

## Star B Ranch

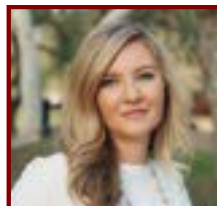
**28428 Highway 78, Ramona, CA 92065**

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**

Broker of Record | Co-Owner  
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For more property info:  
**RedHawkRealty.com**  
**800.371.6669**



## *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!



RedHawkRealty.com



800-371-6669

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Address: 28428 Highway 78, Ramona, CA 92065

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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.



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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.\***



**Star B Ranch - All Parcels**  
Green - Perimeter boundary  
Yellow - Interior parcel lines  
Black Shaded Parcel - In-Holding, not for sale  
Gray Shaded Parcels - Not included in primary ranch offering, may be available for sale

The Oaks

2860600300 - 41.24 ac

2461610400 - 119.62 ac

In-Holding Not Included

2461610300 - 80.41 ac

2481001600 - 5.47 ac

2461610500 - 71.98 ac

2460901200 - 67.11 ac

2460901100 - 51.43 ac

2481002100 - 57.71 ac

2481002000 - 16.85 ac

2480900100 - 17.4 ac

2480901100 - 64 ac

Witch Creek

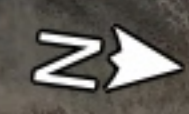
2481101000 - 85.80 ac

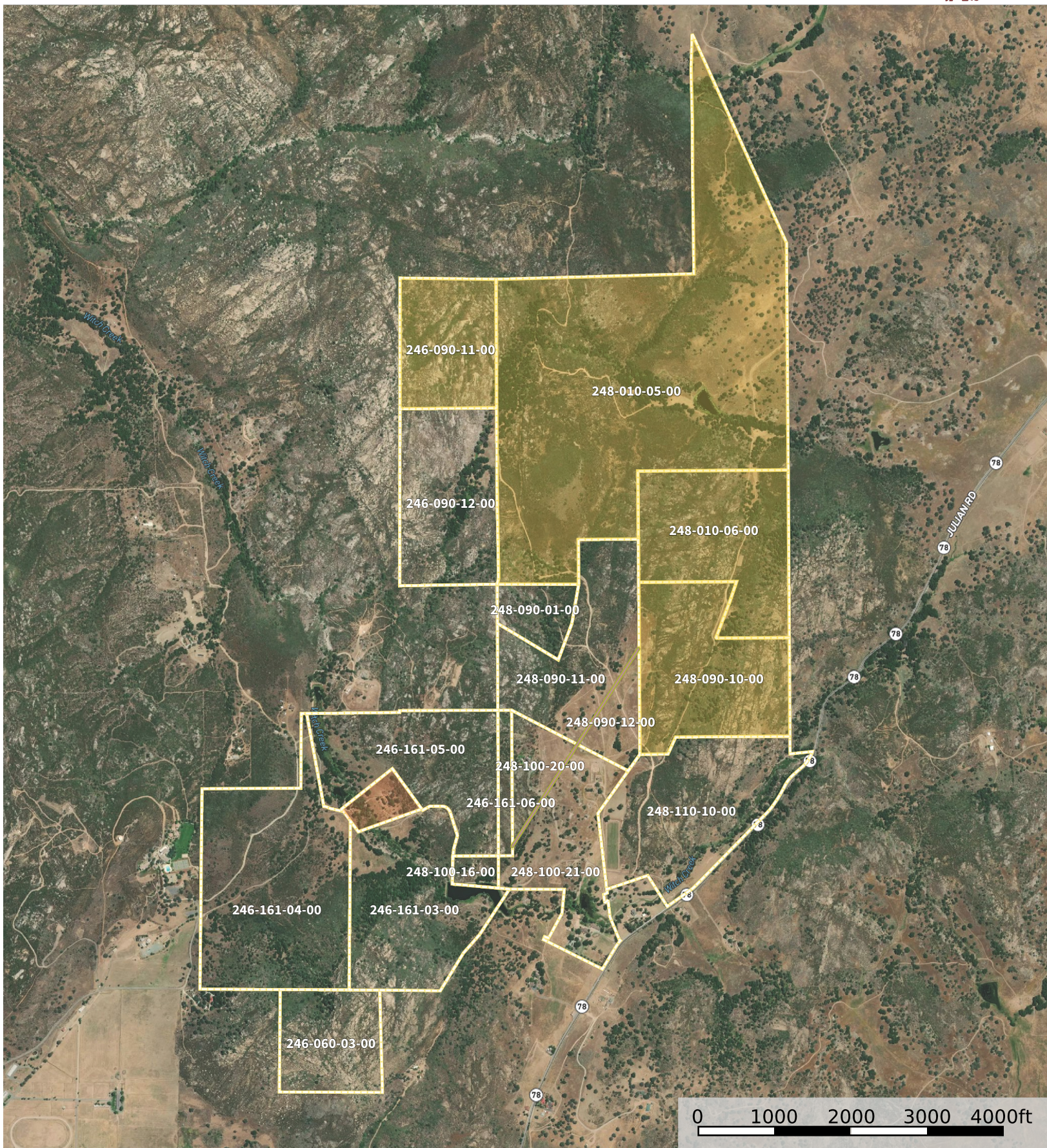
78

2480901000 - 80.24 ac

2480100600 - 80.02 ac

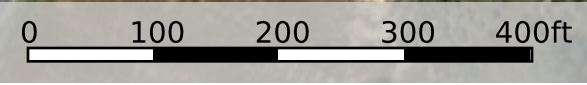
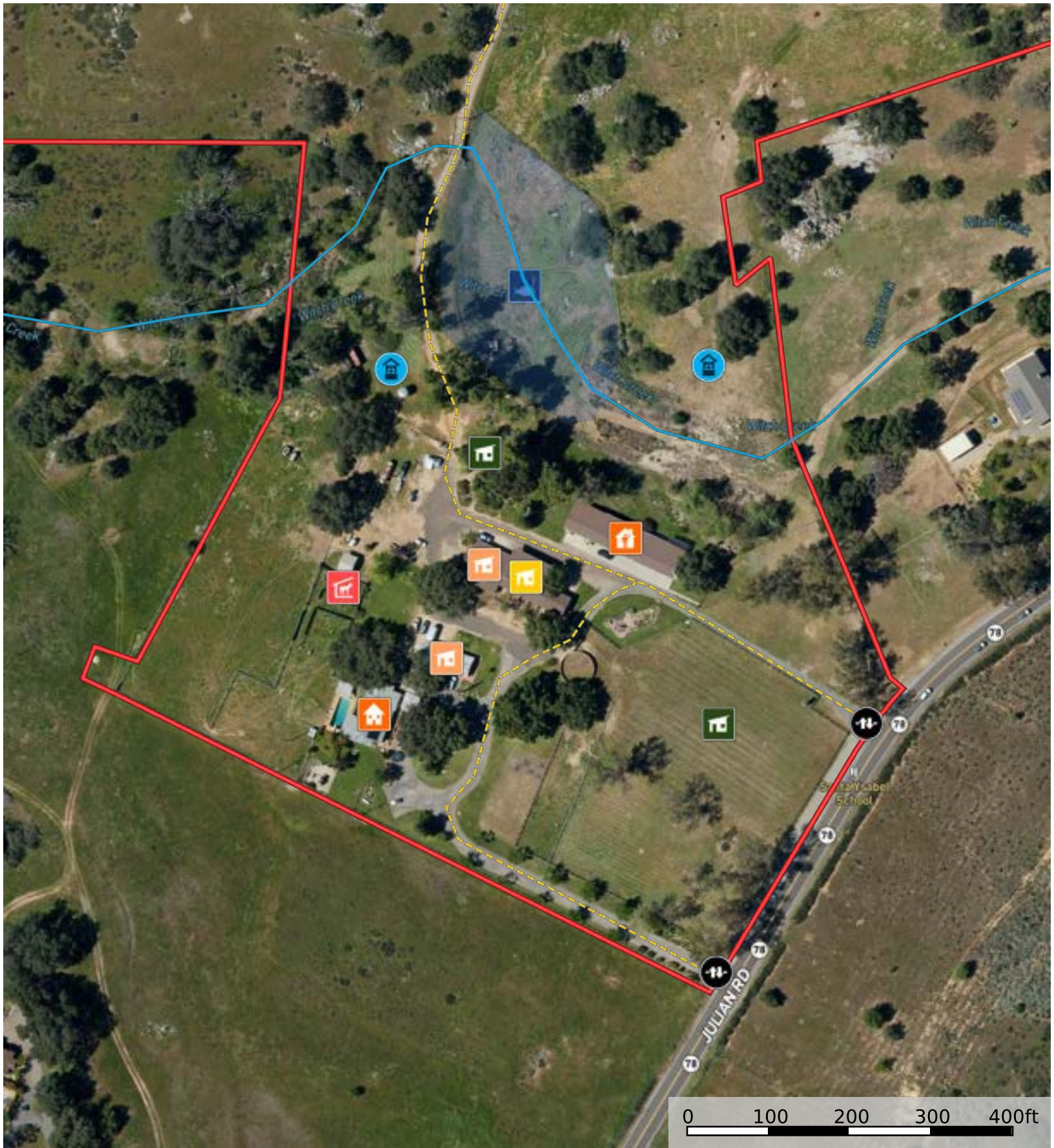
2480100500 - 376.22 ac



