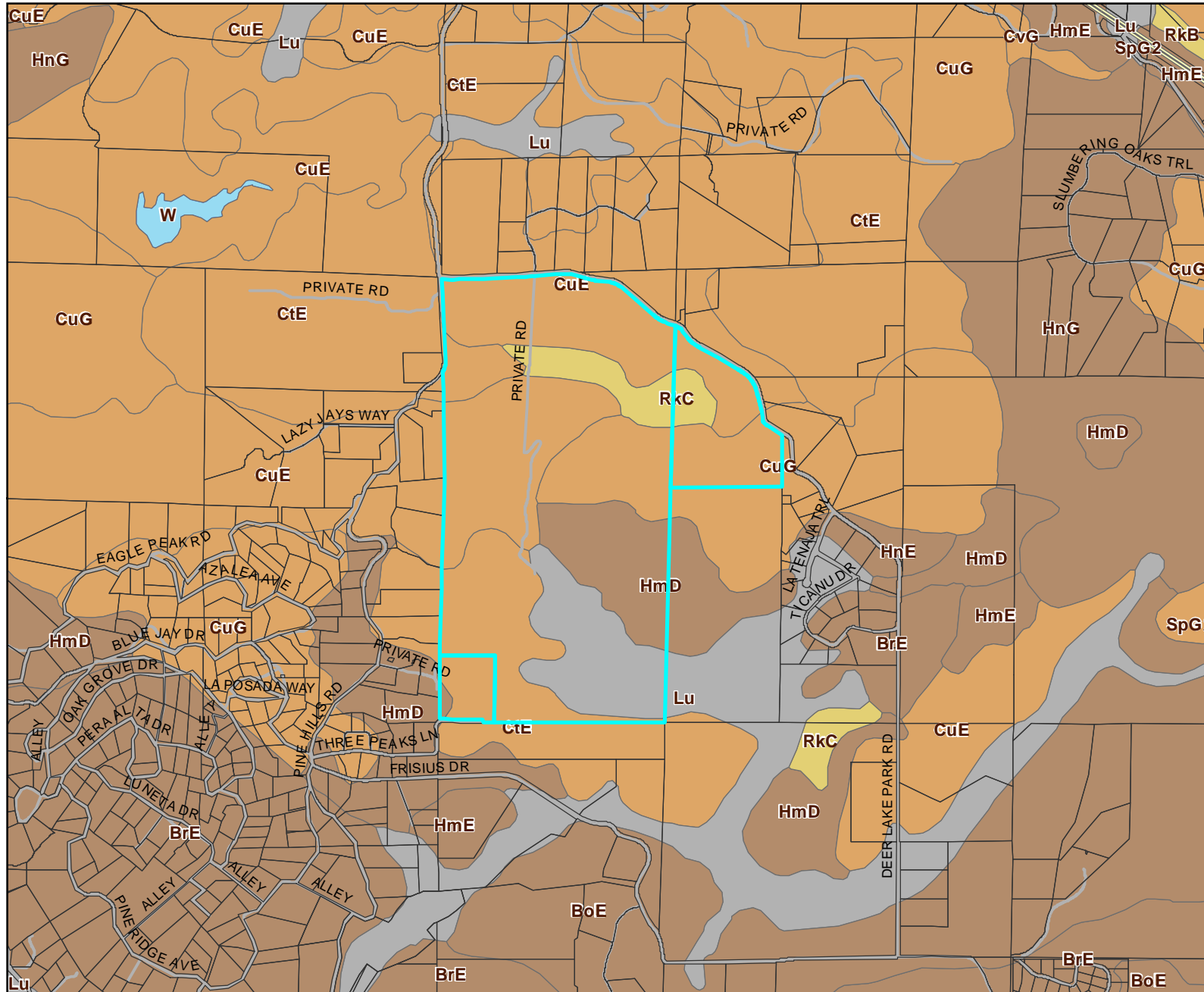
0 0.2 0.4 0.6 0.8 Miles  
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## Notes:

# SOIL



## Legend:

PROJECT AREA

### SOILS

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

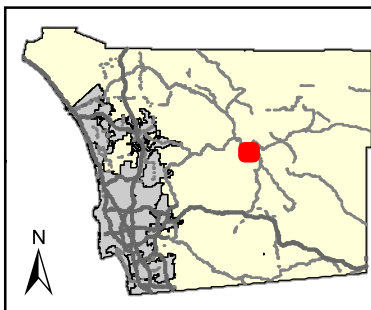
0 0.2 0.4 0.6 0.8 Miles

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



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## Notes:



**PROJECT AREA**

**VEGETATION CATEGORY**

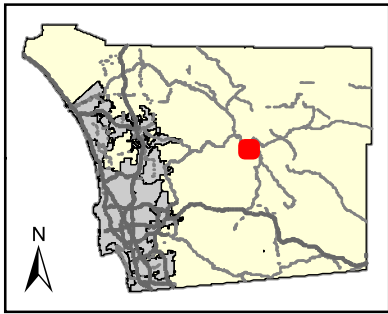
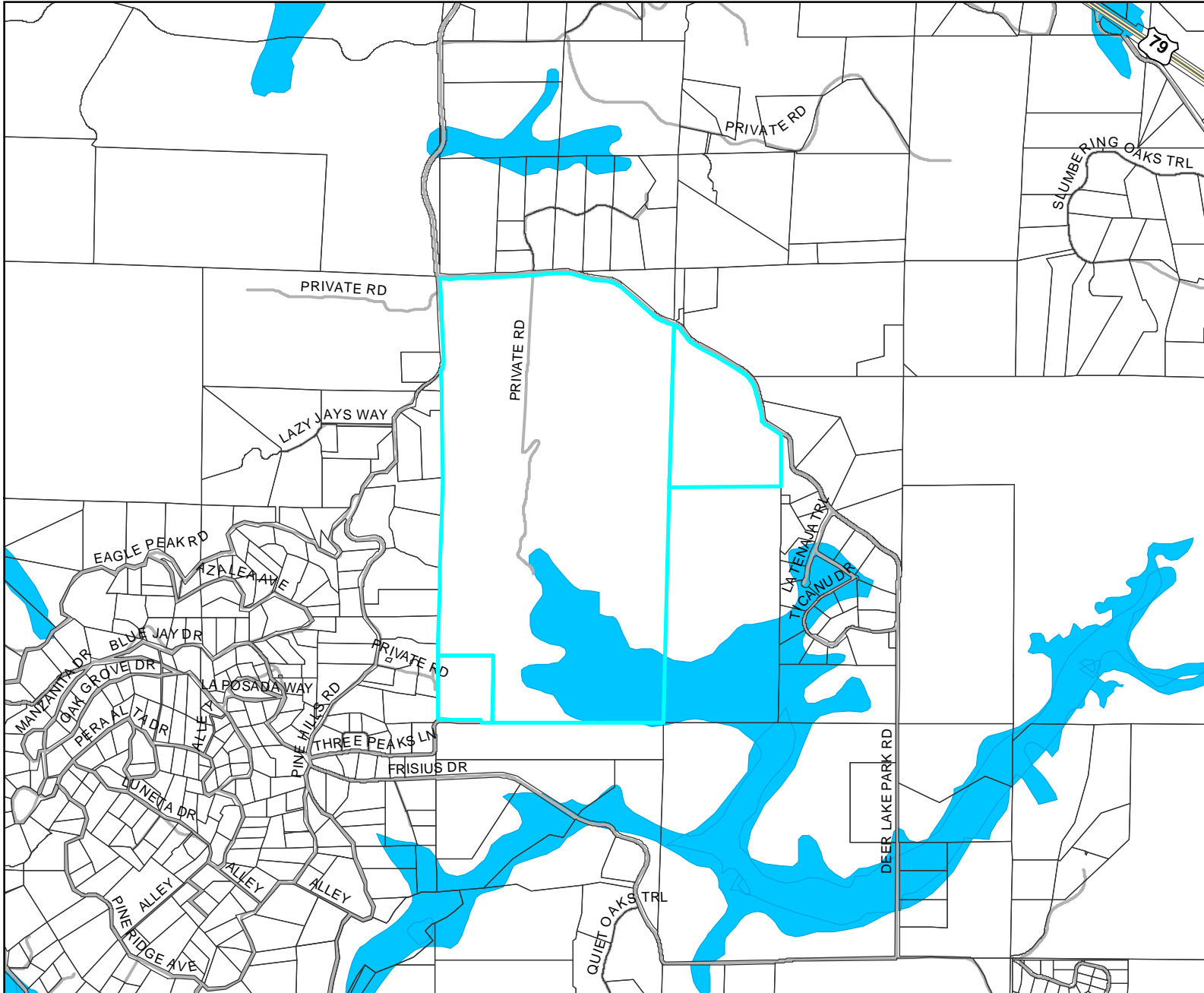
- Southern Foredunes, Beach, Saltpan
- Mudflats
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Vernal Pool, Meadow and Seep
- Marsh
- Coniferous Forest
- Desert Dunes (22100, 22300, 24000)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

**Notes:**



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# WETLANDS



## Legend:

- PROJECT AREA
- WETLANDS

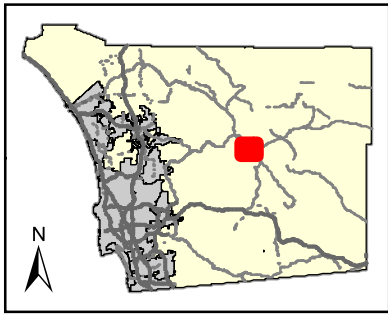
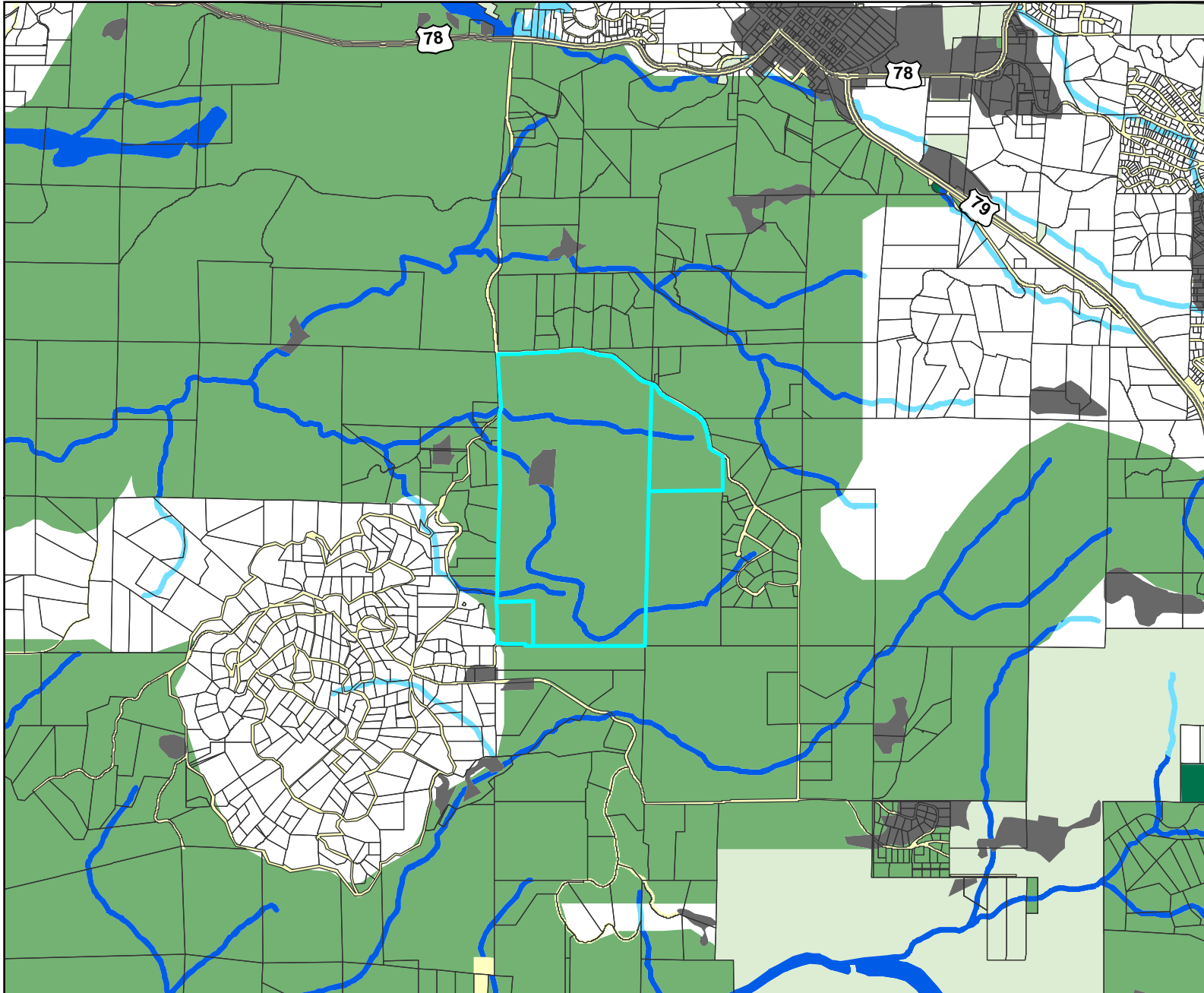
0 0.2 0.4 0.6 0.8 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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## Notes:

# MSCP



## Legend:

- PROJECT AREA**
- PROJECT AREA (Cyan outline)
- EMSCP (DRAFT) DESCRIPTION**
- Agriculture or Natural Upland within FCA
  - County Owned Preserves
  - Agriculture or Natural Upland outside FCA
  - Riparian/Wetland Habitat and Transition
  - Zone within FCA
  - Riparian/Wetland Habitat and Transition
  - Zone outside of FCA
  - RMS 1 - Highest Level of Ecological Protection
  - RMS 2 - Land managed with Ecological Protection
  - RMS 3 - Land managed as Open Space
  - RMS 4 - Other Public/Semi-Public Lands
  - Developed Lands
  - Tribal Lands

0 0.35 0.7 1.05 1.4 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services

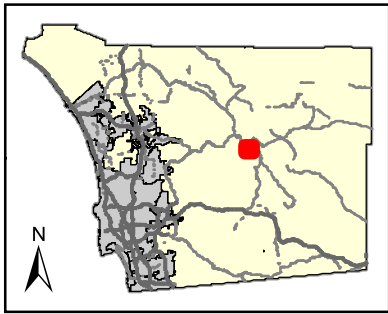
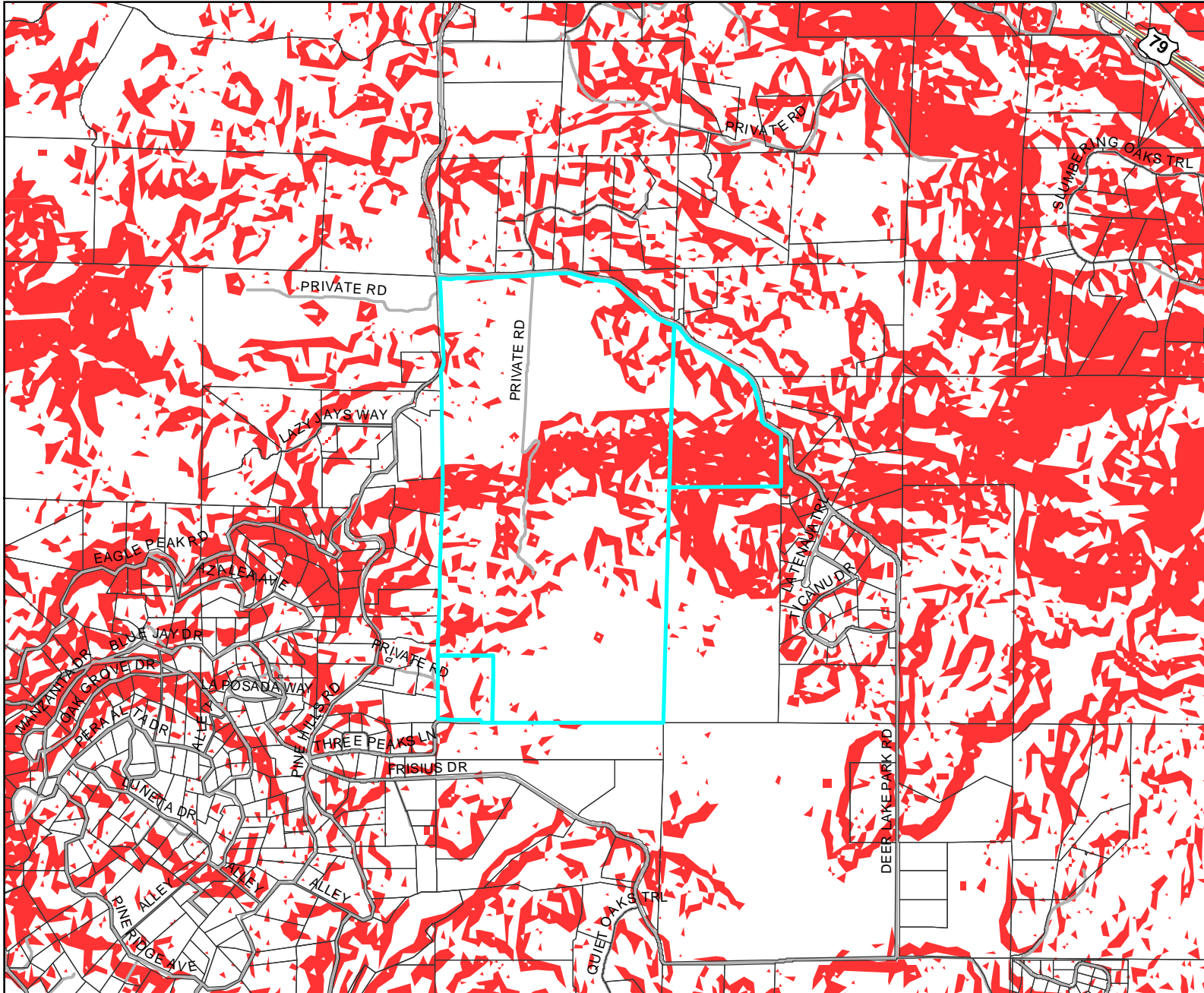


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## Notes:

MSCP = Multiple Species Conservation Program

# STEEP SLOPES



## Legend:

- PROJECT AREA
- STEEP SLOPE (> 25%)

