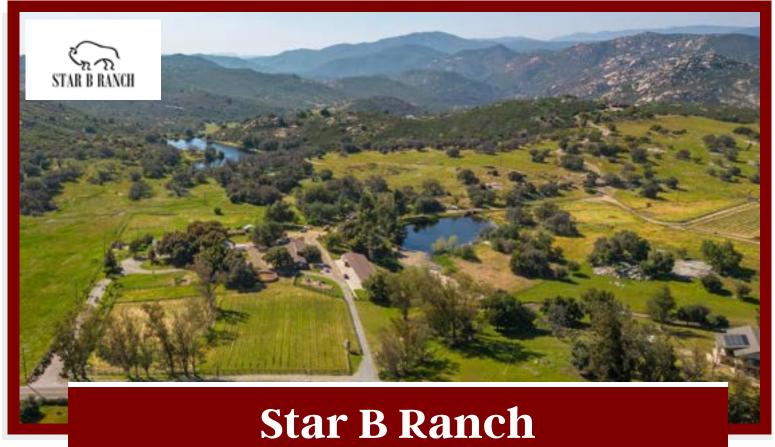


Residential • Land • Commercial • Orchards • Vineyards • Farms • Ranches

PREPARATION

PROFICIENCY

PROVEN RESULTS



28428 Highway 78, Ramona, CA 92065

Step into a world where the spirit of the American West comes to life at Star B Ranch, home of an award-winning bison herd that roams the sprawling lands of this aesthetically stunning and functionally versatile legacy property located in the heart of the San Diego County Backcountry. An impressive main residence overlooks hundreds of acres of pristine, pastoral land featuring majestic views of the surrounding mountains & valleys. Several impressive large ponds, seasonal creeks & a waterfall provide the ideal setting for solitude or recreation. A nature lover's paradise, with abundant wildlife, making it perfect for hiking, hunting, fishing, and other outdoor activities. With unparalleled opportunities for livestock and ranching enthusiasts, the existing additional improvements include two secondary residences, bunkhouse with office space, animal facilities, workshop & outbuildings. This classic recreational retreat property is easily accessible, ensuring that you can enjoy all the ranch has to offer with ease.



Donn Bree
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Residential • Land • Commercial • Orchards • Vineyards • Farms • Ranches



Property Highlights

Available for \$7,950,000

- Multiple residences, including an impressive Main House with captivating poolscape that seamlessly merges indoor and outdoor living.
- Imagine a vast expanse of land, meticulously planned and tailored to accommodate a diverse range of animals.
- From rolling pastures to spacious enclosures, this property provides ample space for animals to roam, graze, and play.
- Substantial existing infrastructure includes a bunkhouse with office space, barn, stables, corrals, workshop and outbuildings.
- One mile of scenic highway frontage ideal for a variety of uses.
- Well-developed water system inclusive of several operational water wells, and desirable A72 zoning and an "O" animal designation allows for the widest variety of agricultural uses.
- The acreage is fenced with cross-fenced pasture areas, and well maintained roads and paths traverse the property allowing for ease of navigation and future use.
- Agricultural Preserve-Williamson Act provides reduced property taxes on the assessed land value.
- A nature lover's paradise, with an abundance of wildlife, making it perfect for hunting, fishing, hiking, and other outdoor activities.

Star B Ranch

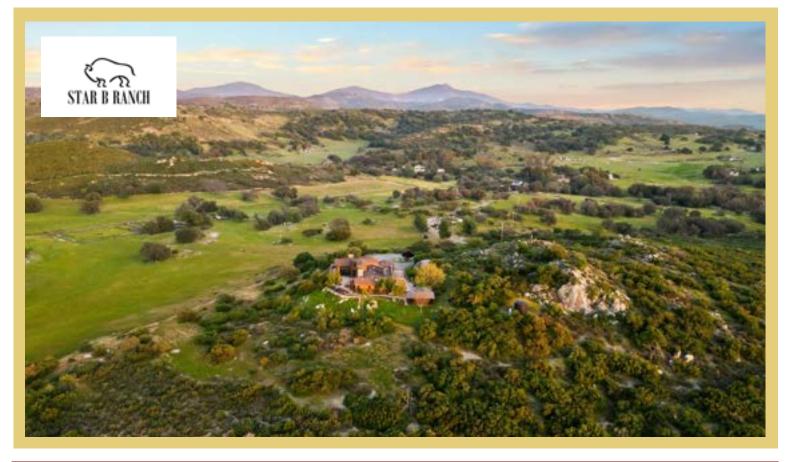








Perched majestically above, the 3,800 esf, 3BD/2.5BA main ranch house offers not only luxurious living but commanding views of the surrounding countryside. Two secondary residences (3,600 esf with 3BD/2.5BA & 3,650 esf with 3BD/2BA) are ideal for multigenerational living, guest accommodation, or as housing for ranch management & offer all the amenities necessary for a well-rounded living experience. Ranch facilities include bunkhouse with bathroom and ample office space; barn with animal stalls and workshop; & several storage buildings. Its unparalleled beauty, abundance of amenities, & easy access, this ranch is a must-see for anyone seeking a once-in-a-lifetime opportunity to own a piece of paradise!







Residential • Land • Commercial • Orchards • Vineyards • Farms • Ranches

PREPARATION

PROFICIENCY

PROVEN RESULTS

Star B Ranch

Address: 28428 Highway 78, Ramona, CA 92065

Property Highlights.



Step into a world where the spirit of the American West comes to life at Star B Ranch, home of an award-winning bison herd that roams the sprawling lands of this aesthetically stunning and functionally versatile legacy property located in the heart of the San Diego County Backcountry. An impressive main residence overlooks hundreds of acres of pristine, pastoral land featuring majestic views of the surrounding mountains & valleys. Several impressive large ponds, seasonal creeks & a waterfall provide the ideal setting for solitude or recreation. A nature lover's paradise, with abundant wildlife, making it perfect for hiking, hunting, fishing, and other outdoor activities. With unparalleled opportunities for livestock and ranching enthusiasts, the existing additional improvements include two secondary residences, bunkhouse with office space, animal facilities, workshop 8 outbuildings. This classic recreational retreat property is easily accessible, ensuring that you can enjoy all the ranch has to offer with ease.

Perched majestically above, the 3,800+/- sf main ranch house offers not only luxurious living but commanding views of the surrounding countryside. Imagine a vast expanse of land with rolling hills, undulating meadows and rugged terrain with sweeping vistas that seem to stretch to infinity. Its elevated position grants you a vantage point that showcases the beauty of the land, allowing you to appreciate the expansiveness of the property and the serenity of the landscape.

Step inside and be captivated by the tastefully designed interior that exudes elegance and warmth. The open floor plan seamlessly blends living spaces, creating an inviting atmosphere ideal for both relaxation and entertaining. Large windows allow natural light to flood the rooms, creating a bright and airy ambiance that enhances every corner of the home.



Donn Bree Broker of Record | Co-Owner Donn@Donn.com 760.518.6669 CA DRE # 01078868



Meriah Druliner Managing Broker | Co-Owner Meriah@Donn.com 760.420.5131

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Star B Ranch



The gourmet kitchen is a chef's dream, featuring top-of-the-line appliances, ample counter space, and stylish finishes – perfect for culinary creations and gatherings with loved ones. The adjacent dining area offers a picturesque view, creating a serene backdrop for every meal.

Retreat to the spacious primary suite, a sanctuary of comfort and tranquility. With its generous proportions, luxurious en-suite bathroom, walk-in closet, and cozy fireplace, it provides a private oasis where you can unwind and rejuvenate. Two spacious secondary bedrooms, separate home office, and large utility laundry room complete the downstairs space. Ascend the stairs to the loft bonus room providing a versatile space with open layout and unobstructed views.

An expansive poolscape oasis with BBQ kitchenette invites one to relax and indulge in the sanctuary of tranquil outdoor living. This custom designed space offers more than just a place to swim, but a place where you can relax, entertain, and create lasting memories with friends and family with panoramic views overlooking the ranch and beyond.

Two secondary residences (3,600+/- sf with 3 bed/2½ bath & 3,650+/- sf with 3 bed/2 bath) are ideal for multigenerational living, guest accommodation, or as housing for ranch management and offer all the amenities necessary for a well-rounded living experience. The interior spaces provide both privacy and functionality, featuring comfortable living areas, well-appointed bedrooms, full bathrooms, and fully equipped kitchens. Nestled amongst cultivated and natural plant life including a variety of trees, shrubs and flowering plants, each residence offers usable outdoor areas with aesthetic appeal that matches the local environment.

Ranch facilities include bunkhouse with bathroom and ample office space; barn with animal stalls and workshop; and several storage buildings. There is a well-developed water system inclusive of several operational water wells. Desirable A72 zoning and an "O" animal designation allows for the widest variety of agricultural uses. The acreage is fenced with cross-fenced pasture areas. Well maintained roads and paths traverse the property allowing for ease of navigation and future use. The Williamson Act Land Contract will provide new ownership with substantially reduced property taxes on the assessed land value. Current operations adhere to organic agricultural ranching and farming practices.

Other notable features of this ranch include: multiple gated entrances, approximately one mile of highway frontage, three-phase power availability, commercial grade walk-in freezer & refrigeration units, two tiny house recreational cottages with bath, and a family fruit orchard.





Star B Ranch

The Award-Winning Bison Herd may convey to someone who desires to embark on a fulfilling journey of bison stewardship, with an acceptable offer. Renowned for its exceptional quality and genetic lineage, this herd stands as a testament to the ranch's commitment to excellence in bison conservation and ranching practices. Owners have established a safe and reliable bison handling system with corral facilities based on decades of experience. As you witness the bison graze upon the rich grasses of the ranch, you'll be captivated by their sheer power and grace. Their magnificent presence evokes a sense of awe and respect, reminding us of the deep connection between humans and the land.

Whether you envision a property for equestrian pursuits, wildlife conservation, or a farmstead, Star B Ranch is thoughtfully designed to accommodate a diverse range of animals. From rolling pastures to spacious enclosures, this property provides ample space for animals to roam, graze and play, creating the perfect environment for cultivating a thriving agricultural enterprise. This land is adorned with an abundance of native grasses and forage varieties, and surrounded by lush oak woodland and California chaparral, including Sagebrush, Coast Live Oak, Toyon and more. The rangeland is a sanctuary for wildlife, a haven where animals roam freely amidst the abundance of nature. Witness the graceful flight of migratory and local birds including hawks, waterfowl, turkey, eagles and more, coupled with agile deer raising their offspring amongst trees and meadows, and the majestic presence of occasional puma, bobcat, and foxes.

Enjoy four seasonal ponds, two creeks and an impressive waterfall towering above the lower ranch pasture, each offering a perfect setting for leisurely afternoon fishing, picnics along the water's edge, light boating, and paddle boarding, or simply revering in this peaceful atmosphere.

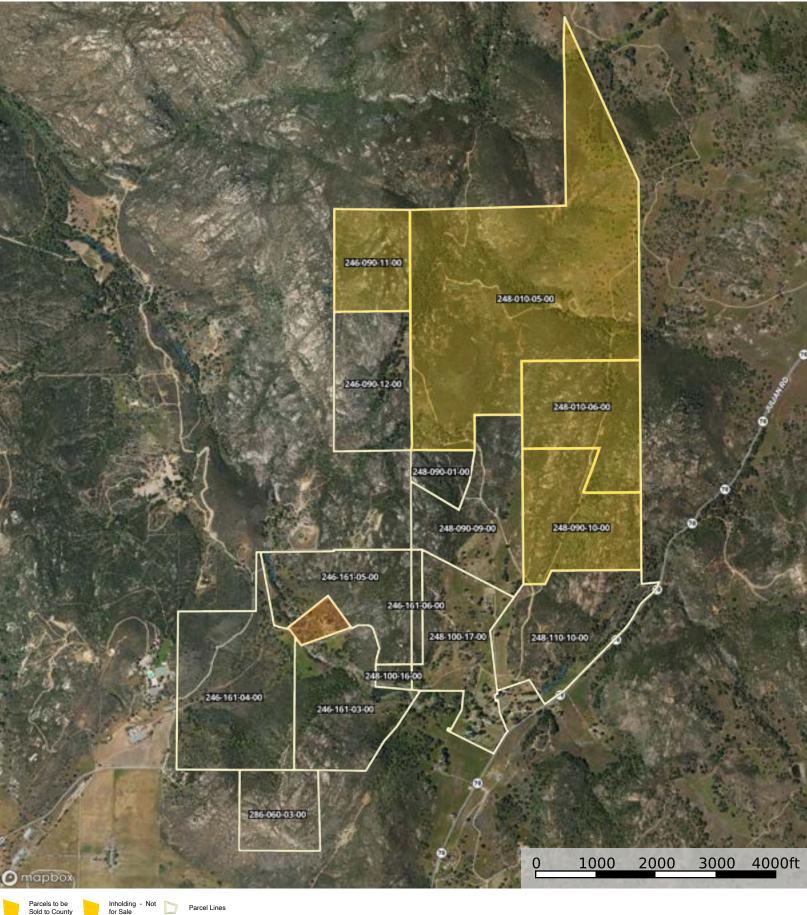
Agriculture remains the dominant economic activity in the area with horse and cattle ranches as the backdrop for the landscape of light residential development. Embrace the charm of local communities, with quaint shops, local eateries, and scenic landscapes. Explore nearby trails, wineries, and recreational opportunities. While private and peaceful, this spectacular ranch is easily accessible, close to the interstate freeway system with an hour's drive to metropolitan San Diego, and Orange County and Los Angeles are within a 2-hour drive.

With its unparalleled beauty, unmatched amenities, and easy access, Star B Ranch is a must-see for anyone seeking the ultimate in rural ranch living. Feel the earth beneath your feet as you embrace the raw beauty of the ranch and the wild spirit of the American West. Don't miss out on this once-in-a-lifetime opportunity where dreams of idyllic country living become a reality!

*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."







