



Residential ♦ Land ♦ Commercial ♦ Orchards ♦ Vineyards ♦ Farms ♦ Ranches

PREPARATION

PROFICIENCY

PROVEN RESULTS



Rancho Vista Del Valle

25730 Eagle Gap Rd, Santa Ysabel, CA 92070

APNS 194-051-10-00, 194-051-17-00, 194-051-16-00, 194-051-14-00, 194-250-05-00

Property Highlights

Available for \$4,395,000

Located high atop historic Mesa Grande, lies a wealth of opportunity and utility at the 150+/- acre Rancho Vista Del Valle! Currently home to a premier working and recreation ranch, this property features extensive infrastructure that lends itself to an abundance of possibilities for growth, customization, and enjoyment for generations to come. The sprawling acreage encompasses an owner's main residence, secondary residence, large metal agricultural building with loft apartment, outbuildings, and many other desirable improvements. Beautifully groomed and maintained, the ranch embodies the serenity and privacy of a classic ranch retreat.



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For more property info:
RedHawkRealty.com
800.371.6669



Rancho Vista Del Valle



- ◆ Majestic mountain scenery with spectacular views, easy accessibility to and throughout the ranch
- ◆ Usable rangeland pasture, oak forest wetlands and spectacular one-of-a-kind viewpoints
- ◆ Prime location nestled above the Henshaw basin aquifer with well-developed water system and seven private sportsman ponds
- ◆ Comprehensive electrical system inclusive of premium owned solar power and commercial public power service
- ◆ Elevated custom 1,651 sf, 3 bed/2 bath Spanish style main house
- ◆ Newly renovated 1,600+/- esf, 2 bed/2 bath secondary residence
- ◆ Multiple RV sites with hookups



RedHawkRealty.com



800-371-6669

Rancho Vista Del Valle

Property Highlights

Address: 25730 Eagle Gap Road, Santa Ysabel, CA 92070

APN: 194-051-10-00, 194-051-17-00, 194-051-16-00, 194-051-14-00, 194-250-05-00

Acreage: 151.07

Located high atop historic Mesa Grande, one of Southern California's most coveted rural lifestyle locales, lies a wealth of opportunity and utility at the 150+/- acre Rancho Vista Del Valle! Currently home to a premier working and recreation ranch, this property features extensive infrastructure that lends itself to an abundance of possibilities for growth, customization, and enjoyment for generations to come. Enjoy the textured landscape of grassland and rolling hills studded with lush oak woodlands, multiple sportsman ponds and breathtaking panoramic views of the surrounding mountain ranges and the massive wide-open valley below. Accessible by way of a rural, scenic highway, sits this sprawling acreage encompassing an owner's main residence, secondary residence, large metal agricultural building with loft apartment, outbuildings, and many other desirable improvements. Beautifully groomed and maintained, the ranch embodies the serenity and privacy of a classic ranch retreat.

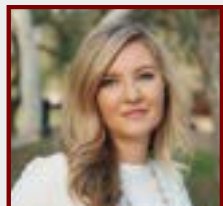
The topography of the ranch offers a pleasing and utilitarian diversity, ranging from level rangeland and oak forest wetlands to spectacular one-of-a-kind viewpoints. Well maintained roads and paths traverse the property allowing for ease of navigation and future use.

At the high-point of the upper ranch, sits the elevated custom built 1,651 sf, 3 bed/2 bath Spanish style main house featuring never-ending views of the vast Lake Henshaw Basin surrounding Lake Henshaw; Hot Springs Mountain - the highest point in San Diego County - and the Aguanga Mountain Range; Pechacho Peak and the Volcan Mountain Range; Palomar Observatory and the Palomar Mountain Range; the Agua Tibia Mountain Range; San Jacinto Peak in the Santa Rosa Mountains; and Mount San Gorgonio in the San Bernardino Mountain Range - the highest point in Southern California. This rare and beautiful site affords total privacy for those seeking a relaxing get-away in the mountains, and a place to unwind and renew.



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Rancho Vista Del Valle

The energy-efficient, eco-friendly and fire resistant residence is quality built with custom alder wood trimmed windows and doors, granite counters, alder wood cabinets, high-end stainless steel appliances, Saltillo tile floors, alder wood baseboards, indoor/outdoor surround sound, upgraded insulation and much more. Heat is provided by your choice of a propane forced air heating system or the impressive rock fireplace with warm air blower that will heat the entire home in winter throughout the night. Aircscape ultra quiet whole house fan pulls in the cool night air during the summer. Home exterior cladding is upgraded Santa Barbara smooth style finish with rock trim around the windows. The attractive roof is covered with concrete tiles. This stunning and self-sustaining home was designed by architect Donald Levig and built by David Anderson Construction. Enjoy the detached garage converted bonus room with wood stove ideal for a variety of uses. The orientation of the home optimizes passive solar with premium solar power system supported by auto electrical solar panels, two 6,800-watt parallel inverters, state of the art maintenance free 48 volt lithium batteries, and 14 KW Kohler propane generator.

The upper ranch area also offers additional potential home-sites with some of the most extraordinary and breath-taking views in Southern California. Pad areas are currently used as helipads.

The lower ranch area includes a 1,600+/- esf, 2 bed/2 bath secondary residence with attached garage overlooking the lower pond; an expansive metal building with kitchenette, office, full bath, and massive storage with upstairs one bed/1 bath loft apartment; 600-amp, 120-volt/240-volt, single phase commercial electrical service with 10+ subpanels and 25 KW backup generator, water filtration system and more. Possibilities are vast for this space.

There are five full hookup RV sites on the lower ranch, and an additional nine RV tandem sites on the upper ranch featuring extraordinary views. There are seven private septic systems throughout the ranch servicing all improvements.

Desirable A70 zoning and an "O" animal designation allows for the widest variety of agricultural uses. Livestock facilities and storage outbuildings are in place, as are the most impressive dog kennel facilities. The majority of the acreage is fenced with three cross-fenced pasture areas.

The ranch's prime location sits above the Henshaw basin aquifer. There is a well-developed water system inclusive of three operational water wells with a combined production of 100+/- gallons per minute and nearly 40,000 gallons of stored water. Additionally, seven ponds offer sanctuary to native fauna and tranquil places to enjoy. The two largest ponds are aerated by mechanical windmills. The four smaller Sliver Ponds and Oak Tree Pond are lined.





Rancho Vista Del Valle

Topographically, the property is varied, creating a setting that is diverse and true to its native surroundings. Flat areas lead to gently sloping terrain. Native rock outcroppings are located throughout, surrounded by rich native flora including Manzanita, Sage, Wild Buckwheat, Currants, Wild Lilac and more. Mature Oak varieties enrich the area with shade, color, and texture. Wildlife is abundant in the area: deer and turkey roam freely, while raptors and other rare species of animals can be found here because of the abundance of water and cover.

Agriculture is still the dominant economic activity in the Santa Ysabel area. Horse and cattle ranches are the backdrop for the landscape of light residential development. There are many fine restaurants, lodging accommodations, family friendly activities and recreation in the surrounding area of this centrally, yet privately located property. This ranch, while private and peaceful, is close to the interstate freeway system and an hour's drive to metropolitan San Diego.

Majestic mountain scenery with spectacular views, easy accessibility to and throughout the ranch, the expansive acreage and infrastructure, and pristine natural setting with plentiful wildlife make this a truly dynamic and inviting property prepared to welcome its next steward.



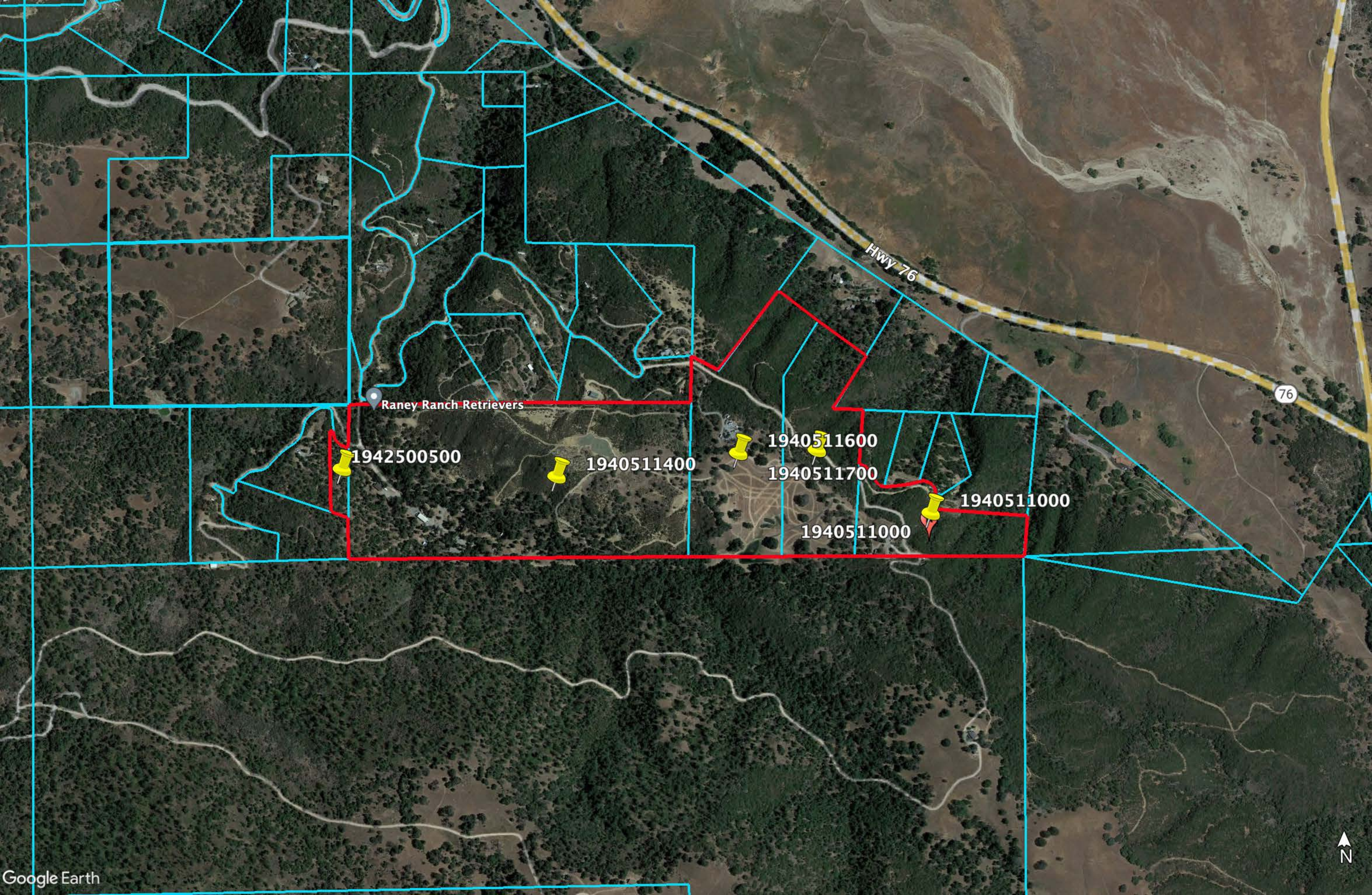
***Buyer to investigate Subject Property and intended use, including but not limited to, permits, zoning and code enforcement, buildability, and utilities with governing authority and/or licensed and bonded professionals. This property is located in a high to very high fire severity zone. Buyer is advised to investigate the cost of fire insurance and requirements of local governing fire agencies, preferably prior to submitting an offer.**