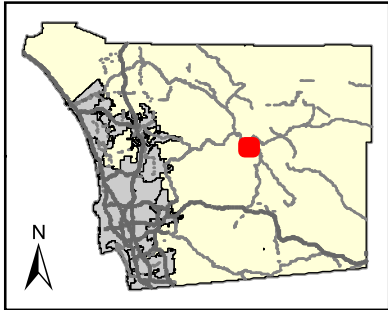
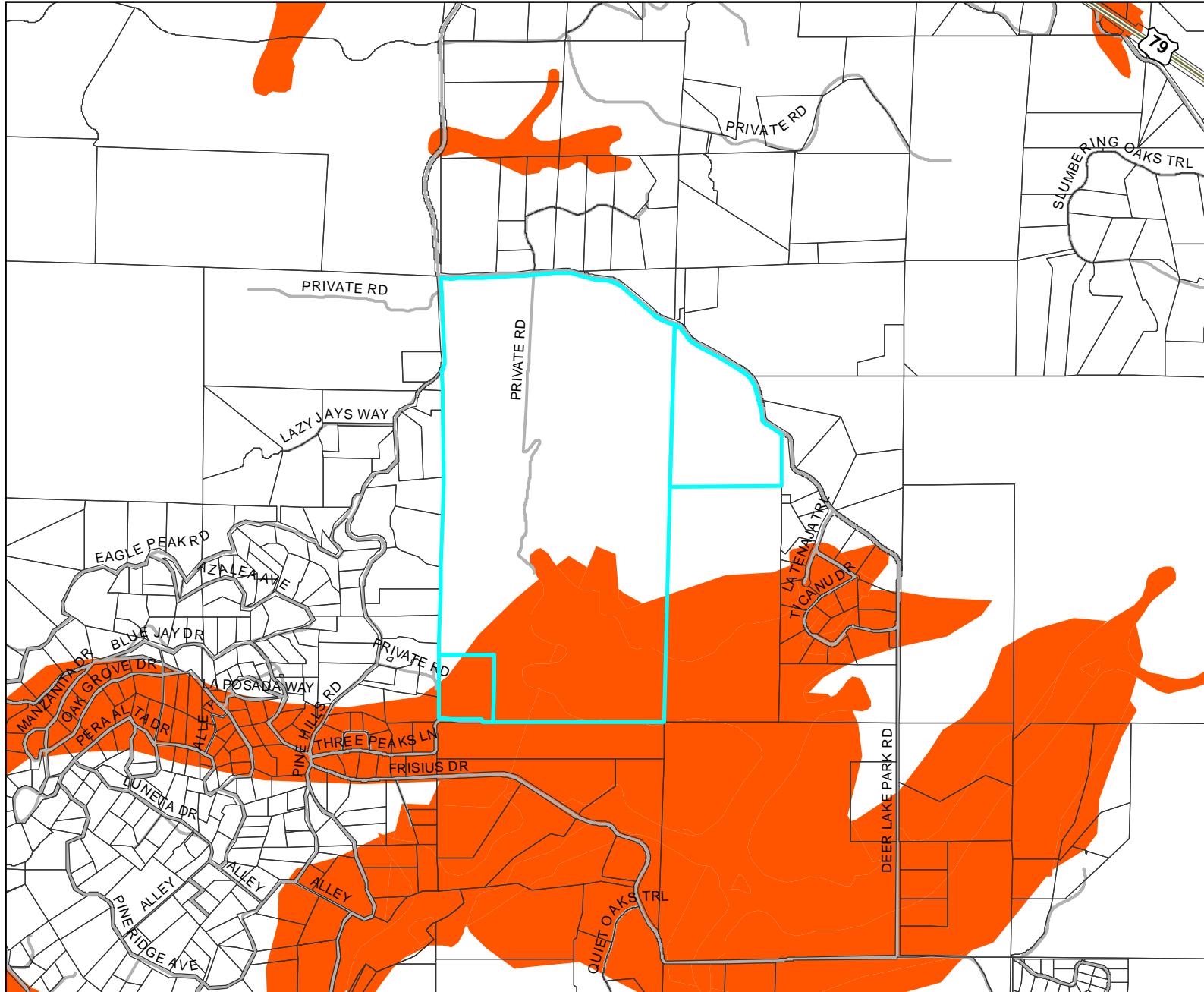
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## Notes:

# POTENTIAL LIQUEFACTION



## Legend:

- PROJECT AREA
- POTENTIAL LIQUEFACTION AREA

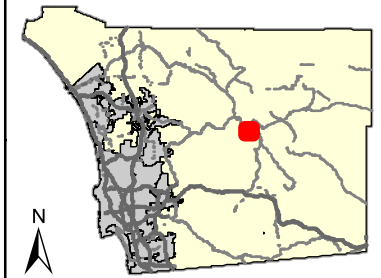
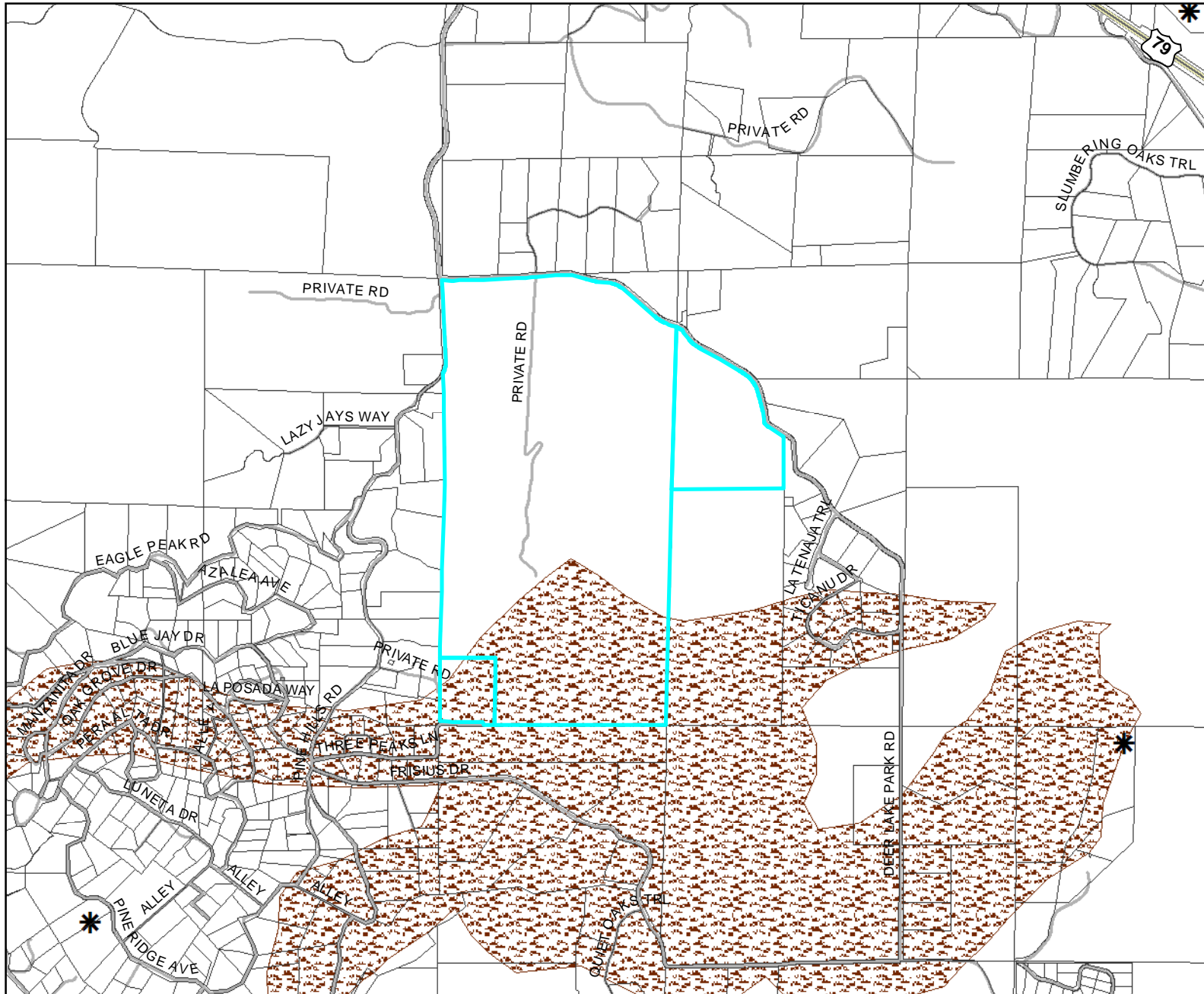
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## Notes:

# MINERAL RESOURCES



## Legend:

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

0 0.2 0.4 0.6 0.8 Miles  
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## Notes:



# 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:	9/8/2021 3:26:12 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2920101600,2921203300
Project Name:	

	2920101600	2921203300
<b>General Information</b>		
USGS Quad Name/County Quad Number:	Julian/38	Julian/38
Section/Township/Range:	7/13S/04E	18/13S/04E
Tax Rate Area:	81064	81064
Thomas Guide:	/	/
Site Address:	0 Julian	0 Julian
Parcel Size (acres):	80.00	150.00
Board of Supervisors District:	2	2

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

	2920101600	2921203300
<b>General Plan Information</b>		
General Plan Regional Category:	Rural	Rural
General Plan Land Use Designation:	Rural Lands (RI-40) 1 Du/40 Ac	Rural Lands (RI-40) 1 Du/40 Ac
Community Plan:	Julian	Julian
Rural Village Boundary:	None	None
Village Boundary:	None	None
Special Study Area :	None	None

<b>Zoning Information</b>		
Use Regulation:	A72	A72
Animal Regulation:	O	O
Density:	-	-
Minimum Lot Size:	8Ac	8Ac
Maximum Floor Area Ratio:	-	-
Floor Area Ratio:	-	-
Building Type:	C	C
Height:	G	G
Setback:	C	C
Lot Coverage:	-	-
Open Space:	-	-
Special Area Regulations:	Fci	Fci

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

<b>Agricultural Resources</b>		
The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	Yes	Yes
The site contains Prime Soils.	Yes	Yes
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
Sunset Zone:	18	18
The site is located within an Agricultural Preserve.	Yes	Yes
The site is in a Williamson Act Contract.	Yes	Yes

	2920101600	2921203300
<b>Biological Resources</b>		
Eco-Region:	Central Mountains	Central Mountains
Vegetation Map	42400 Foothill/Mountain Perennial Grassland; 78000 Undifferentiated Open Woodland; 84500 Mixed Oak/Coniferous/Bigcone/Coulter Forest	42400 Foothill/Mountain Perennial Grassland; 45110 Wet Montane Meadow; 84500 Mixed Oak/Coniferous/Bigcone/Coulter Forest
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes	Yes
The site is located within a Quino Checkerspot Butterfly Survey Area.	Yes	Yes
The site contains Wetlands.	Yes	Yes
The site is within one mile of Biological Easements.	Yes	Yes
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: East)	No (Draft: East)
The site is within MSCP Boundaries.	No (Draft: East)	No (Draft: East)
The site is outside of MSCP and within 500 feet of:		
Coastal Sage Scrub	No	No
Maritime Succulent Scrub	No	No
Diegan Coastal Sage Scrub	No	No
Inland Form (>1,000 ft. elevation)	No	No
Coastal Sage - Chaparral Scrub	No	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No	No
None of the above	Yes	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	No	No
The site is located within the Ramona Grassland area.	No	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No	No

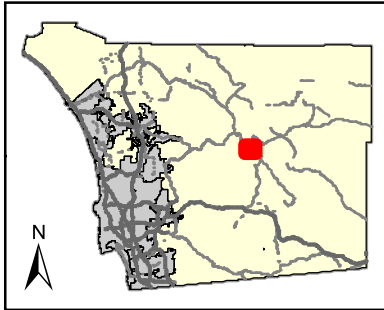
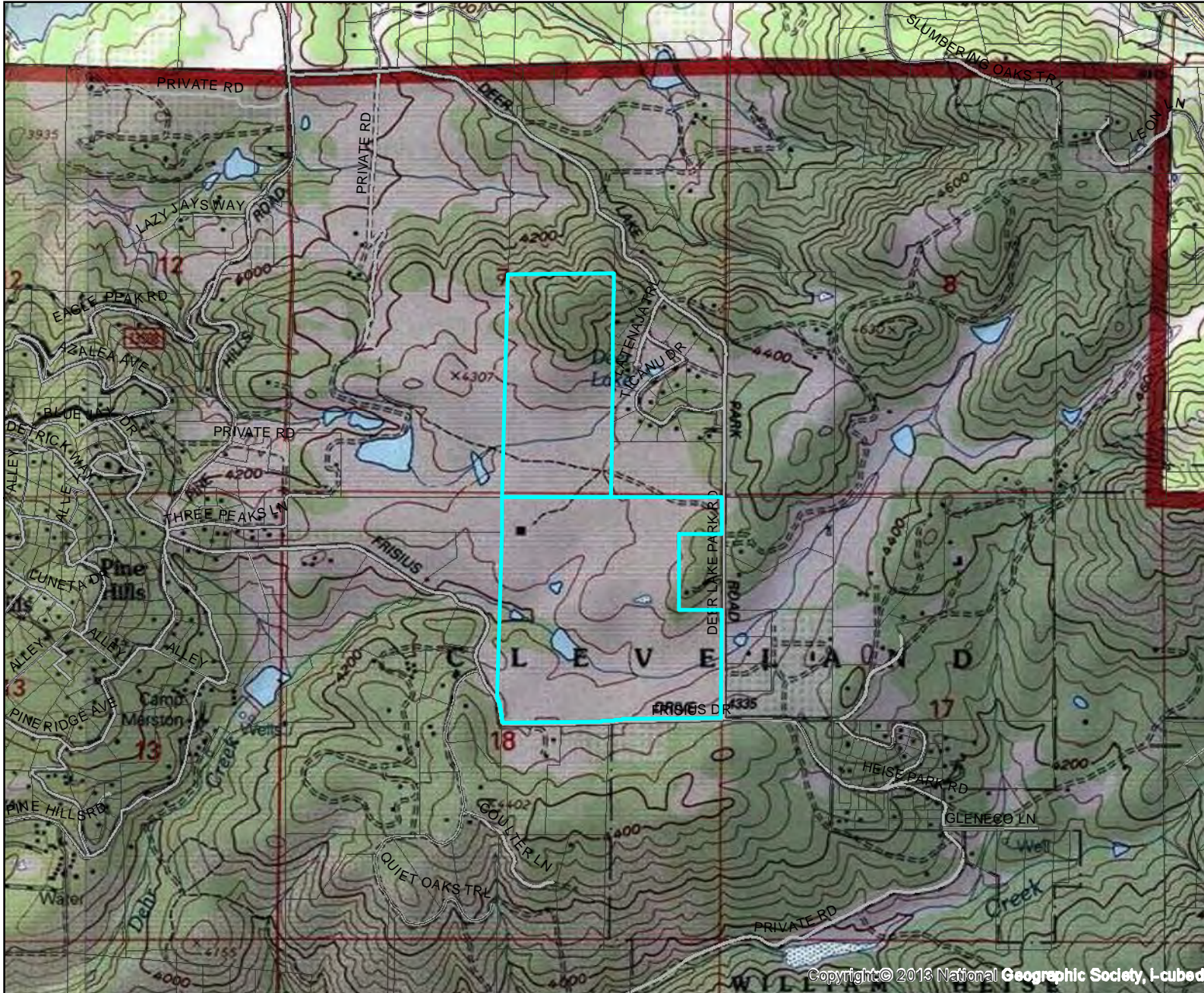
<b>Cultural and Paleontological Resources (*always confirm with Cultural and Paleontology Specialists)</b>		
Geological Formation:	Pre-Cretaceous Metasedimentary; Quaternary Alluvium	Cretaceous Plutonic; Quaternary Alluvium
Paleo Sensitivity:	Low; Marginal	Low; Zero
Paleo Monitoring:	Monitoring By Grading/Excavation Contractor	Monitoring By Grading/Excavation Contractor

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

	2920101600	2921203300
<b>Mineral Resources</b>		
The site is located within a Mineral Resource Category.	No Mrz (Yes Alluvium/No Mines)	No Mrz (Yes Alluvium/No Mines)
<b>Hazard Flooding</b>		
The site is located within a FEMA flood area.	No	No
The site is located within 1/2 mile from a FEMA flood area.	No	No
The site is located within a County Flood Plain area.	No	No
The site is located within 1/2 mile from a County Flood Plain area.	No	No
The site is located within a County Floodway.	No	No
The site is located within 1/2 mile from a County Floodway.	No	No
The site is located within a Dam Inundation Zone.	No	No
<b>Hazardous Materials</b>		
Schools are located within 1/4 mile of the project.	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
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	No	No
The site is located within 1000 feet of buried waste in a landfill.	No	No
The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.	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
The site is listed on the Geotracker listing.	No	No
The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.	No	No
The site is listed in the EPA's Superfund CERCLIS database.	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
The site contains existing homes or other buildings constructed prior to 1980.	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
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	No	No
The site is located within an airport safety zone. If yes, list the zone number.	No	No
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	No	No
The site is within one mile of a private airport. If yes, list the name of the airport.	No	No

	2920101600	2921203300
<b>Hydrology and Water Quality</b>		
Hydrologic Unit:	San Diego	San Diego
Sub-basin:	907.41/Inaja	907.41/Inaja
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: San Diego River (Lower); El Capitan Lake	Yes: San Diego River (Lower); El Capitan Lake
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes
The site is located in a Source Water Protection Area.	Yes	Yes
<b>Water Supply/Groundwater</b>		
The site is located outside (east) of the County Water Authority boundary.	Yes	Yes
The site is in Borrego Valley.	No	No
The project is groundwater dependent.	Yes	Yes
Annual rainfall:	24 To 27 Inches	24 To 27; 27 To 30 Inches
<b>Noise</b>		
The site is within noise contours.	No	No
<b>Fire Services</b>		
The site is located in an Urban-Wildland Interface Zone.	Yes	Yes
FRA/LRA/SRA:	Sra	Sra
<b>Additional Information</b>		
The site is located within 150 feet of Mexican Border.	No	No
The site is located within a Resource Conservation Area.	No	No
The site is located in a Special Area.	No	No
There are existing or proposed trails on site or adjacent properties.	Yes	Yes
The site is located in an urbanized area as defined by the U.S. Census Bureau.	Yes	Yes
The population has a density of 1,000 per square mile or greater.	No	No
The site APN is listed in the GP Housing Element inventory.	No	No
<b>CEQA-Public Review Distribution Matrix</b>		
The site is located in the Desert.	Yes	Yes
The site is located east of the County Water Authority boundary.	Yes	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No	No
The site is located immediately adjacent to a State Highway or Freeway.	No	No
The site is located south of State Highway 78.	Yes	Yes
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No	No
The site is located in the Sweetwater Basin.	No	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	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