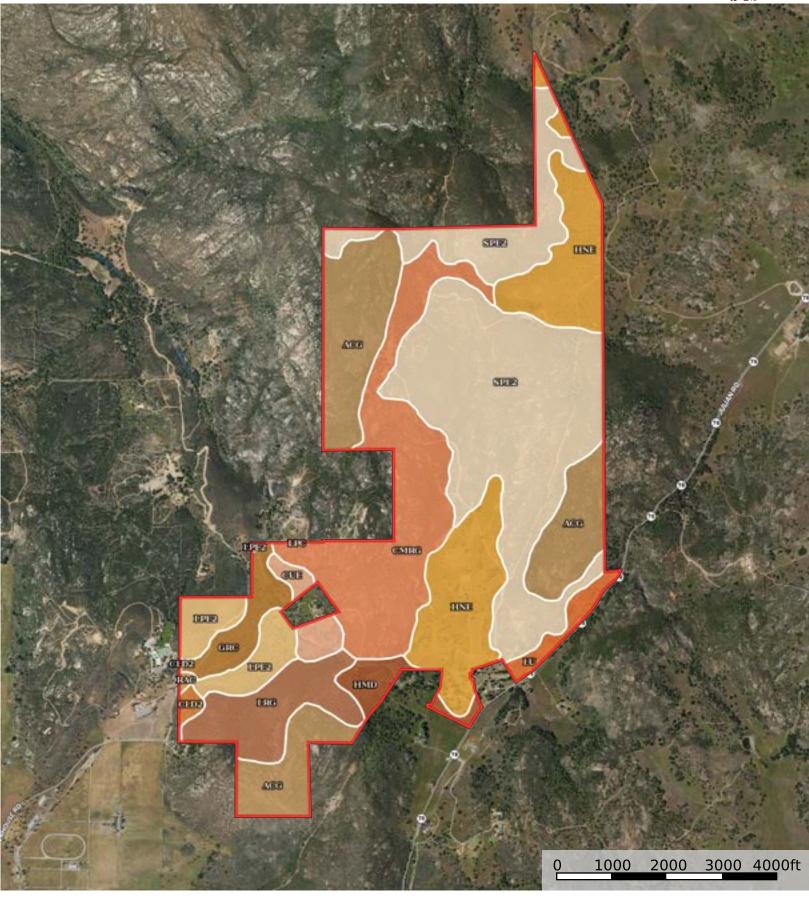
Childs - Star B

San Diego County, California, AC +/-











ID Boundary 1189.15 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SpE2	Sheephead rocky fine sandy loam, 9 to 30 percent slopes, eroded	392.9 8	33.05	0	12	6e
AcG	Acid igneous rock land	194.6 2	16.37	0	-	8
CmrG	Cieneba very rocky coarse sandy loam, 30 to 75 percent slopes	193.9 5	16.31	0	1	7e
HnE	Holland stony fine sandy loam, 5 to 30 percent slopes	179.8 6	15.13	0	50	6e
LrG	Las Posas stony fine sandy loam, 30 to 65 percent slopes	72.38	6.09	0	5	7e
LpE2	Las Posas fine sandy loam, 15 to 30 percent slopes, eroded	50.96	4.29	0	14	6e
GrC	Greenfield sandy loam, 5 to 9 percent slopes	34.92	2.94	0	19	4e
HmD	Holland fine sandy loam, 5 to 15 percent slopes	22.99	1.93	0	64	4e
CuE	Crouch rocky coarse sandy loam, 5 to 30 percent slopes	20.42	1.72	0	48	6e
Lu	Loamy alluvial land	17.98	1.51	0	-	3w
CID2	Cieneba coarse sandy loam, 5 to 15 percent slopes, eroded	5.95	0.5	0	10	6e
RaC	Ramona sandy loam, 5 to 9 percent slopes	1.9	0.16	0	24	4e
LpC	Las Posas fine sandy loam, 5 to 9 percent slopes	0.24	0.02	0	20	3e
TOTALS		1189. 15(*)	100%	-	15.31	6.4

^(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

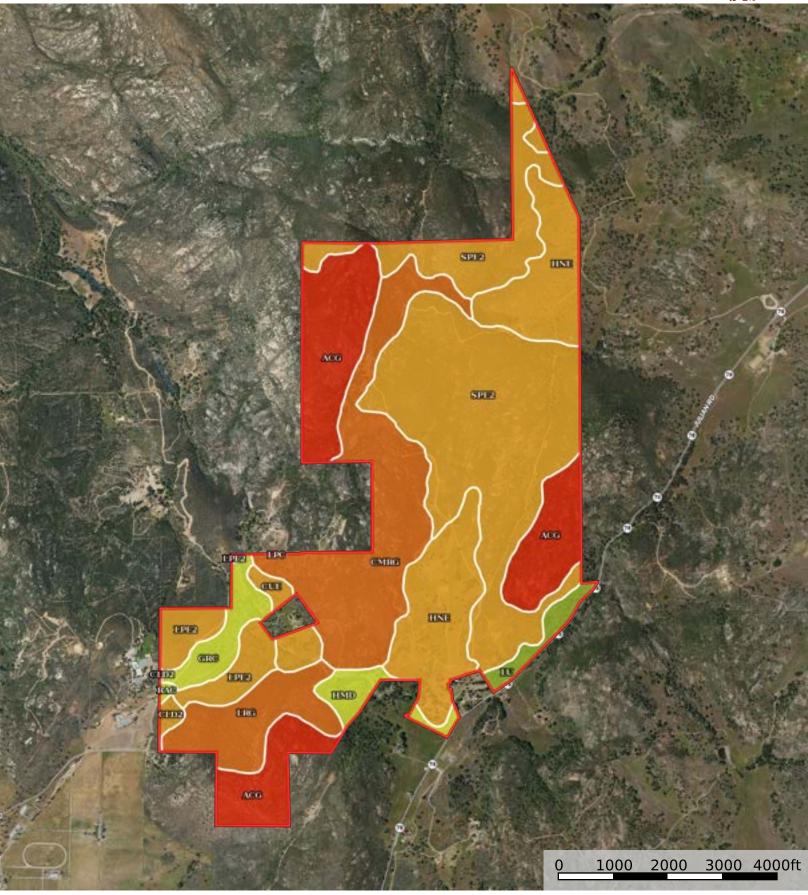
Decreased Adaptability and Freedom of Choice Users

Land, Capability								
	1	2	3	4	5	6	7	8
'Wild Life'								*:
Forestry				٠	٠	٠		
Limited								
Moderate								
Intense								
Limited								
Moderate								
Intense								
Very Intense								

Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water







Boundary

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LrG	Las Posas stony fine sandy loam, 30 to 65 percent slopes	72.38	6.09	0	5	7e
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PLANNING & DEVELOPMENT SERVICES

Preliminary Review of Resources for IS/EA Preparation

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2460901100,2460901200,2461	610300	
2460001100	0.460001000	2461610300
	2460901200	2401010300
Santa Ysabel/68	Santa Ysabel/68	Santa Ysabel/68
		36/12S/02E
		65023
/	/	/
0 Witch Creek Rd Santa Ysabel 92070	27696 Highway 78 Santa Ysabel 92070-9792	0 Slaughterhouse Rd Ramona 92065
51.43	67.11	80.41
5	5	5
e and Utility Districts		
	Nana	None
None	Notic	None
None	None	None
		None
None	None	None
(See Map); Unified Ramona	(See Map); Unified Ramona	(See Map); Unified Ramona
	2460901100 ral Information Santa Ysabel/68 25/12S/02E 65023 / 0 Witch Creek Rd Santa Ysabel 92070 51.43 5 re and Utility Districts None None None	Santa Ysabel/68

	2460901100	2460901200	2461610300
General	Plan Information		
General Plan Regional Category:	Rural	Rural	Rural
General Plan Land Use Designation:	Rural Lands (RI-80) 1 Du/80 Ac	Rural Lands (RI-80) 1 Du/80 Ac	Rural Lands (RI-80) 1 Du/80 Ac
Community Plan:	Ramona	Ramona	Ramona
Rural Village Boundary:	None	None	None
Village Boundary:	None	None	None
Special Study Area :	None	None	None
	·		
	ng Information		
Use Regulation:	A72	A72	A72
Animal Regulation:	0	0	0
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:	A;Por S	A;Por S	A;Por S
	Aesthetic		
The site is located within one mile of a State Scenic Highway.	No	Yes	Yes
The site contains steep slopes > 25%.	Yes	Yes	Yes
The site is located within Dark Skies "Zone A".	No	No	No
THE SILE IS IOCALED WILLIIT DAIR ORIES ZOITE A.	140	INO	INO
Agricu	Itural Resources		
The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	No	No	No
The site contains Prime Soils.	No	No	Yes
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
Sunset Zone:	18	18	18
The site is located within an Agricultural Preserve.	Yes	Yes	Yes
The site is in a Williamson Act Contract.		No	Yes
THE ORD IS IT A THINGHOOD FOR CONTROL.	110	1.10	1.00

	2460901100	2460901200	2461610300
Biologi	ical Resources		
Eco-Region:	Central Foothills	Central Foothills	Central Foothills
egetation Map	37130 Northern Mixed Chaparral	37130 Northern Mixed Chaparral; 71162 Dense Coast Live Oak Woodland; 78000 Undifferentiated Open Woodland	37130 Northern Mixed Chaparral; 37G00 Coastal Sage-Chaparral Transition; 71162 Dense Coast Live Oa Woodland; 78000 Undifferentiated Open Woodland
he site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes	Yes	Yes
he site is located within a Quino Checkerspot Butterfly Survey Area.	Yes	Yes	Yes
he site contains Wetlands.	No	No	Yes
he site is within one mile of Biological Easements.	No	Yes	Yes
The site is within one mile of Multiple Species Conservation Program (MSCP) Presproved Mitigation Area (PAMA).	No (Draft: East)	No (Draft: East)	No (Draft: East)
he 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	Yes
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No	No	No
None of the above	Yes	Yes	No
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	No	No	No
he site is located within the Ramona Grassland area.	No	No	No
he site is located within three miles of a National Wildlife Refuge. If yes, list the name of ne Refuge.	No	No	No
Cultural and Paleontological Resources (*alway	ys confirm with Cultural and	l 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		
lquist-Priolo Zone:	No	No	No
ounty Special Study Zone:	No	No	No
luaternary/Pre-Quaternary Fault:	No	No	Yes
otential Liquefaction Area:	No	No	No
oils Hydrologic Group:	C; D	D	B; C; D
The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category.	No	No	Yes: -/-/Gabbro Slope
The site is located within a High Shrink Swell Zone (Expansive Soil).	No	No	Yes

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
	2460901100	2460901200	2461610300
Miner	al Resources	0000 .200	
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)
Нага	rd Flooding		<u> </u>
The site is located within a FEMA flood area.	No	No	Yes
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
Hazard	lous 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) isting 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
Airp	ort 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

	2460901100	2460901200	2461610300
Hydrology	and Water Quality		
Hydrologic Unit:	San Dieguito	San Dieguito	San Dieguito
Sub-basin:	905.53/Sutherland	905.53/Sutherland	905.53/Sutherland
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges; Santa Ysabel Creek; Sutherland Reservoir	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges; Santa Ysabel Creek; Sutherland Reservoir	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges; Santa Ysabel Creek; Sutherland Reservoir
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes	Yes
The site is located in a Source Water Protection Area.	Yes	Yes	Yes
Water Su	pply/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:	18 To 21 Inches	18 To 21 Inches	18 To 21 Inches
	Noise		
The site is within noise contours.	No	No	No
THE SIC IS WITHIN HOISE CONTOURS.	140	INO	INO
Fir	re Services		
The site is located in an Urban-Wildland Interface Zone.	No	No	Yes
FRA/LRA/SRA:	Sra	Sra	Sra
Additio	nal Information		
The site is located within 150 feet of Mexican Border.	No	No	No
The site is located within a Resource Conservation Area.	Yes	Yes	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 Re	eview 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



PLANNING & DEVELOPMENT SERVICES

Preliminary Review of Resources for IS/EA Preparation

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Report Run Date/Time:	11/1/2022 11:19:55 AM		
Project Manager:			
Land Development Manager:			
Project Record ID:			
Project Environmental Review (ER) ID:			
Assessor's Parcel Number(s):	2461610400,2461610500,2461	610600	
Project Name:			
	2461610400	2461610500	2461610600
Gener	al Information		•
USGS Quad Name/County Quad Number:	Santa Ysabel/68	Santa Ysabel/68	Santa Ysabel/68
Section/Township/Range:	36/12S/02E	36/12S/02E	31/12S/03E
Tax Rate Area:	65023	65023	81016
Thomas Guide:	/	/	/
Site Address:	0 Slaughterhouse Rd Ramona 92065	0 Slaughterhouse Rd Ramona 92065	0 Slaughterhouse Rd Santa Ysabel 92070
Parcel Size (acres):	119.62	71.98	8.02
Board of Supervisors District:	5	5	5
Public Comic	e and Utility Districts		
Water/Irrigation District:	None	None	None
Sewer District:	None	None	None
Fire Agency:	None	None	None
School District:	(See Map); Unified Ramona	(See Map); Unified Ramona	Gen Elem Julian Union (See Map); High Julian Union

	2461610400	2461610500	2461610600
Gener	al Plan Information		
General Plan Regional Category:	Rural	Rural	Rural
General Plan Land Use Designation:	Rural Lands (RI-80) 1 Du/80 Ac	Rural Lands (RI-80) 1 Du/80 Ac	Rural Lands (RI-80) 1 Du/80 Ac
Community Plan:	Ramona	Ramona	Ramona
Pural Villaga Paundang	None	None	None
Rural Village Boundary:			None
Village Boundary: Special Study Area :	None	None	None
special Study Area .	None	Notie	None
Zor	ning Information		
Jse Regulation:	A72	A72	A72
Animal Regulation:	0	О	0
Density:	-	-	-
Minimum Lot Size:	8Ac	8Ac	8Ac
Maximum Floor Area Ratio:	-	-	-
Floor Area Ratio:	-	-	-
Building Type:	С	С	С
Height:	G	G	G
Setback:	С	С	С
_ot Coverage:	-	-	-
Open Space:	-	-	-
Special Area Regulations:	A;Por S	A;Por S	A;Por S
	Aesthetic		
The city is to extend within a consultration Of a Otata O conic History		W	W
The site is located within one mile of a State Scenic Highway.		Yes	Yes
The site contains steep slopes > 25%. The site is located within Dark Skies "Zone A".		Yes	Yes
ne site is located within Dark Skies "Zone A".	No	No	No
Agric	cultural Resources		
The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	. Yes	No	No
The site contains Prime Soils.		Yes	No
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
Sunset Zone:	18	18	18
The site is located within an Agricultural Preserve.		Yes	Yes
the sile is located within an Adricultural Preserve			1100

	2461610400	2461610500	2461610600
Biolog	ical Resources		
Eco-Region:	Central Foothills	Central Foothills	Central Foothills
Vegetation Map	37000 Chaparral; 71162 Dense Coast Live Oak Woodland; 78000 Undifferentiated Open Woodland	37130 Northern Mixed Chaparral; 61310 Southern Coast Live Oak Riparian Forest; 78000 Undifferentiated Open Woodland	37130 Northern Mixed Chaparral
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	Yes	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	Yes	No
Inland Form (>1,000 ft. elevation)	Yes	Yes	No
Coastal Sage - Chaparral Scrub	Yes	No	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No	No	No
None of the above	No	No	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 (*alwa	ys confirm with Cultural and Pa	leontology Specialists)	
Geological Formation:	Cretaceous Plutonic; Pre- Cretaceous Metasedimentary	Cretaceous Plutonic	Cretaceous Plutonic
Paleo Sensitivity:	Marginal; Zero	Zero	Zero
Paleo Monitoring:	Monitoring By Grading/Excavation Contractor	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	Yes	Yes
Potential Liquefaction Area:	Yes	No	No
Soils Hydrologic Group:	B; C	B; D	D
The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category.	Yes: -/-/Gabbro Slope	No	No
The site is located within a High Shrink Swell Zone (Expansive Soil).	Yes	No	No
The site is located within an area categorized as high or moderate potential for unique	Yes: Santa Ysabel	No	No

	2461610400	2461610500	2461610600
Miner	al 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)
Haza	ard Flooding		
The site is located within a FEMA flood area.	No	Yes	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
Hazaro	lous 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
Airp	ort 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

	2461610400	2461610500	2461610600
Hydrology	and Water Quality		
Hydrologic Unit:	San Dieguito	San Dieguito	San Dieguito
Sub-basin:	905.53/Sutherland	905.53/Sutherland	905.53/Sutherland
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges; Santa Ysabel Creek; Sutherland Reservoir	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges; Santa Ysabel Creek; Sutherland Reservoir	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges; Santa Ysabel Creek; Sutherland Reservoir
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes	Yes
The site is located in a Source Water Protection Area.	Yes	Yes	Yes
Water Su	pply/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 site is in Borrego valley. The project is groundwater dependent.	Yes	Yes	Yes
The project is groundwater dependent. Annual rainfall:	18 To 21 Inches	18 To 21 Inches	18 To 21 Inches
Alliudi fallilali.	16 10 21 inches	16 10 21 ITICITIES	10 10 21 Iliches
	Noise		
The site is within noise contours.	No	No	No
Fii	e Services		
The site is located in an Urban-Wildland Interface Zone.	Yes	Yes	No
FRA/LRA/SRA:	Sra	Sra	Sra
Additio	nal Information		
The site is located within 150 feet of Mexican Border.	No	No	No
The site is located within a Resource Conservation Area.	Yes	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
CEQA-Public Re	eview 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 minieutately adjacent to a state riighway or riveeway. 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 in the Gweetwater Basin. 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



Report Run Date/Time:

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.