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800-371-6669



Hwy 76

76

Raney Ranch Retrievers

1942500500

1940511400

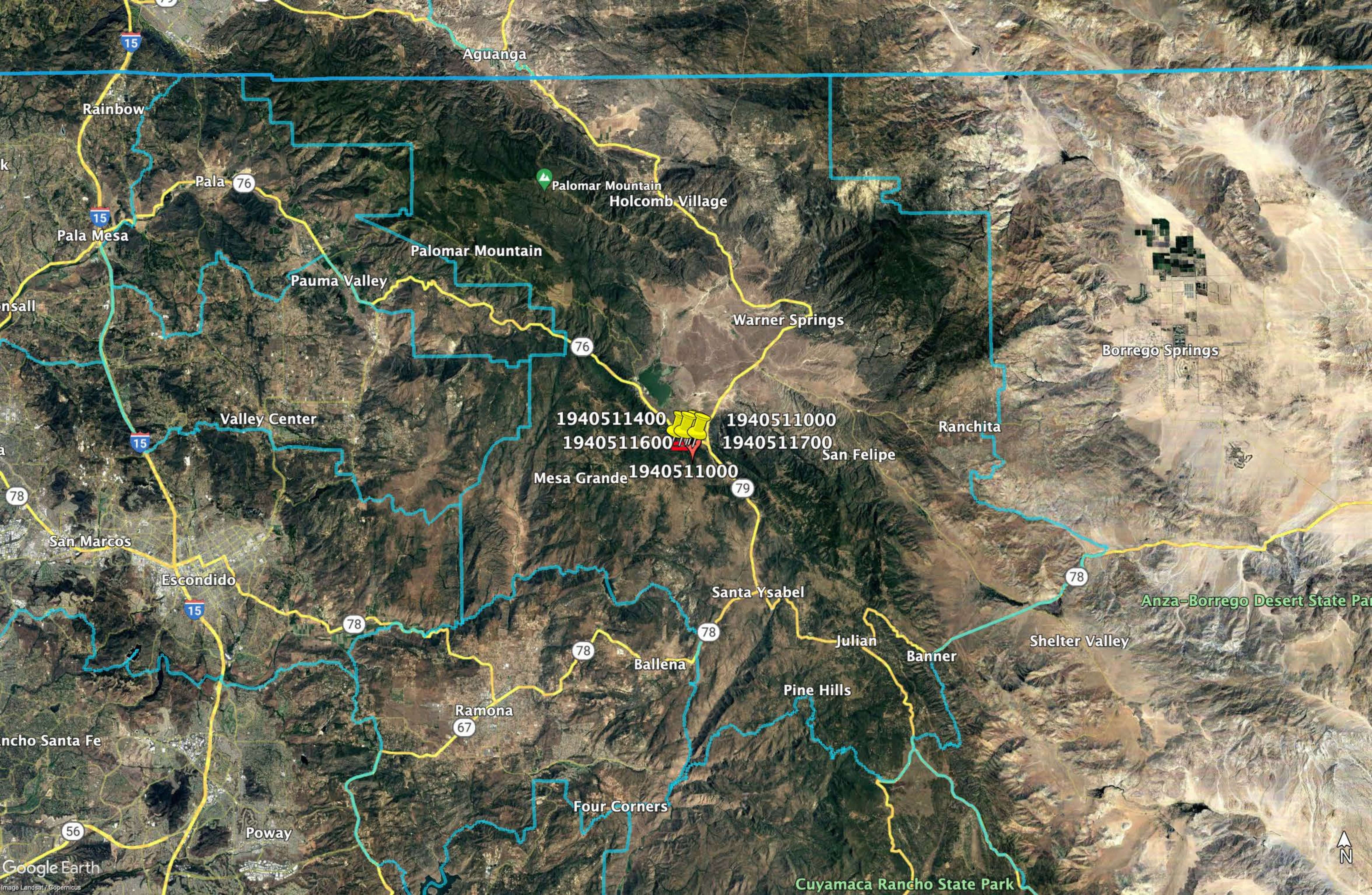
1940511600

1940511700

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Aguanga

Rainbow

Pala

Palomar Mountain
Holcomb Village

Palomar Mountain

Pauma Valley

Warner Springs

Borrego Springs

Valley Center

1940511400
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1940511000
1940511000
1940511700
Mesa Grande

Ranchita

San Felipe

San Marcos

Escondido

Santa Ysabel

Anza-Borrego Desert State Park

Shelter Valley

Julian

Banner

Pine Hills

Ballena

Ramona

Four Corners

Poway

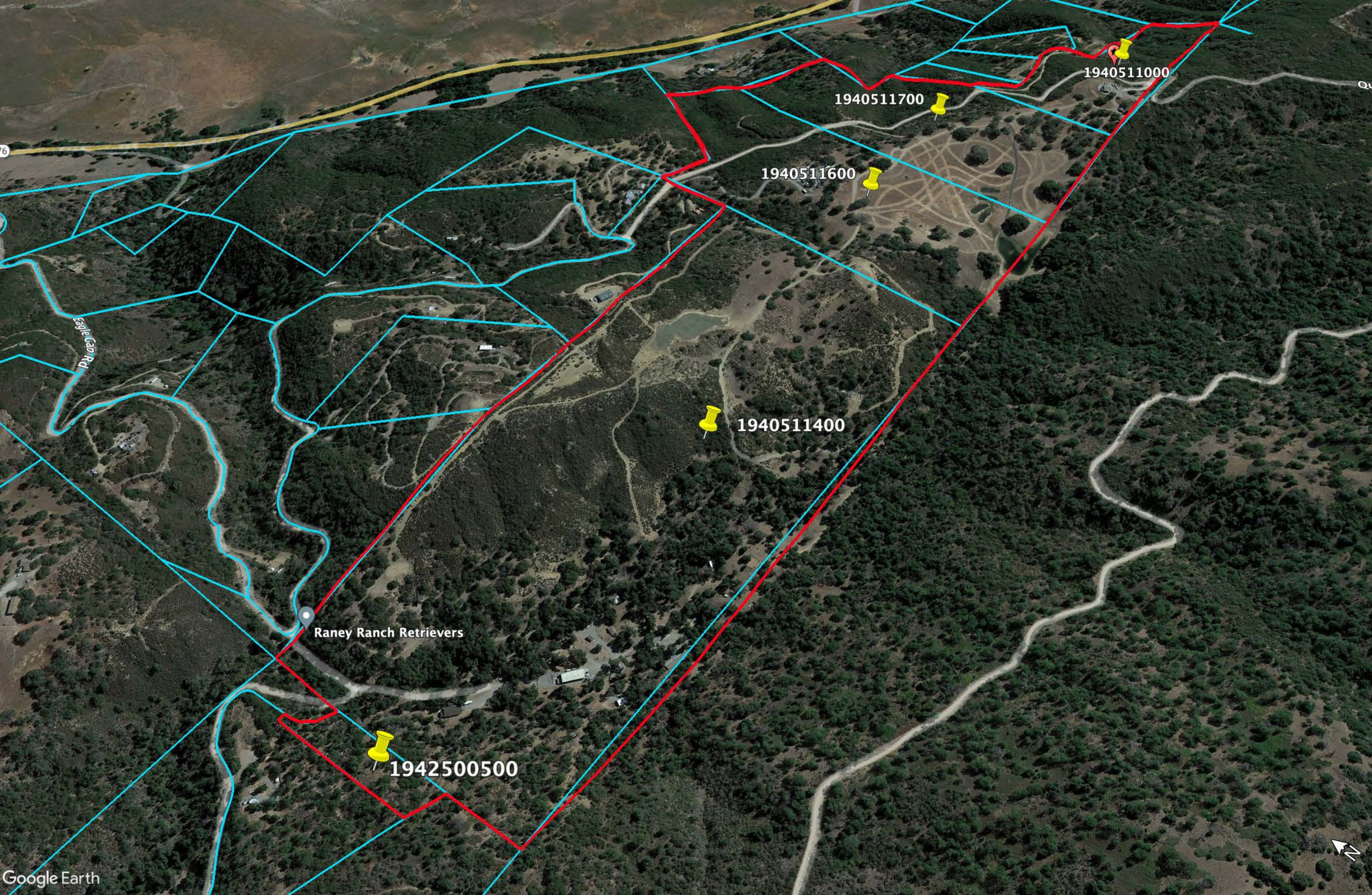
Cuyamaca Rancho State Park

Sancho Santa Fe

Google Earth

Image Landsat / Copernicus





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1940511700

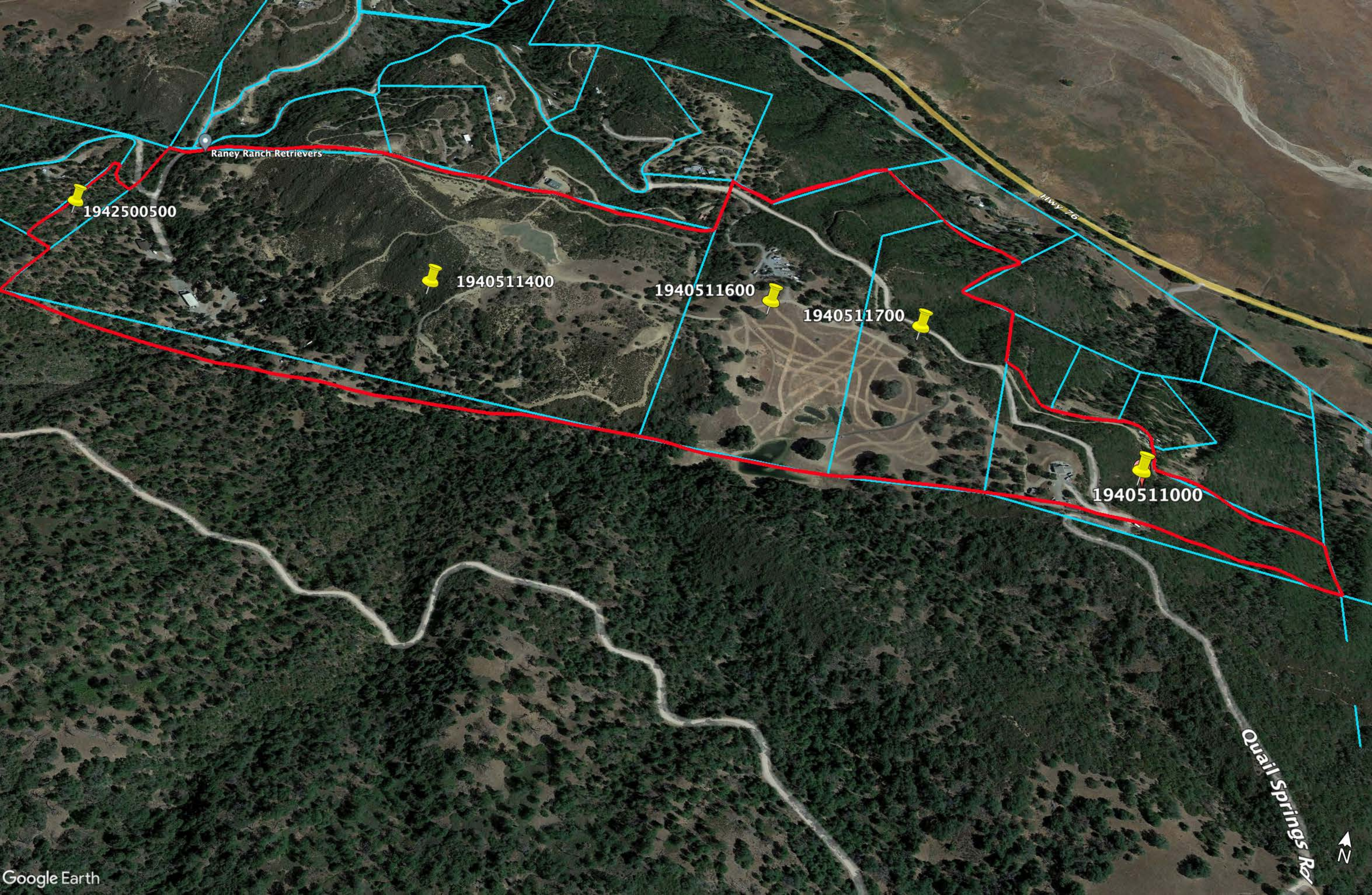
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1940511400