# TOPO MAP



## Legend:

PROJECT AREA

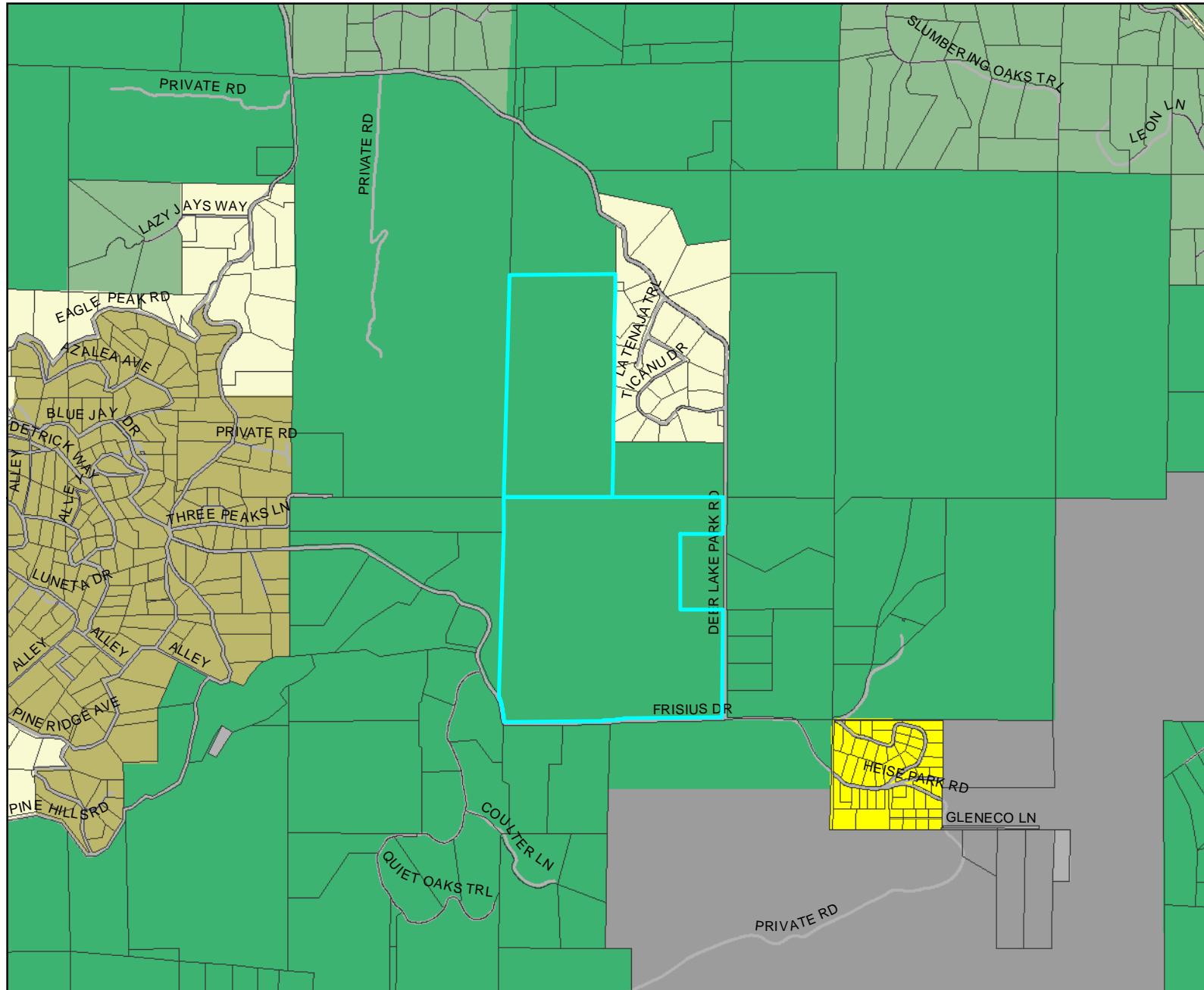
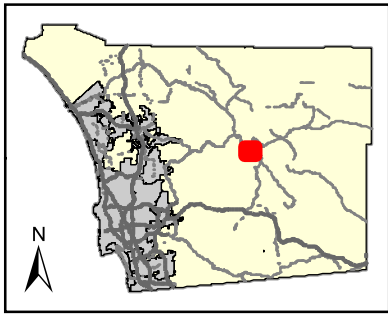
0 0.2 0.4 0.6 0.8 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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## 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)

0 0.2 0.4 0.6 0.8 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
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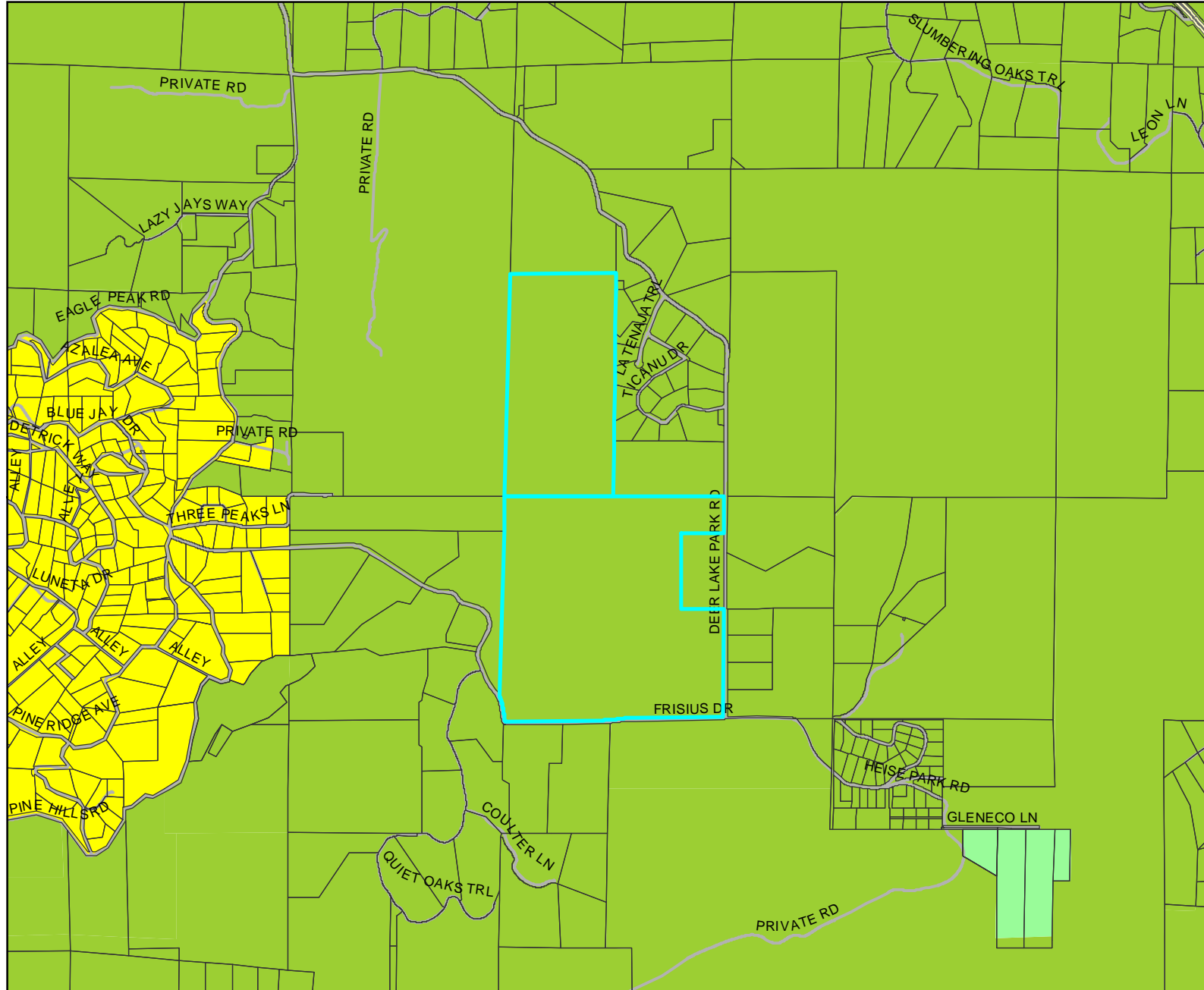
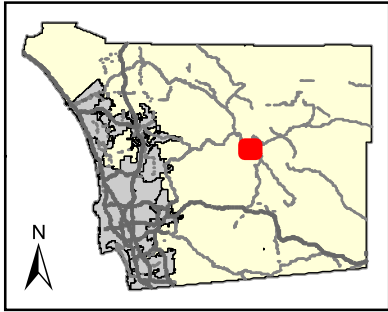


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## Notes:

\*Residential densities in italics

# ZONING - USE



## Legend:

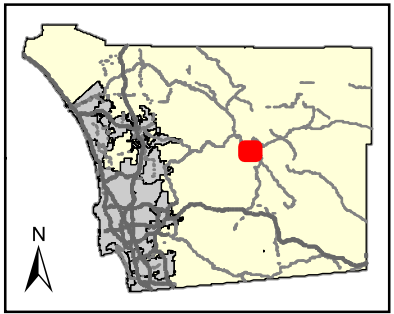
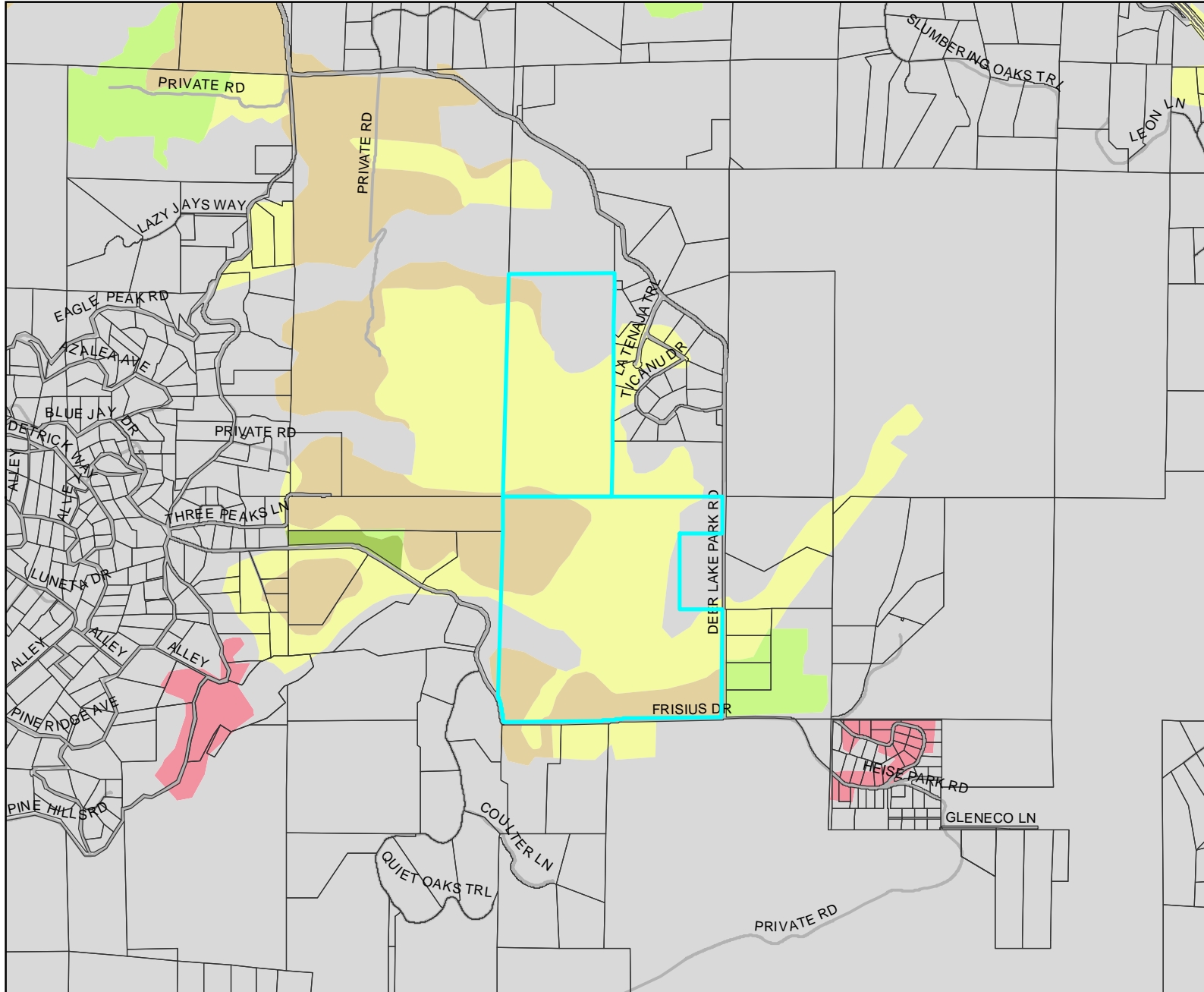
- PROJECT AREA
- ZONING**
- USE REGULATION**
- Agriculture
- Commerical and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Village Civic District
- Village
- Village
- Village
- Village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

0 0.2 0.4 0.6 0.8 Miles  
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## Notes:



## Legend:

- PROJECT AREA
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- Farmland of Local Importance
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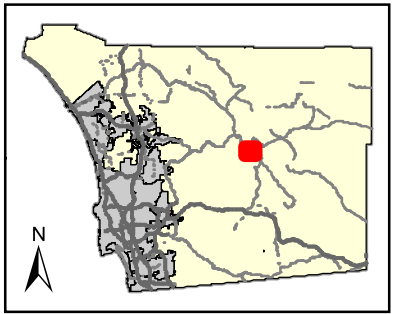
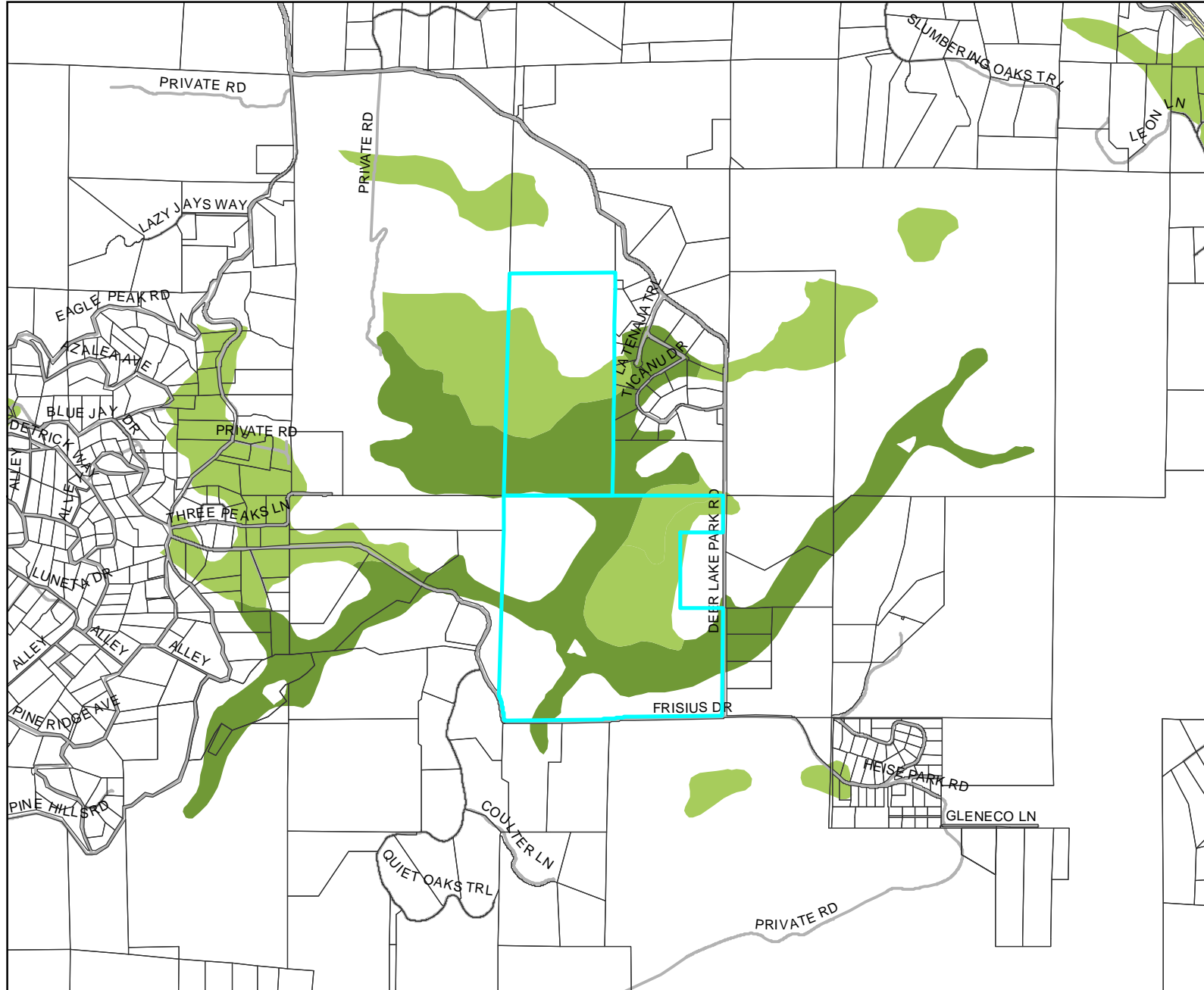


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## Notes:

FMMP = Farmland Mapping and Monitoring Program

# PRIME SOILS



## Legend:

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

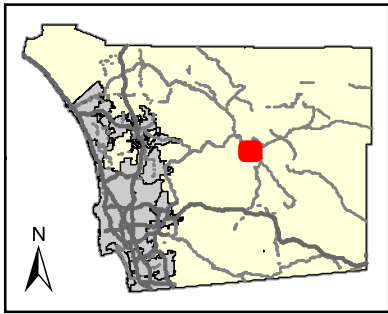
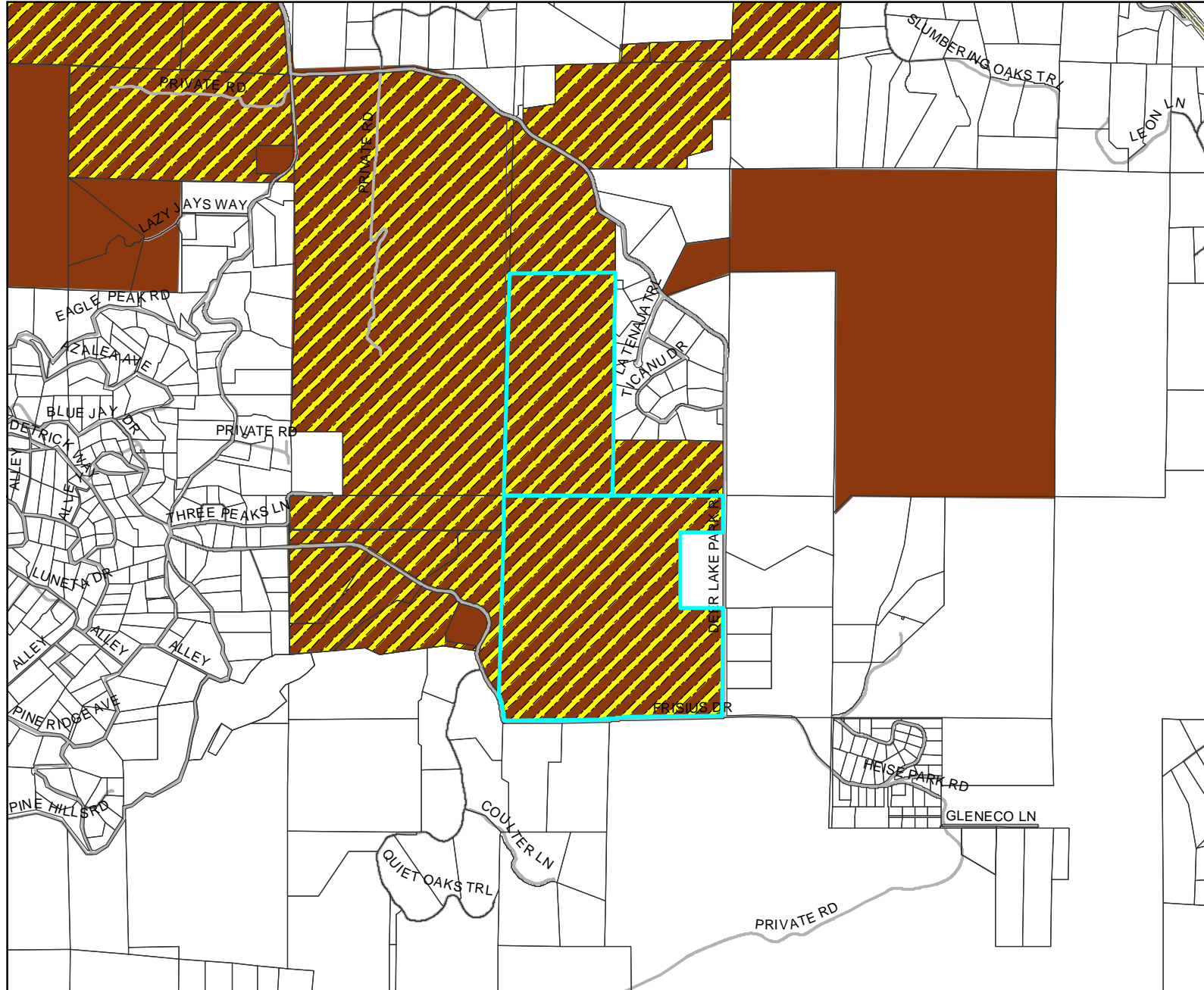
0 0.2 0.4 0.6 0.8 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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## Notes:

# AG. PRESERVES/WILLIAMSON ACT



## Legend:

- PROJECT AREA
- WILLIAMSON ACT CONTRACT
- AGRICULTURAL PRESERVE

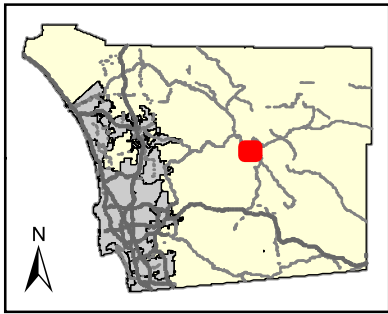
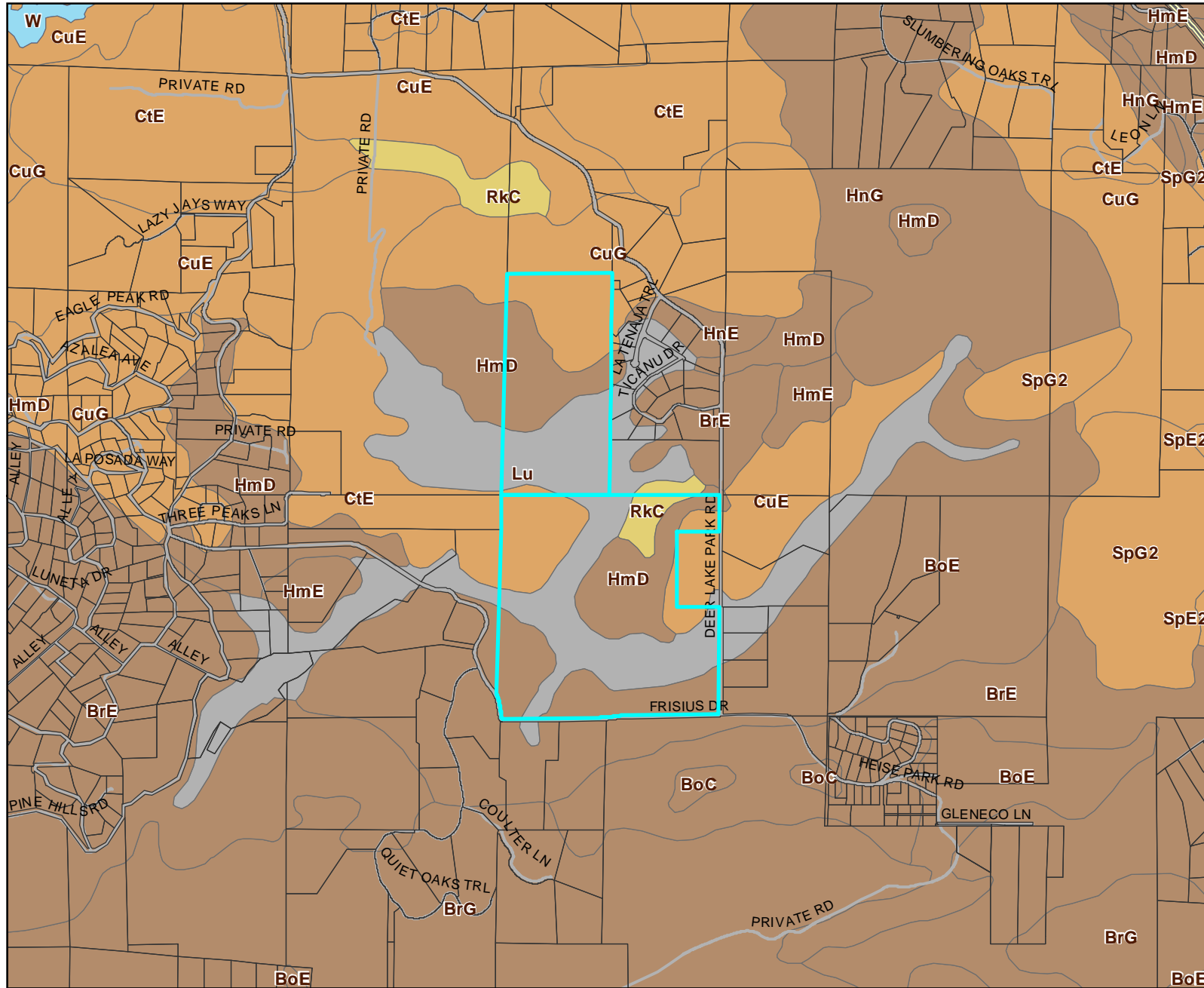
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## Notes:

# SOIL



## Legend:

PROJECT AREA

### SOILS

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

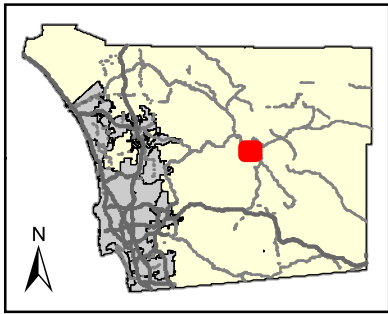
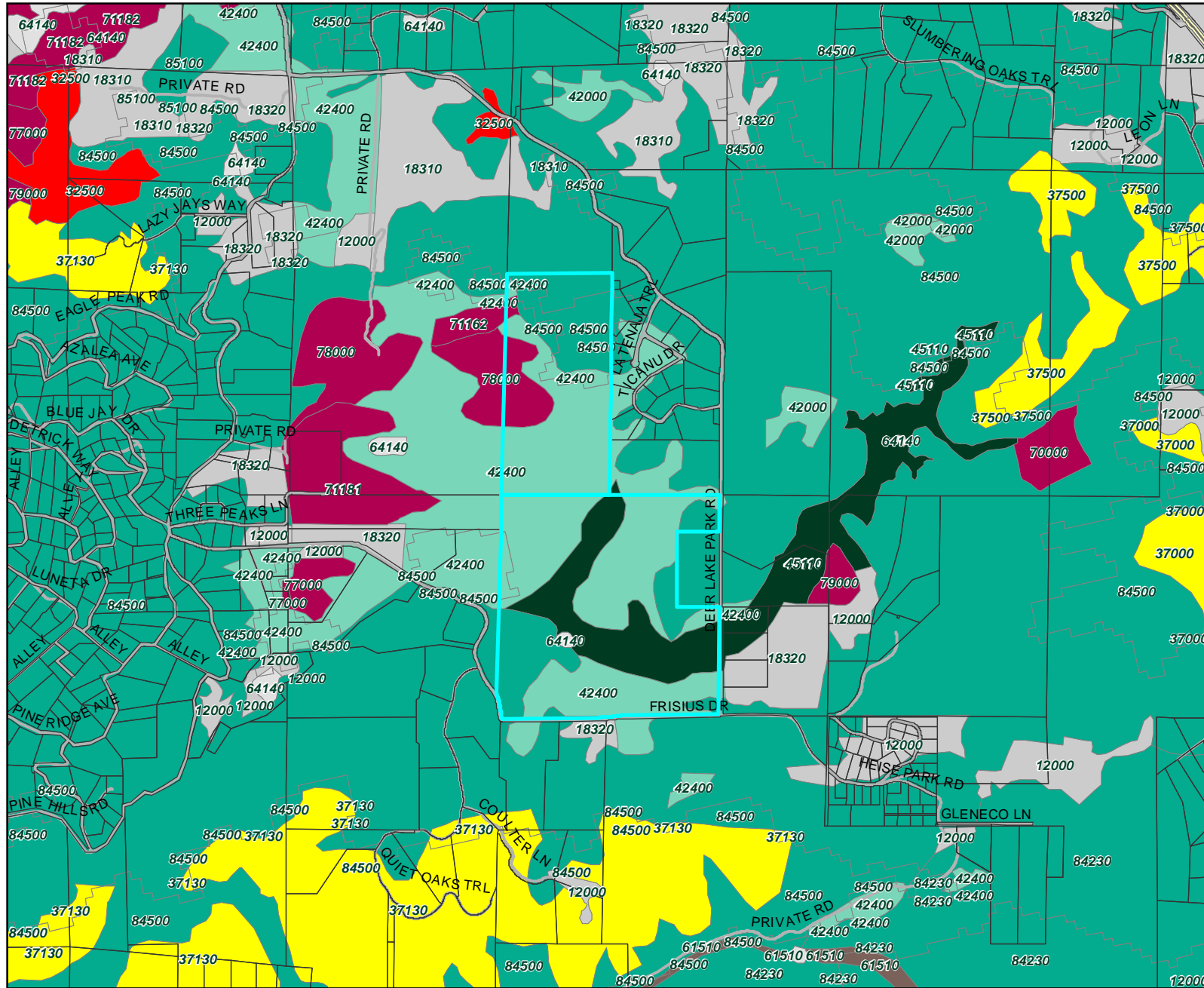
0 0.2 0.4 0.6 0.8 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
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## Notes:

# 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

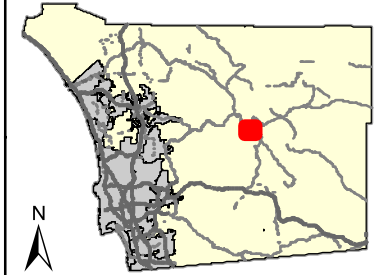
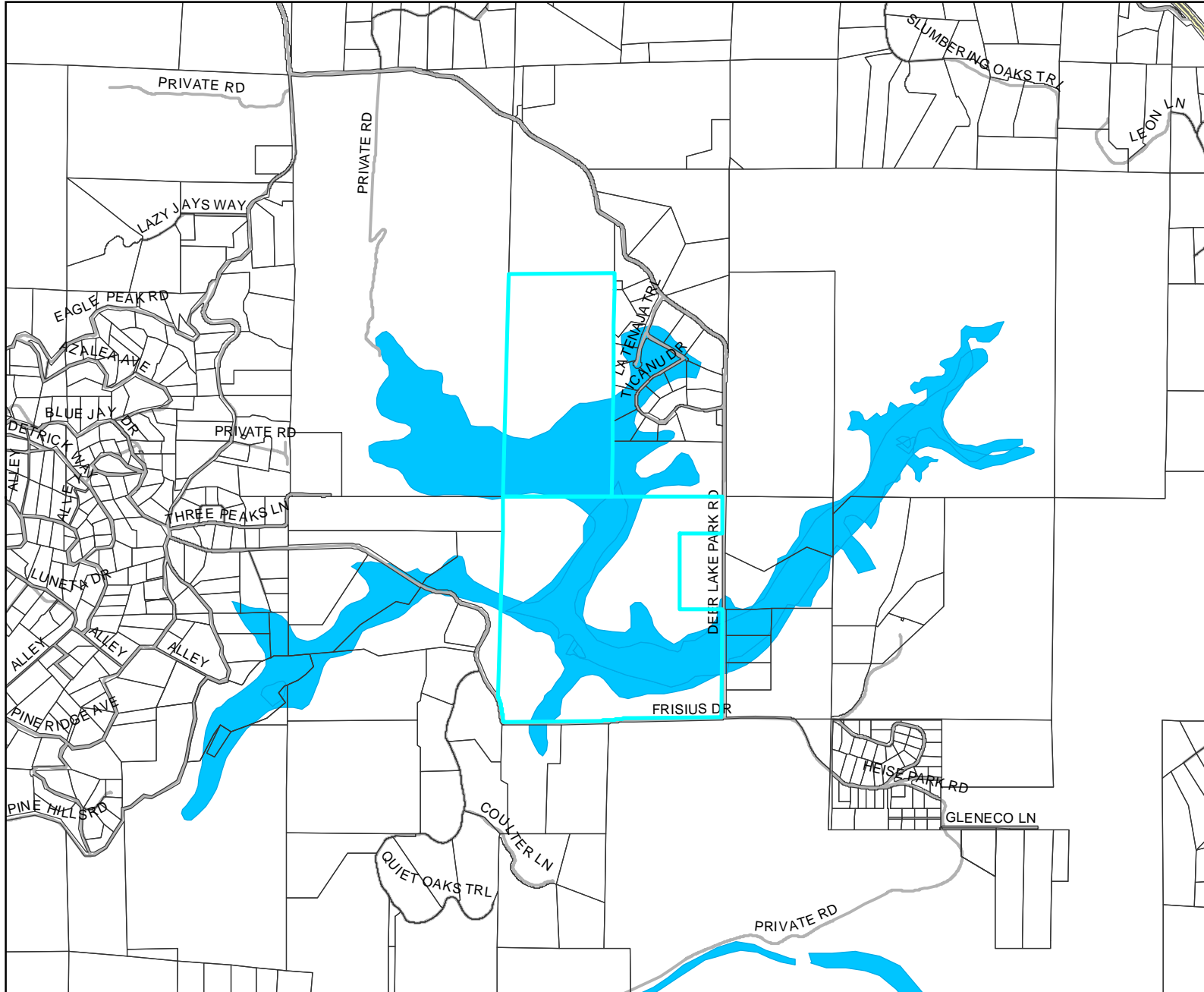
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NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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## Notes:

# WETLANDS



## Legend:

- PROJECT AREA
- WETLANDS

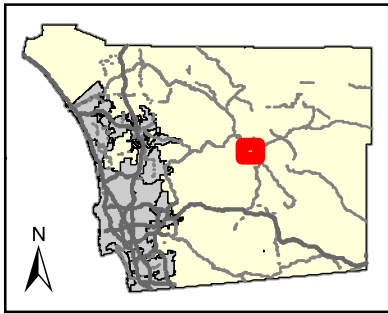
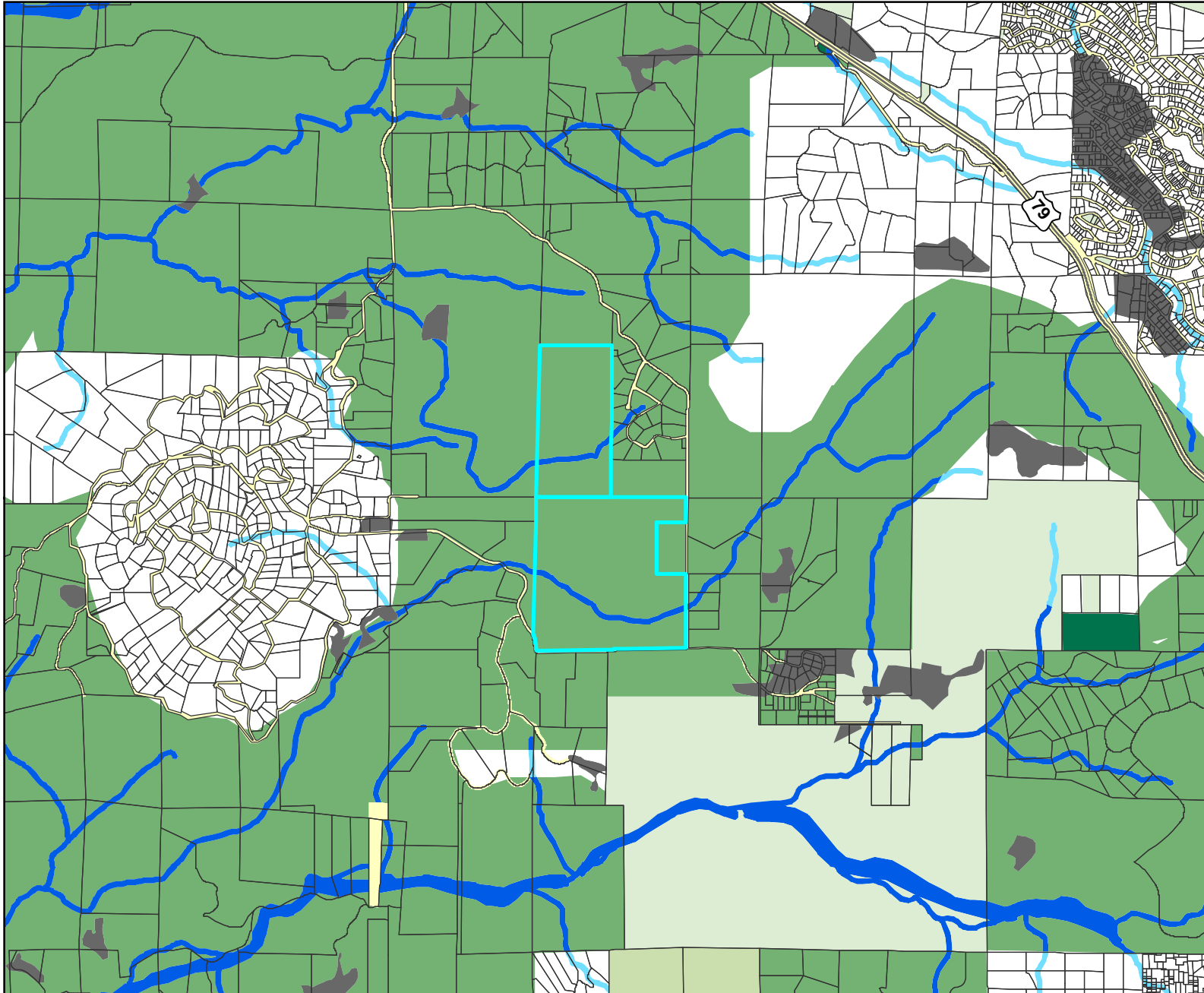
0 0.2 0.4 0.6 0.8 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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## Notes:

# MSCP



## Legend:

- PROJECT AREA**
- PROJECT AREA
- EMSCP (DRAFT) DESCRIPTION**
- Agriculture or Natural Upland within FCA
  - County Owned Preserves
  - Agriculture or Natural Upland outside FCA
  - Riparian/Wetland Habitat and Transition
  - Zone within FCA
  - Riparian/Wetland Habitat and Transition
  - Zone outside of FCA
  - RMS 1 - Highest Level of Ecological Protection
  - RMS 2 - Land managed with Ecological Protection
  - RMS 3 - Land managed as Open Space
  - RMS 4 - Other Public/Semi-Public Lands
  - Developed Lands
  - Tribal Lands

0 0.35 0.7 1.05 1.4 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services