11/1/2022 11:20:01 AM

2480100500,2480100600,2480	900100	
2480100500	2480100600	2480900100
eral Information	<u>'</u>	
Santa Ysabel/68	Santa Ysabel/68	Santa Ysabel/68
19/12S/03E; 30/12S/03E	30/12S/03E; 31/12S/03E	31/12S/03E
81016	81016	81016
/	/	/
0 Highway 78 Santa Ysabel 92070	0 Highway 78 Santa Ysabel 92070	0 Highway 78 Santa Ysabel
326.72	80.02	17.40
5	5	5
ica and Hillian Districts		
•		
		None
	None	None
None	None	None
Gen Elem Julian Union (See Map); High Julian Union	Gen Elem Julian Union (See Map); High Julian Union	Gen Elem Julian Union (See Map); High Julian Union
	2480100500 eral Information Santa Ysabel/68 19/12S/03E; 30/12S/03E 81016 / 0 Highway 78 Santa Ysabel 92070 326.72 5 ice and Utility Districts None None None Gen Elem Julian Union (See	Santa Ysabel/68

	2480100500	2480100600	2480900100
General	Plan Information		
General Plan Regional Category:	Rural	Rural	Rural
General Plan Land Use Designation:	Rural Lands (RI-80) 1 Du/80 Ac	Rural Lands (RI-80) 1 Du/80 Ac	Rural Lands (RI-80) 1 Du/80 Ac
Community Plan:	Ramona	Ramona	Ramona
Rural Village Boundary:	None	None	None
Village Boundary:			None
Special Study Area :	None	None	None
		,	,
Zonii	ng Information		
Use Regulation:	A72	A72	A72
Animal Regulation:	0	0	0
Density:	-	-	-
Minimum Lot Size:	8Ac	8Ac	8Ac
Maximum Floor Area Ratio:	-	-	-
Floor Area Ratio:	-	-	-
Building Type:	С	С	С
Height:	G	G	G
Setback:	С	С	С
Lot Coverage:	-	-	-
Open Space:	-	-	-
Special Area Regulations:	A;Por S	A;Por S	A;Por S
	Aesthetic		
		W	V
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".	No	No	No
Agricu	Itural Resources		
The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.		No	No
The site contains Prime Soils.			No
There is evidence of active agriculture on the project site.		Please Refer To Aerial Imagery	
Sunset Zone:	18	18	18
The site is located within an Agricultural Preserve.		Yes	Yes
The site is in a Williamson Act Contract.			Yes
The sale is an a filling month of the contract.			

	2480100500	2480100600	2480900100
Biolog	ical Resources		
Eco-Region:	Central Mountains	Central Foothills	Central Foothills
Vegetation Map	37130 Northern Mixed Chaparral; 37200 Chamise Chaparral; 71162 Dense Coast Live Oak Woodland; 71181 Open Engelmann Oak Woodland	37130 Northern Mixed Chaparral; 37200 Chamise Chaparral; 71182 Dense Engelmann Oak Woodland	37130 Northern Mixed Chaparral
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.	Yes	No	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	Yes	No
Inland Form (>1,000 ft. elevation)	Yes	Yes	No
Coastal Sage - Chaparral Scrub	No	No	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	Yes	No	No
None of the above	No	No	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.	Yes	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 (*alwa	ys confirm with Cultural and Pa	leontology 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
raieo inormormig.	No Monitoring nequired	No Monitoring nequired	No Monitoring nequired
	Geology		
Alquist-Priolo Zone:	No	No	No
County Special Study Zone:	No	No	No
Quaternary/Pre-Quaternary Fault:	Yes	Yes	Yes
Potential Liquefaction Area:	No	No	No
Soils Hydrologic Group:	C; D	C; D	D
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	No	No	No

	2480100500	2480100600	2480900100
Minera	al 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)
Нага	rd Flooding		
The site is located within a FEMA flood area.	Yes	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
Hazard	lous 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
Airpo	ort 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

	2480100500	2480100600	2480900100
Hydrology	and Water Quality		
Hydrologic Unit:	San Dieguito	San Dieguito	San Dieguito
Sub-basin:	905.53/Sutherland	905.53/Sutherland	905.53/Sutherland
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges; Santa Ysabel Creek; Sutherland Reservoir	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges; Santa Ysabel Creek; Sutherland Reservoir	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges; Santa Ysabel Creek; Sutherland Reservoir
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes	Yes
The site is located in a Source Water Protection Area.	Yes	Yes	Yes
Water Su	oply/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 site is in Borrego valley. The project is groundwater dependent.	Yes	Yes	Yes
Annual rainfall:	18 To 21 Inches	18 To 21 Inches	18 To 21 Inches
Alliudi fallilali.	16 TO 21 Inches	18 TO 21 Inches	10 10 21 Iliches
	Noise		
The site is within noise contours.	No	No	No
Fii	e Services		
The site is located in an Urban-Wildland Interface Zone.	No	No	No
FRA/LRA/SRA:	Sra	Sra	Sra
Additio	nal Information		
The site is located within 150 feet of Mexican Border.	No	No	No
The site is located within a Resource Conservation Area.	Yes	Yes	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 Re	eview 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 miniediately adjacent to a State Highway of Freeway. The site is located south of State Highway 78.	No	No	No
The site is located south or otate riighway 76. The site is located in the Coastal Zone requiring a Coastal Development Permit.	No	No	No
The site is located in the Goastal Zone requiring a Goastal Development remit. The site is located in the Sweetwater Basin.	No	No	No
The site is located in the Gweetwater Basin. 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



Report Run Date/Time:

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.

11/1/2022 11:20:10 AM

Project Manager:			
and Development Manager:			
Project Record ID:			
Project Environmental Review (ER) ID:			
Assessor's Parcel Number(s):	2480900900,2480901000,2481	001600	
Project Name:			
	2480900900	2480901000	2481001600
Gener	al Information		
JSGS Quad Name/County Quad Number:	Santa Ysabel/68	Santa Ysabel/68	Santa Ysabel/68
Section/Township/Range:	30/12S/03E; 31/12S/03E	31/12S/03E	36/12S/02E
Fax Rate Area:	81016	81016	65023
Thomas Guide:	/	/	/
Site Address:	0 Highway 78 Santa Ysabel 92070		0 Highway 78 Ramona 92065
Parcel Size (acres):	80.05	80.24	5.47
Board of Supervisors District:	5	5	5
	e and Utility Districts		
Water/Irrigation District:	None		None
Sewer District:	None		None
Fire Agency:	None	None	None
School District:	Gen Elem Julian Union (See Map); High Julian Union	Gen Elem Julian Union (See Map); High Julian Union	(See Map); Unified Ramona

	2480900900	2480901000	2481001600
General	Plan Information		
General Plan Regional Category:	Rural	Rural	Rural
General Plan Land Use Designation:	Rural Lands (RI-80) 1 Du/80 Ac	Rural Lands (RI-80) 1 Du/80 Ac	Rural Lands (RI-80) 1 Du/80 Ac
Community Plan:	Ramona	Ramona	Ramona
Rural Village Boundary:	None	None	None
Village Boundary:	None		None
Special Study Area :	None	None	None
		,	,
Zonii	ng Information		
Use Regulation:	A72	A72	A72
Animal Regulation:	0	0	0
Density:	-	-	-
Minimum Lot Size:	8Ac	8Ac	8Ac
Maximum Floor Area Ratio:	-	-	-
Floor Area Ratio:	-	-	-
Building Type:	С	С	С
Height:	G	G	G
Setback:	С	С	С
Lot Coverage:	-	-	-
Open Space:	-	-	-
Special Area Regulations:	A;Por S	A;Por S	A;Por S
	Aesthetic		
		W	V
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".	No	No	No
Agricu	Itural Resources		
The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	No	No	No
The site contains Prime Soils.	No	No	Yes
There is evidence of active agriculture on the project site.		Please Refer To Aerial Imagery	
Sunset Zone:	18	18	18
The site is located within an Agricultural Preserve.	Yes	Yes	Yes
The site is in a Williamson Act Contract.	Yes	Yes	Yes
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Piston	2480900900	2480901000	2481001600
	ical Resources		Ja
Eco-Region:	Central Foothills	Central Foothills	Central Foothills
Vegetation Map	37130 Northern Mixed Chaparral; 42200 Non-Native Grassland; 71162 Dense Coast Live Oak Woodland	37130 Northern Mixed Chaparral; 42200 Non-Native Grassland; 71182 Dense Engelmann Oak Woodland	37130 Northern Mixed Chaparral; 64140 Freshwate
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	Yes	Yes
The site is within one mile of Biological Easements.	Yes	No	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	Yes	No
Inland Form (>1,000 ft. elevation)	Yes	Yes	No
Coastal Sage - Chaparral Scrub	No	No	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No	No	No
None of the above	No	No	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.	Yes	Yes	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 (*alwa	ys confirm with Cultural and Pa	leontology Specialists)	
Geological Formation:	Cretaceous Plutonic	Cretaceous Plutonic	Cretaceous Plutonic
Paleo Sopoitivity:	Zero	Zero	Zero
Paleo Sensitivity: Paleo Monitoring:	No Monitoring Required	No Monitoring Required	No Monitoring Required
raieo ivionitoring.	No Monitoring nequired	No Monitoring nequired	No Monitoring nequired
	Geology		
Alquist-Priolo Zone:	No	No	No
County Special Study Zone:	No	No	No
Quaternary/Pre-Quaternary Fault:	Yes	Yes	Yes
Potential Liquefaction Area:	No	No	No
Soils Hydrologic Group:	C; D	C; D	C; D
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

	2480900900	2480901000	2481001600
Minera	al 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)
Нага	rd Flooding		
The site is located within a FEMA flood area.	No	No	Yes
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
Hazard	ous 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
·	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
Airpo	ort 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
<u> </u>			

	2480900900	2480901000	2481001600
Hydrology	and Water Quality		
Hydrologic Unit:	San Dieguito	San Dieguito	San Dieguito
Sub-basin:	905.53/Sutherland	905.53/Sutherland	905.53/Sutherland
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges; Santa Ysabel Creek; Sutherland Reservoir	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges; Santa Ysabel Creek; Sutherland Reservoir	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges; Santa Ysabel Creek; Sutherland Reservoir
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes	Yes
The site is located in a Source Water Protection Area.	Yes	Yes	Yes
Water Su	oply/Groundwater		
		Vac	Voc
The site is located outside (east) of the County Water Authority boundary. The site is in Perroga Valley.	Yes	Yes	Yes
The site is in Borrego Valley.	No	11.4	No
The project is groundwater dependent.	Yes	Yes	Yes
Annual rainfall:	18 To 21 Inches	18 To 21 Inches	18 To 21 Inches
	Noise		
The site is within noise contours.	No	No	No
Fii	e Services		
The site is located in an Urban-Wildland Interface Zone.	No	No	No
FRA/LRA/SRA:	Sra	Sra	Sra
Additio	nal Information		
The site is located within 150 feet of Mexican Border.	No	No	No
The site is located within a Resource Conservation Area.	Yes	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
CFQA-Public Re	eview Distribution Matrix		
The site is located in the Desert.	Yes	Yes	Yes
The site is located in the Besett. 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 in the Gweetwater Basin. 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



Report Run Date/Time:

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.