1942500500

Raney Ranch Retrievers

Eagle Claw Rd



Raney Ranch Retrievers

1942500500

1940511400

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1940511700

1940511000

Hwy 76

Quail Springs Rd





Raney Ranch Retrievers

1942500500

1940511400

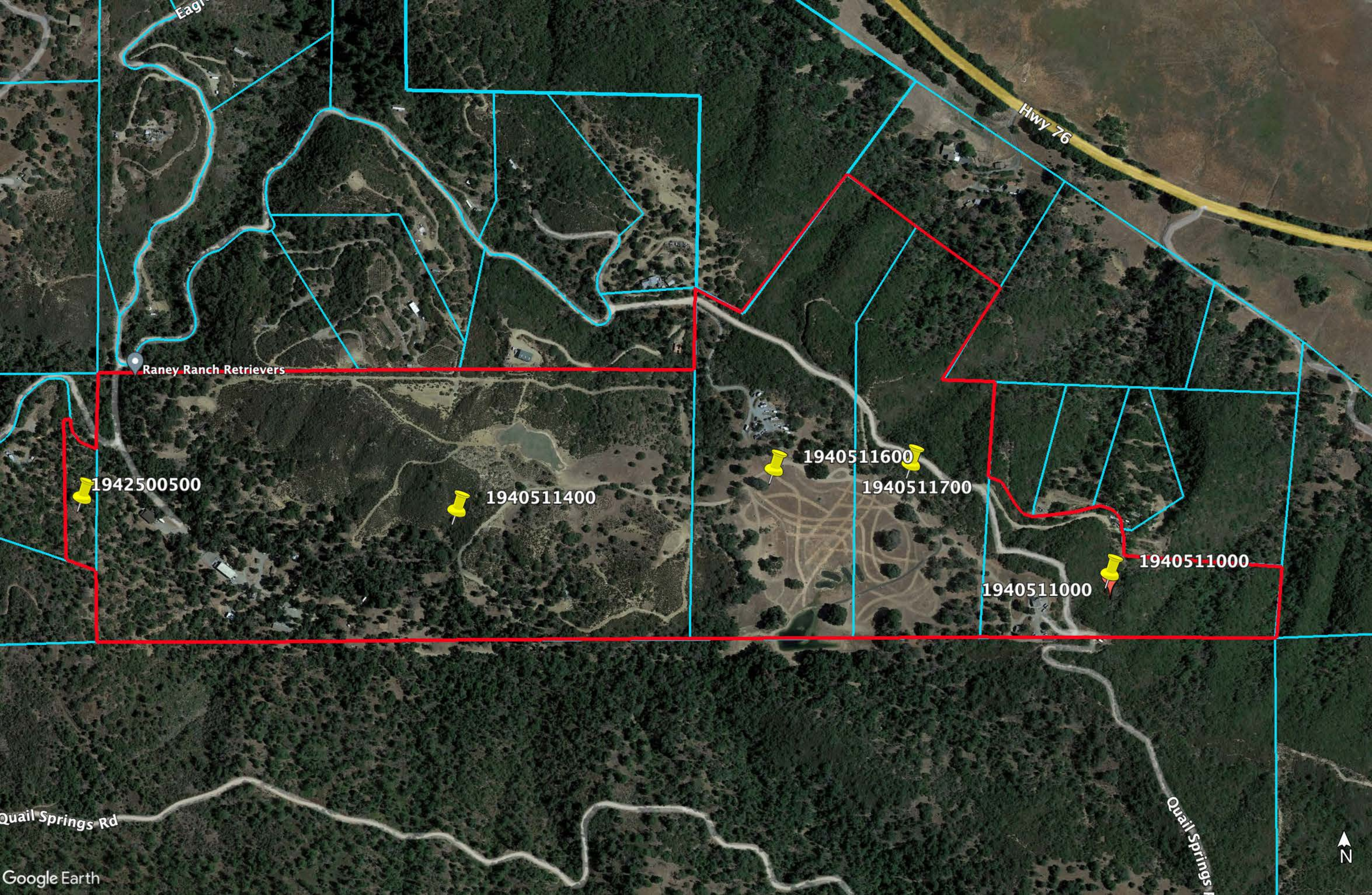
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HWY 76





Raney Ranch Retrievers

Hwy 76

1942500500

1940511400

1940511600

1940511700

1940511000

1940511000

Quail Springs Rd

Quail Springs Rd

Google Earth





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:	1/2/2023 9:02:29 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	1940511000,1940511700,1940511600
Project Name:	

	1940511000	1940511700	1940511600
General Information			
USGS Quad Name/County Quad Number:	Warners Ranch/85	Warners Ranch/85	Warners Ranch/85
Section/Township/Range:	24/11S/02E	24/11S/02E	24/11S/02E
Tax Rate Area:	98000	98000	98000
Thomas Guide:	/	/	/
Site Address:	25730 Eagle Gap Santa Ysabel 92070	0 Eagle Gap Santa Ysabel 92070	0 Eagle Gap Santa Ysabel 92070
Parcel Size (acres):	13.29	26.47	30.11
Board of Supervisors District:	5	5	5

Public Service and Utility Districts			
Water/Irrigation District:	None	None	None
Sewer District:	None	None	None
Fire Agency:	None	None	None
School District:	(See Map); Unified Warner	(See Map); Unified Warner	(See Map); Unified Warner

	1940511000	1940511700	1940511600
General Plan Information			
General Plan Regional Category:	Semi-Rural	Semi-Rural	Semi-Rural
General Plan Land Use Designation:	Semi-Rural Residential (Sr-10) 1 Du/10 Ac	Semi-Rural Residential (Sr-10) 1 Du/10 Ac	Semi-Rural Residential (Sr-10) 1 Du/10 Ac
Community Plan:	North Mountain	North Mountain	North Mountain
Rural Village Boundary:	None	None	None
Village Boundary:	None	None	None
Special Study Area :	None	None	None
Zoning Information			
Use Regulation:	A70	A70	A70
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:	-	-	-
Aesthetic			
The site is located within one mile of a State Scenic Highway.	Yes	Yes	Yes
The site contains steep slopes > 25%.	Yes	Yes	Yes
The site is located within Dark Skies "Zone A".	Yes	Yes	Yes
Agricultural Resources			
The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	No	No	No
The site contains Prime Soils.	Yes	Yes	Yes
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
Sunset Zone:	18	18	18
The site is located within an Agricultural Preserve.	No	No	No
The site is in a Williamson Act Contract.	No	No	No

	1940511000	1940511700	1940511600
Biological Resources			
Eco-Region:	Northern Mountains	Northern Mountains	Northern Mountains
Vegetation Map	37130 Northern Mixed Chaparral; 77000 Mixed Oak Woodland	37130 Northern Mixed Chaparral; 42000 Valley And Foothill Grassland; 77000 Mixed Oak Woodland	37130 Northern Mixed Chaparral; 42000 Valley And Foothill Grassland; 77000 Mixed Oak Woodland
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes	Yes	Yes
The site is located within a Quino Checkerspot Butterfly Survey Area.	Yes	Yes	Yes
The site contains Wetlands.	No	No	No
The site is within one mile of Biological Easements.	No	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	No	No	No
Inland Form (>1,000 ft. elevation)	No	No	No
Coastal Sage - Chaparral Scrub	No	No	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No	No	No
None of the above	Yes	Yes	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	No	No	No
The site is located within the Ramona Grassland area.	No	No	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No	No	No

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

Geology			
Alquist-Priolo Zone:	No	No	No
County Special Study Zone:	No	No	No
Quaternary/Pre-Quaternary Fault:	No	No	No
Potential Liquefaction Area:	No	No	No
Soils Hydrologic Group:	C	C	C
The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category.	No	No	No
The site is located within a High Shrink Swell Zone (Expansive Soil).	No	No	No
The site is located within an area categorized as high or moderate potential for unique geologic features. If yes, name the unique geologic features.	No	No	No

	1940511000	1940511700	1940511600
Mineral Resources			
The site is located within a Mineral Resource Category.	No Mrz (No Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)
Hazard Flooding			
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.	Yes	Yes	Yes
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
Hazardous Materials			
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
Airport Hazards			
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

	1940511000	1940511700	1940511600
Hydrology and Water Quality			
Hydrologic Unit:	San Luis Rey	San Luis Rey	San Luis Rey
Sub-basin:	903.31/Warner	903.31/Warner	903.31/Warner
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 Luis Rey Hu); San Luis Rey River (Lower); San Luis Rey River (Upper)	Yes: Pacific Ocean Shoreline (San Luis Rey Hu); San Luis Rey River (Lower); San Luis Rey River (Upper)	Yes: Pacific Ocean Shoreline (San Luis Rey Hu); San Luis Rey River (Lower); San Luis Rey River (Upper)
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes	Yes
The site is located in a Source Water Protection Area.	No	No	No
Water Supply/Groundwater			
The site is located outside (east) of the County Water Authority boundary.	Yes	Yes	Yes
The site is in Borrego Valley.	No	No	No
The project is groundwater dependent.	Yes	Yes	Yes
Annual rainfall:	21 To 24 Inches	21 To 24 Inches	21 To 24 Inches
Noise			
The site is within noise contours.	No	No	No
Fire Services			
The site is located in an Urban-Wildland Interface Zone.	Yes	Yes	Yes
FRA/LRA/SRA:	Sra	Sra	Sra
Additional Information			
The site is located within 150 feet of Mexican Border.	No	No	No
The site is located within a Resource Conservation Area.	No	No	Yes
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
CEQA-Public Review Distribution Matrix			
The site is located in the Desert.	Yes	Yes	Yes
The site is located east of the County Water Authority boundary.	Yes	Yes	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No	No	No
The site is located immediately adjacent to a State Highway or Freeway.	No	No	No
The site is located south of State Highway 78.	No	No	No
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No	No	No
The site is located in the Sweetwater Basin.	No	No	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	No	No	No
There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s).	No	No	No



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Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	1940511400,1942500500
Project Name:	

	1940511400	1942500500
General Information		
USGS Quad Name/County Quad Number:	Warners Ranch/85	Warners Ranch/85
Section/Township/Range:	24/11S/02E	23/11S/02E
Tax Rate Area:	98000	81022
Thomas Guide:	/	/
Site Address:	26352 Eagle Gap Santa Ysabel 92070-9687	0 Mesa Grande Rd
Parcel Size (acres):	79.24	1.96
Board of Supervisors District:	5	5

Public Service and Utility Districts		
Water/Irrigation District:	None	None
Sewer District:	None	None
Fire Agency:	None	None
School District:	(See Map); Unified Warner	Gen Elem Julian Union (See Map); High Julian Union

	1940511400	1942500500
General Plan Information		
General Plan Regional Category:	Rural	Rural
General Plan Land Use Designation:	Rural Lands (RI-80) 1 Du/80 Ac	Rural Lands (RI-80) 1 Du/80 Ac
Community Plan:	North Mountain	North Mountain
Rural Village Boundary:	None	None
Village Boundary:	None	None
Special Study Area :	None	None

Zoning Information		
Use Regulation:	A70	A70
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:	-	-

Aesthetic		
The site is located within one mile of a State Scenic Highway.	Yes	Yes
The site contains steep slopes > 25%.	Yes	Yes
The site is located within Dark Skies "Zone A".	Yes	Yes

Agricultural Resources		
The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	No	No
The site contains Prime Soils.	No	No
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.	No	No
The site is in a Williamson Act Contract.	No	No

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Biological Resources		
Eco-Region:	Northern Mountains	Northern Mountains
Vegetation Map	37130 Northern Mixed Chaparral; 77000 Mixed Oak Woodland	77000 Mixed Oak Woodland
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The site contains Wetlands.	No	No
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The site is within MSCP Boundaries.	No (Draft: East)	No (Draft: East)
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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

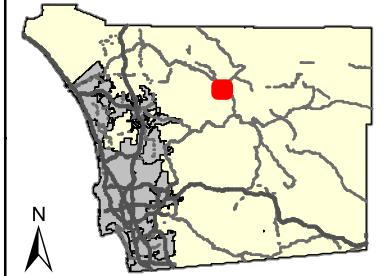
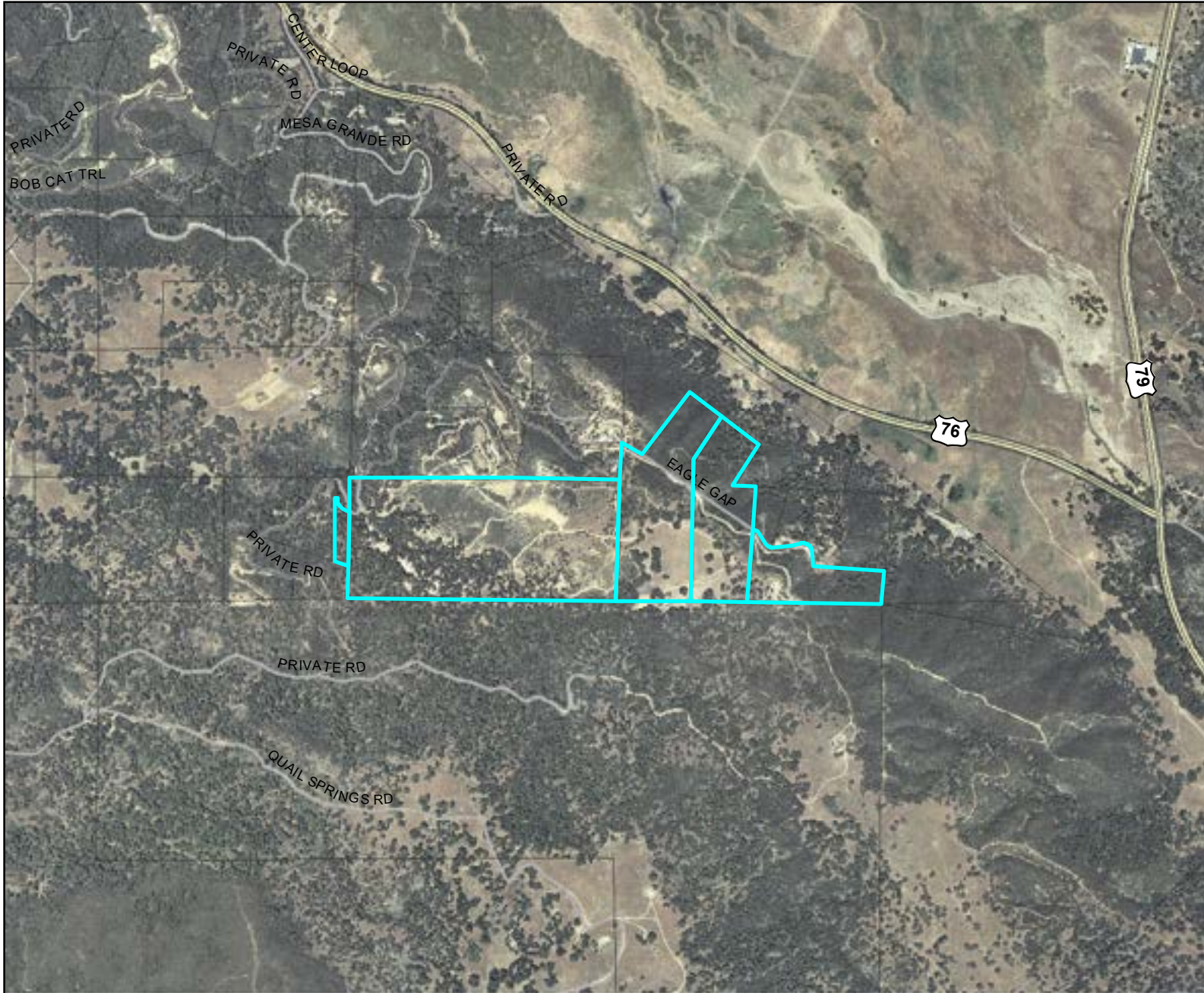
Cultural and Paleontological Resources (*always confirm with Cultural and Paleontology Specialists)		
Geological Formation:	Cretaceous Plutonic; Pre-Cretaceous Metasedimentary	Pre-Cretaceous Metasedimentary
Paleo Sensitivity:	Marginal; Zero	Marginal
Paleo Monitoring:	Monitoring By Grading/Excavation 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:	No	No
Soils Hydrologic Group:	C	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