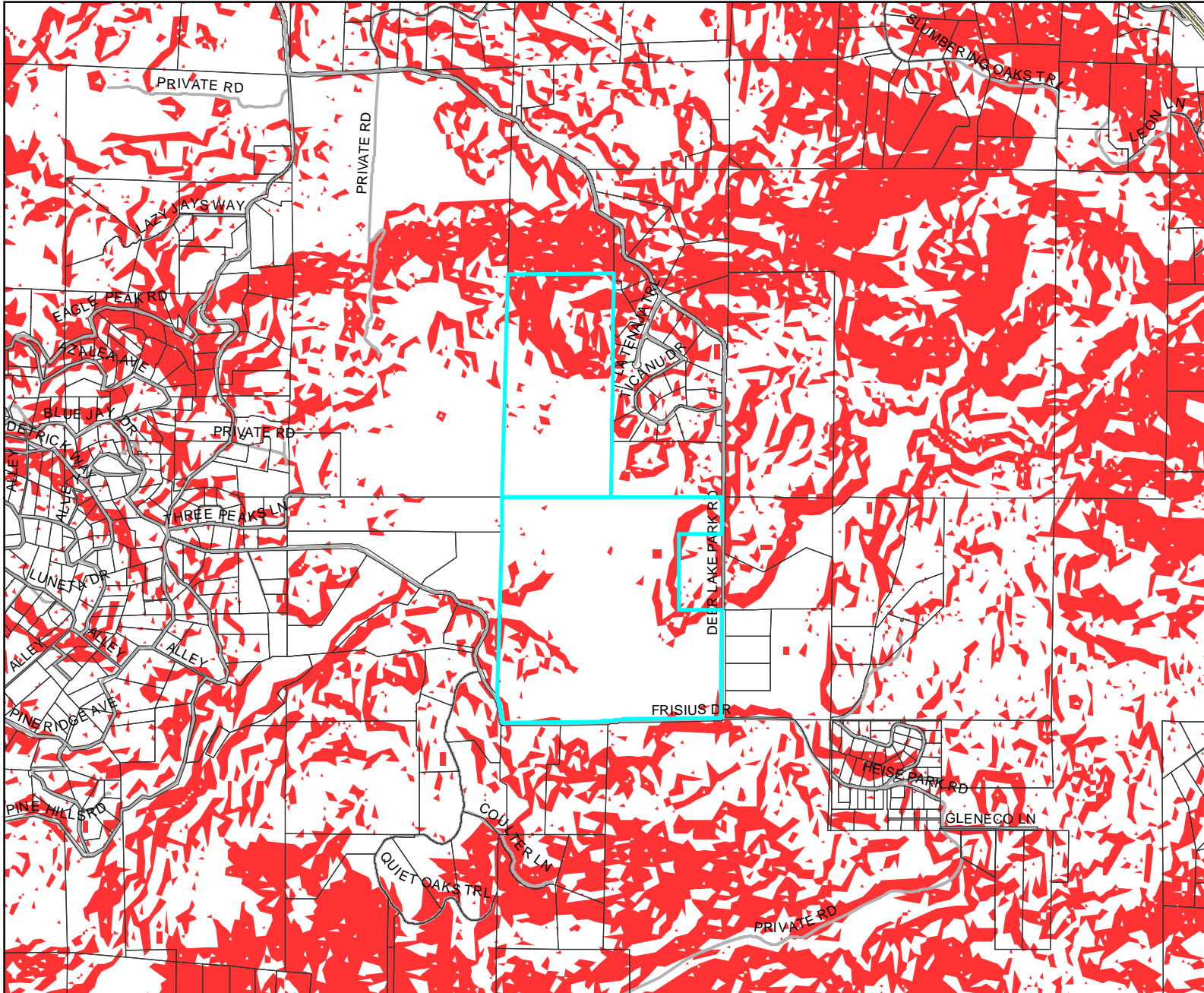
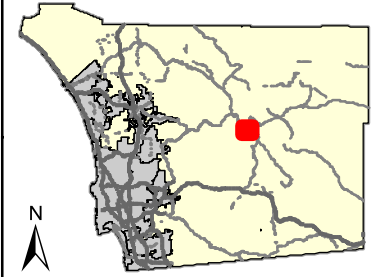


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## Notes:

MSCP = Multiple Species Conservation Program

# STEEP SLOPES



## Legend:

- PROJECT AREA
- STEEP SLOPE (> 25%)

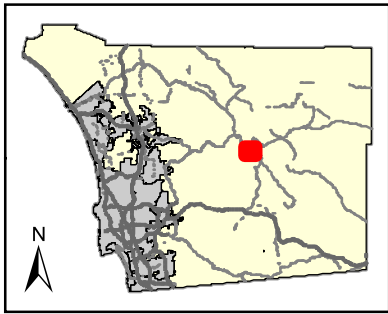
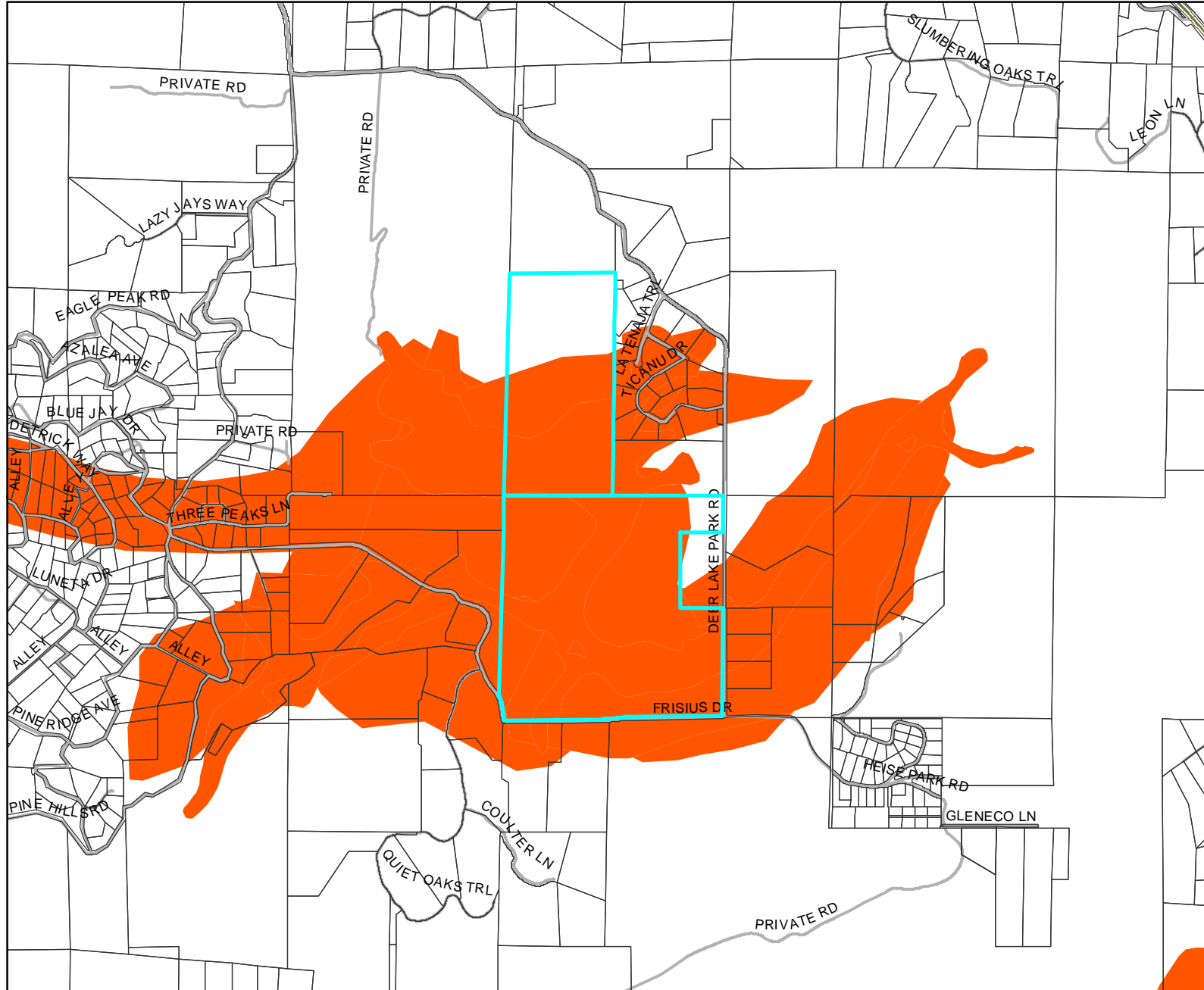
0 0.2 0.4 0.6 0.8 Miles  
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## Notes:

# POTENTIAL LIQUEFACTION



## Legend:

- PROJECT AREA
- POTENTIAL LIQUEFACTION AREA

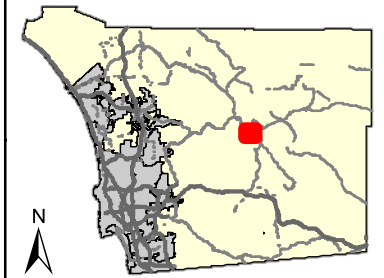
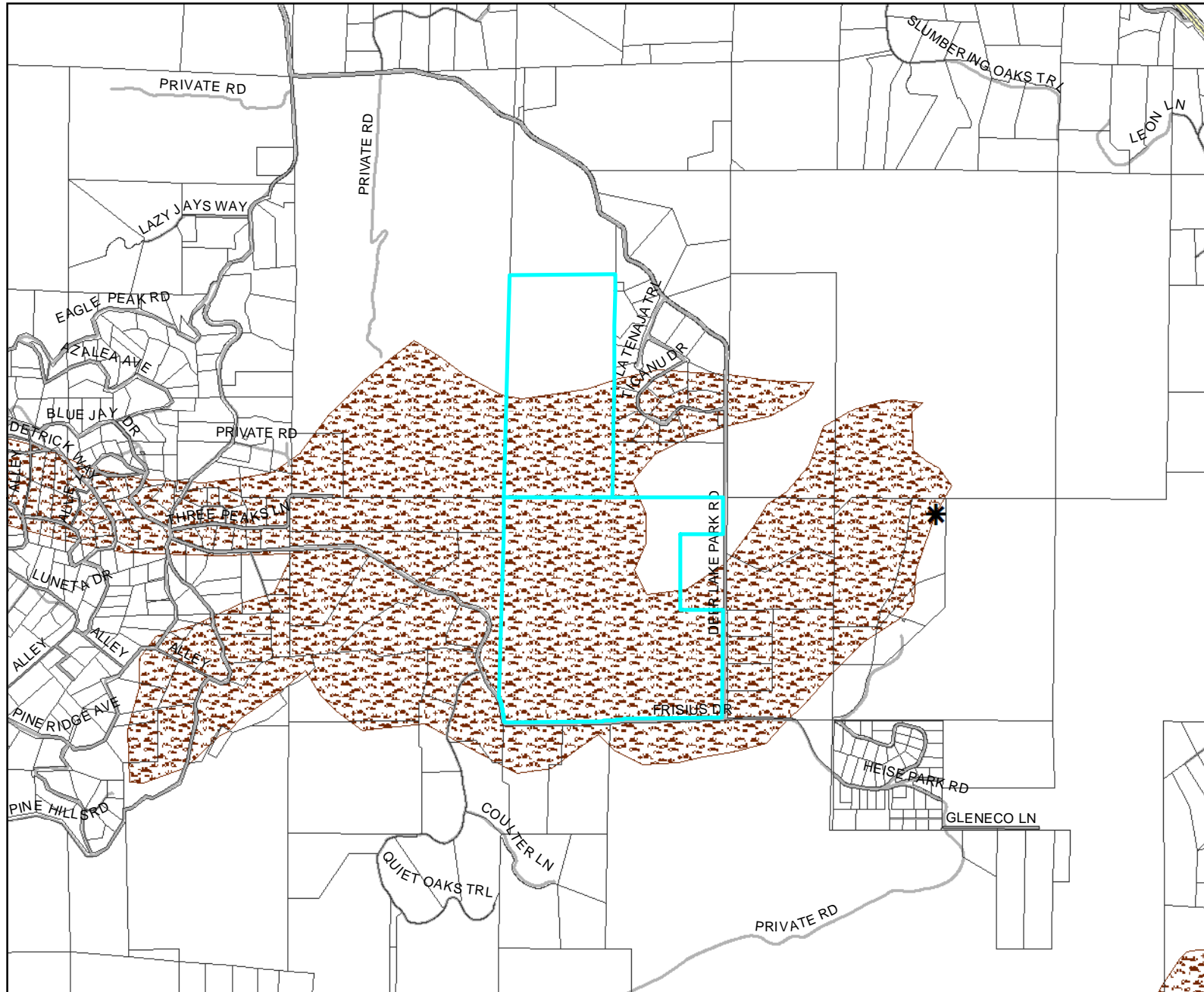
0 0.2 0.4 0.6 0.8 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
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## Notes:

# MINERAL RESOURCES



## Legend:

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

0 0.2 0.4 0.6 0.8 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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## Notes:



# 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:	9/8/2021 3:37:57 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2921203200,2920212400
Project Name:	

	2921203200	2920212400
<b>General Information</b>		
USGS Quad Name/County Quad Number:	Julian/38	Julian/38
Section/Township/Range:	18/13S/04E	7/13S/04E
Tax Rate Area:	81064	81064
Thomas Guide:	/	/
Site Address:	0 Julian	0 Julian
Parcel Size (acres):	24.19	19.50
Board of Supervisors District:	2	2

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

	2921203200	2920212400
<b>General Plan Information</b>		
General Plan Regional Category:	Rural	Rural
General Plan Land Use Designation:	Rural Lands (RI-40) 1 Du/40 Ac	Rural Lands (RI-40) 1 Du/40 Ac
Community Plan:	Julian	Julian
Rural Village Boundary:	None	None
Village Boundary:	None	None
Special Study Area :	None	None
<b>Zoning Information</b>		
Use Regulation:	A72	A72
Animal Regulation:	O	O
Density:	-	-
Minimum Lot Size:	8Ac	8Ac
Maximum Floor Area Ratio:	-	-
Floor Area Ratio:	-	-
Building Type:	C	C
Height:	G	G
Setback:	C	C
Lot Coverage:	-	-
Open Space:	-	-
Special Area Regulations:	Fci	Fci
<b>Aesthetic</b>		
The site is located within one mile of a State Scenic Highway.	No	No
The site contains steep slopes > 25%.	Yes	Yes
The site is located within Dark Skies "Zone A".	No	No
<b>Agricultural Resources</b>		
The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	Yes	Yes
The site contains Prime Soils.	Yes	Yes
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
Sunset Zone:	18	18
The site is located within an Agricultural Preserve.	Yes	Yes
The site is in a Williamson Act Contract.	Yes	Yes

	2921203200	2920212400
<b>Biological Resources</b>		
Eco-Region:	Central Mountains	Central Mountains
Vegetation Map	18320 Row Crops; 42400 Foothill/Mountain Perennial Grassland; 71181 Open Engelmann Oak Woodland	42400 Foothill/Mountain Perennial Grassland; 84500 Mixed Oak/Coniferous/Bigcone/Coulter Forest
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes	Yes
The site is located within a Quino Checkerspot Butterfly Survey Area.	Yes	Yes
The site contains Wetlands.	Yes	Yes
The site is within one mile of Biological Easements.	Yes	Yes
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: East)	No (Draft: East)
The site is within MSCP Boundaries.	No (Draft: East)	No (Draft: East)
The site is outside of MSCP and within 500 feet of:		
Coastal Sage Scrub	No	No
Maritime Succulent Scrub	No	No
Diegan Coastal Sage Scrub	No	No
Inland Form (>1,000 ft. elevation)	No	No
Coastal Sage - Chaparral Scrub	No	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No	No
None of the above	Yes	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	No	No
The site is located within the Ramona Grassland area.	No	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No	No

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

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

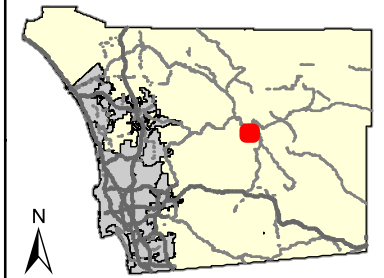
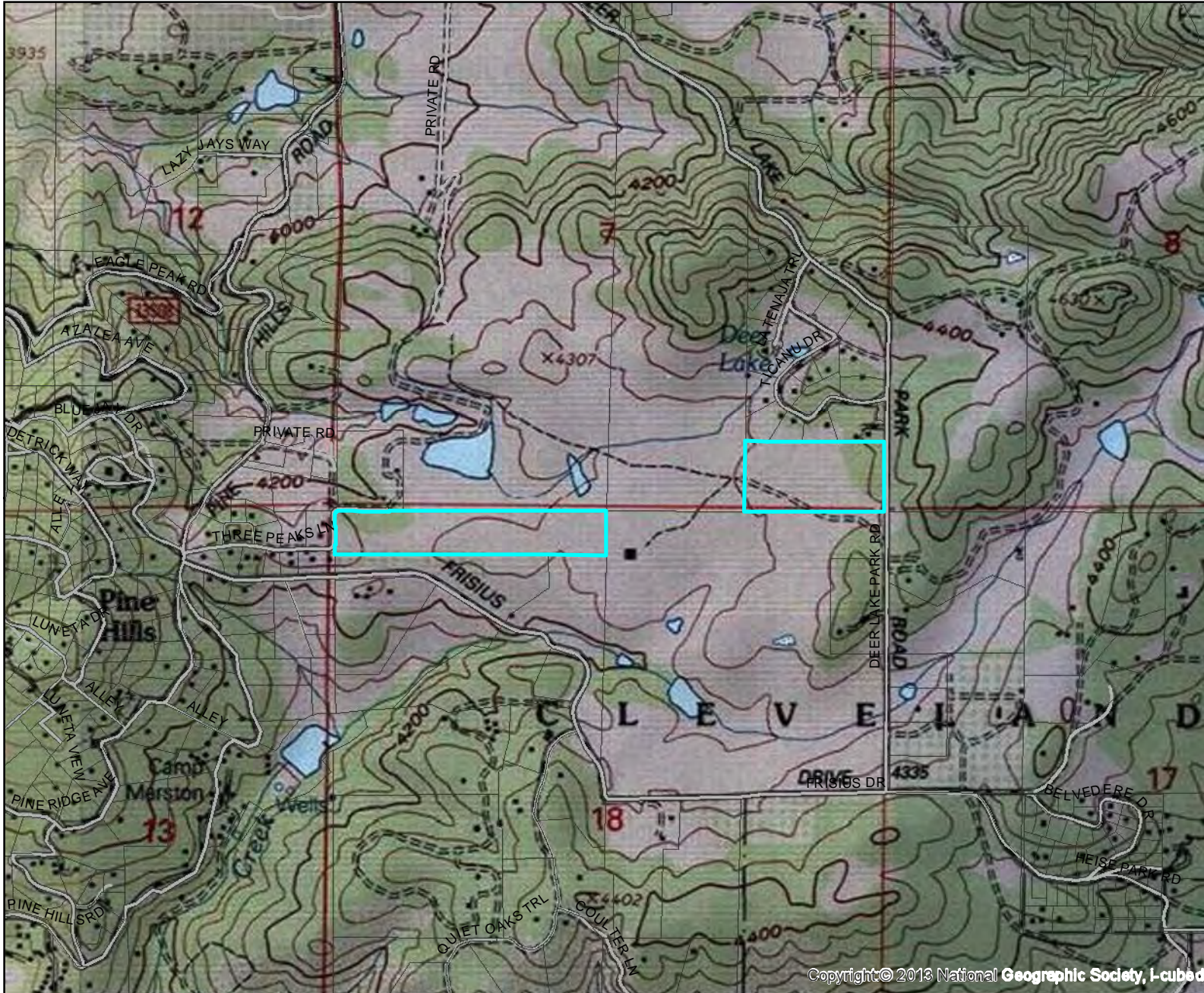
**Geology**