11/1/2022 11:20:17 AM

Project Manager:			
Land Development Manager:			
Project Record ID:			
Project Environmental Review (ER) ID:			
Assessor's Parcel Number(s):	2481001700,2481101000,286	0600300	
Project Name:			
	0.404004700	0.40.4.0.400	00000000
	2481001700	2481101000	2860600300
General Information			
USGS Quad Name/County Quad Number:	Santa Ysabel/68	Santa Ysabel/68	Santa Ysabel/68
Section/Township/Range:	31/12S/03E	31/12S/03E	1/13S/02E
Tax Rate Area:	81016	81016	65041
Thomas Guide:	/	/	/
Site Address:	28428 Highway 78	0 Highway 78 Ramona 92065	0 Highway 78 Ramona 92065
Parcel Size (acres):	74.60	85.80	41.24
Board of Supervisors District:	2; 5	5	5
	Service and Utility Districts		
Water/Irrigation District:	None	None	None
Sewer District:	None	None	None
Fire Agency:	None	None	None
School District:	Gen Elem Julian Union (See Map); High Julian Union	Gen Elem Julian Union (See Map); High Julian Union	(See Map); Unified Ramona

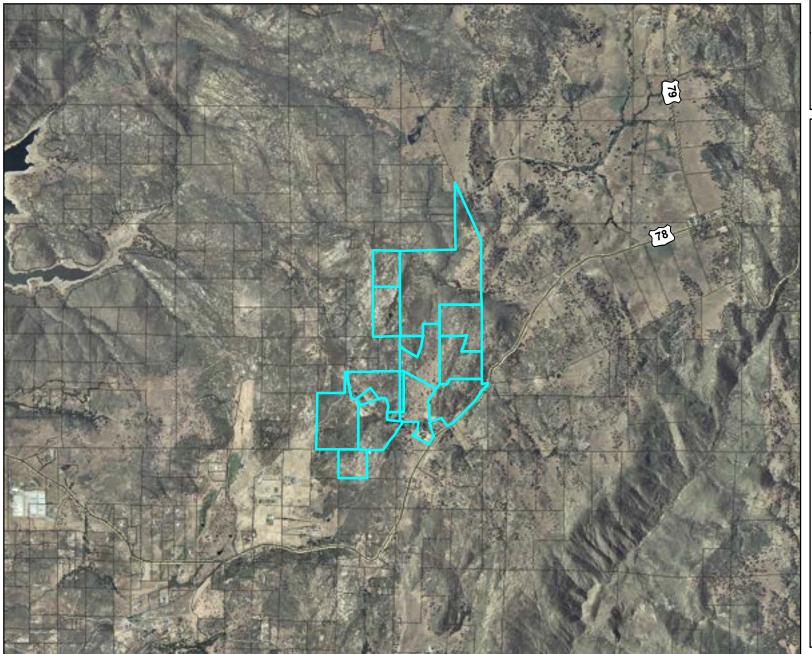
General Plan Regional Category: Rural R	00300
Rural Lands (RI-80) Du/80 Ac	
Rural Lands (Ri-80) 1 Du/80 Ac Rural Lands (R	
Rural Village Boundary: None No	·80) 1 Du/80 Ad
Village Boundary: None None None Special Study Area : None None None Zoning Information Use Regulation: A72 A72 A72 Animal Regulation: O O O Density: - - - Minimum Lot Size: 8Ac 8Ac 8Ac Maximum Floor Area Ratio: - - - Floor Area Ratio: - - - Building Type: C C C G G G G Setback: C C C Lot Coverage: - - - Open Space: - - - Special Area Regulations: A;Por S A;Por S A;Por S 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 lo	
Village Boundary: None None None Special Study Area : None None None Zoning Information 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 G G G G Setback: C C C Lot Coverage: - - - Open Space: - - - Special Area Regulations: A;Por S A;Por S A;Por S 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 lo	
Special Study Area : None None None None	
Value Company Compan	
Use Regulation:	
Animal Regulation: O O O Density: - - - Minimum Lot Size: 8Ac 8Ac 8Ac Maximum Floor Area Ratio: - - - Floor Area Ratio: - - - - Floor Area Ratio: - - - - - Building Type: C C C C C Height: G G G G G G G G G G G G G G C N A;Por S A;Por S A;Por S A;Por S A;Por S Yes Yes Yes Yes Yes Yes	
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: A;Por S A;Por S A;Por S Aesthetic The site is located within one mile of a State Scenic Highway. Yes Yes Yes The site is located within Dark Skies "Zone A". No No No No The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland. No	
Maximum Floor Area Ratio: - - - Floor Area Ratio: - - - Building Type: C C C Height: G G G G Setback: C C C C Lot Coverage: - - - - Open Space: - - - - - Special Area Regulations: A;Por S A;Por S A;Por S A;Por S Aesthetic The site is located within one mile of a State Scenic Highway. Yes Yes Yes Yes The site is located within one mile of a State Scenic Highway. Yes Yes Yes Yes The site is located within Dark Skies "Zone A". No No No No Agricultural Resources The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland. No No No The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland. No No No	
Floor Area Ratio:	
Building Type:	
Height: G G G G Setback: C C C C C C C C C	
Height: G G G G Setback: C C C C C C C C C	
Setback: C C C Lot Coverage: - - - Open Space: - - - Special Area Regulations: A;Por S A;Por S A;Por S 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". No No No 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 No	
Open Space: Special Area Regulations: A;Por S	
Open Space: Special Area Regulations:	
Special Area Regulations: A;Por S A;P	
Aesthetic The site is located within one mile of a State Scenic Highway. Yes Yes Yes Yes Yes Yes Yes The site contains steep slopes > 25%. Yes No	
The site is located within one mile of a State Scenic Highway. The site contains steep slopes > 25%. The site is located within Dark Skies "Zone A". No Agricultural Resources The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland. No No No No No No No No No N	
The site contains steep slopes > 25%. The site is located within Dark Skies "Zone A". No Agricultural Resources The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland. No	
The site is located within Dark Skies "Zone A". No Agricultural Resources The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland. No	
Agricultural Resources The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland. No No No The site contains Prime Soils. Yes Yes No	
The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland. No	
The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland. No	
The site contains Prime Soils.	
There is evidence of active agriculture on the project site. Please Refer To Aerial Imagery Please Refer To Aerial Imagery	Aerial Imagery
Sunset Zone: 18 18 18	
The site is located within an Agricultural Preserve. Yes Yes Yes	
The site is in a Williamson Act Contract. Yes Yes No	

	2481001700	2481101000	2860600300
Biolog	ical Resources	2.5.101000	
Eco-Region:	Central Foothills	Central Foothills	Central Foothills
Vegetation Map	12000 Urban/Developed; 37130 Northern Mixed Chaparral; 42200 Non-Native Grassland; 71162 Dense Coast Live Oak Woodland	12000 Urban/Developed; 37130 Northern Mixed Chaparral; 42200 Non-Native Grassland; 63300 Southern Riparian Scrub; 71181 Open Engelmann Oak Woodland	32500 Diegan Coastal Sage Scrub; 37G00 Coastal Sage Chaparral Transition; 71162 Dense Coast Live 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.	Yes	Yes	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	No	No	Yes
Inland Form (>1,000 ft. elevation)	No	No	Yes
Coastal Sage - Chaparral Scrub	No	No	Yes
Flat-Topped Buckwheat/Montane Buckwheat Scrub	Yes	Yes	No
None of the above	No	No	No
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.	Yes	Yes	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 (*alwa	ys confirm with Cultural and Pa	leontology Specialists)	
Geological Formation:	Cretaceous Plutonic; Quaternary Alluvium	Cretaceous Plutonic; Quaternary Alluvium	Cretaceous Plutonic
Paleo Sensitivity:	Low; Zero	Low; Zero	Zero
Paleo Monitoring:	Monitoring By Grading/Excavation Contractor	Monitoring By Grading/Excavation Contractor	No Monitoring Required
	Geology		
Alquist-Priolo Zone:	No	No	No
County Special Study Zone:	No	No	No
, 	Yes	No	Yes
		V	No
Quaternary/Pre-Quaternary Fault:	Yes	Yes	INU
Quaternary/Pre-Quaternary Fault: Potential Liquefaction Area:		C; D	C; D
Quaternary/Pre-Quaternary Fault: Potential Liquefaction Area: Soils Hydrologic Group:	Yes		
Quaternary/Pre-Quaternary Fault: Potential Liquefaction Area: Soils Hydrologic Group: The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category. The site is located within a High Shrink Swell Zone (Expansive Soil).	Yes C; D	C; D	C; D

	2481001700	2481101000	2860600300
Mine	ral Resources	2481101000	2800000300
		No Mary (Mary Allensis and Allensis	No Mary (No Allensiano (No Missos)
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)
Haz	ard Flooding		
The site is located within a FEMA flood area.	Yes	Yes	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
Hazar	dous 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-Jnexploded 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 isting 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 epair 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
Airç	oort 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

	2481001700	2481101000	2860600300
Hydrology	and Water Quality	2401101000	250000000
Hydrologic Unit:	San Dieguito	San Dieguito	San Dieguito
Sub-basin:	905.53/Sutherland	905.53/Sutherland	905.45/Ballena
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges; Santa Ysabel Creek; Sutherland Reservoir	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges; Santa Ysabel Creek; Sutherland Reservoir	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges
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
Water Su	pply/Groundwater		
		W	V
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:	18 To 21 Inches	18 To 21 Inches	18 To 21 Inches
	Noise		
The site is within noise contours.	Yes	Yes	No
Fii	e Services		
The site is located in an Urban-Wildland Interface Zone.	No	No	Yes
FRA/LRA/SRA:	Sra	Sra	Sra
Additio	nal 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
CFQA-Public Re	eview Distribution Matrix	·	<u>'</u>
The site is located in the Desert.	Yes	Yes	No
The site is located in the Desert. 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.	Yes	Yes	No
The site is located miniediately adjacent to a State Highway of Freeway. The site is located south of State Highway 78.	No	No	No
The site is located south or otate riighway 76. 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 in the Sweetwater Basin. 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



2.4 Miles



Legend:

PROJECT AREA

Notes:

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

1.2

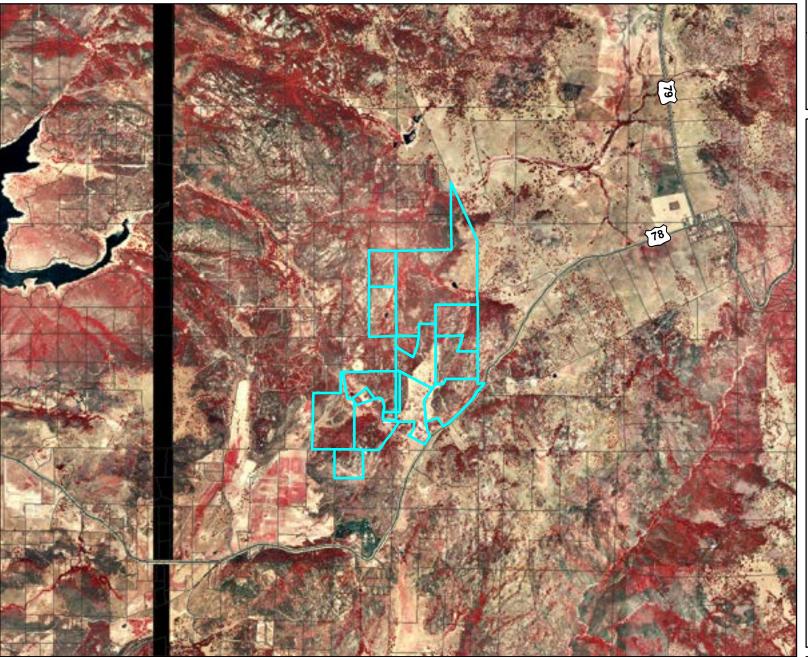
1.8

This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION.

LUEG GIS

1997 COLOR INFRARED



2.4 Miles



Legend:

PROJECT AREA

Notes:

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

1.2

1.8

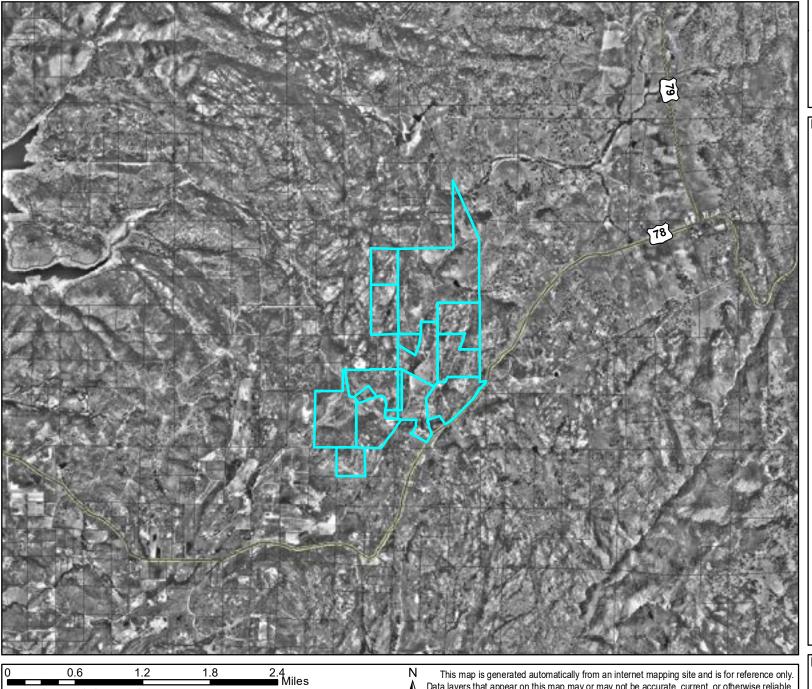
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This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION.



1995 AERIAL





Legend:

PROJECT AREA

Notes:

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

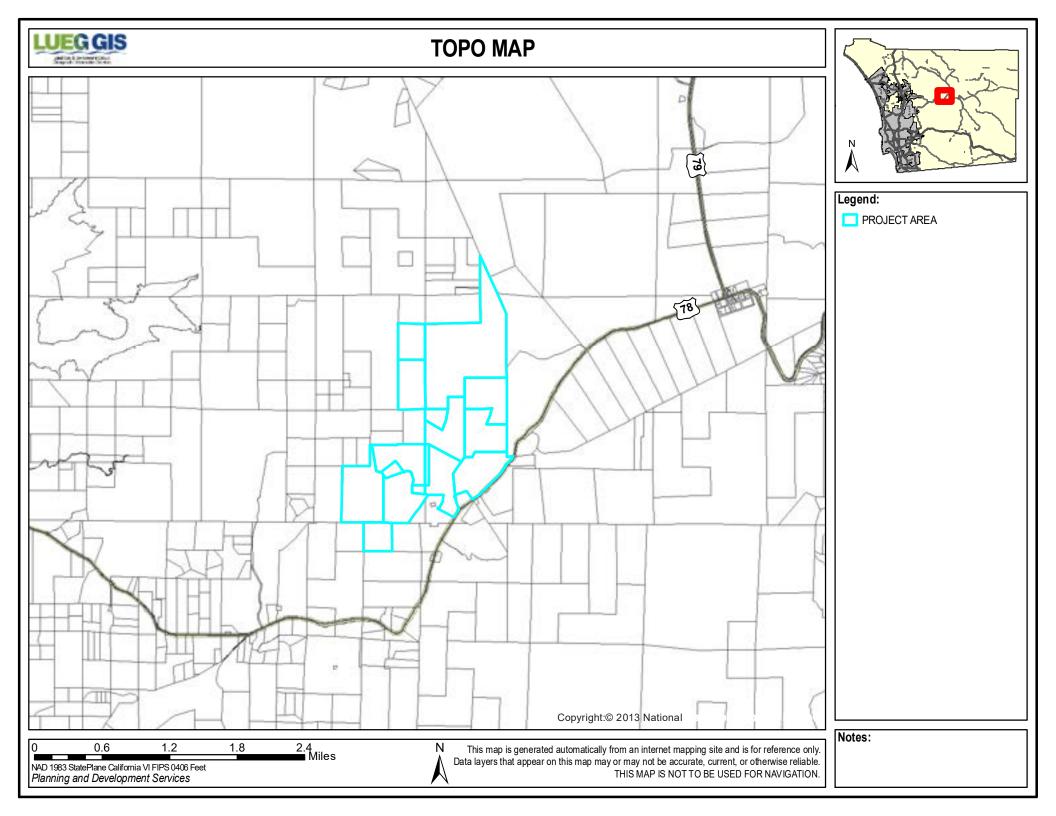
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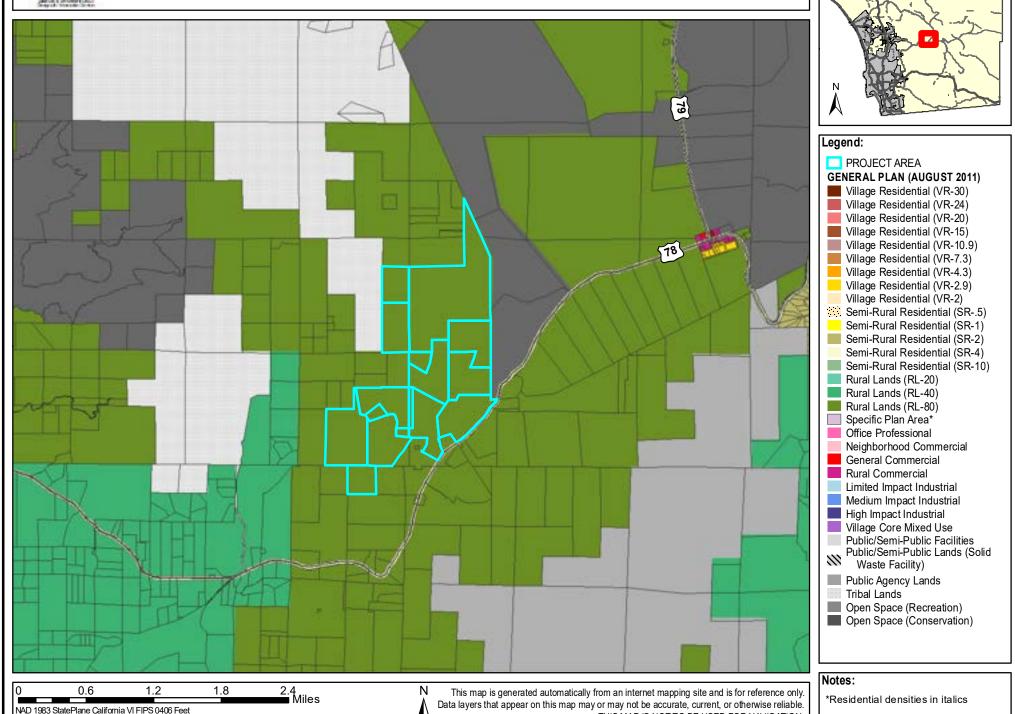
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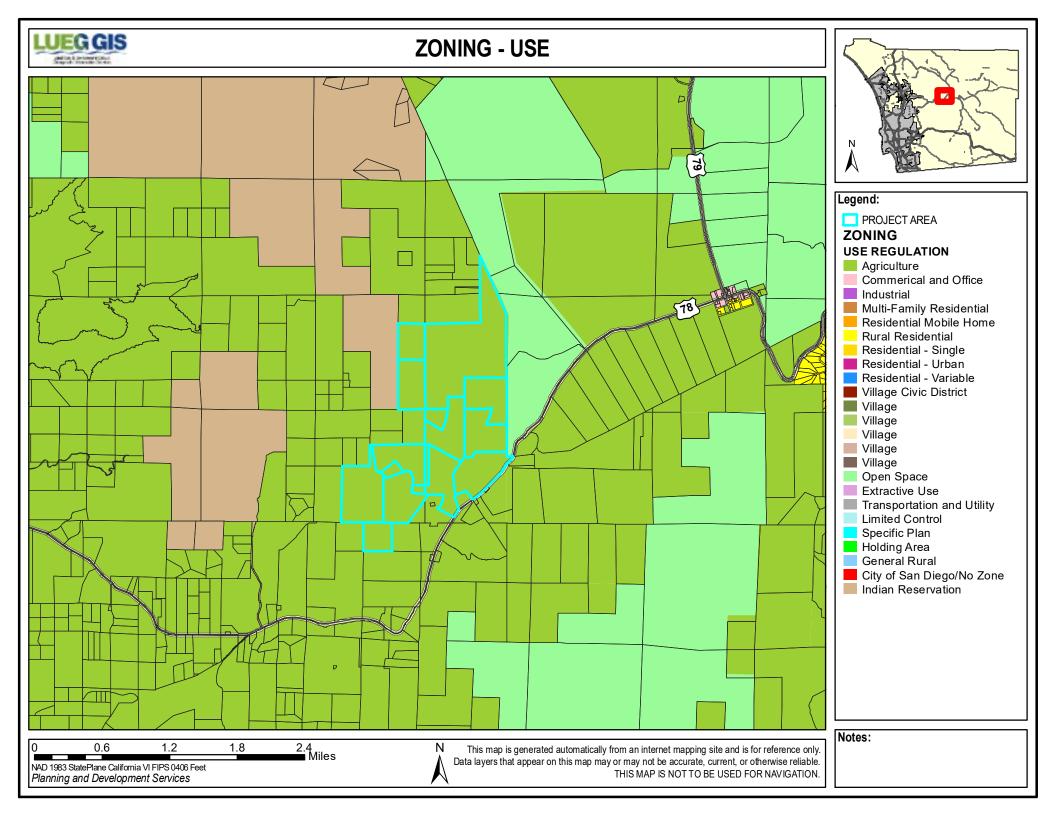
LUEG GIS

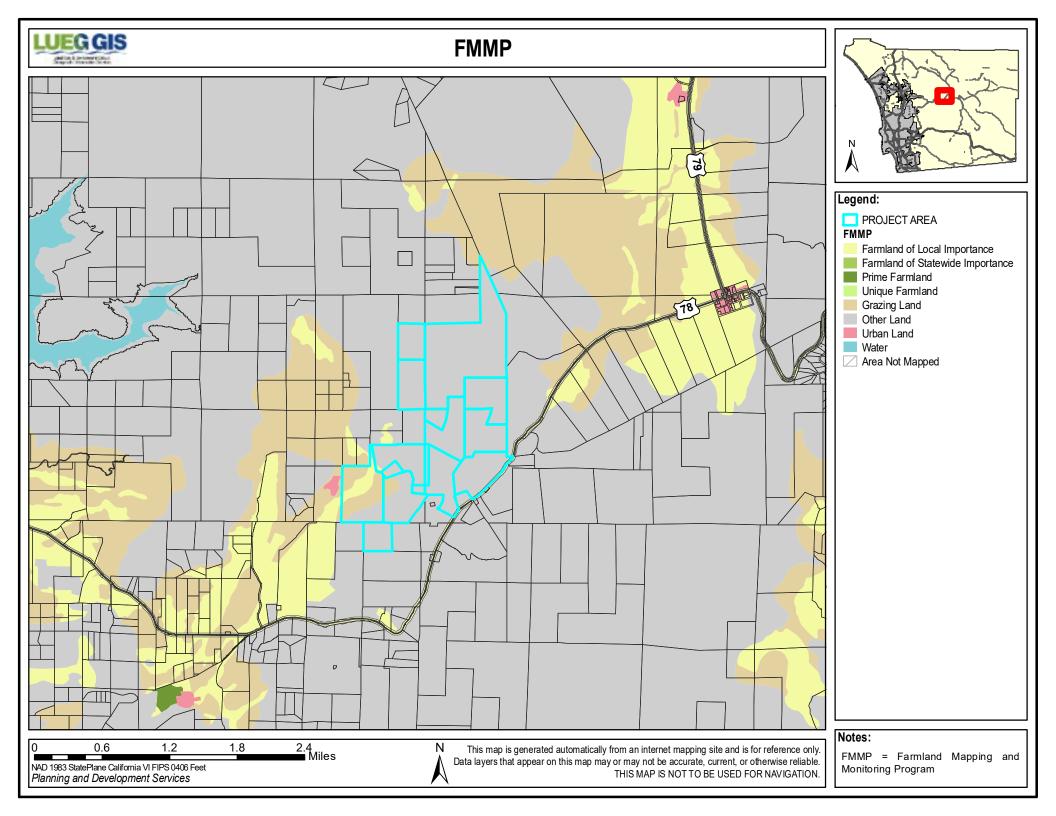
Planning and Development Services

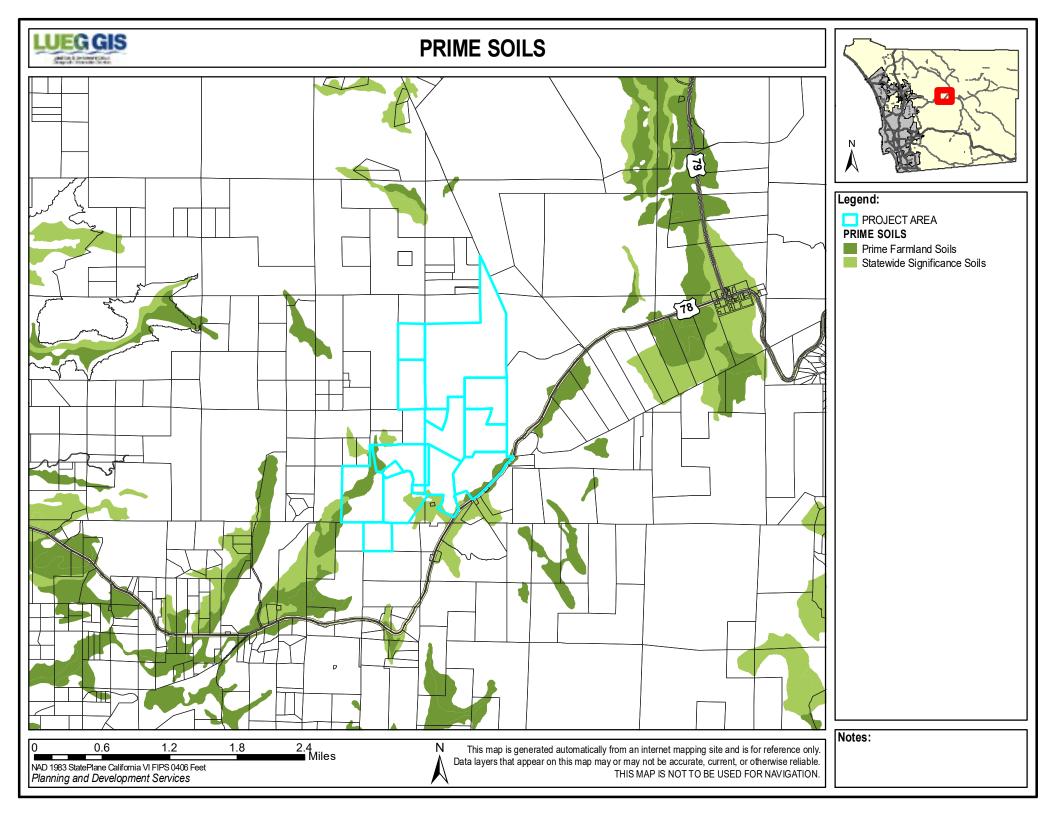
GENERAL PLAN - LAND USE

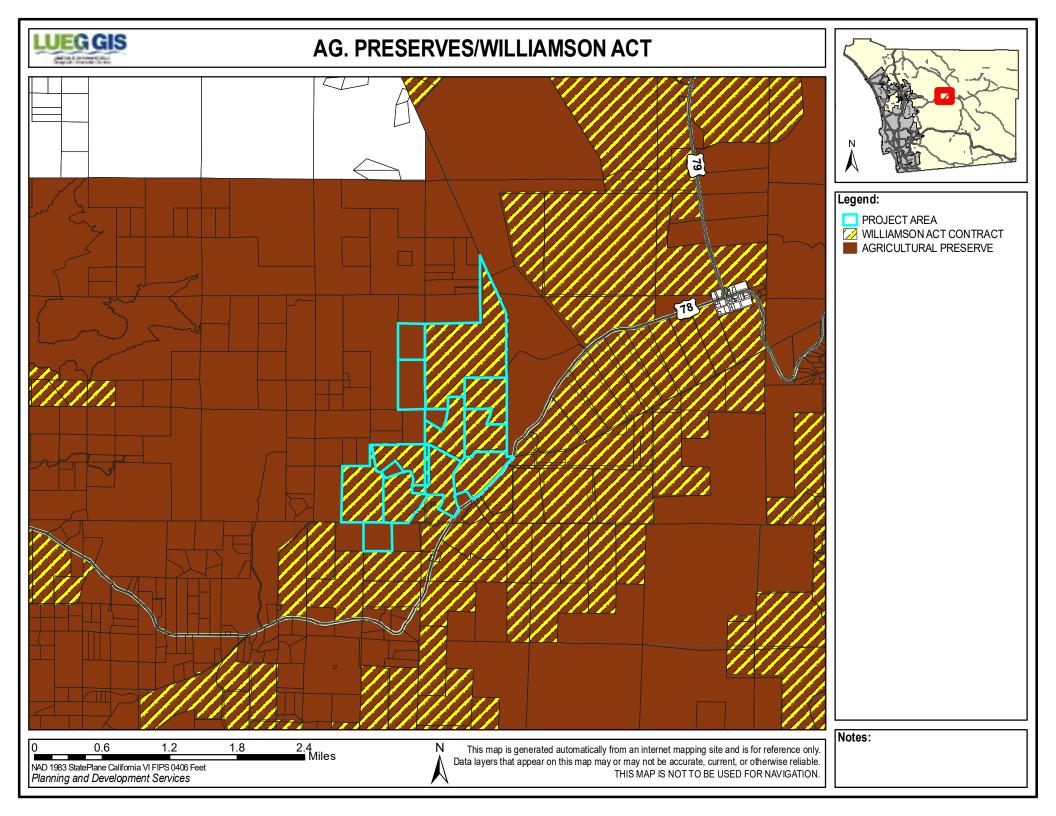


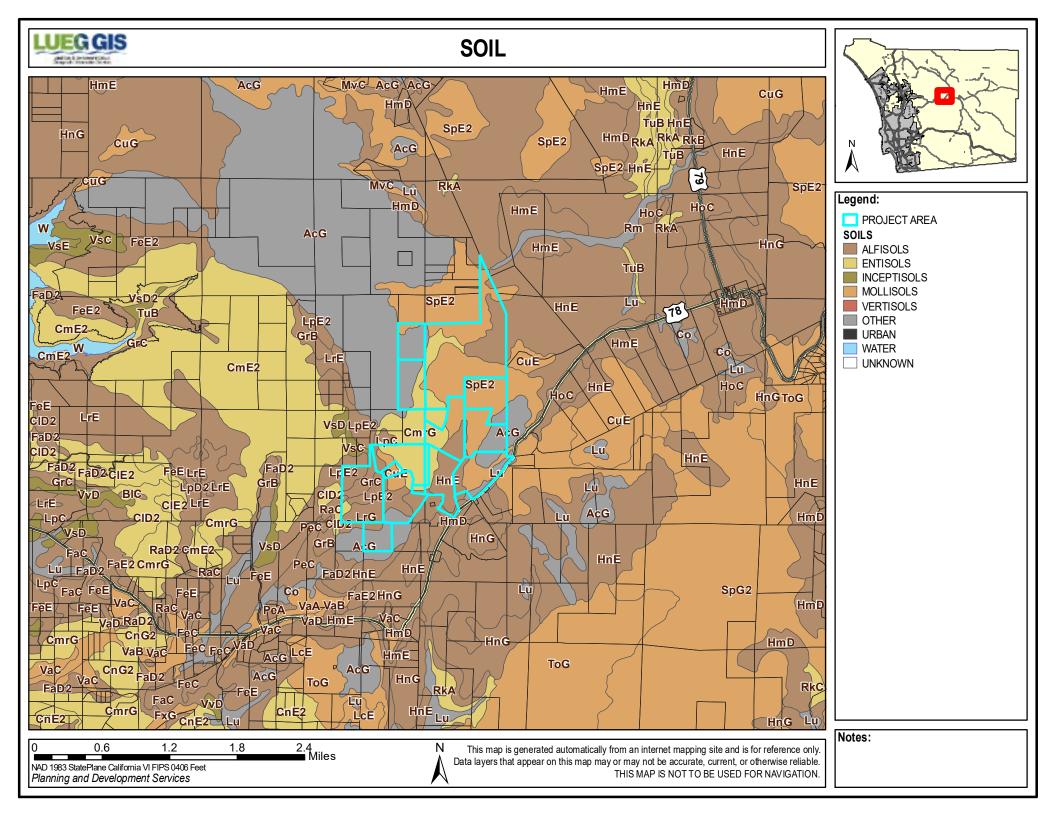
THIS MAP IS NOT TO BE USED FOR NAVIGATION.