	1940511400	1942500500
Mineral Resources		
The site is located within a Mineral Resource Category.	No Mrz (No Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)
Hazard Flooding		
The site is located within a FEMA flood area.	No	No
The site is located within 1/2 mile from a FEMA flood area.	Yes	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
Hazardous Materials		
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.	Yes	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
Airport Hazards		
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

	1940511400	1942500500
Hydrology and Water Quality		
Hydrologic Unit:	San Luis Rey	San Luis Rey
Sub-basin:	903.31/Warner	903.31/Warner
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 Luis Rey Hu); San Luis Rey River (Lower); San Luis Rey River (Upper)	Yes: Pacific Ocean Shoreline (San Luis Rey Hu); San Luis Rey River (Lower); San Luis Rey River (Upper)
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes
The site is located in a Source Water Protection Area.	No	No
Water Supply/Groundwater		
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:	21 To 24 Inches	21 To 24 Inches
Noise		
The site is within noise contours.	No	No
Fire Services		
The site is located in an Urban-Wildland Interface Zone.	Yes	Yes
FRA/LRA/SRA:	Sra	Sra
Additional Information		
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
CEQA-Public Review Distribution Matrix		
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.	No	No
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

2014 ORTHOPHOTO



Legend:

PROJECT AREA

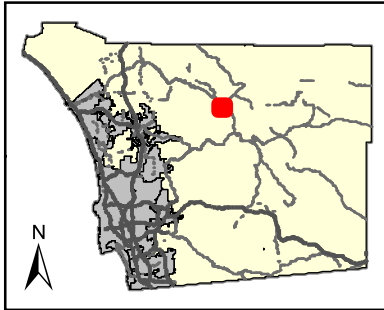
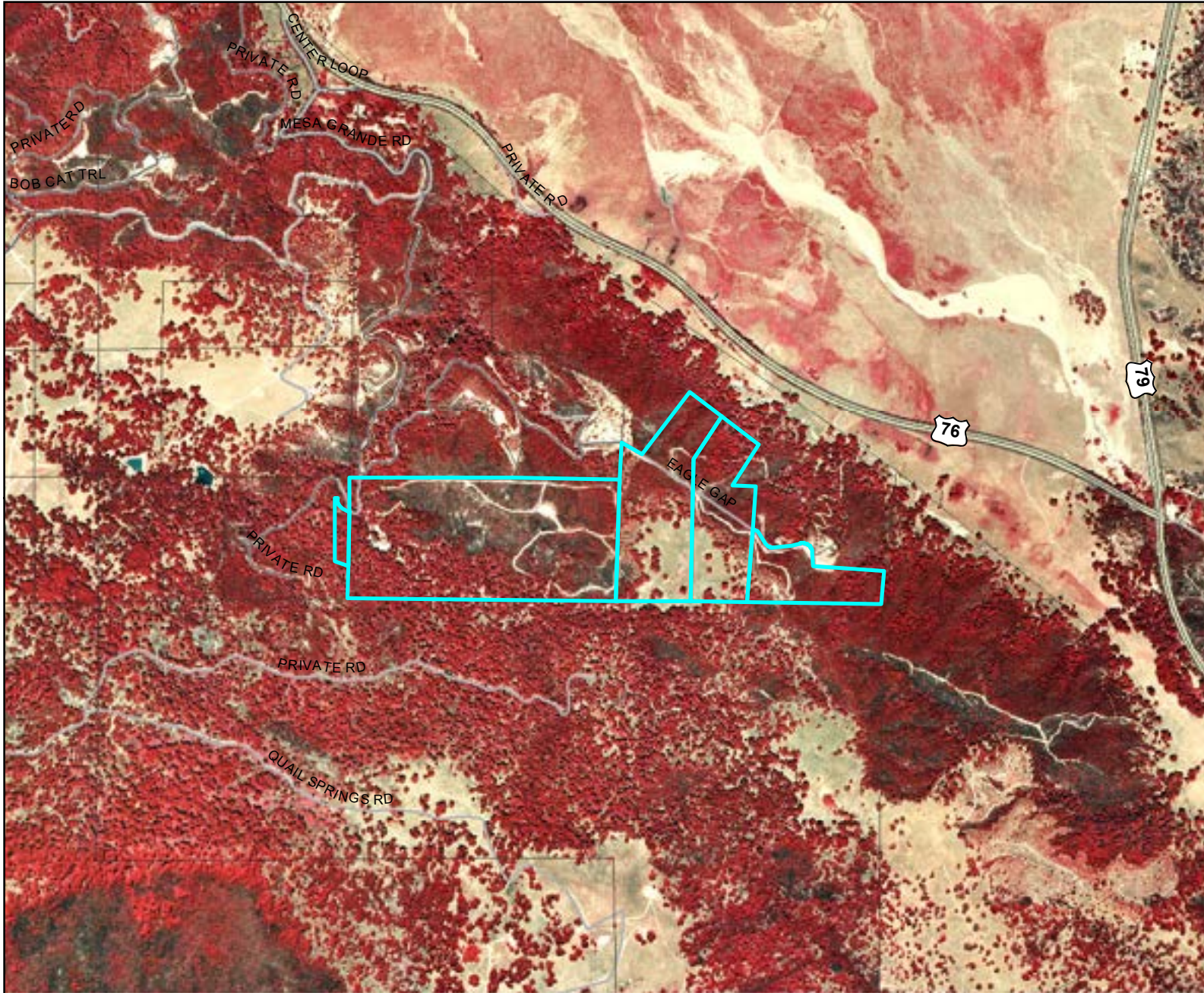
0 0.2 0.4 0.6 0.8 Miles
 NAD 1983 StatePlane California VI FIPS 0406 Feet
 Planning and Development Services



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Notes:

1997 COLOR INFRARED



Legend:

PROJECT AREA

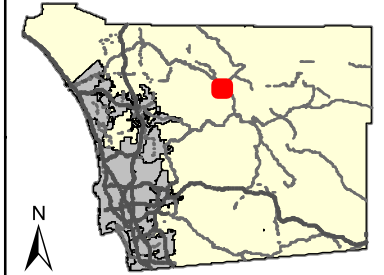
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 NAD 1983 StatePlane California VI FIPS 0406 Feet
 Planning and Development Services



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Notes:

1995 AERIAL



Legend:

PROJECT AREA

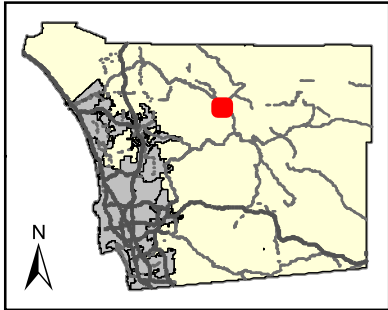
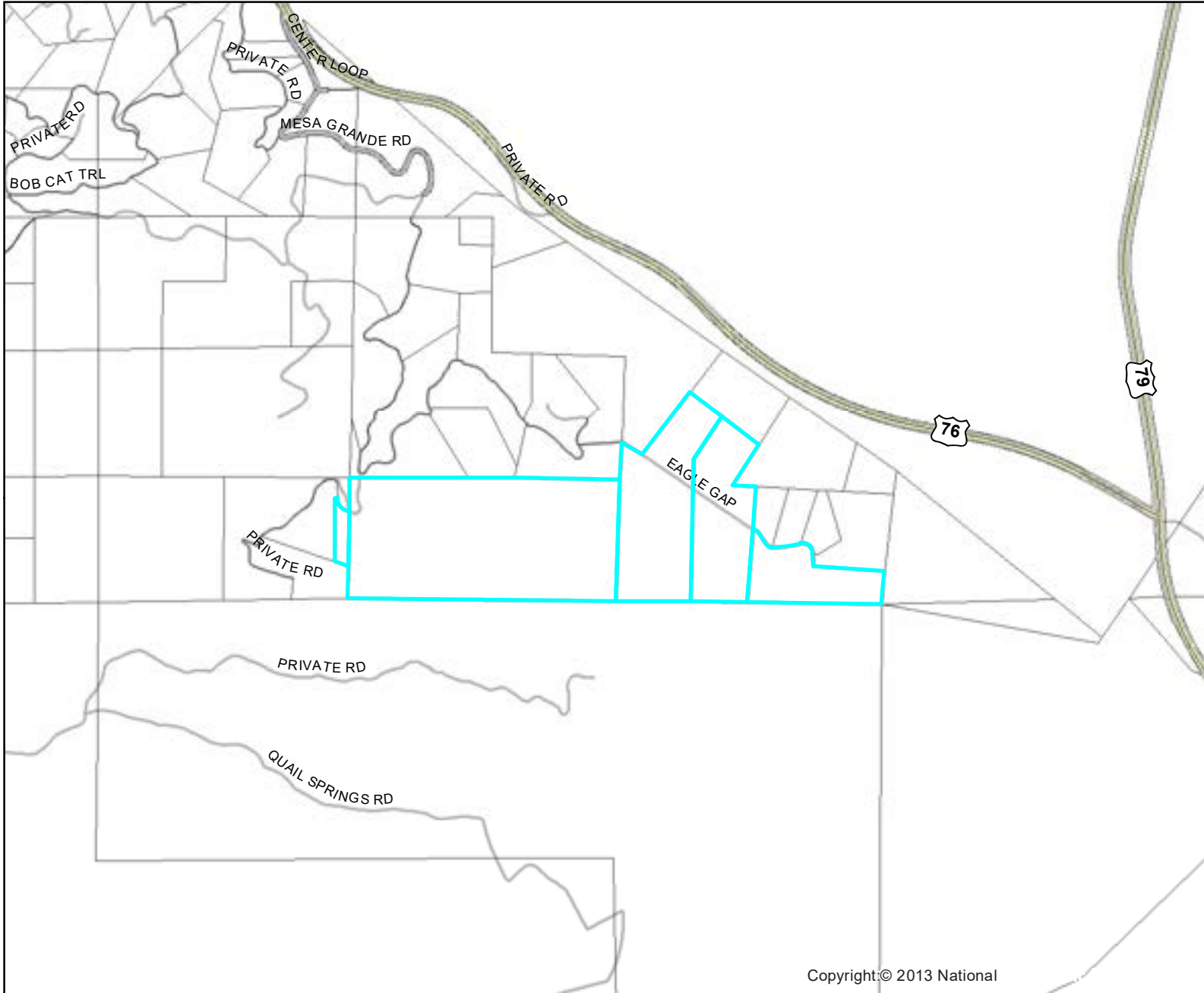
0 0.2 0.4 0.6 0.8 Miles
 NAD 1983 StatePlane California VI FIPS 0406 Feet
 Planning and Development Services



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Notes:

TOPO MAP



Legend:

PROJECT AREA

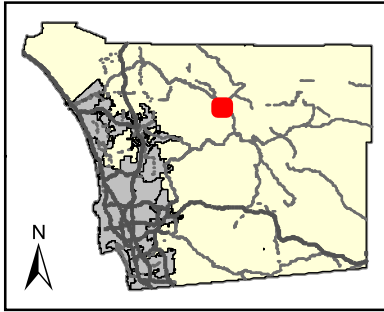
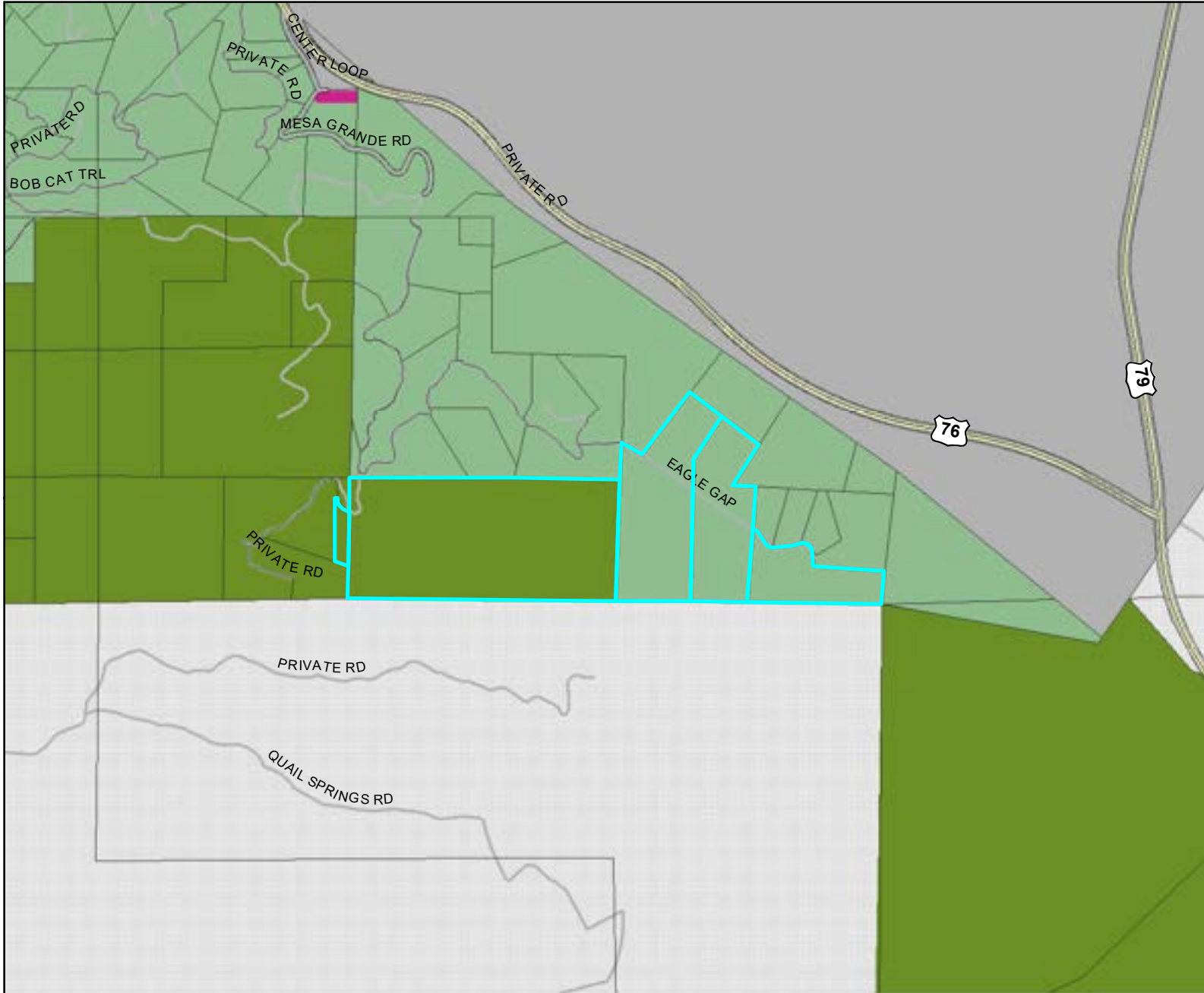
0 0.2 0.4 0.6 0.8 Miles
 NAD 1983 StatePlane California VI FIPS 0406 Feet
 Planning and Development Services



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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

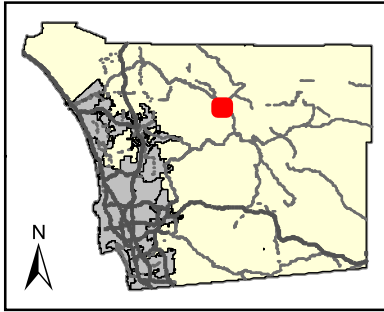
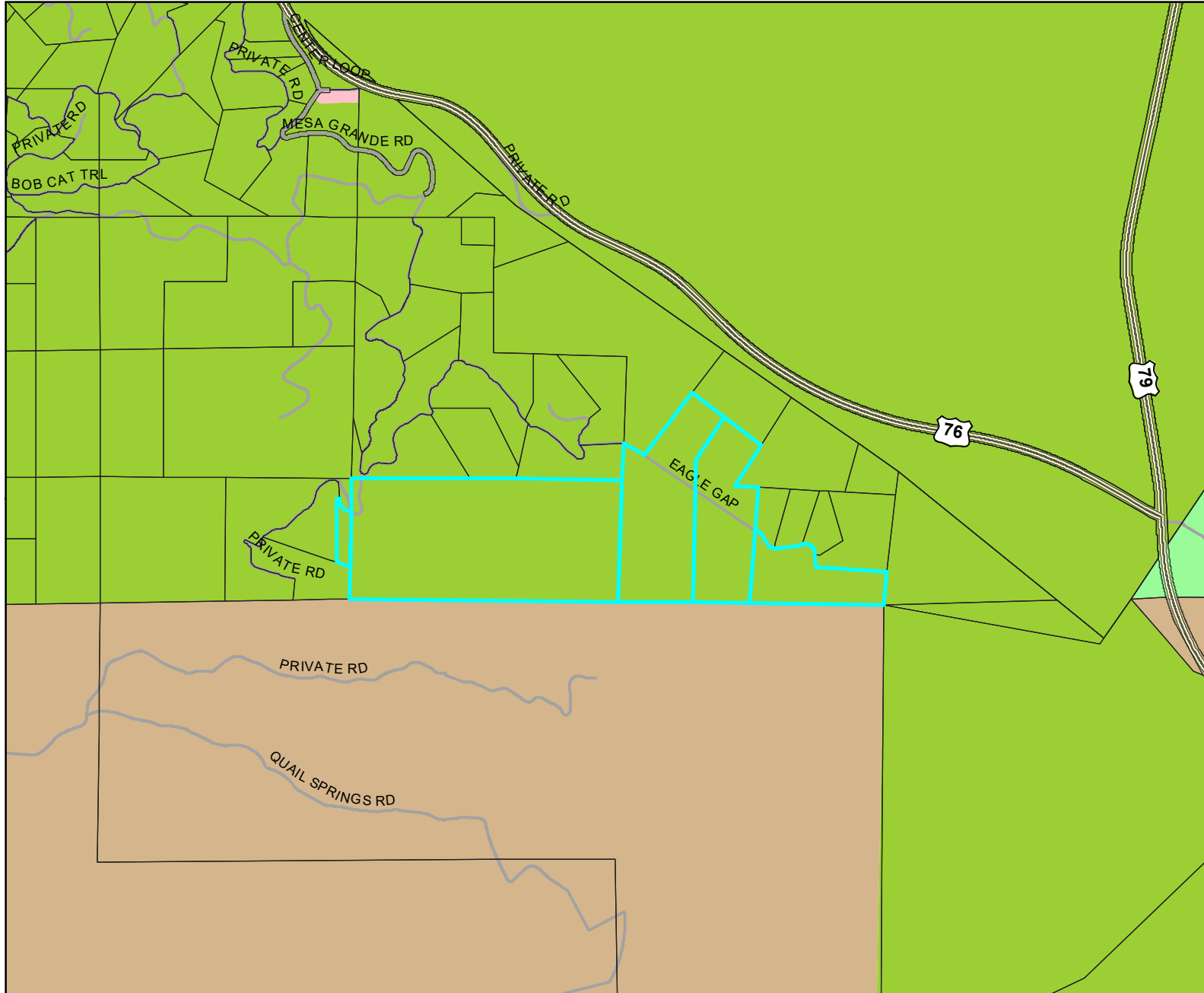


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Notes:

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

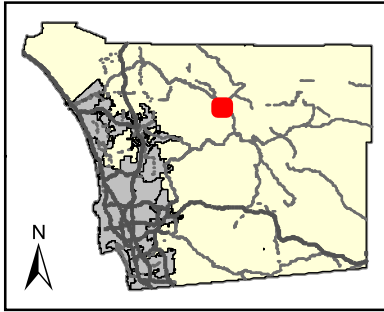
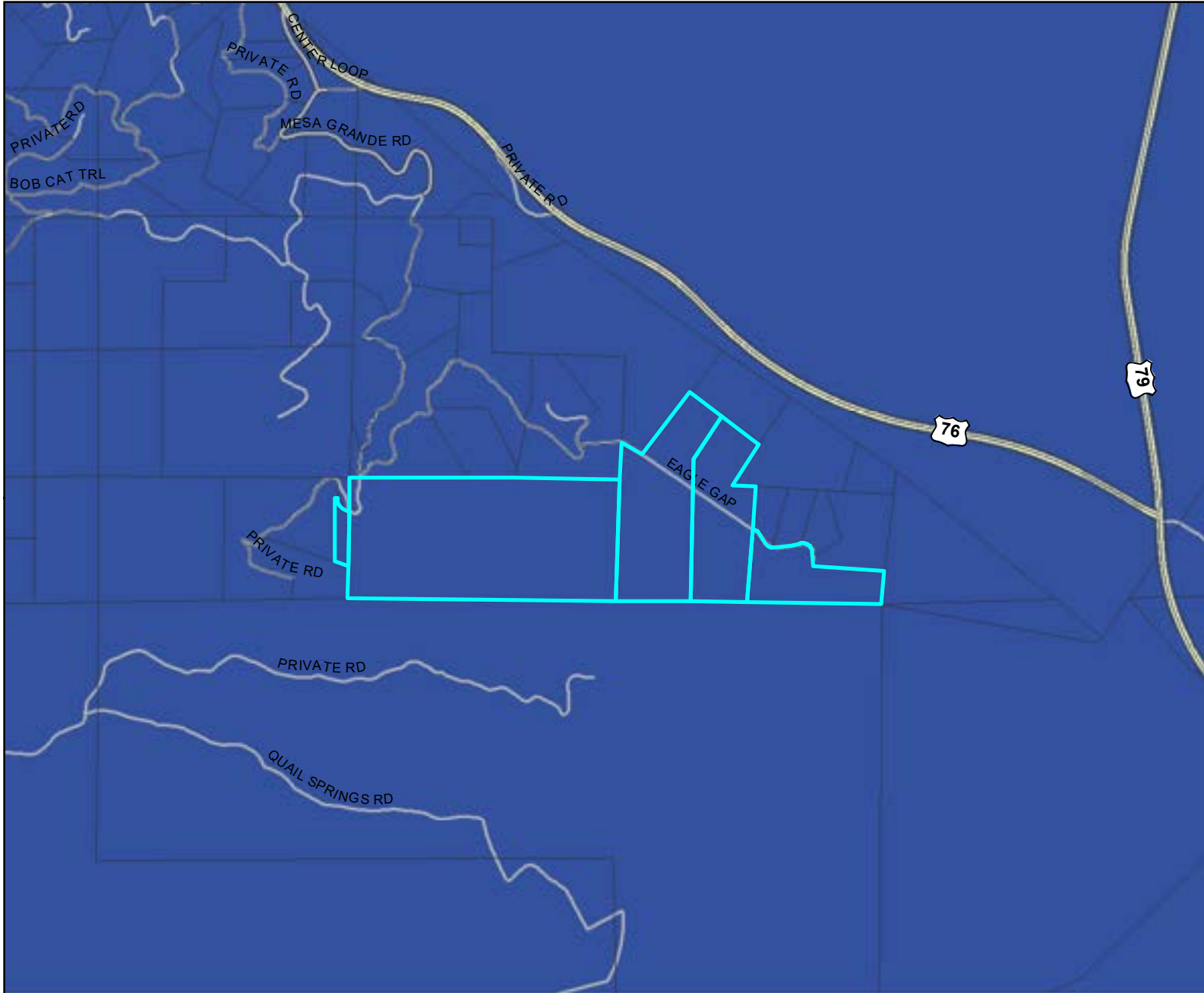
0 0.2 0.4 0.6 0.8 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