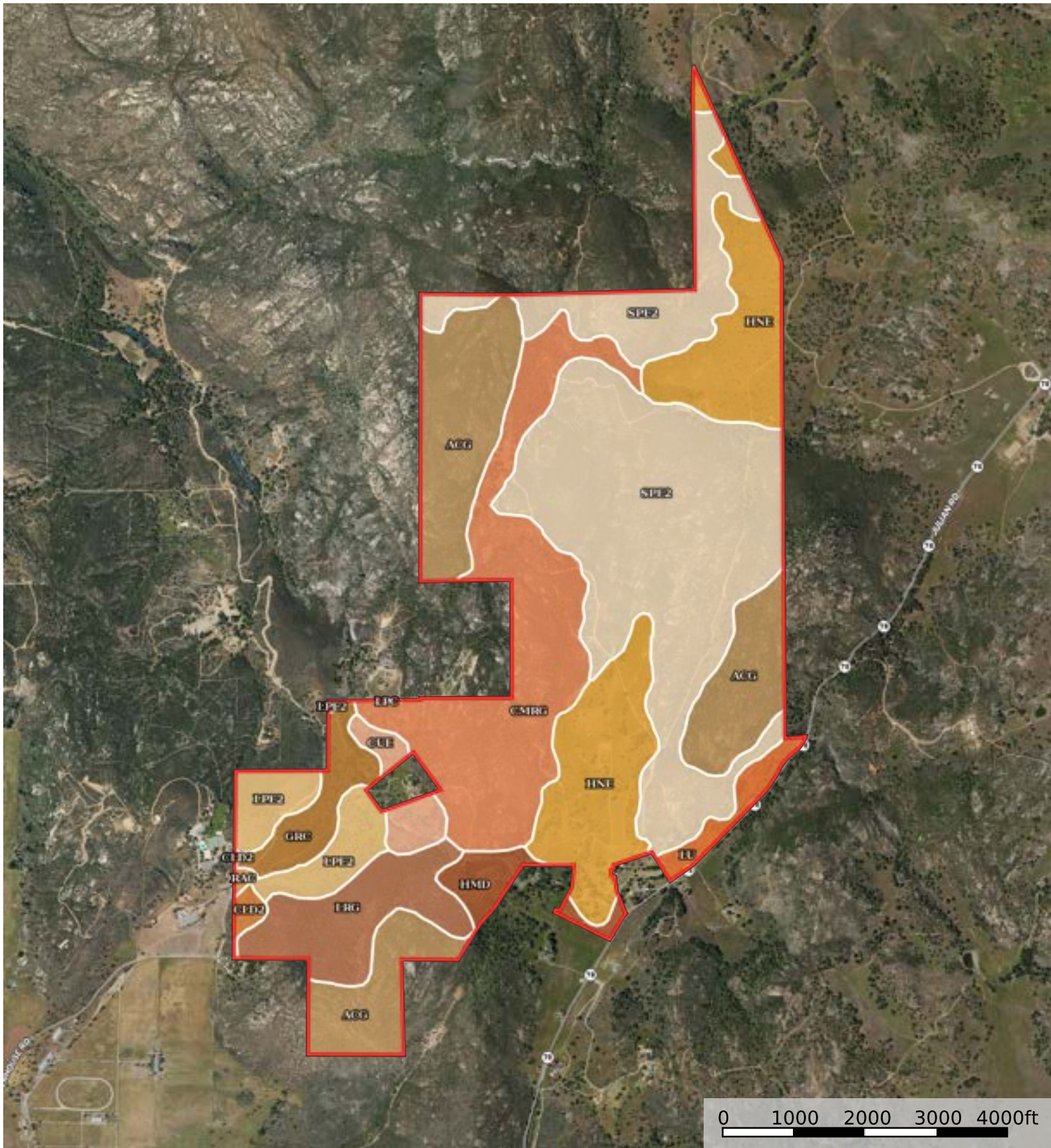


- Segregation Line ( s )
- Parcels to be Sold to County
- Inholding - Not for Sale
- Parcel Lines





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Boundary