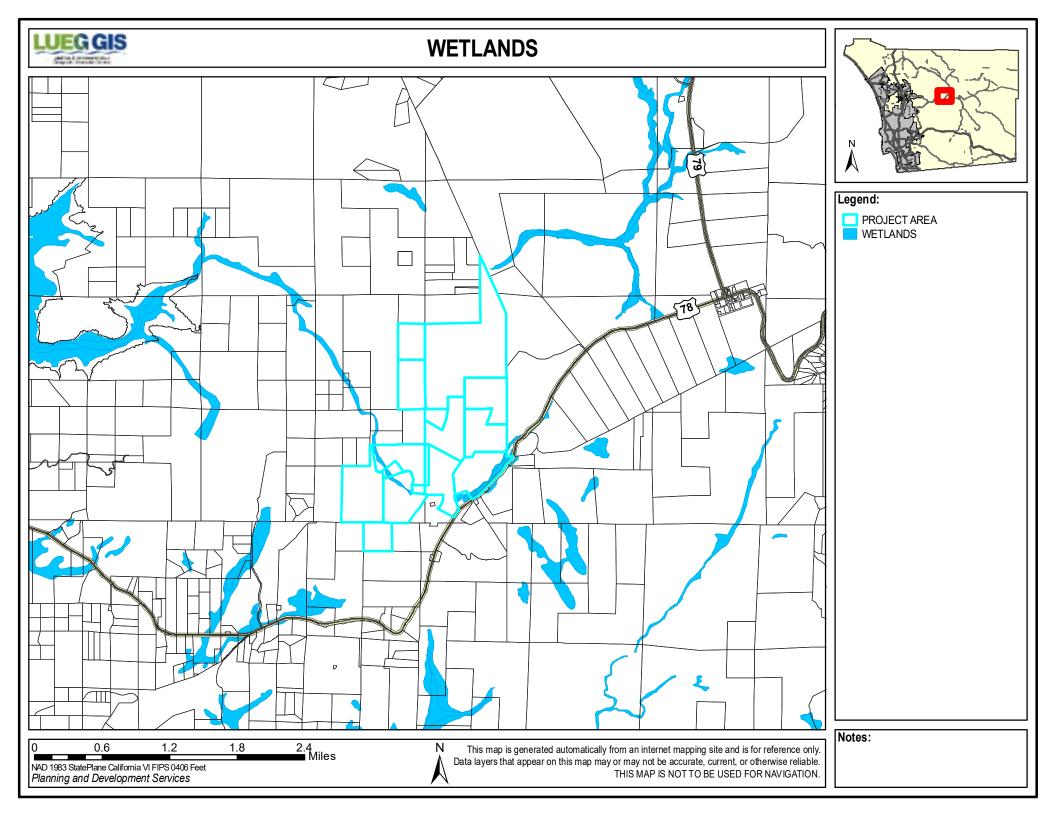


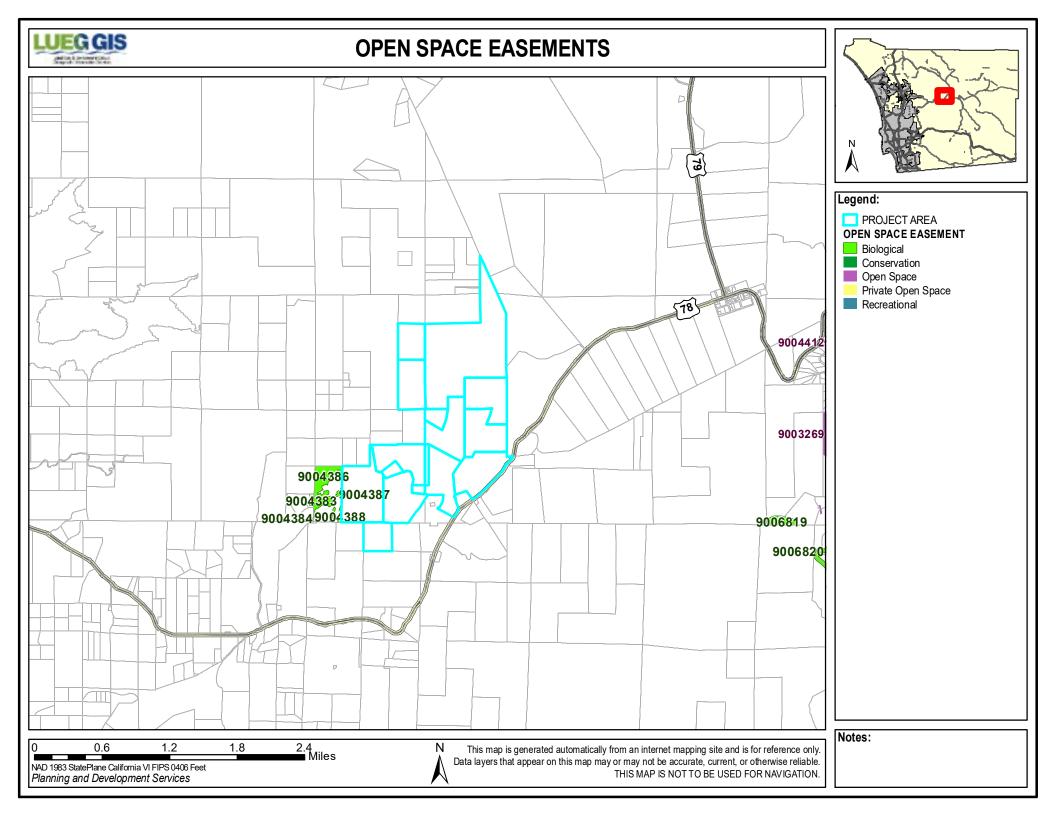


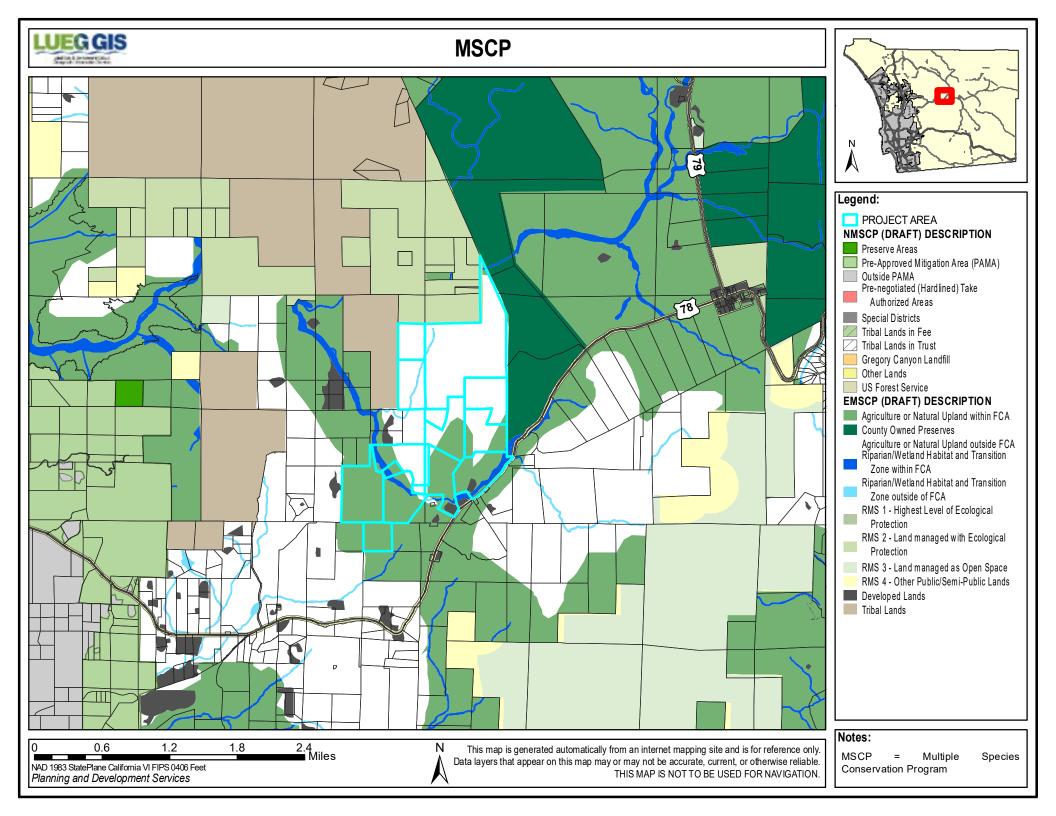


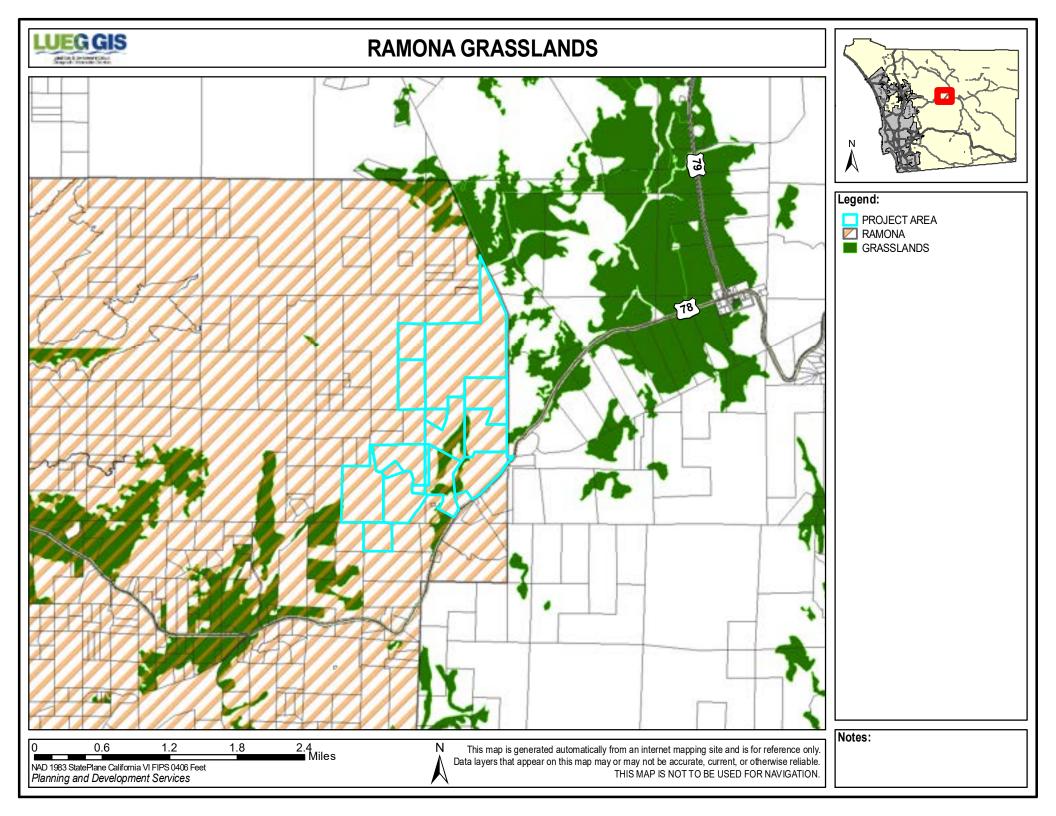
SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
CmrG	Cieneba very rocky coarse sandy loam, 30 to 75 percent slopes	7s-8(19)	<5	Low	Severe 1
AcG	Acid igneous rock land	8s-1(19,20,30)	<10	Low	Severe 1
SpE2	Sheephead rocky fine sandy loam, 9 to 30 percent slopes, eroded	6e-7(20)	<10	Low	Severe 16
CuE	Crouch rocky coarse sandy loam, 5 to 30 percent slopes	6e-7(20)	25	Low	Severe 16
LrG	Las Posas stony fine sandy loam, 30 to 65 percent slopes	7e-7(19,20)	8	High	Severe 1
LpE2	Las Posas fine sandy loam, 15 to 30 percent slopes, eroded	6e-1(19)	26	High	Moderate 1
HmD	Holland fine sandy loam, 5 to 15 percent slopes	4e-1(20)	65	Moderate	Severe 16
GrC	Greenfield sandy loam, 5 to 9 percent slopes	2e-1(19)	77	Low	Severe 16
CID2	Cieneba coarse sandy loam, 5 to 15 percent slopes, eroded	6e-1(19)	16	Low	Severe 16
RaC	Ramona sandy loam, 5 to 9 percent slopes	3e-1(19)	58	Moderate	Severe 16
LpC	Las Posas fine sandy loam, 5 to 9 percent slopes	3e-1(19)	Х	High	Moderate 2
HnE	Holland stony fine sandy loam, 5 to 30 percent slopes	6e-7(20)	32	Moderate	Severe 16
Lu	Loamy alluvial land	2w-2(20)	61	Low	Severe 16