DARK SKIES



Legend:

- PROJECT AREA
- DARK SKIES ZONE A

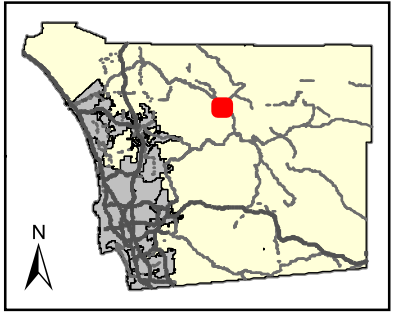
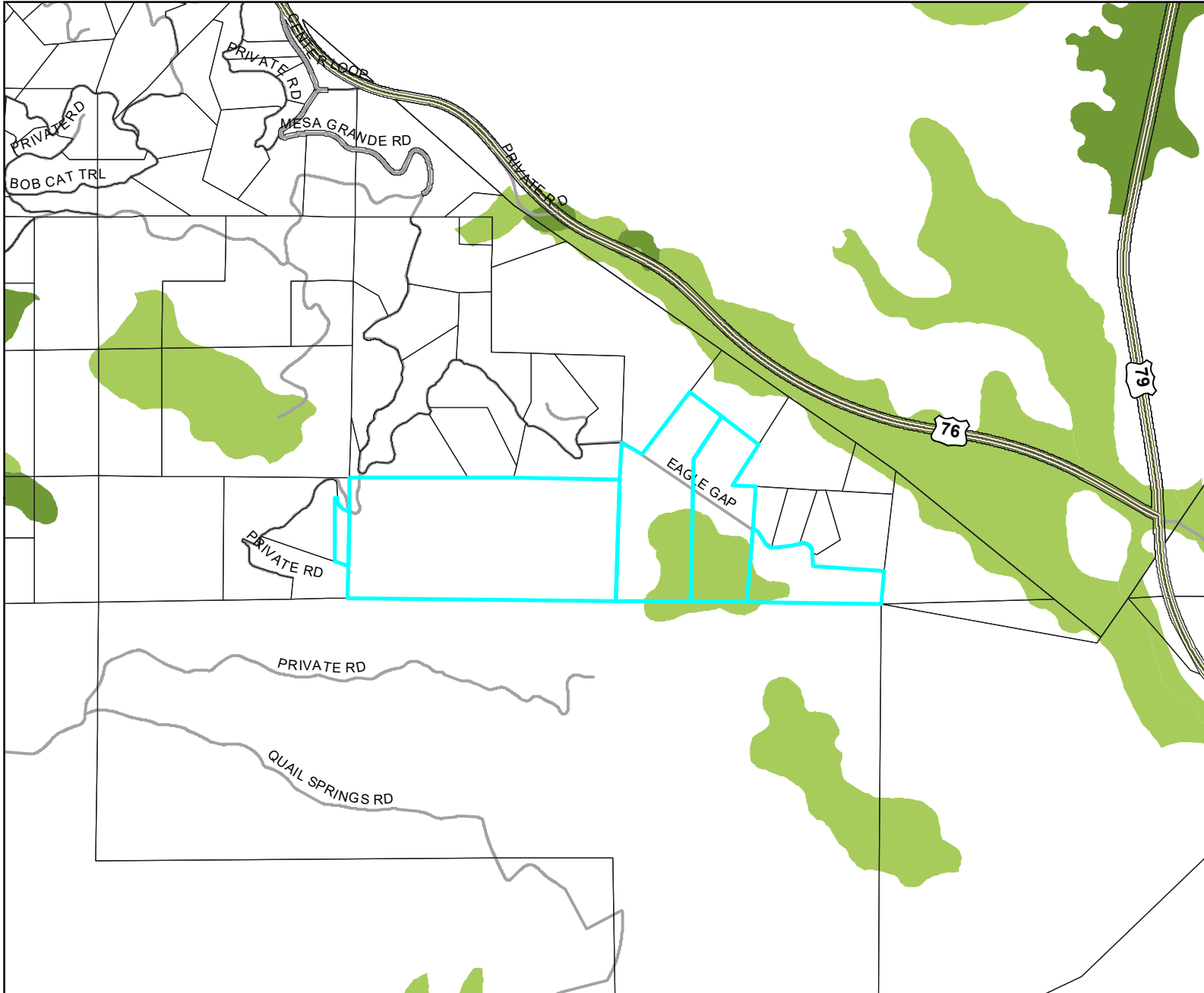
0 0.2 0.4 0.6 0.8 Miles
 NAD 1983 StatePlane California VI FIPS 0406 Feet
 Planning and Development Services



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Notes:

PRIME SOILS



Legend:

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

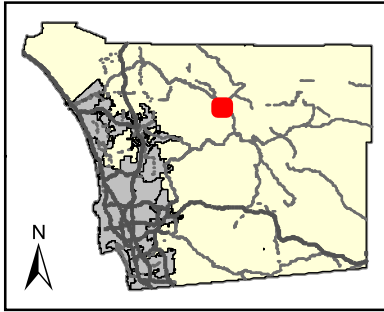
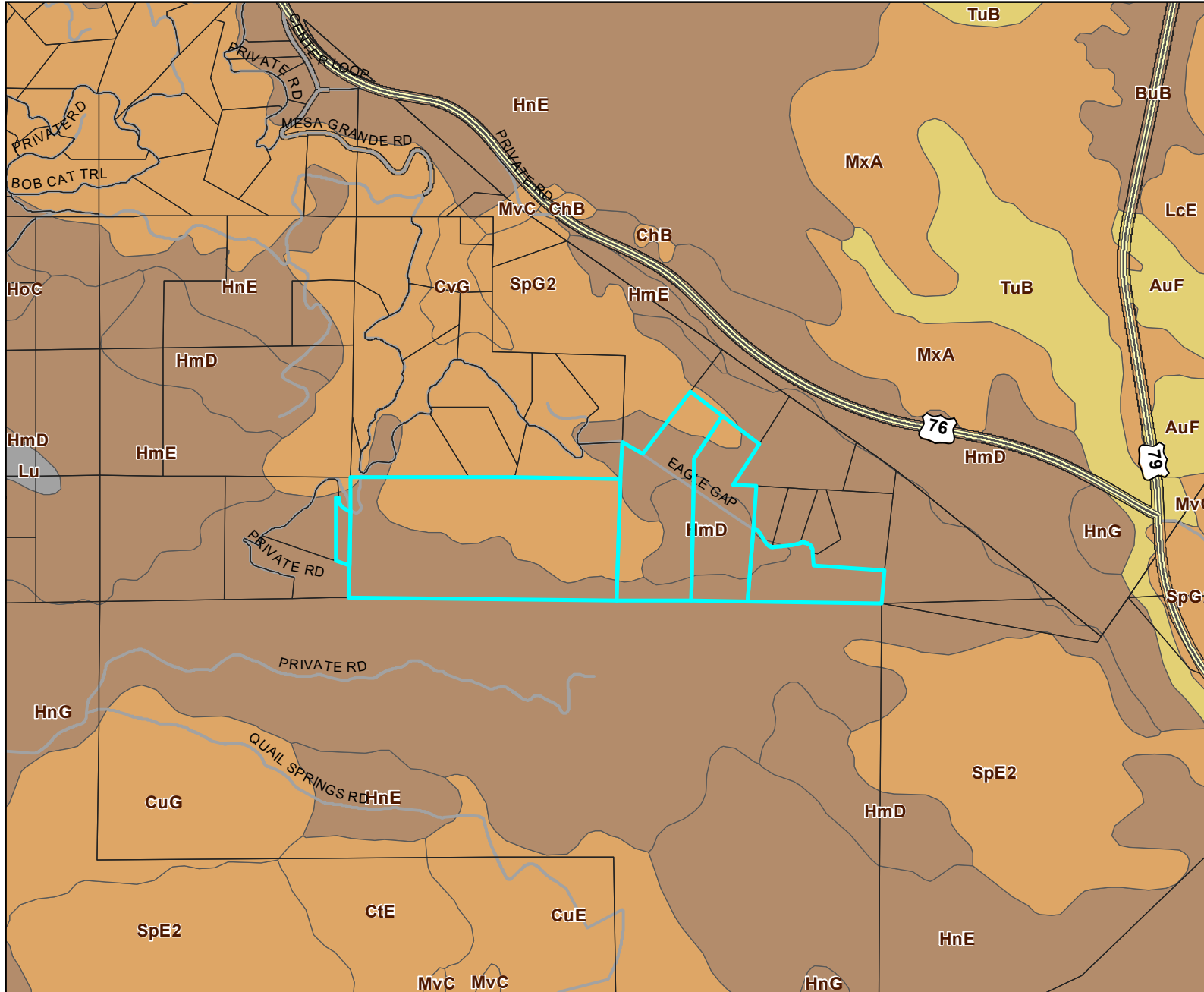
0 0.2 0.4 0.6 0.8 Miles
 NAD 1983 StatePlane California VI FIPS 0406 Feet
 Planning and Development Services



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Notes:

SOIL



Legend:

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

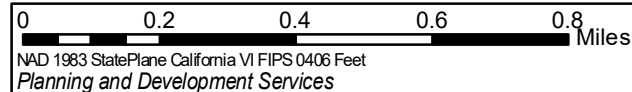
0 0.2 0.4 0.6 0.8 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
HnG	Holland stony fine sandy loam, 30 to 60 percent slopes	7e-7(20)	11	Moderate	Severe 1
HmD	Holland fine sandy loam, 5 to 15 percent slopes	4e-1(20)	65	Moderate	Severe 16
SpG2	Sheephead rocky fine sandy loam, 30 to 65 percent slopes, eroded	7e-7(20)	<5	Low	Severe 1



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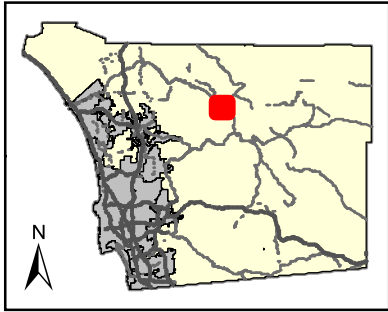
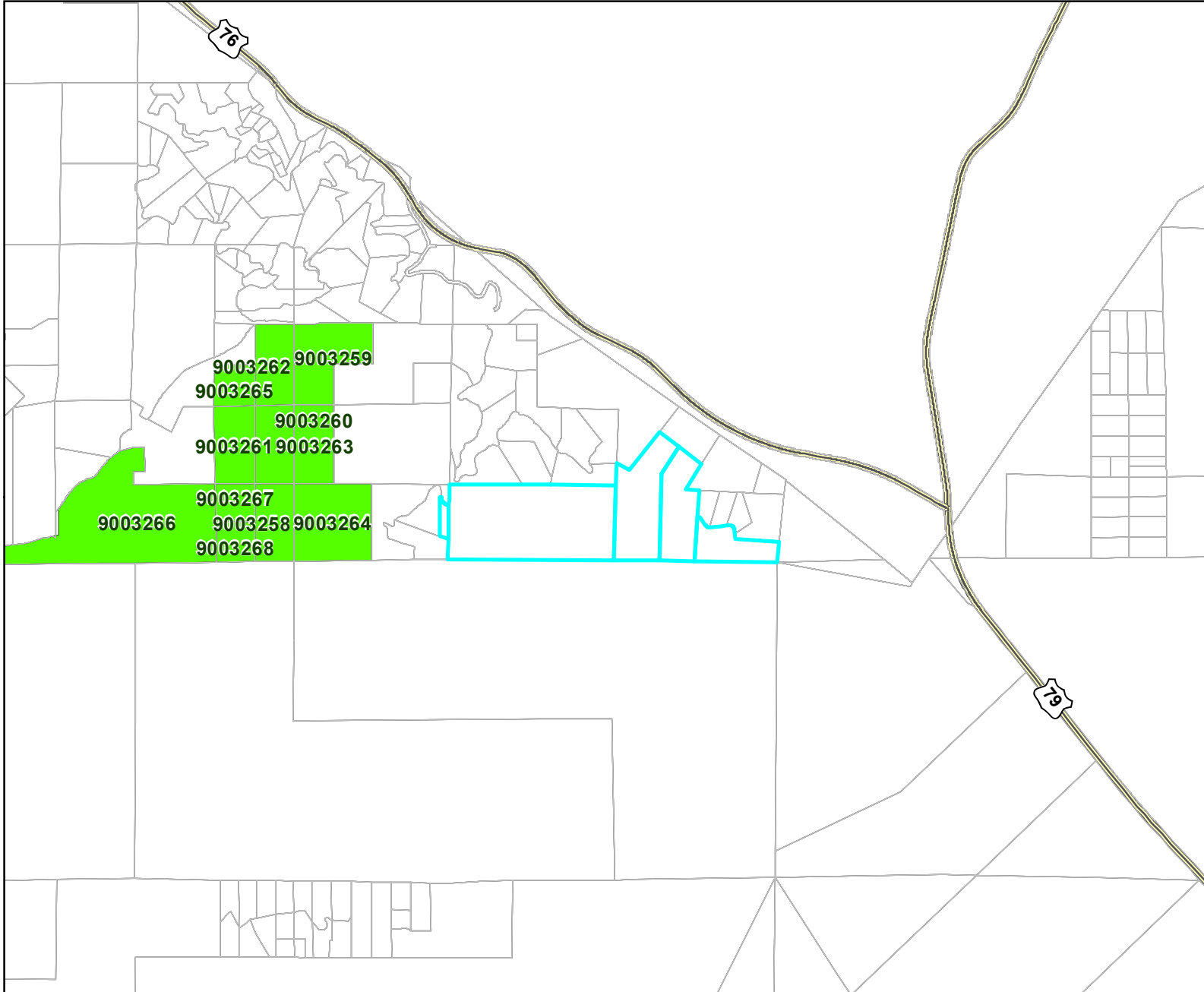