I  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

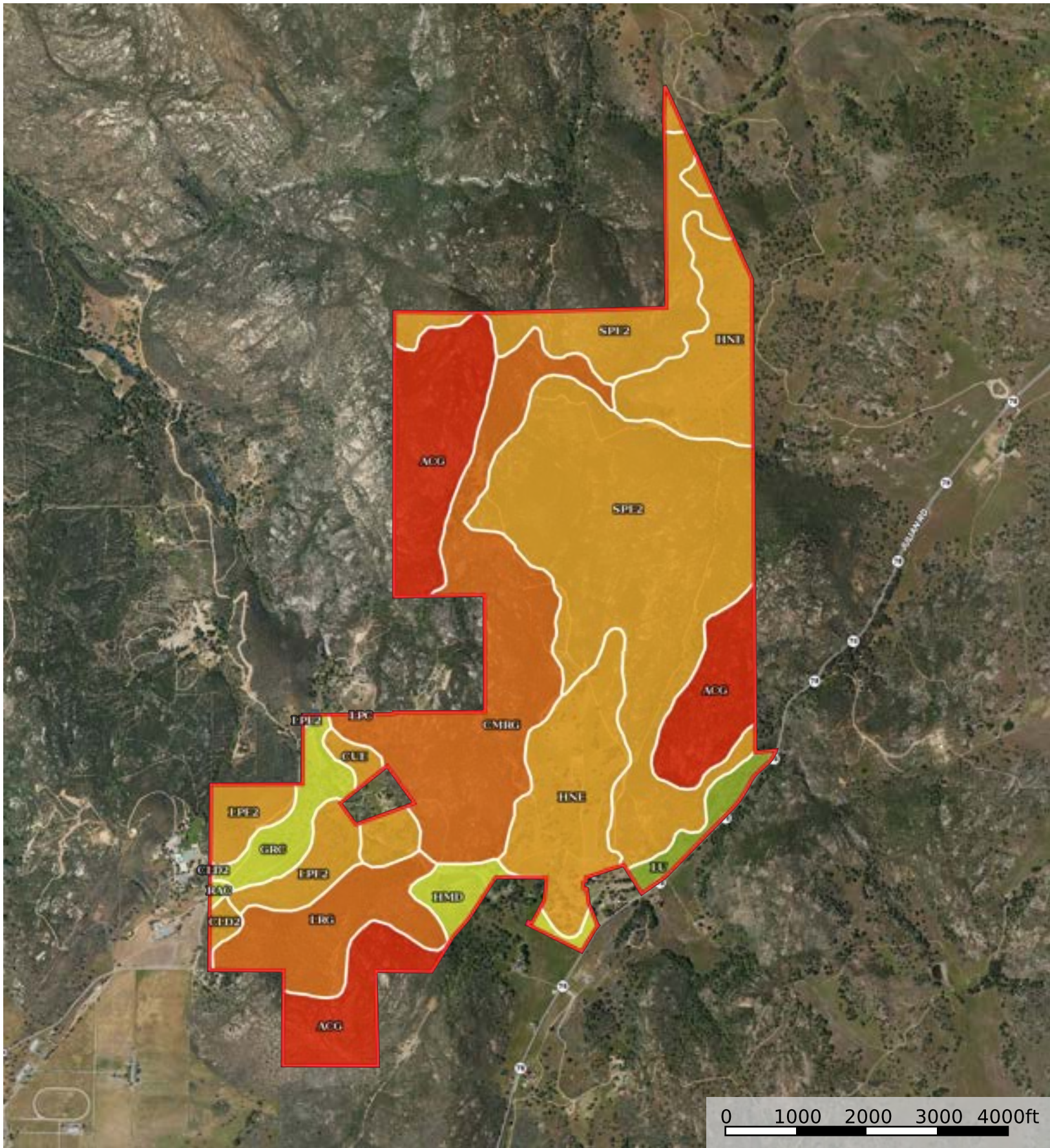
Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
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