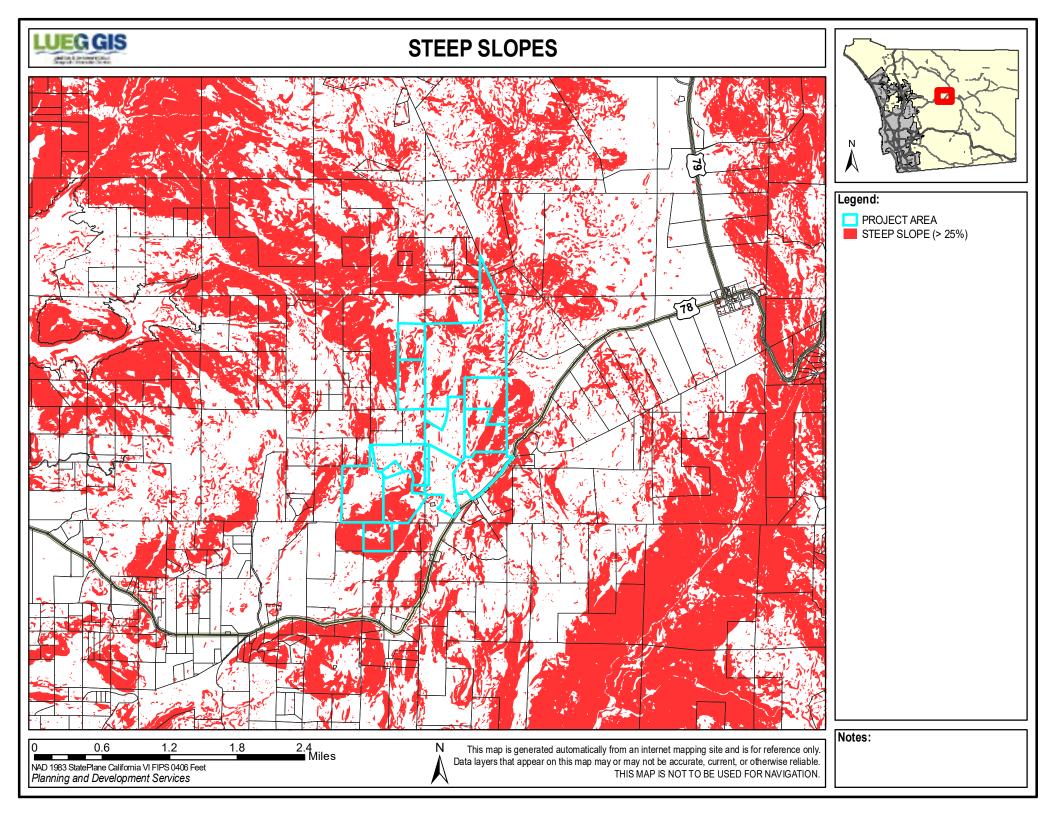
JUEG GIS VEGETATION year to be toward that 42200,63300 171160 ₇₁₁₈₀ 42200 71180 37200 71160 7118<mark>2</mark> 78000,37200 37200 37000 77000 77000 71181 37200 32500 37130 71160 ³⁷⁹⁰⁰ 37200 71160 79000 71160 63300 12000 37130 37200 37130 42000 42400 63300 37130 71180 32500 71160 37200 37K00 61300 37130 32500 32500 71121 77000 32500 71181 71181 32320 3<mark>713</mark>0 _egend: 42400 *3*2500 42200 42200 78000 7118<mark>1</mark> 71162 42000 71181 PROJECT AREA 71160 37000 45100 71161 52440 32500 37200 **VEGETATION CATEGORY** 71162 42000 71181 71181 Southern Foredunes, Beach, Saltpan 37200 12000 37200 371<mark>30</mark>71181 71180 71162 Mudflats 32500 78000 7116042200 ₃₂500 71160 37200 Coastal Sage Scrub 77.000 77.000 7<mark>11</mark>80 3713 71162 720042200 37130 71162 71162 Chaparral 37200 71160 71180 61300 63300 45110 78 Grassland 52440 71161 32500 42200 Riparian Scrub 37200 6131012000 32500 Riparian Woodland 61300 37000 7130 42000 7118 64140 4220 0 71160 7116 37130 \ Riparian Forest 71160 42200 71162 7116237130 32500 Pinyon Juniper Woodlands 71182 7.1.180 🗯 71180 71180 Other Woodlands 37130 71180 71180 12000 71180 42400 Oak Forest 77000 71180 71180. 71181 Vernal Pool, Meadow and Seep 71180 71180 37000 71180 Marsh 71162 7200 37K00 37200 Coniferous Forest 71180 32500⁵ 37200 61310 32500 Desert Dunes (22100, 22300, 24000) 1,2000 64140 71180 71180 **711**80 **711**80 Playas/Badlands/Mudhill Forbs 71182 71182 4240071181-37200 120<mark>00</mark> 32000 ₁₂₀₀₀ 71180 32500 61310 32000 2500 780 10 Desert Scrub 71162 71182 61<mark>3007</mark>9000⁷71181 Desert Chaparral 1200032500 37200 7118₁ Dry Wash Woodland 37200 71162 71162 4200 4220071180 12000 71182 Water (including 11200, 13200) 37130 3250078000 37131 3720042200 142200 42200 18300 37<mark>2</mark>00 64940 Urban, Disturbed Habitat, Agriculture, 71180 73000 45110 61310 71181 37G00 37200 12000 Eucalyptus Woodland 1162 61310 73000 32000 71160 12000 71161 73000 45000 00 71160 12000 12000 ₄₅₈₂₀ 12000 32500 37200 63300 42200 18200-3.7.200 37G00 73000 71181 71162 71161 71180 78000 61310 32500 - 32500 71162 711<u>62</u>37200 1,2000 79100 37130 32500 12000 32500 37G00-12000 32500 71162 61300 37200 18100 7/1181 37K00 71181 32500 42000 37130 78000 78000 71180 6250 18310 37200 71180 32<mark>5</mark>00 37200 37200 12000 400 78000 78000 63300 61300 12000 7 1180 37 G00 18100 63300 61300 37131 73000 71181 71162 37G00 37G00 4220 0/37900 32500 37130 37130 37130 42000 71162 42400 73000 71161 79000 Notes: 2.4 Miles 0.6 1.2 1.8 This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. NAD 1983 StatePlane California VI FIPS 0406 Feet THIS MAP IS NOT TO BE USED FOR NAVIGATION. Planning and Development Services