VEGETATION CATEGORY

- VEGETATION EXPANSION**
- 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:

OPEN SPACE EASEMENTS



Legend:

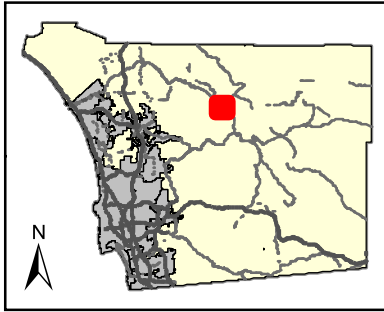
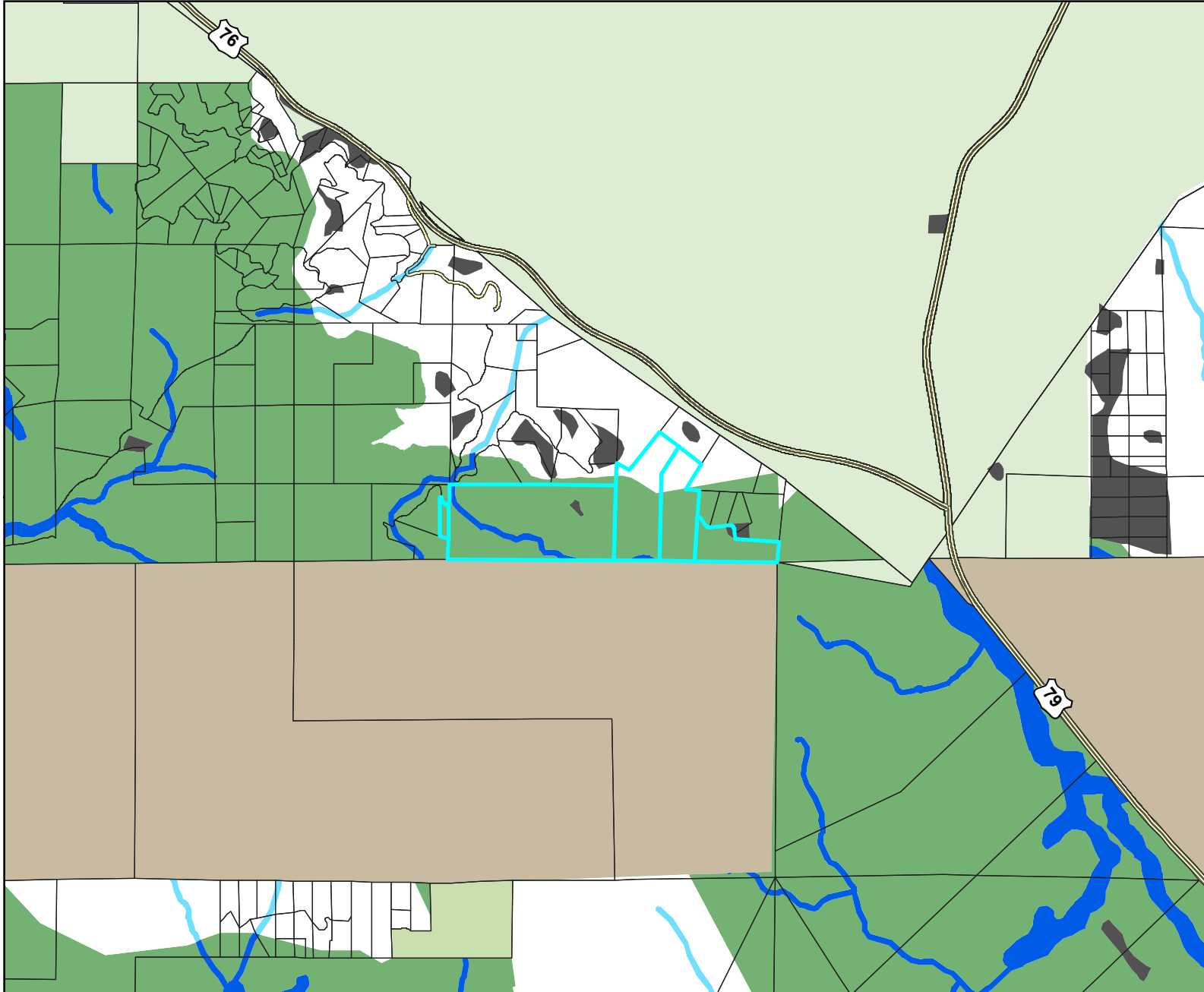
- PROJECT AREA
- OPEN SPACE EASEMENT**
- Biological
- Conservation
- Open Space
- Private Open Space
- Recreational

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:



Legend:

- 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

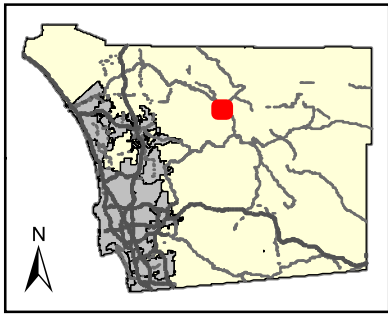
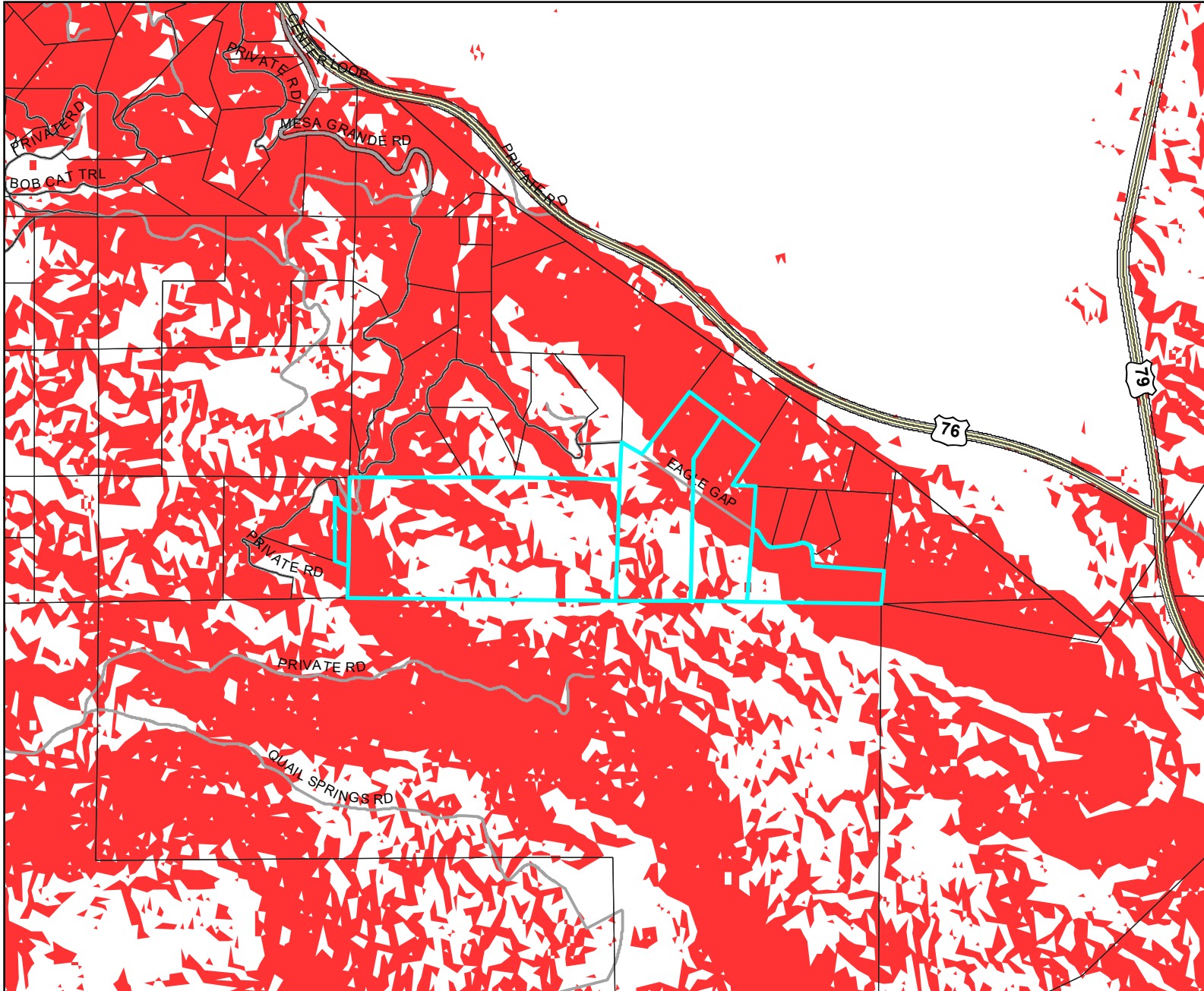


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Notes:

MSCP = Multiple Species Conservation Program

STEEP SLOPES



Legend:

- PROJECT AREA
- STEEP SLOPE (> 25%)

0 0.2 0.4 0.6 0.8 Miles

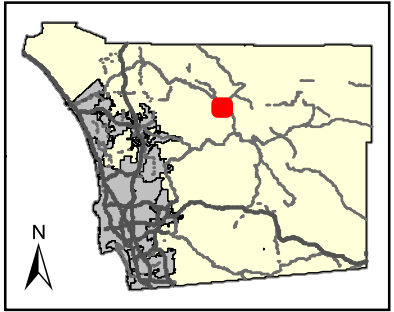
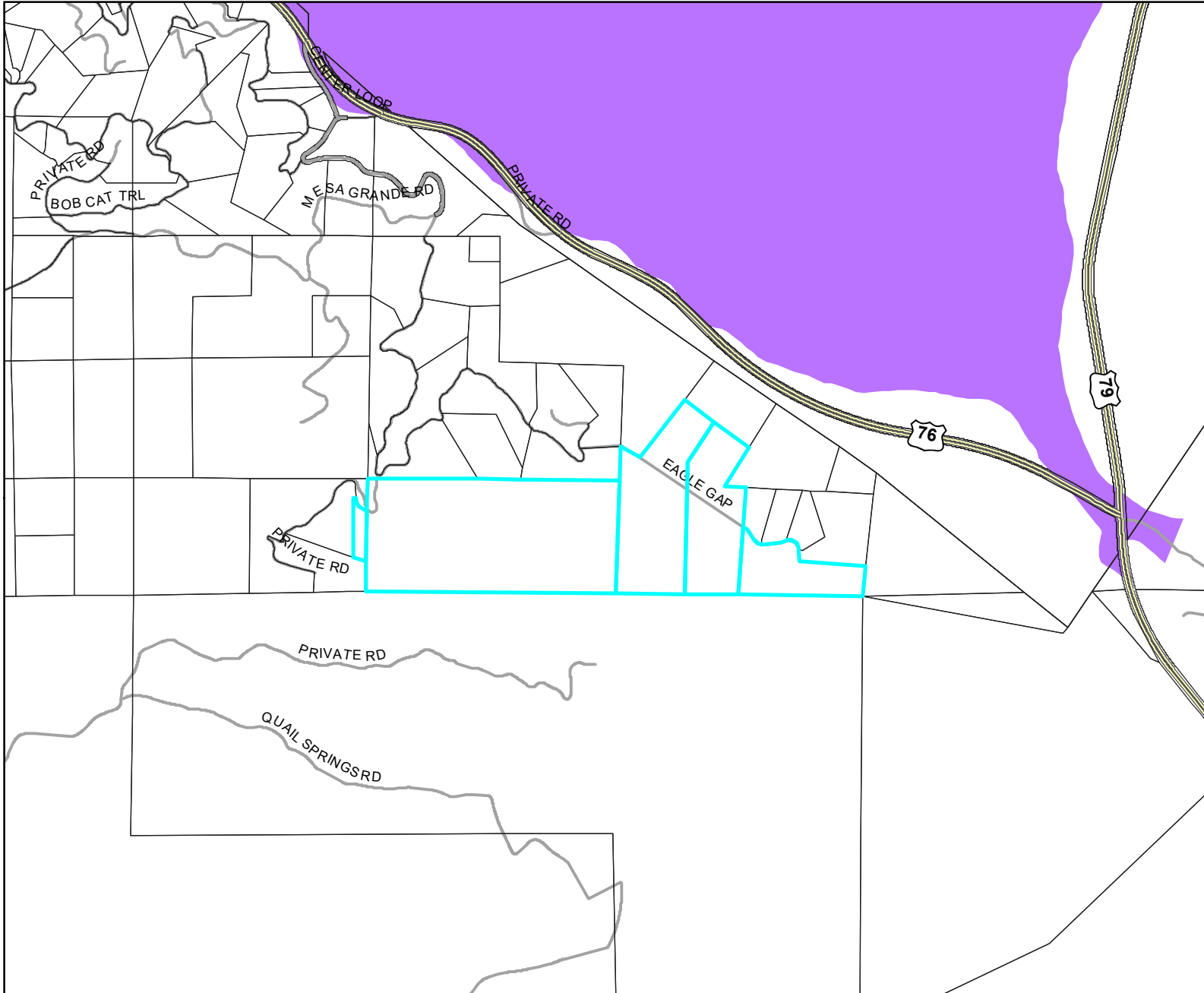
NAD 1983 StatePlane California VI FIPS 0406 Feet
 Planning and Development Services