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Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

### Grazing Cultivation

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# PLANNING & DEVELOPMENT SERVICES

## *Preliminary Review of Resources for IS/EA Preparation*

Disclaimer: This report is completed on a regional level with conservative data. The information provided is to be used as screening criteria only. All data is subject to review and may be verified through project site visits. This report may also include user generated static output from an internet mapping site. The information in this preliminary report may or may not be accurate, current, or reliable and may need to be changed on the basis of a more specific review.

Report Run Date/Time:	11/1/2022 11:19:49 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2460901100,2460901200,2461610300
Project Name:	

	2460901100	2460901200	2461610300
<b>General Information</b>			
USGS Quad Name/County Quad Number:	Santa Ysabel/68	Santa Ysabel/68	Santa Ysabel/68
Section/Township/Range:	25/12S/02E	25/12S/02E	36/12S/02E
Tax Rate Area:	65023	65023	65023
Thomas Guide:	/	/	/
Site Address:	0 Witch Creek Rd Santa Ysabel 92070	27696 Highway 78 Santa Ysabel 92070-9792	0 Slaughterhouse Rd Ramona 92065
Parcel Size (acres):	51.43	67.11	80.41
Board of Supervisors District:	5	5	5

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



	2460901100	2460901200	2461610300
<b>General Plan Information</b>			
General Plan Regional Category:	Rural	Rural	Rural
General Plan Land Use Designation:	Rural Lands (RI-80) 1 Du/80 Ac	Rural Lands (RI-80) 1 Du/80 Ac	Rural Lands (RI-80) 1 Du/80 Ac
Community Plan:	Ramona	Ramona	Ramona
Rural Village Boundary:	None	None	None
Village Boundary:	None	None	None
Special Study Area :	None	None	None

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

<b>Aesthetic</b>			
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

<b>Agricultural Resources</b>			
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	No	Yes

	2460901100	2460901200	2461610300
<b>Biological Resources</b>			
Eco-Region:	Central Foothills	Central Foothills	Central Foothills
Vegetation 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 Oak Woodland; 78000 Undifferentiated Open Woodland
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes	Yes	Yes
The site is located within a Quino Checkerspot Butterfly Survey Area.	Yes	Yes	Yes
The site contains Wetlands.	No	No	Yes
The site is within one mile of Biological Easements.	No	Yes	Yes
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: East)	No (Draft: East)	No (Draft: East)
The site is within MSCP Boundaries.	No (Draft: East)	No (Draft: East)	No (Draft: East)
The site is outside of MSCP and within 500 feet of:			
Coastal Sage Scrub	No	No	No
Maritime Succulent Scrub	No	No	No
Diegan Coastal Sage Scrub	No	No	No
Inland Form (>1,000 ft. elevation)	No	No	No
Coastal Sage - Chaparral Scrub	No	No	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
The site is located within the Ramona Grassland area.	No	No	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No	No	No

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

Geological Formation:	Cretaceous Plutonic	Cretaceous Plutonic	Cretaceous Plutonic
Paleo Sensitivity:	Zero	Zero	Zero
Paleo Monitoring:	No Monitoring Required	No Monitoring Required	No Monitoring Required