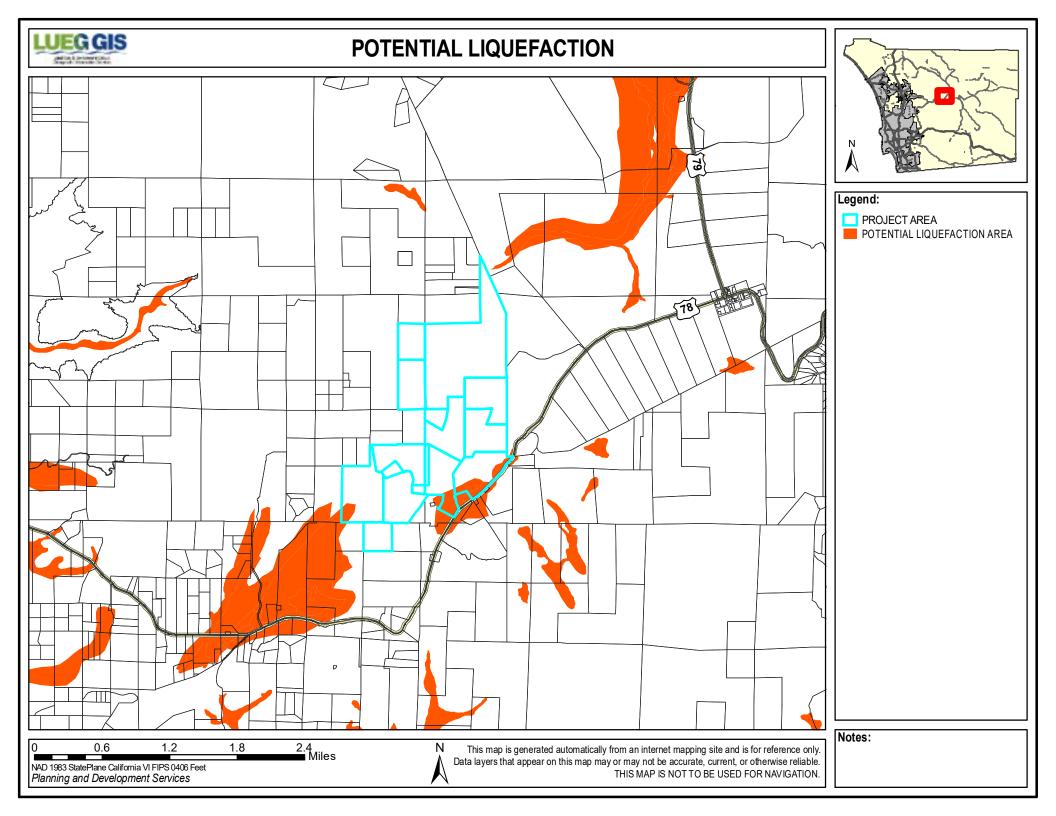


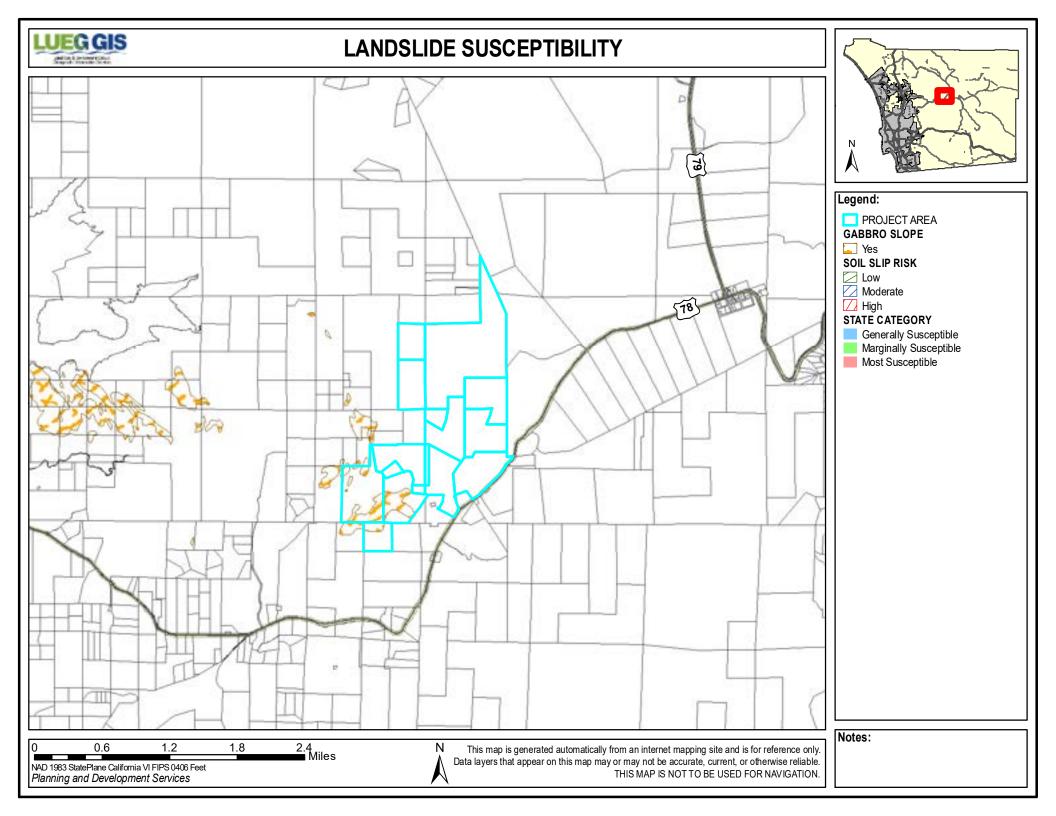


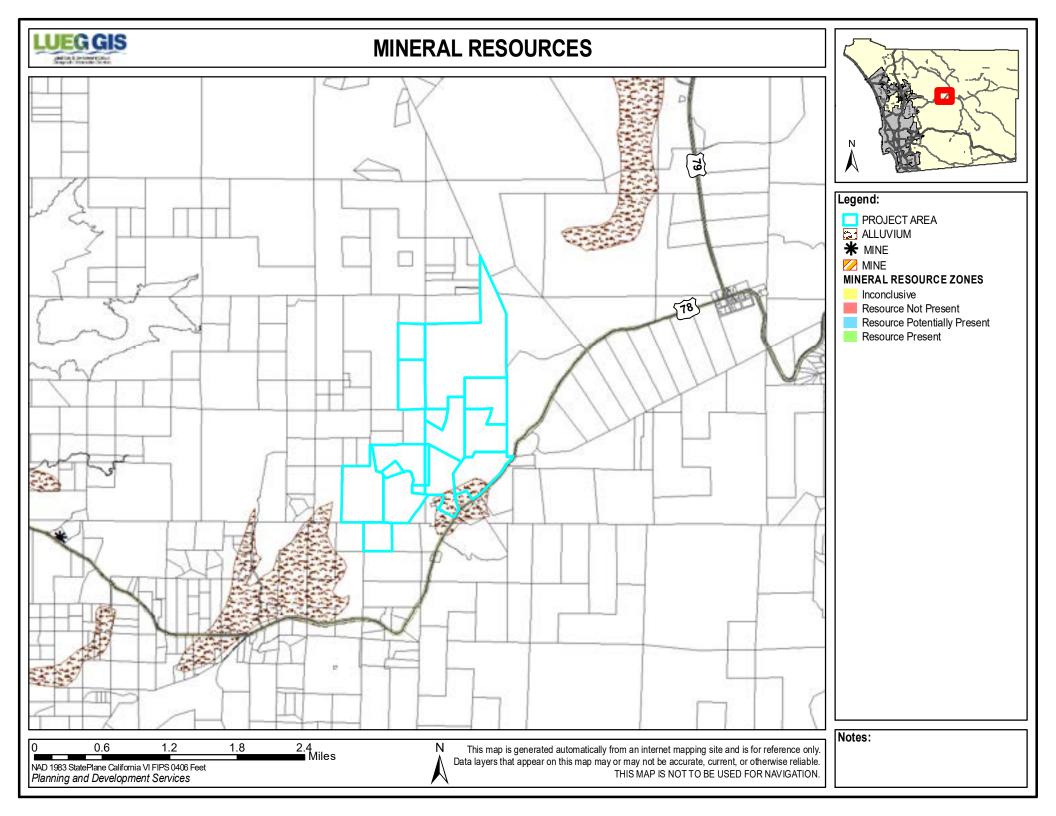


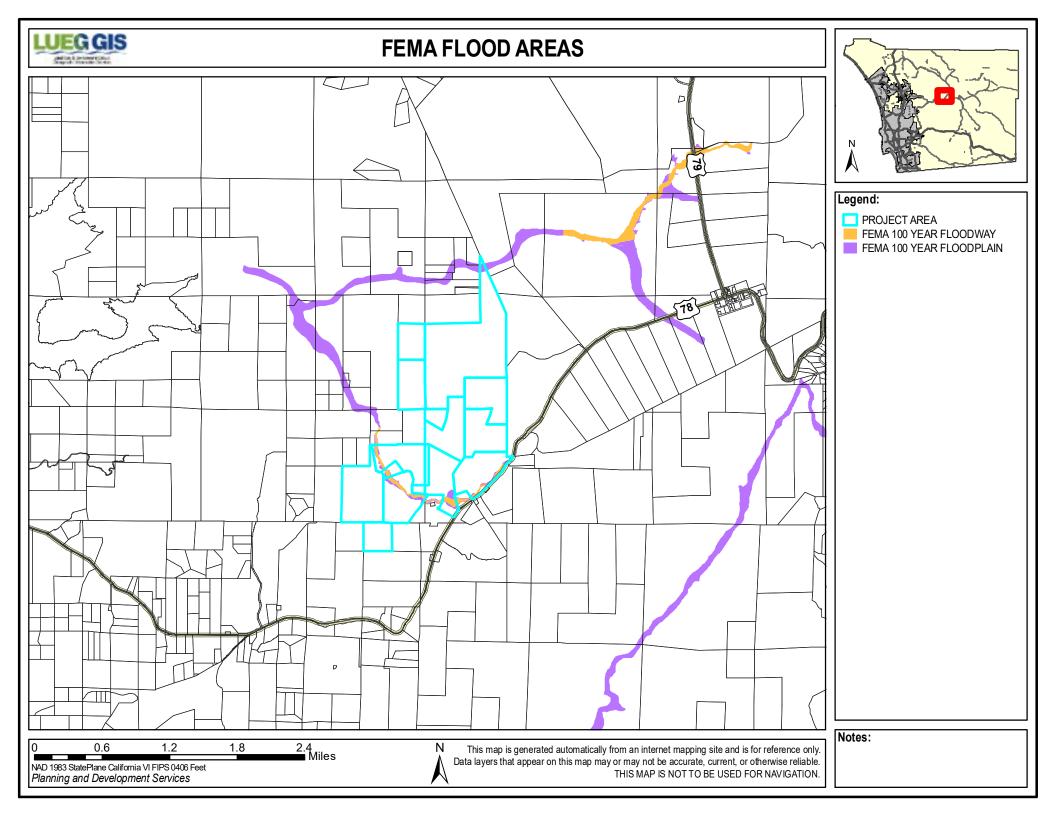


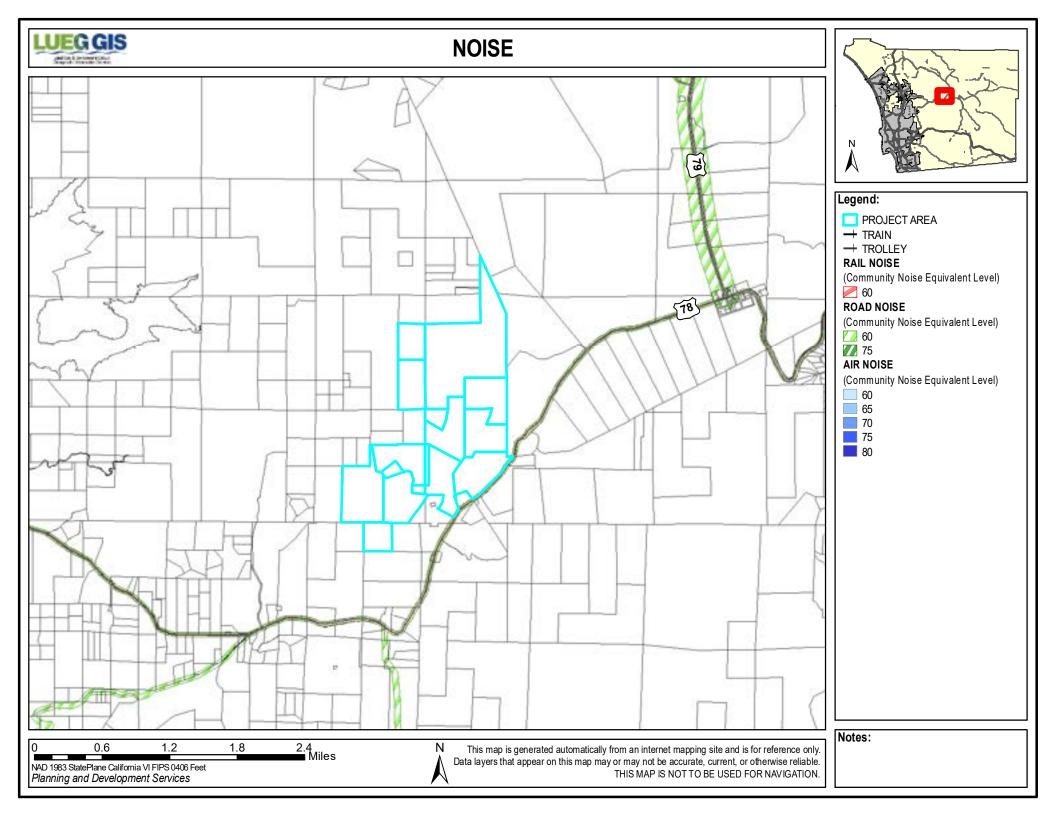


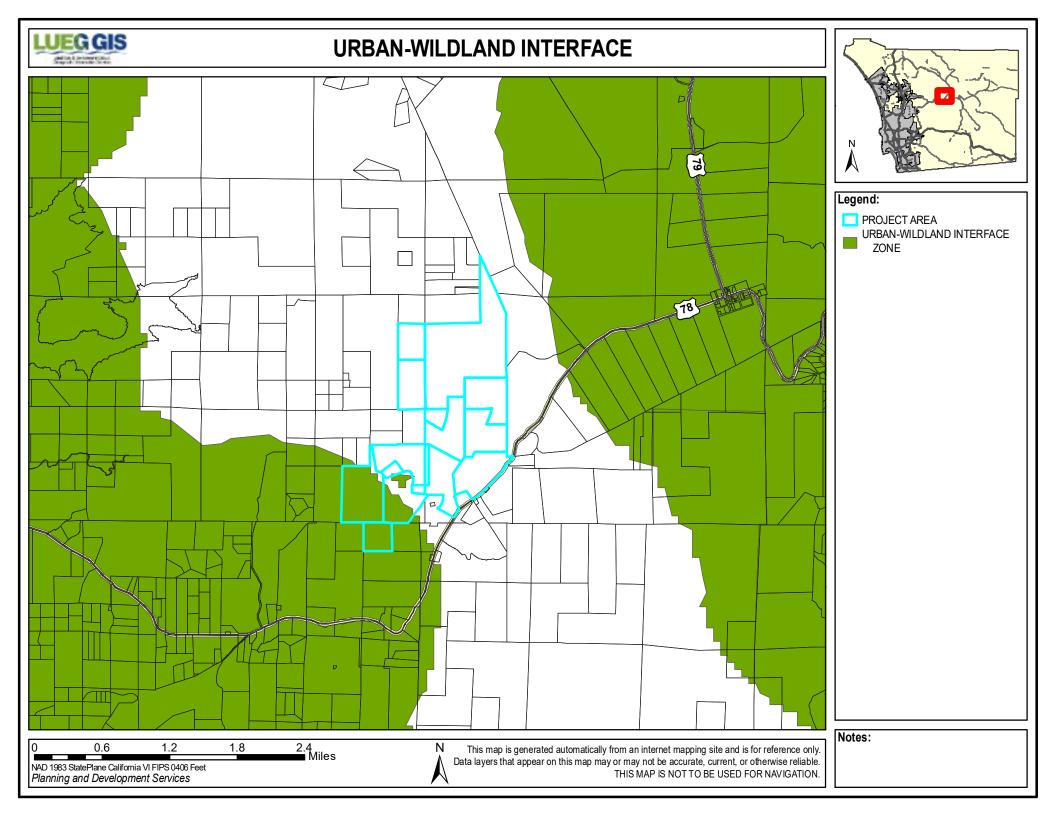


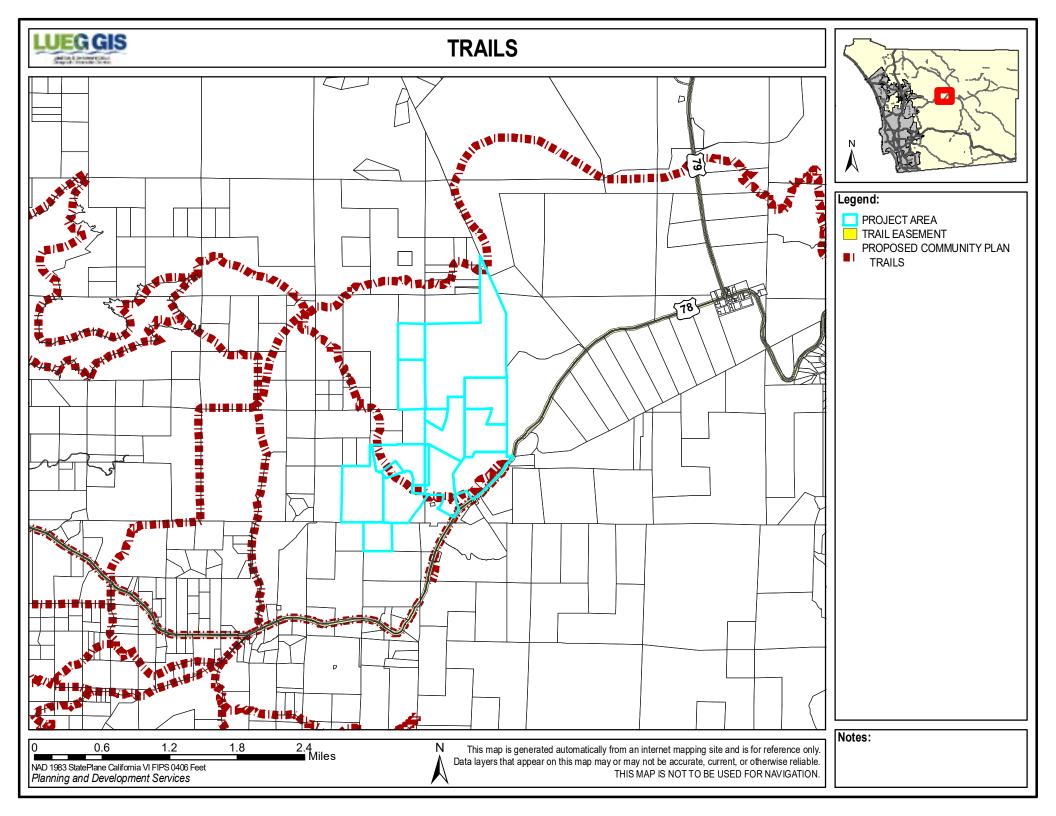












A72 GENERAL AGRICULTURAL USE REGULATIONS

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

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(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)
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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)

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(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)
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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 Pemiit 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

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(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)
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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 USE TYPE	Restrictions and	D	ESI	3N/	TO	R																			
(See Note 4)	Density Range	A	В	C	D	E	F	G	н	1	J	K	L	M	N	0	P	Q	R	S	T	U	٧	W	1
ANIMAL SALES AND SERVICE HORSE STABLES	CES:											1									18				
(a) Boarding or Breeding	Permitted			77				X	X	×			1			X								X	,
	MUP required										x		X	X	x	57	13					X	X		
	ZAP required				x	X	x																		
(b) Public Stable	Permitted															x					30			x	
	MUP required				x	х	x				X	5.	x	x	x							X	X		1
	ZAP required					7		x	x	x							1								
ANIMAL SALES AND	Permitted															x			x		x				T
SERVICES: KENNELS (see Note 1)	Permitted provided fully enclosed							x	x	X						Ĭ									
	MUP required						100						X	X	x								x	X	
	ZAP required				x	X	x	x	X	x															-
	One acre + by MUP	X	X	x											П										П
ANIMAL RAISING (see Note 6	5)												7		П					П					
(a) Animal Raising Projects	Permitted							x	х	x			1												>
(see Section 3115)	1/2 acres by ZAP				x	x	x				X		X	x	x	x	x						×	x	1
	1 acre+ by MUP	X	X	x													1								
(b) Small Animal Raising	Permitted													X	X	х	X							х	
(includes Poultry	1/2 acre+ permitted							х	X	x															T
	100 maximum											X													
	25 maximum				X	х	X		1		X		X					X	X				х		X
	1/2 acres: 10 max	X	X	x								1	7.10												
	Less than % acre: 100 Maximum							x	x	x		1								9			9,1		1
Chinchillas (See Note 5)	1/2 acre+ 25 max by ZAP	x	x	x																		N			į.
Chin Chinas (Cole Films by	100 max by ZAP				x	X	X					9							97						X
	MUP required						15			45	4		X												
(c) Large Animal Raising	4 acres + permitted											1				x								x	
(Other than horsekeeping)	8 acres + permitted					2		x	X	X							2			6		0			
	2 animals plus 1 per 1/2 acre over 1 acre				×	x	x																		×
	4 animals plus 4 for each ½ acre over ½ acre							x	x	х		ij													
	1 1/2 acres or less: 2 animals									Ť		×	X	x	×	x			3					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	Restrictions and	D	ESI	GNA	NTO	R																			
(See Note 4)	Density Range	A	B	C	D	E	F	G	н	1	J	K	L	M	N	0	P	Q	A	S	T	U	V	W	1
	2 animals										X			4			x	X	X				x		3
(See Note 2)	4 acres plus by MUP											X			X						1				Г
	1/2 acre plus 2 animals per 1/2 acre by ZAP	×	X	X																					,
	Grazing Only										-									x	x				
(d) Horse keeping (other than	Permitted							X	X	X	X	X	X	X	X	X	X	X	X			X	x	X	,
Animal Sales and Services: Horse Stables)	2 horses + 1 per 1/2 acre over 1 acre		6		X	X	X														Ĭ			Ü	
	ZAP required		1		X	X	X			17					(2)	M									
Street Service of Control of Cont	1/2 acre plus by ZAP	X	X	Х																					
(e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code)	Permitted	1			×	×	X	X	X	×	X	X	X	X	x	x	x	x	x	X	x	x	×	×)
(See Note 7)	ZAP Required	X	X	x		,																			Г
(f) Specially Animal Raising: Wild or Undomesticated (See Note 3)	ZAP Required				×	X	X	X	X	X			X	X	X	x	X			X	x	×		x	
(g) Specialty Animal Raising:	25 maximum				X	X	х				х	X	X				X	X	X	х	x		X		X
Other (Excluding Birds)	25 maximum by ZAP	x	X	X																		1		12	
	25 plus by ZAP				X	X	X			1	X	X	X	X	18		X			X	X	X	x		X
	Permitted					77		X	X	X			7	3	X	x							3.	X	
(h) Specially Animal Raising:	25 maximum			U	X	X	X						Х					X	X	X	X	X			
Birds	100 maximum					m		X	X	X	X	X					X						X		
	Additional by ZAP	X	X	X			4	X	X	X	X	X	X				X	23				x	X		
	Permitted													X	X	x								X	X
) Racing Pigeons	100 Maximum								9		X	X											х		1
	100 Max 1/acre plus							3	20									х							
	Permitted					24					50		X	X	X	X	X							X	X
ANIMAL ENCLOSURE SETBAC (See Section 3112)	CKS					4																			
Most Restrictive		×	5		X			X	1		X	X	X	X	X	X	X	X	X	x	X	X	x	x	
Moderate		1	X			X			X										G.			A			
Least Restrictive				X			X			x	20														X

MUP = Major Use Permit

+ = plus

ZAP = Minor Use Permit

Notes:

- Dogs and cats not constituting a kennel are accessory uses subject to the Accessory Use Regulations commencing at Section 6150.
- 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.
- Chinchillas are considered small animals except that a MUP may be approved for more than 25 chinchillas on property with the "L" Designator.
- The number of animals allowed is per legal lot.
 - 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.

	AN	IMAL ENCLOSURE S	ETBACKS (a)			
ANIMAL ENCLOSURE LOCATION	OSURE RESTRICTIVE (b) REST					
Distance from Street Center Line	Same as for main building(c)	Same as for main building	Zero (0) feet (from street line)			
Distance from InteriorSide 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)