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

	2921203200	2920212400
<b>Mineral Resources</b>		
The site is located within a Mineral Resource Category.	No Mrz (Yes Alluvium/No Mines)	No Mrz (Yes Alluvium/No Mines)
<b>Hazard Flooding</b>		
The site is located within a FEMA flood area.	No	No
The site is located within 1/2 mile from a FEMA flood area.	No	No
The site is located within a County Flood Plain area.	No	No
The site is located within 1/2 mile from a County Flood Plain area.	No	No
The site is located within a County Floodway.	No	No
The site is located within 1/2 mile from a County Floodway.	No	No
The site is located within a Dam Inundation Zone.	No	No
<b>Hazardous Materials</b>		
Schools are located within 1/4 mile of the project.	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
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	No	No
The site is located within 1000 feet of buried waste in a landfill.	No	No
The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.	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
The site is listed on the Geotracker listing.	No	No
The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.	No	No
The site is listed in the EPA's Superfund CERCLIS database.	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
The site contains existing homes or other buildings constructed prior to 1980.	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
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	No	No
The site is located within an airport safety zone. If yes, list the zone number.	No	No
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	No	No
The site is within one mile of a private airport. If yes, list the name of the airport.	No	No

	2921203200	2920212400
<b>Hydrology and Water Quality</b>		
Hydrologic Unit:	San Diego	San Diego
Sub-basin:	907.41/Inaja	907.41/Inaja
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: San Diego River (Lower); El Capitan Lake	Yes: San Diego River (Lower); El Capitan Lake
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes
The site is located in a Source Water Protection Area.	Yes	Yes
<b>Water Supply/Groundwater</b>		
The site is located outside (east) of the County Water Authority boundary.	Yes	Yes
The site is in Borrego Valley.	No	No
The project is groundwater dependent.	Yes	Yes
Annual rainfall:	24 To 27 Inches	24 To 27 Inches
<b>Noise</b>		
The site is within noise contours.	No	No
<b>Fire Services</b>		
The site is located in an Urban-Wildland Interface Zone.	Yes	Yes
FRA/LRA/SRA:	Sra	Sra
<b>Additional Information</b>		
The site is located within 150 feet of Mexican Border.	No	No
The site is located within a Resource Conservation Area.	No	No
The site is located in a Special Area.	No	No
There are existing or proposed trails on site or adjacent properties.	Yes	Yes
The site is located in an urbanized area as defined by the U.S. Census Bureau.	Yes	Yes
The population has a density of 1,000 per square mile or greater.	No	No
The site APN is listed in the GP Housing Element inventory.	No	No
<b>CEQA-Public Review Distribution Matrix</b>		
The site is located in the Desert.	Yes	Yes
The site is located east of the County Water Authority boundary.	Yes	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No	No
The site is located immediately adjacent to a State Highway or Freeway.	No	No
The site is located south of State Highway 78.	Yes	Yes
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No	No
The site is located in the Sweetwater Basin.	No	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	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

# TOPO MAP



## Legend:

PROJECT AREA

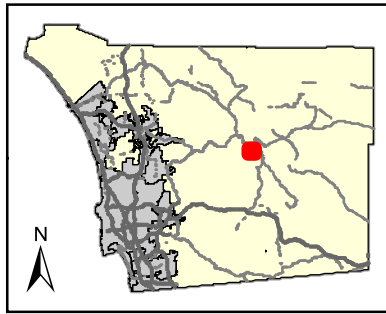
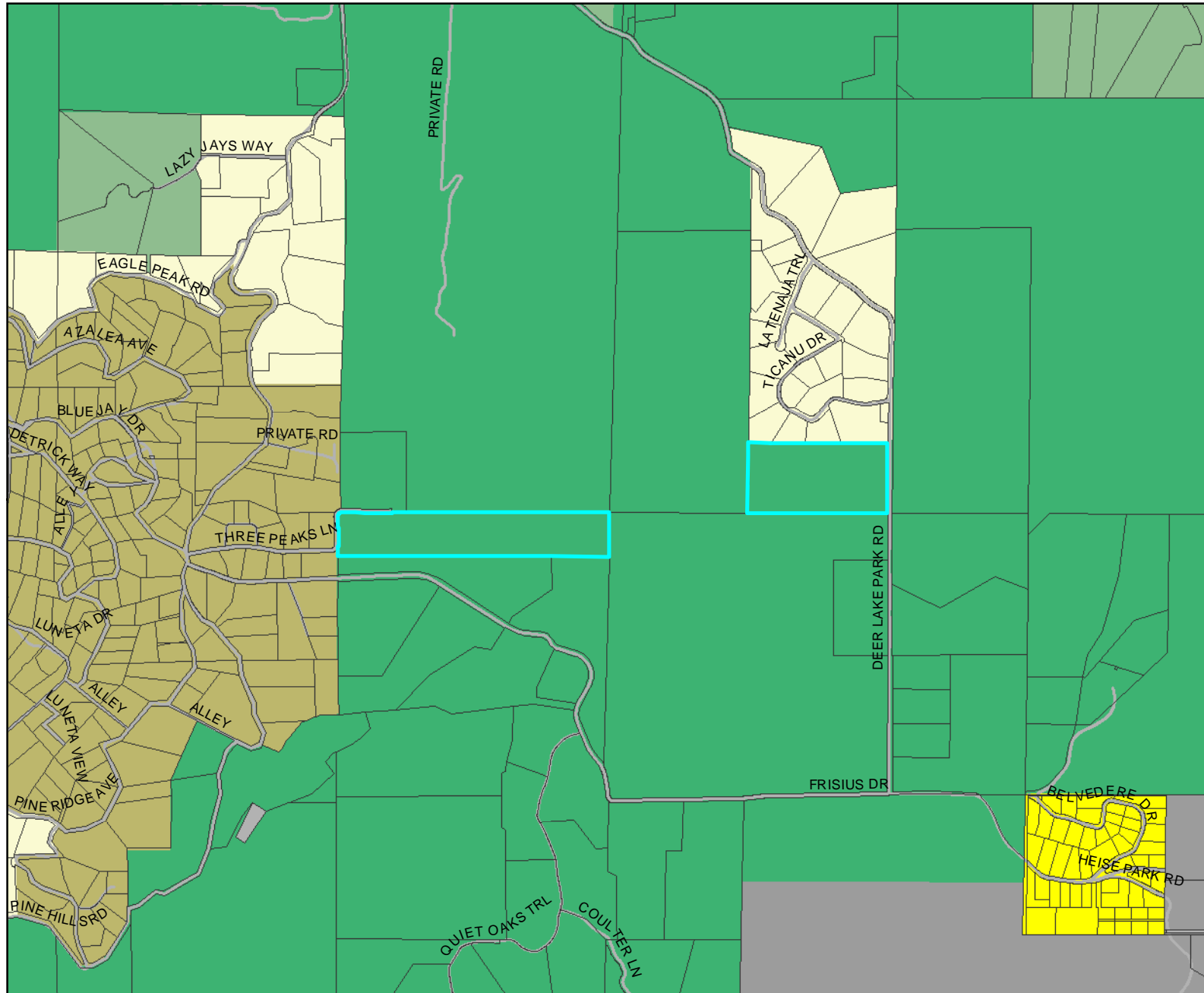
0 0.15 0.3 0.45 0.6 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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## 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)

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

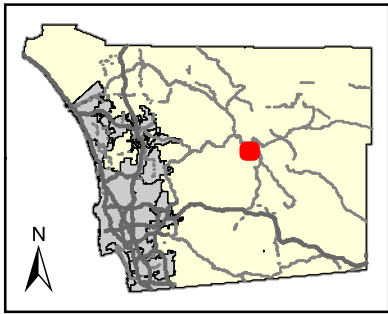
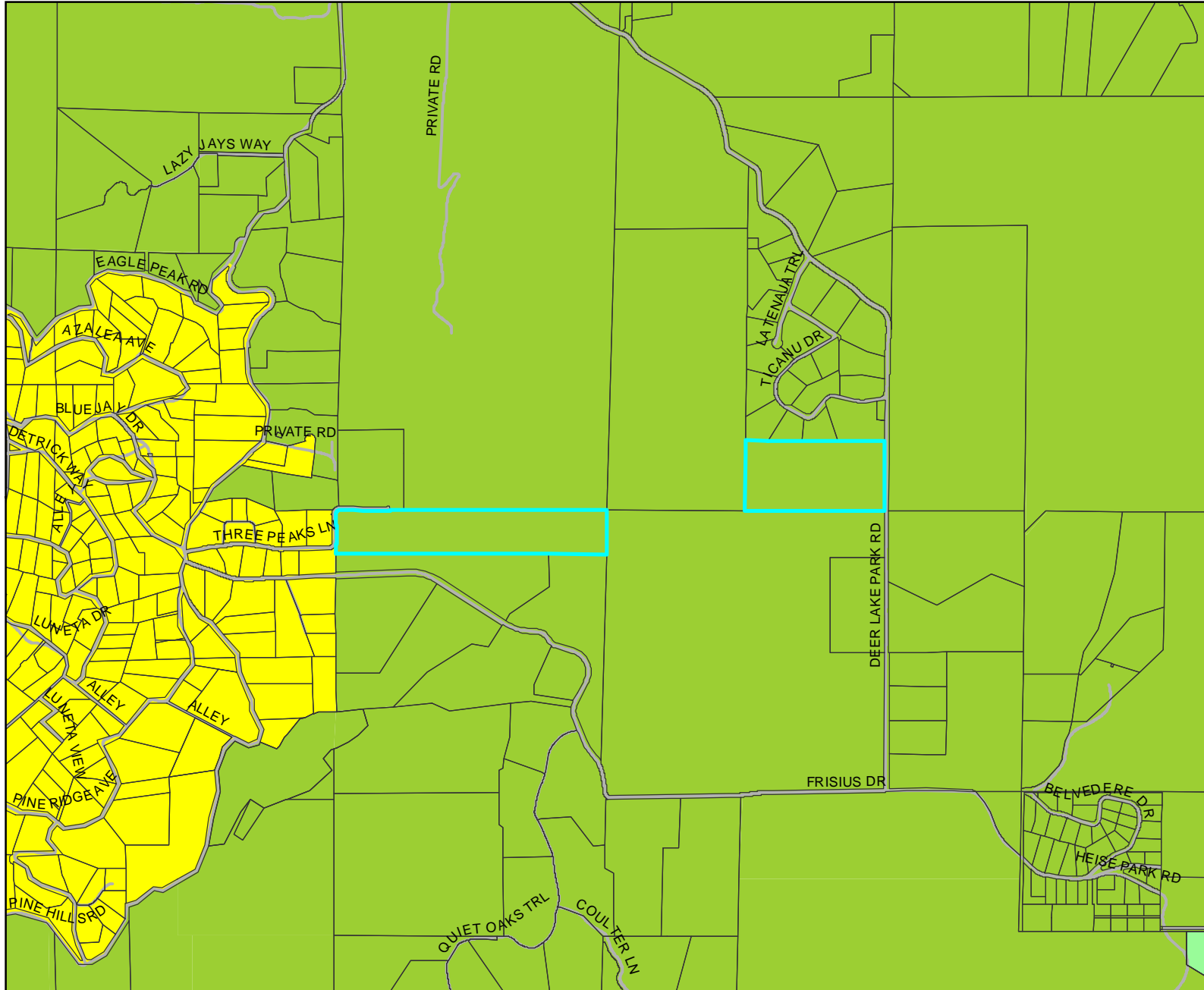


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## Notes:

\*Residential densities in italics

# ZONING - USE



## Legend:

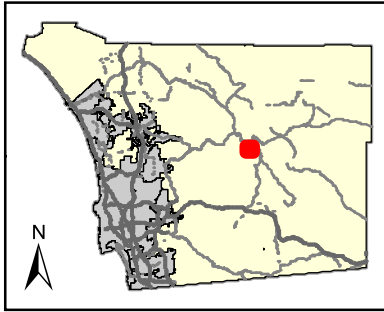
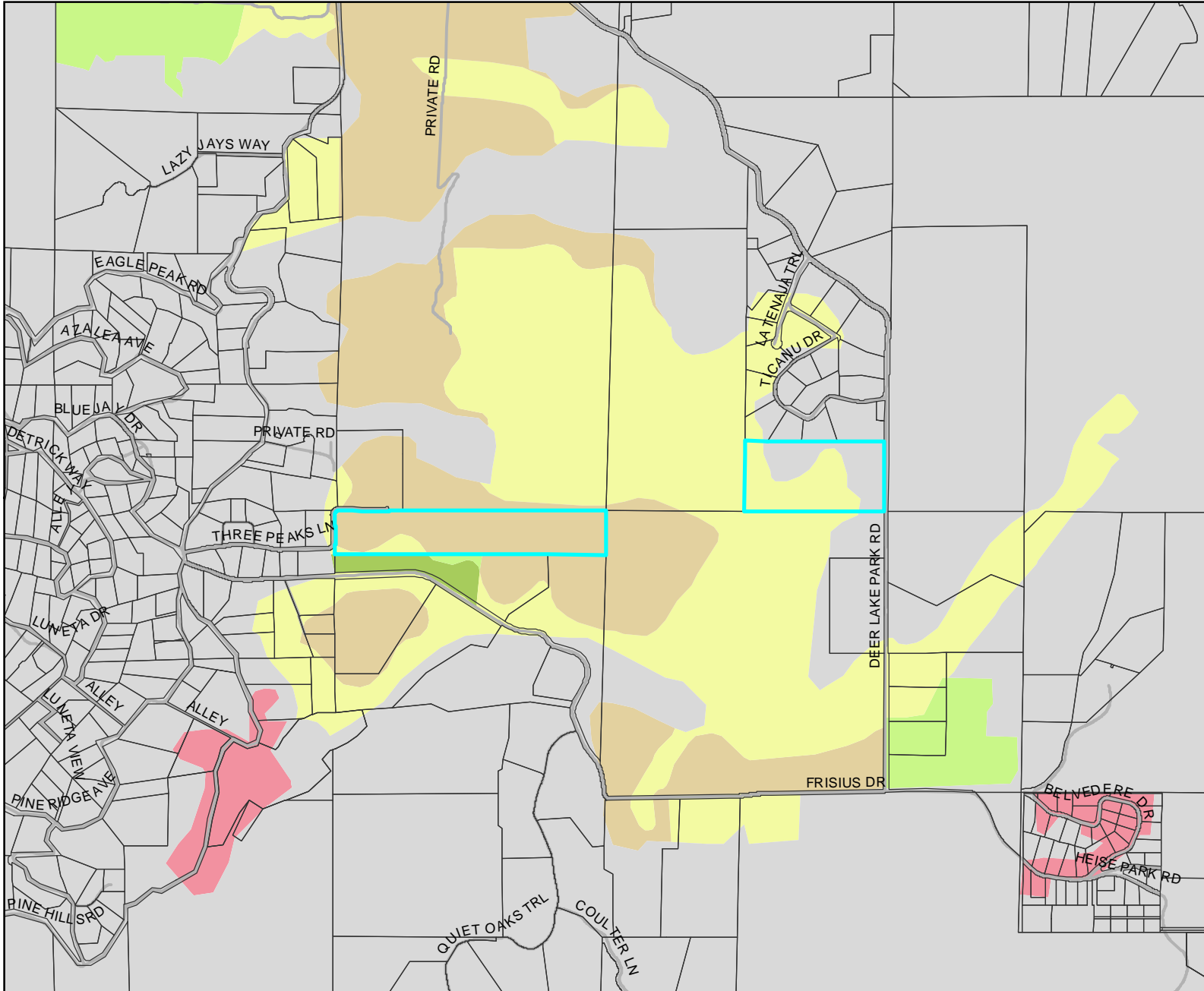
- PROJECT AREA
- ZONING**
- USE REGULATION**
- Agriculture
- Commerical and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Village Civic District
- Village
- Village
- Village
- Village
- 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:



## 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

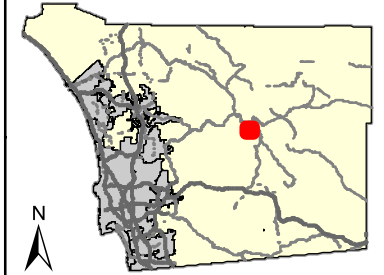
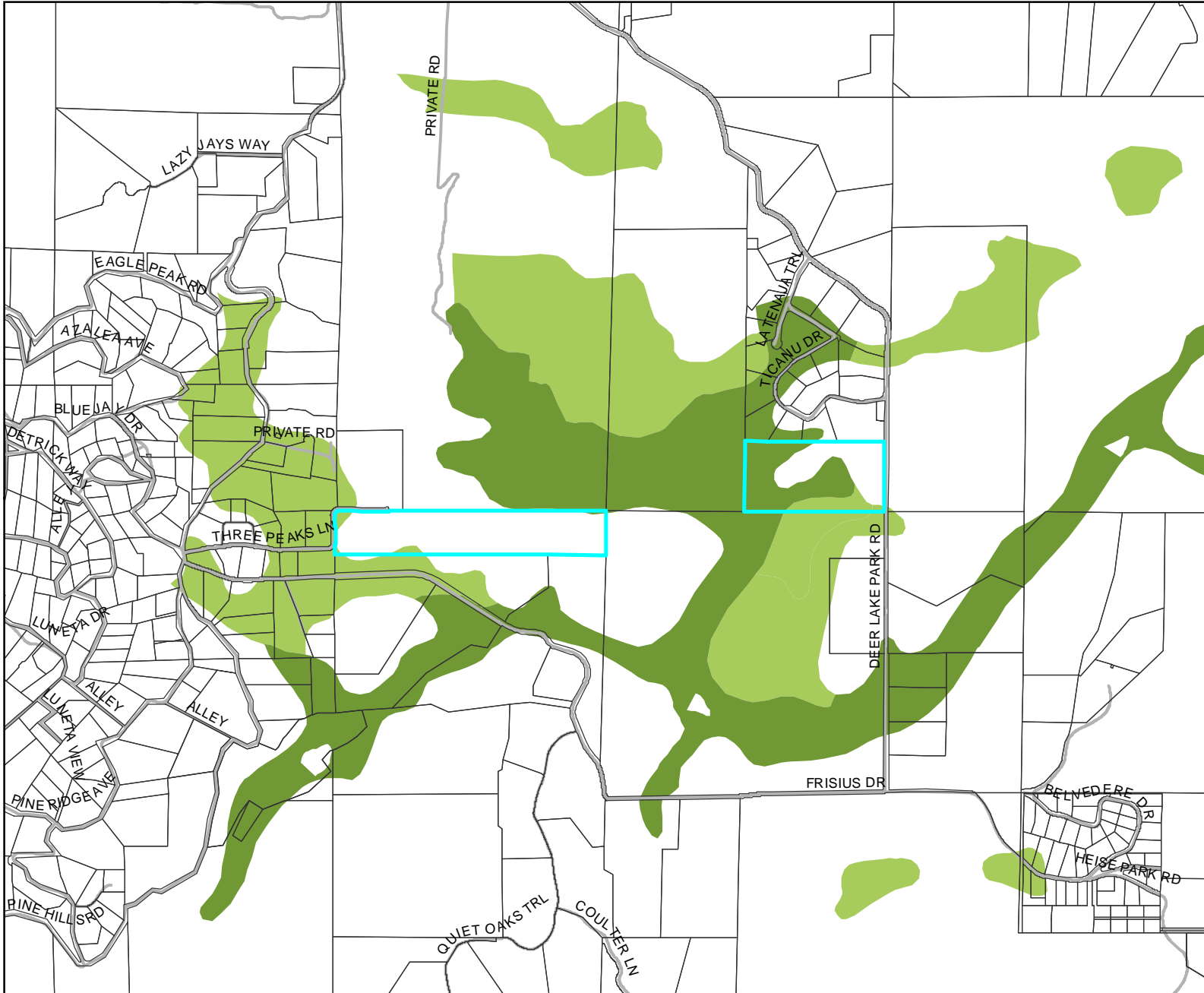