**Geology**

Alquist-Priolo Zone:	No	No	No
County Special Study Zone:	No	No	No
Quaternary/Pre-Quaternary Fault:	No	No	Yes
Potential Liquefaction Area:	No	No	No
Soils 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
<b>Mineral Resources</b>			
The site is located within a Mineral Resource Category.	No Mrz (No Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)
<b>Hazard Flooding</b>			
The site is located within a FEMA flood area.	No	No	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
<b>Hazardous Materials</b>			
Schools are located within 1/4 mile of the project.	No	No	No
The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.	No	No	No
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	No	No	No
The site is located within 1000 feet of buried waste in a landfill.	No	No	No
The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.	No	No	No
The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).	No	No	No
The site is listed on the Geotracker listing.	No	No	No
The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.	No	No	No
The site is listed in the EPA's Superfund CERCLIS database.	No	No	No
The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
The site contains existing homes or other buildings constructed prior to 1980.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
<b>Airport Hazards</b>			
The site is located in a FAA Notification Zone. If yes, list the height restrictions.	No	No	No
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	No	No	No
The site is located within an airport safety zone. If yes, list the zone number.	No	No	No
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	No	No	No
The site is within one mile of a private airport. If yes, list the name of the airport.	No	No	No

	2460901100	2460901200	2461610300
<b>Hydrology and Water Quality</b>			
Hydrologic Unit:	San Dieguito	San Dieguito	San Dieguito
Sub-basin:	905.53/Sutherland	905.53/Sutherland	905.53/Sutherland
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges; Santa Ysabel Creek; Sutherland Reservoir	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges; Santa Ysabel Creek; Sutherland Reservoir	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges; Santa Ysabel Creek; Sutherland Reservoir
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes	Yes
The site is located in a Source Water Protection Area.	Yes	Yes	Yes
<b>Water Supply/Groundwater</b>			
The site is located outside (east) of the County Water Authority boundary.	Yes	Yes	Yes
The site is in Borrego Valley.	No	No	No
The project is groundwater dependent.	Yes	Yes	Yes
Annual rainfall:	18 To 21 Inches	18 To 21 Inches	18 To 21 Inches
<b>Noise</b>			
The site is within noise contours.	No	No	No
<b>Fire Services</b>			
The site is located in an Urban-Wildland Interface Zone.	No	No	Yes
FRA/LRA/SRA:	Sra	Sra	Sra
<b>Additional Information</b>			
The site is located within 150 feet of Mexican Border.	No	No	No
The site is located within a Resource Conservation Area.	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
<b>CEQA-Public Review Distribution Matrix</b>			
The site is located in the Desert.	Yes	Yes	Yes
The site is located east of the County Water Authority boundary.	Yes	Yes	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No	No	No
The site is located immediately adjacent to a State Highway or Freeway.	No	No	No
The site is located south of State Highway 78.	No	No	No
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No	No	No
The site is located in the Sweetwater Basin.	No	No	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	No	No	No
There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s).	No	No	No





# PLANNING & DEVELOPMENT SERVICES

## *Preliminary Review of Resources for IS/EA Preparation*

Disclaimer: This report is completed on a regional level with conservative data. The information provided is to be used as screening criteria only. All data is subject to review and may be verified through project site visits. This report may also include user generated static output from an internet mapping site. The information in this preliminary report may or may not be accurate, current, or reliable and may need to be changed on the basis of a more specific review.

Report Run Date/Time:	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):	2461610400,2461610500,2461610600
Project Name:	

	2461610400	2461610500	2461610600
<b>General Information</b>			
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

<b>Public Service and Utility Districts</b>			
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
<b>General Plan Information</b>			
General Plan Regional Category:	Rural	Rural	Rural
General Plan Land Use Designation:	Rural Lands (RI-80) 1 Du/80 Ac	Rural Lands (RI-80) 1 Du/80 Ac	Rural Lands (RI-80) 1 Du/80 Ac
Community Plan:	Ramona	Ramona	Ramona
Rural Village Boundary:	None	None	None
Village Boundary:	None	None	None
Special Study Area :	None	None	None

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

<b>Aesthetic</b>			
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

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

	2461610400	2461610500	2461610600
<b>Biological Resources</b>			
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 (\*always confirm with Cultural and Paleontology 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 geologic features. If yes, name the unique geologic features.	Yes: Santa Ysabel	No	No