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Notes:

FEMA FLOOD AREAS



Legend:

- PROJECT AREA
- FEMA 100 YEAR FLOODWAY
- FEMA 100 YEAR FLOODPLAIN

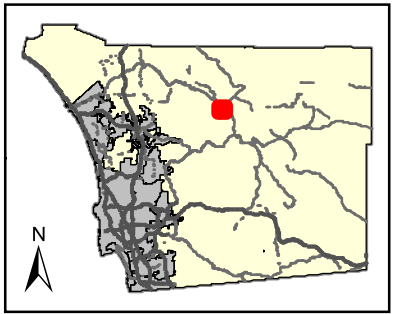
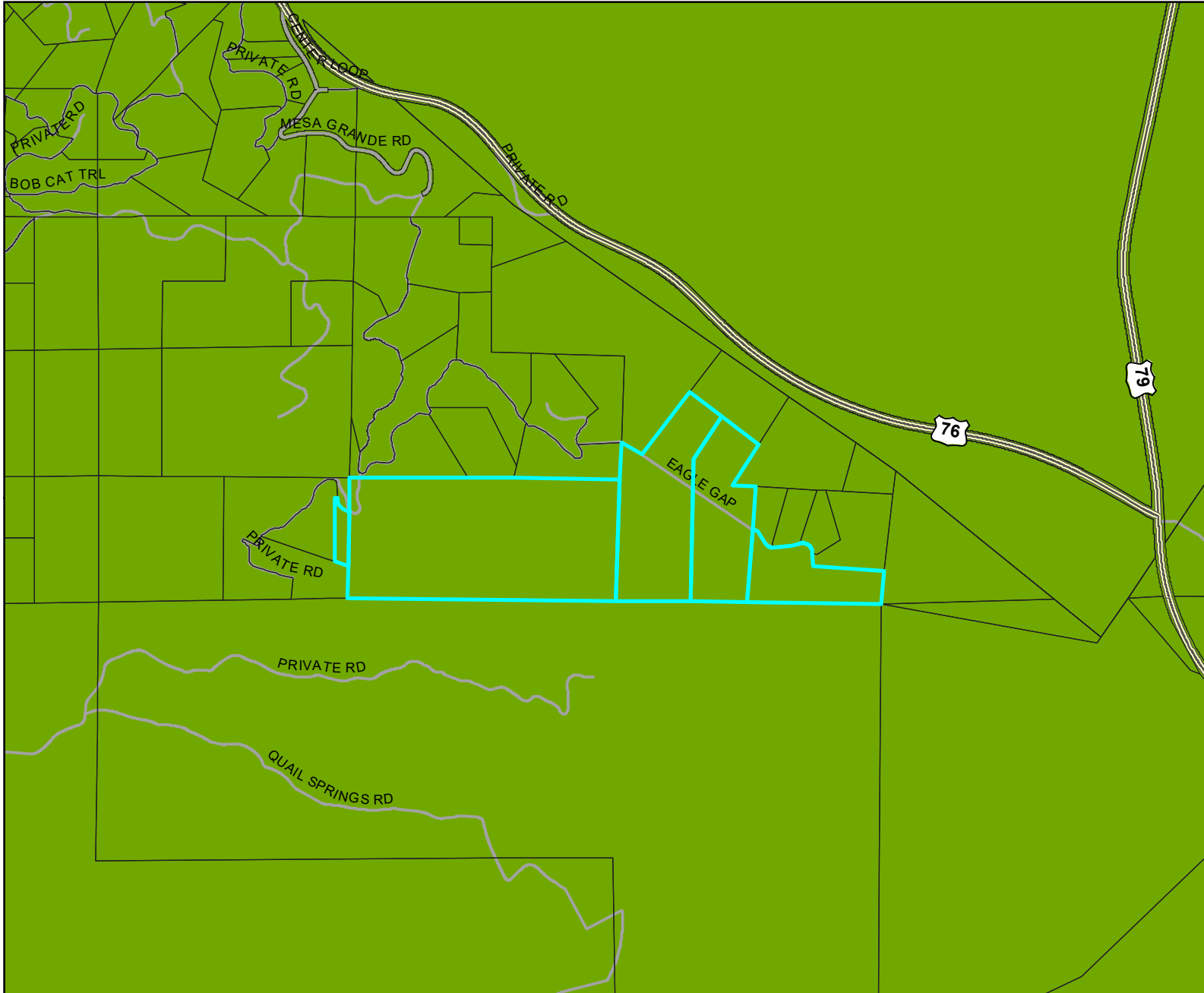
0 0.2 0.4 0.6 0.8 Miles
 NAD 1983 StatePlane California VI FIPS 0406 Feet
 Planning and Development Services



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Notes:

URBAN-WILDLAND INTERFACE



Legend:

- PROJECT AREA
- URBAN-WILDLAND INTERFACE ZONE

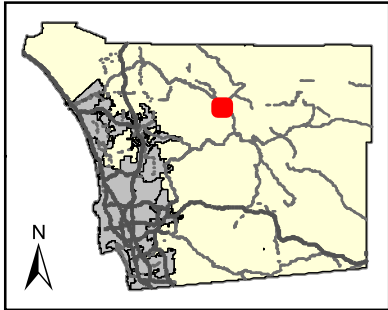
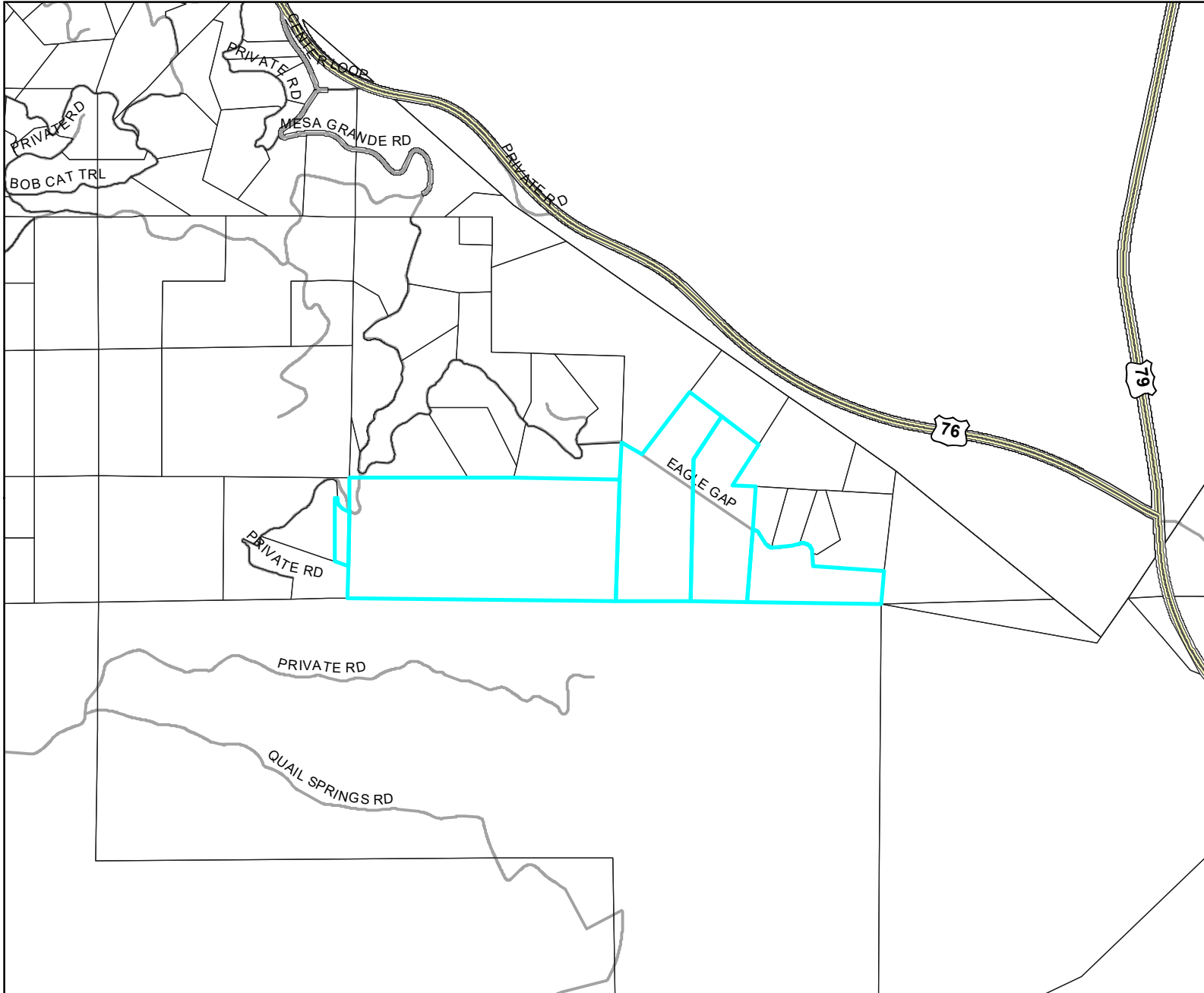
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 NAD 1983 StatePlane California VI FIPS 0406 Feet
 Planning and Development Services



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Notes:

TRAILS



Legend:

- PROJECT AREA
- TRAIL EASEMENT
- PROPOSED COMMUNITY PLAN TRAILS

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:

AGRICULTURAL USE REGULATIONS

A70 LIMITED AGRICULTURAL USE REGULATIONS

2700 INTENT.

The provisions of Section 2700 through Section 2709 inclusive, shall be known as the A70 Limited Agricultural Use Regulations. The A70 Use Regulations are intended to create and preserve areas intended primarily for agricultural crop production. Additionally, a limited number of small farm animals may be kept and agricultural products raised on the premises may be processed. Typically, the A70 Use Regulations would be applied to areas throughout the County to protect moderate to high quality agricultural land.

2702 PERMITTED USES.

The following use types are permitted by the A70 Use Regulations:

- a. Residential Use Types.
 - Family Residential
- b. Civic Use Types.
 - Essential Services
 - Fire Protection 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. 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. 9422 (N.S.) adopted 1-9-02)

2703 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the A70 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)

2704 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the A70 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.

Law Enforcement Services

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)

2705 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the A70 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 Civic Assembly

Major Impact Services and Utilities

Partying Services

Postal Services

Religious Assembly

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)

Explosive Storage (see Section 6904)

Participant Sports and Recreation: Outdoor

Transient Habitation: Campground (see Section 6450)

Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Agricultural Equipment Storage

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. 6134 (N.S.) adopted 7-22-81)
(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)

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						
(d) Horse keeping (other than Animal Sales and Services: Horse Stables)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X				X	X	X	X		
	2 horses + 1 per ½ acre over 1 acre				X	X	X																					
	ZAP required				X	X	X																					
	½ acre plus by ZAP	X	X	X																								
(e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code) (See Note 7)	Permitted				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
	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		
	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		
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 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)