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## Notes:

FMMP = Farmland Mapping and Monitoring Program

# PRIME SOILS



## Legend:

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

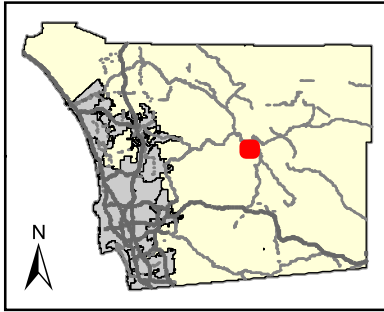
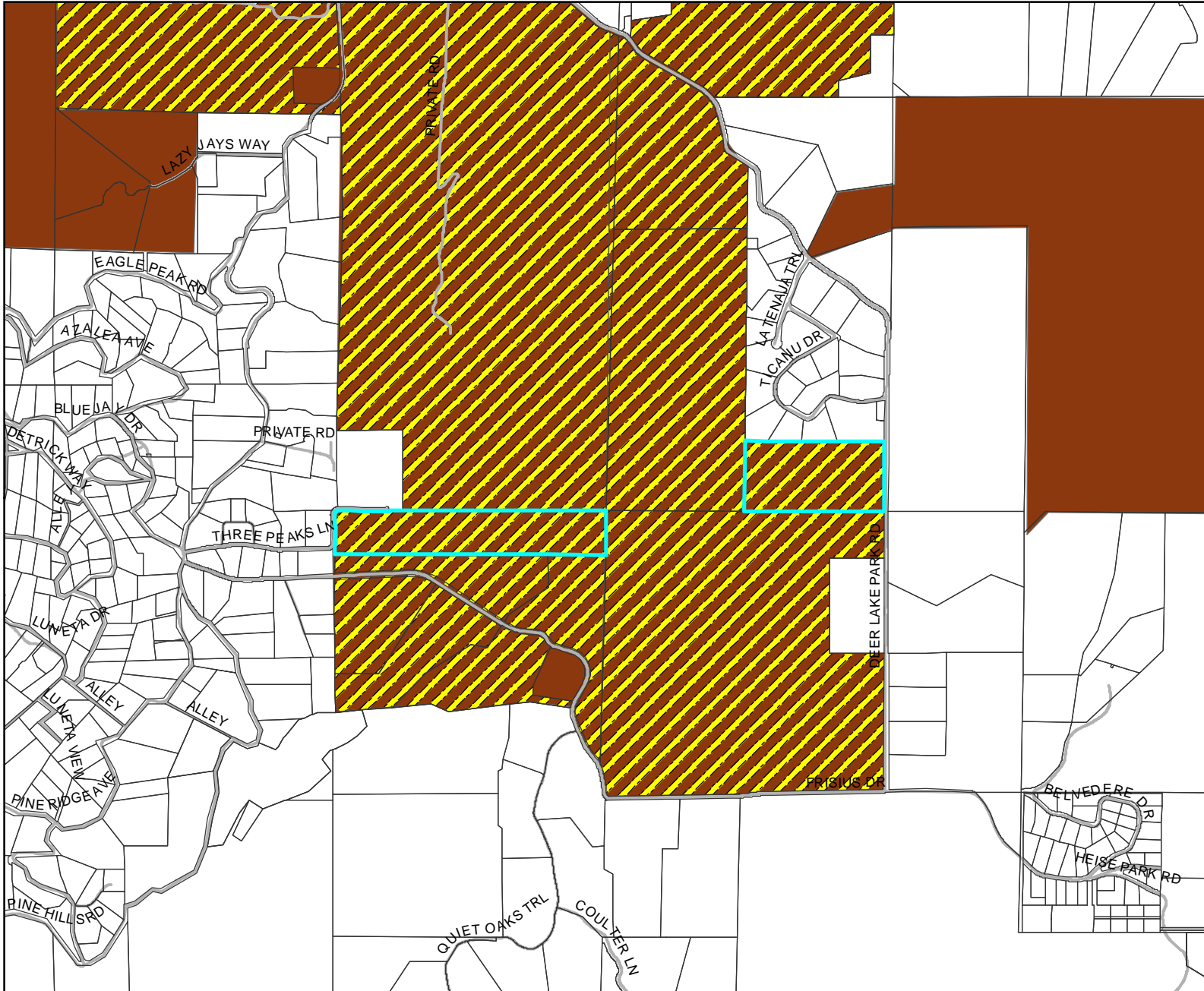
0 0.15 0.3 0.45 0.6 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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**THIS MAP IS NOT TO BE USED FOR NAVIGATION.**

## Notes:

# AG. PRESERVES/WILLIAMSON ACT



## Legend:

- PROJECT AREA
- WILLIAMSON ACT CONTRACT
- AGRICULTURAL PRESERVE

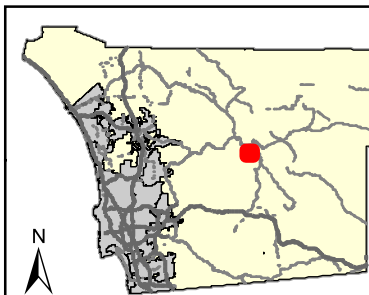
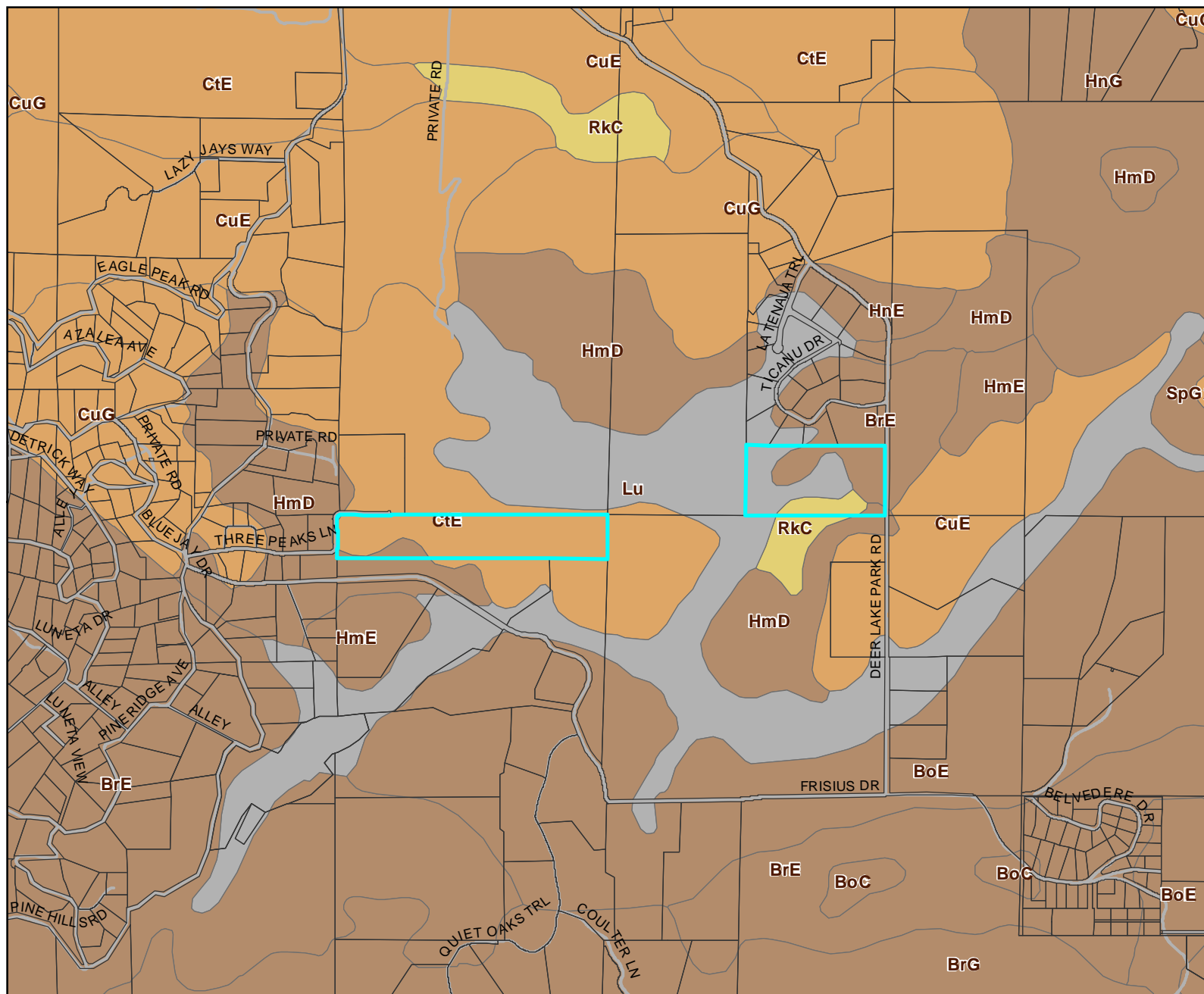
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NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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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

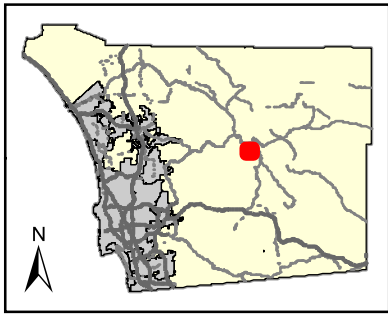
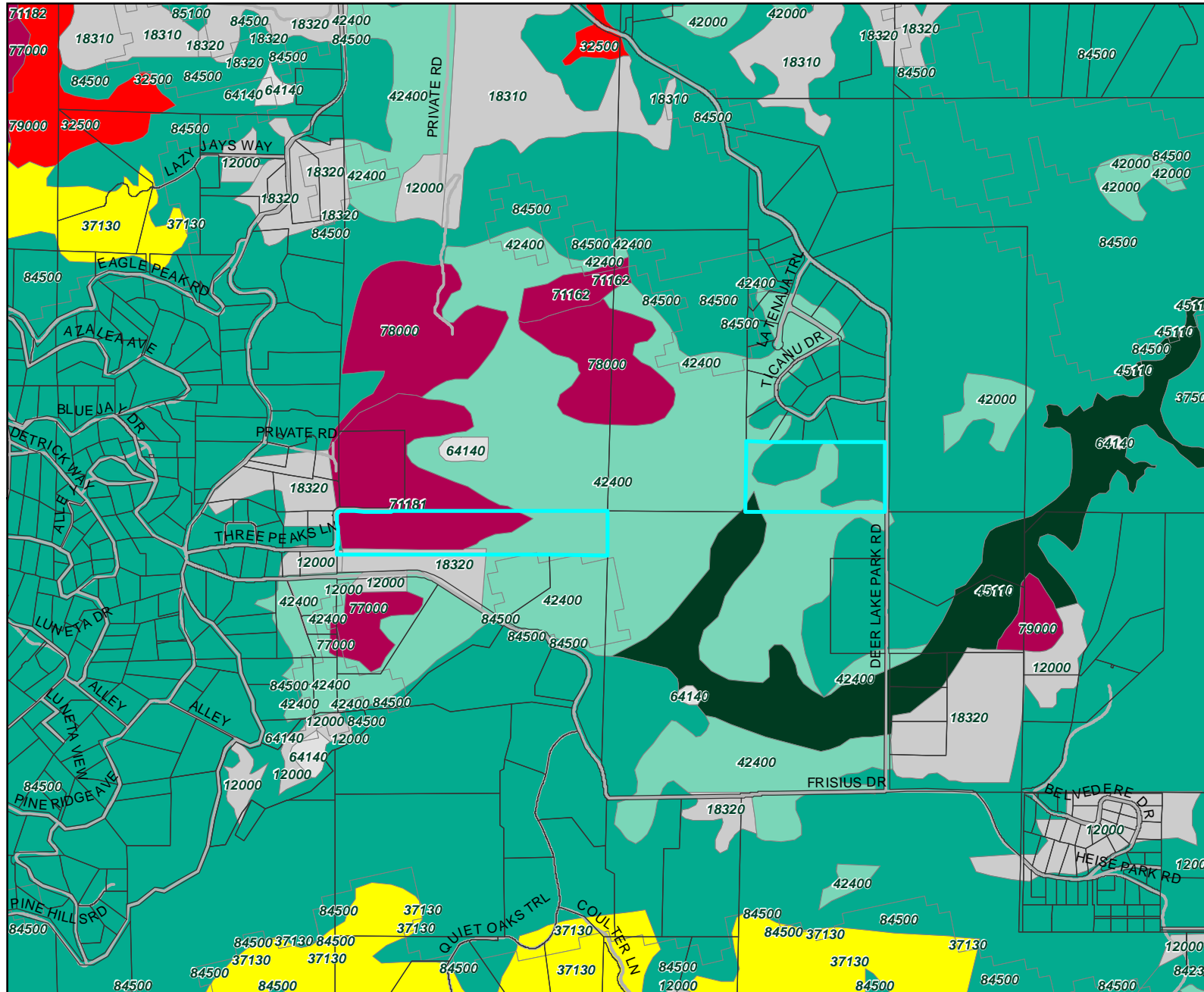
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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## Notes:

# VEGETATION



## Legend:

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

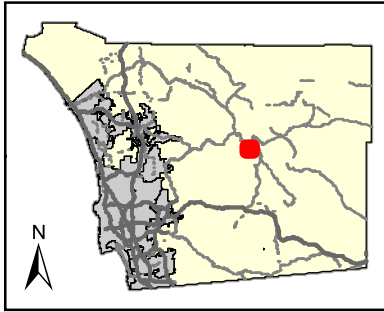
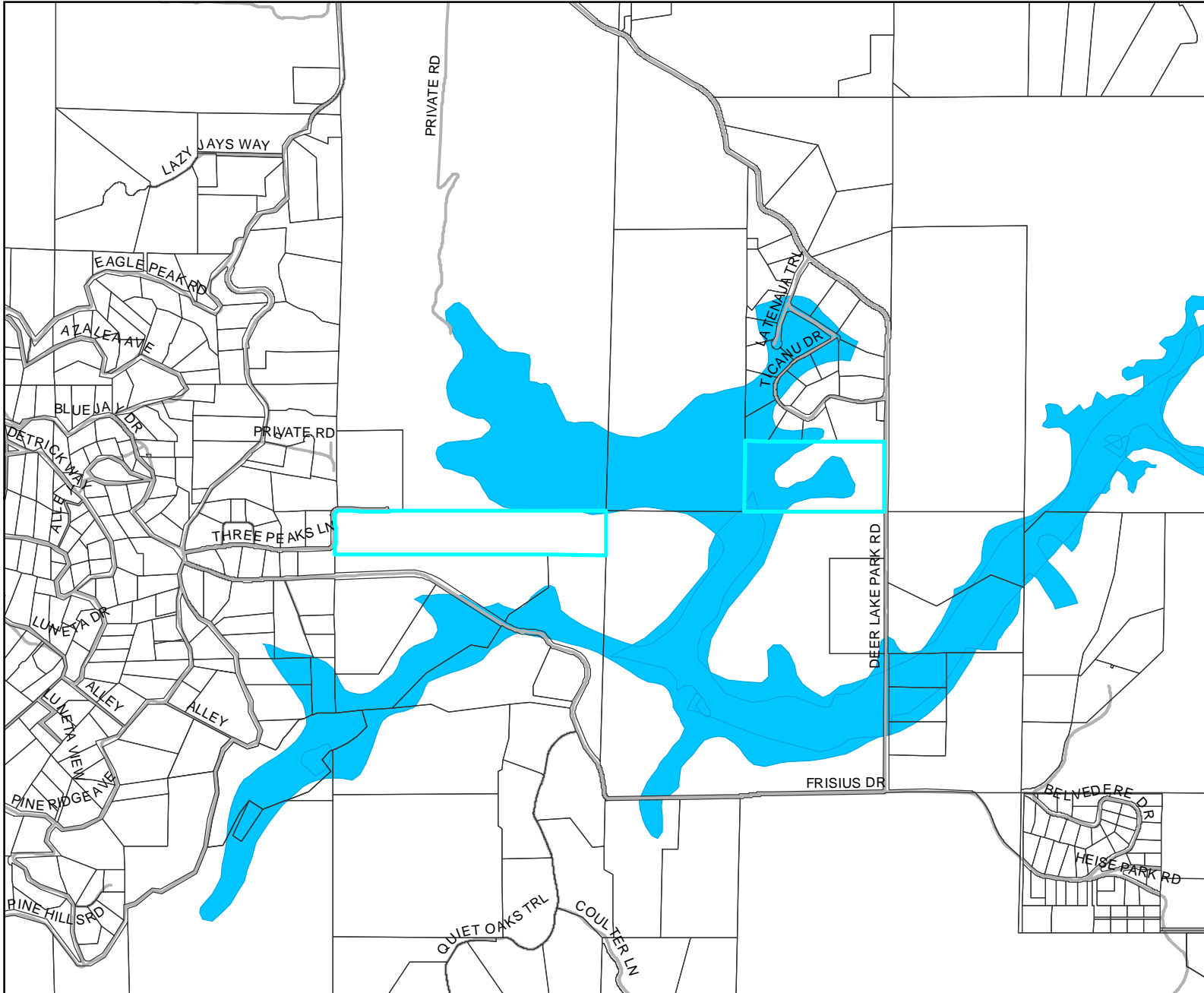
0 0.15 0.3 0.45 0.6 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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## Notes:

# WETLANDS



## Legend:

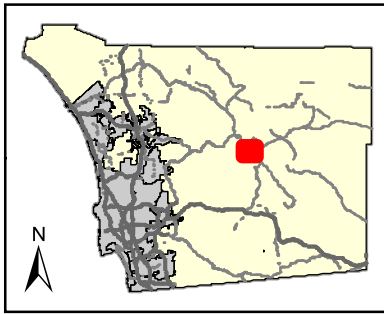
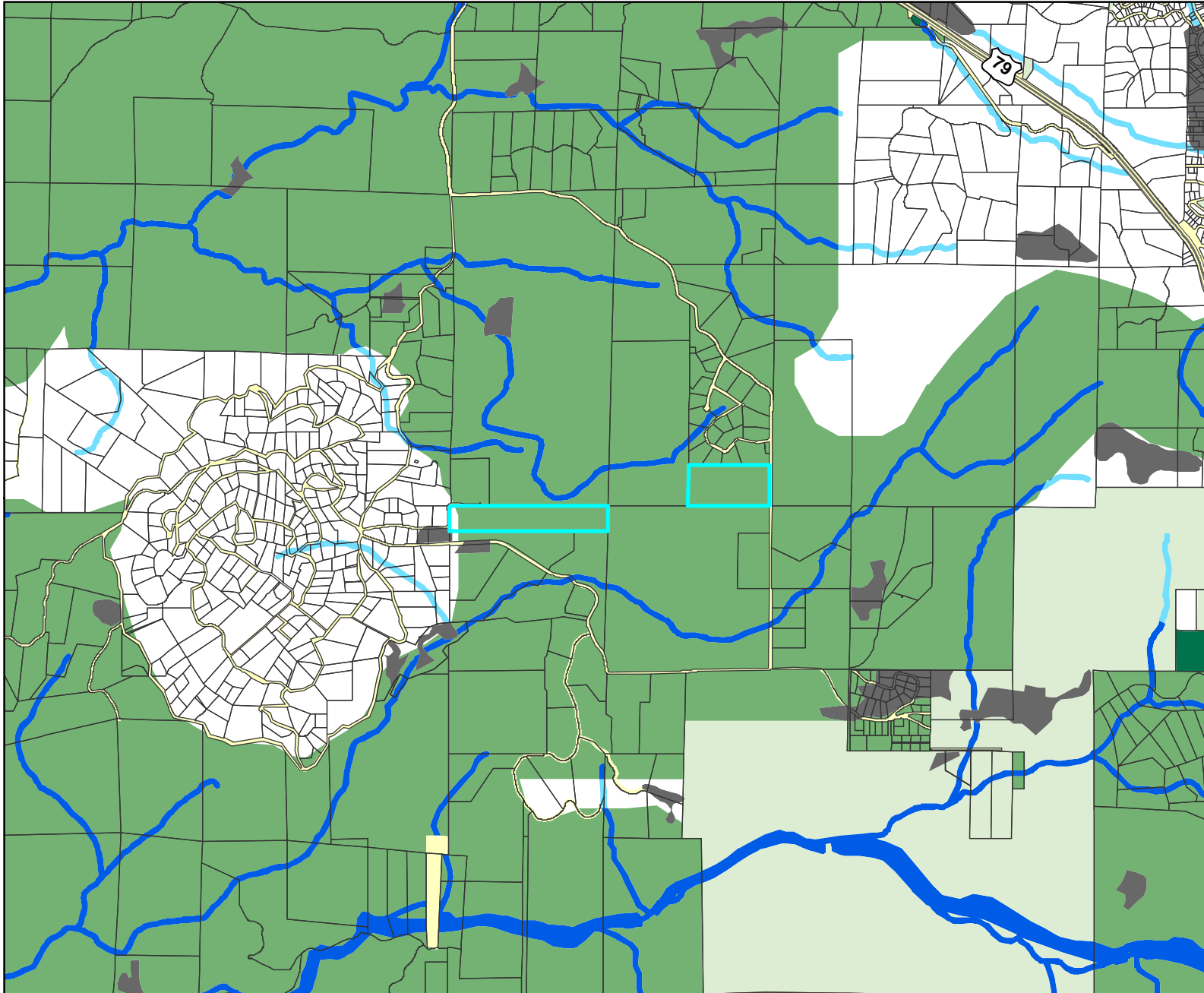
- PROJECT AREA
- WETLANDS

## 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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## Legend:

- PROJECT AREA**
- PROJECT AREA
- EMSCP (DRAFT) DESCRIPTION**
- Agriculture or Natural Upland within FCA
  - County Owned Preserves
  - Agriculture or Natural Upland outside FCA
  - Riparian/Wetland Habitat and Transition
  - Zone within FCA
  - Riparian/Wetland Habitat and Transition
  - Zone outside of FCA
  - RMS 1 - Highest Level of Ecological Protection
  - RMS 2 - Land managed with Ecological Protection
  - RMS 3 - Land managed as Open Space
  - RMS 4 - Other Public/Semi-Public Lands
  - Developed Lands
  - Tribal Lands

0 0.3 0.6 0.9 1.2 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services

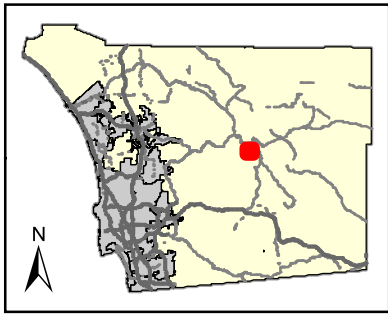
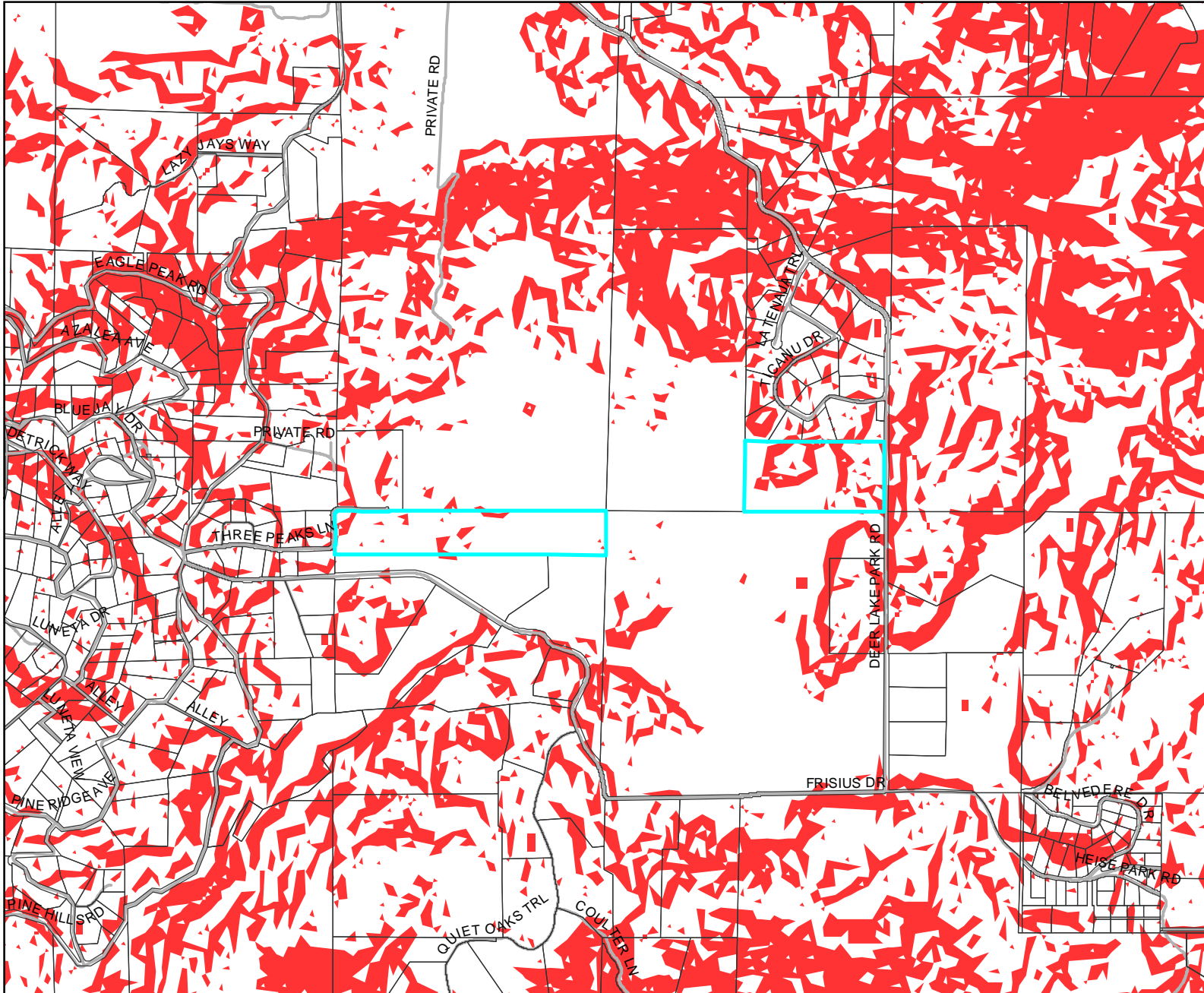


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## Notes:

MSCP = Multiple Species Conservation Program

# STEEP SLOPES



## Legend:

- PROJECT AREA
- STEEP SLOPE (> 25%)

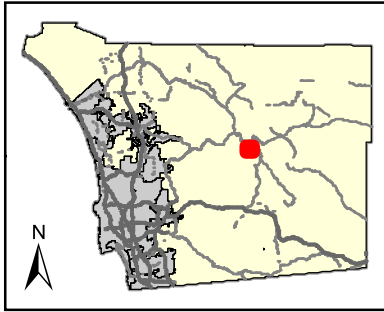
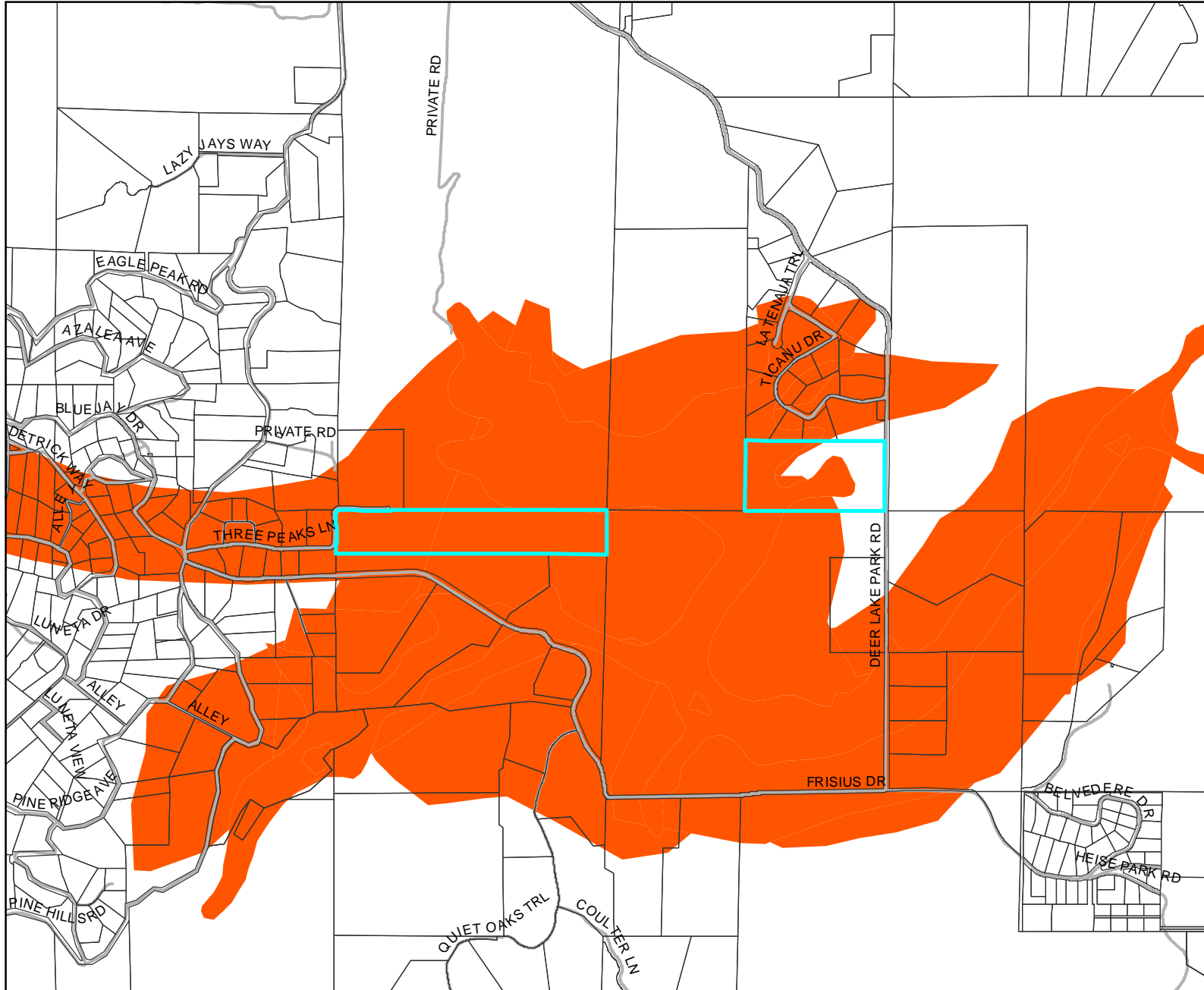
0 0.15 0.3 0.45 0.6 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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## Notes:

# POTENTIAL LIQUEFACTION



## Legend:

- PROJECT AREA
- POTENTIAL LIQUEFACTION AREA

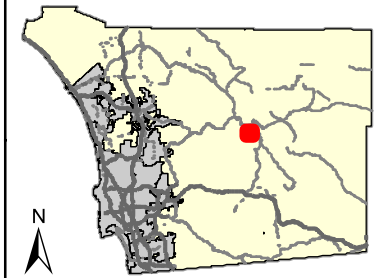
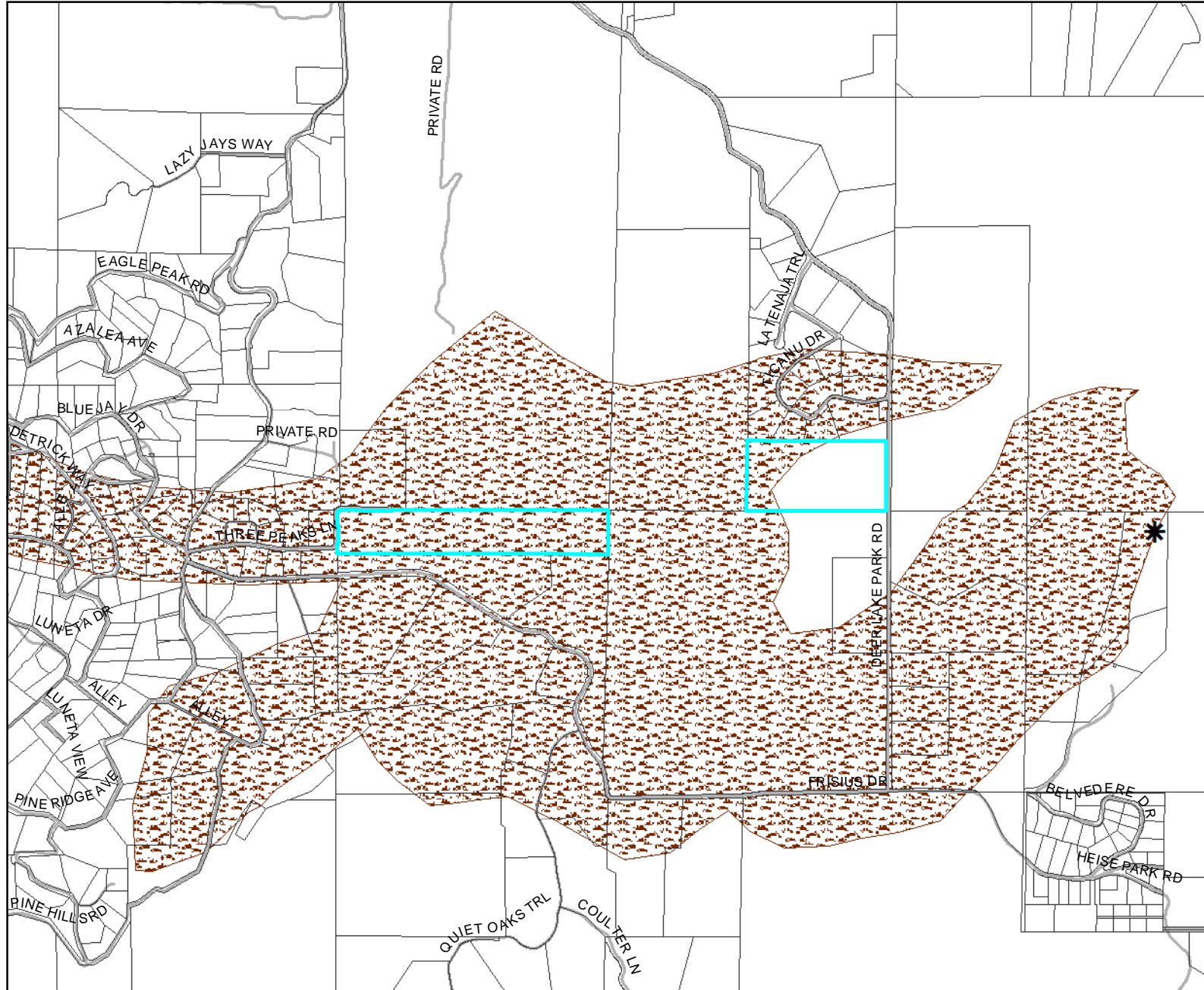
## Notes:

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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# MINERAL RESOURCES



## Legend:

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

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 STABLES																											
(a) Boarding or Breeding	Permitted							X	X	X						X									X	X	
	MUP required										X		X	X	X							X	X				
	ZAP required				X	X	X																				
(b) Public Stable	Permitted															X									X		
	MUP required				X	X	X				X		X	X	X							X	X		X		
	ZAP required							X	X	X																	
ANIMAL SALES AND SERVICES: KENNELS (see Note 1)	Permitted															X			X		X						
	Permitted provided fully enclosed							X	X	X																	
	MUP required												X	X	X								X	X			
	ZAP required				X	X	X	X	X	X																	
	One acre + by MUP	X	X	X																							
ANIMAL RAISING (see Note 6)																											
(a) Animal Raising Projects (see Section 3115)	Permitted							X	X	X															X		
	½ acre+ by ZAP				X	X	X				X		X	X	X	X	X						X	X			
	1 acre+ by MUP	X	X	X																							
(b) Small Animal Raising (includes Poultry)	Permitted												X	X	X	X								X			
	½ acre+ permitted							X	X	X																	
	100 maximum											X															
	25 maximum				X	X	X				X		X					X	X				X		X		
	½ acre+: 10 max	X	X	X																							
	Less than ½ acre: 100 Maximum							X	X	X																	
	½ acre+ 25 max by ZAP	X	X	X																							
	100 max by ZAP				X	X	X																		X		
	MUP required												X														
(c) Large Animal Raising (Other than horsekeeping)	4 acres + permitted															X								X			
	8 acres + permitted							X	X	X																	
	2 animals plus 1 per ½ acre over 1 acre				X	X	X																		X		
	4 animals plus 4 for each ½ acre over ½ acre							X	X	X																	
	1 ½ acres or less: 2 animals											X	X	X	X	X								X			
	1 ½ to 4 acres: 1 per ½ acre											X	X	X	X	X								X			
	4 acres+, 8 animals + 1 cow or sheep per 1 acre over 4 acres											X	X	X	X												

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																											
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X				
(See Note 2)	2 animals										X						X	X	X				X					X	
	4 acres plus by MUP											X			X														
	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																								X	
	Grazing Only																				X	X							
	Permitted							X	X	X	X	X	X	X	X	X	X	X	X				X	X	X	X			
(d) Horse keeping (other than Animal Sales and Services: Horse Stables)	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																									
	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
(e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code) (See Note 7)	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	
	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	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:**

- Animal enclosure includes pens, coops, hutches, stables, barns, corrals, and similar structures used for the keeping of poultry or animals.
- 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.
- 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)