	2461610400	2461610500	2461610600
<b>Mineral Resources</b>			
The site is located within a Mineral Resource Category.	No Mrz (No Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)
<b>Hazard Flooding</b>			
The site is located within a FEMA flood area.	No	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
<b>Hazardous Materials</b>			
Schools are located within 1/4 mile of the project.	No	No	No
The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.	No	No	No
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	No	No	No
The site is located within 1000 feet of buried waste in a landfill.	No	No	No
The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.	No	No	No
The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).	No	No	No
The site is listed on the Geotracker listing.	No	No	No
The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.	No	No	No
The site is listed in the EPA's Superfund CERCLIS database.	No	No	No
The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
The site contains existing homes or other buildings constructed prior to 1980.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
<b>Airport Hazards</b>			
The site is located in a FAA Notification Zone. If yes, list the height restrictions.	No	No	No
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	No	No	No
The site is located within an airport safety zone. If yes, list the zone number.	No	No	No
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	No	No	No
The site is within one mile of a private airport. If yes, list the name of the airport.	No	No	No

	2461610400	2461610500	2461610600
<b>Hydrology and Water Quality</b>			
Hydrologic Unit:	San Dieguito	San Dieguito	San Dieguito
Sub-basin:	905.53/Sutherland	905.53/Sutherland	905.53/Sutherland
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges; Santa Ysabel Creek; Sutherland Reservoir	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges; Santa Ysabel Creek; Sutherland Reservoir	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges; Santa Ysabel Creek; Sutherland Reservoir
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes	Yes
The site is located in a Source Water Protection Area.	Yes	Yes	Yes
<b>Water Supply/Groundwater</b>			
The site is located outside (east) of the County Water Authority boundary.	Yes	Yes	Yes
The site is in Borrego Valley.	No	No	No
The project is groundwater dependent.	Yes	Yes	Yes
Annual rainfall:	18 To 21 Inches	18 To 21 Inches	18 To 21 Inches
<b>Noise</b>			
The site is within noise contours.	No	No	No
<b>Fire Services</b>			
The site is located in an Urban-Wildland Interface Zone.	Yes	Yes	No
FRA/LRA/SRA:	Sra	Sra	Sra
<b>Additional Information</b>			
The site is located within 150 feet of Mexican Border.	No	No	No
The site is located within a Resource Conservation Area.	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
<b>CEQA-Public Review Distribution Matrix</b>			
The site is located in the Desert.	Yes	Yes	Yes
The site is located east of the County Water Authority boundary.	Yes	Yes	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No	No	No
The site is located immediately adjacent to a State Highway or Freeway.	No	No	No
The site is located south of State Highway 78.	No	No	No
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No	No	No
The site is located in the Sweetwater Basin.	No	No	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	No	No	No
There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s).	No	No	No



# PLANNING & DEVELOPMENT SERVICES

## *Preliminary Review of Resources for IS/EA Preparation*

Disclaimer: This report is completed on a regional level with conservative data. The information provided is to be used as screening criteria only. All data is subject to review and may be verified through project site visits. This report may also include user generated static output from an internet mapping site. The information in this preliminary report may or may not be accurate, current, or reliable and may need to be changed on the basis of a more specific review.

Report Run Date/Time:	11/1/2022 11:20:01 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2480100500,2480100600,2480900100
Project Name:	

	2480100500	2480100600	2480900100
<b>General Information</b>			
USGS Quad Name/County Quad Number:	Santa Ysabel/68	Santa Ysabel/68	Santa Ysabel/68
Section/Township/Range:	19/12S/03E; 30/12S/03E	30/12S/03E; 31/12S/03E	31/12S/03E
Tax Rate Area:	81016	81016	81016
Thomas Guide:	/	/	/
Site Address:	0 Highway 78 Santa Ysabel 92070	0 Highway 78 Santa Ysabel 92070	0 Highway 78 Santa Ysabel
Parcel Size (acres):	326.72	80.02	17.40
Board of Supervisors District:	5	5	5

<b>Public Service and Utility Districts</b>			
Water/Irrigation District:	None	None	None
Sewer District:	None	None	None
Fire Agency:	None	None	None
School District:	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	2480100600	2480900100
<b>General Plan Information</b>			
General Plan Regional Category:	Rural	Rural	Rural
General Plan Land Use Designation:	Rural Lands (RI-80) 1 Du/80 Ac	Rural Lands (RI-80) 1 Du/80 Ac	Rural Lands (RI-80) 1 Du/80 Ac
Community Plan:	Ramona	Ramona	Ramona
Rural Village Boundary:	None	None	None
Village Boundary:	None	None	None
Special Study Area :	None	None	None

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

<b>Aesthetic</b>			
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

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

	2480100500	2480100600	2480900100
<b>Biological Resources</b>			
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 (\*always confirm with Cultural and Paleontology Specialists)**

Geological Formation:	Cretaceous Plutonic	Cretaceous Plutonic	Cretaceous Plutonic
Paleo Sensitivity:	Zero	Zero	Zero
Paleo Monitoring:	No Monitoring Required	No Monitoring Required	No Monitoring Required

**Geology**

Alquist-Priolo Zone:	No	No	No
County Special Study Zone:	No	No	No
Quaternary/Pre-Quaternary Fault:	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 geologic features. If yes, name the unique geologic features.	No	No	No

	2480100500	2480100600	2480900100
<b>Mineral Resources</b>			
The site is located within a Mineral Resource Category.	No Mrz (No Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)
<b>Hazard Flooding</b>			
The site is located within a FEMA flood area.	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
<b>Hazardous Materials</b>			
Schools are located within 1/4 mile of the project.	No	No	No
The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.	No	No	No
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	No	No	No
The site is located within 1000 feet of buried waste in a landfill.	No	No	No
The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.	No	No	No
The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).	No	No	No
The site is listed on the Geotracker listing.	No	No	No
The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.	No	No	No
The site is listed in the EPA's Superfund CERCLIS database.	No	No	No
The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
The site contains existing homes or other buildings constructed prior to 1980.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
<b>Airport Hazards</b>			
The site is located in a FAA Notification Zone. If yes, list the height restrictions.	No	No	No
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	No	No	No
The site is located within an airport safety zone. If yes, list the zone number.	No	No	No
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	No	No	No
The site is within one mile of a private airport. If yes, list the name of the airport.	No	No	No

	2480100500	2480100600	2480900100
<b>Hydrology and Water Quality</b>			
Hydrologic Unit:	San Dieguito	San Dieguito	San Dieguito
Sub-basin:	905.53/Sutherland	905.53/Sutherland	905.53/Sutherland
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges; Santa Ysabel Creek; Sutherland Reservoir	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges; Santa Ysabel Creek; Sutherland Reservoir	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges; Santa Ysabel Creek; Sutherland Reservoir
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes	Yes
The site is located in a Source Water Protection Area.	Yes	Yes	Yes
<b>Water Supply/Groundwater</b>			
The site is located outside (east) of the County Water Authority boundary.	Yes	Yes	Yes
The site is in Borrego Valley.	No	No	No
The project is groundwater dependent.	Yes	Yes	Yes
Annual rainfall:	18 To 21 Inches	18 To 21 Inches	18 To 21 Inches
<b>Noise</b>			
The site is within noise contours.	No	No	No
<b>Fire Services</b>			
The site is located in an Urban-Wildland Interface Zone.	No	No	No
FRA/LRA/SRA:	Sra	Sra	Sra
<b>Additional Information</b>			
The site is located within 150 feet of Mexican Border.	No	No	No
The site is located within a Resource Conservation Area.	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
<b>CEQA-Public Review Distribution Matrix</b>			
The site is located in the Desert.	Yes	Yes	Yes
The site is located east of the County Water Authority boundary.	Yes	Yes	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No	No	No
The site is located immediately adjacent to a State Highway or Freeway.	No	No	No
The site is located south of State Highway 78.	No	No	No
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No	No	No
The site is located in the Sweetwater Basin.	No	No	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	No	No	No
There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s).	No	No	No



# PLANNING & DEVELOPMENT SERVICES

## *Preliminary Review of Resources for IS/EA Preparation*

Disclaimer: This report is completed on a regional level with conservative data. The information provided is to be used as screening criteria only. All data is subject to review and may be verified through project site visits. This report may also include user generated static output from an internet mapping site. The information in this preliminary report may or may not be accurate, current, or reliable and may need to be changed on the basis of a more specific review.

Report Run Date/Time:	11/1/2022 11:20:10 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2480900900,2480901000,2481001600
Project Name:	

	2480900900	2480901000	2481001600
<b>General Information</b>			
USGS 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
Tax Rate Area:	81016	81016	65023
Thomas Guide:	/	/	/
Site Address:	0 Highway 78 Santa Ysabel 92070	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

<b>Public Service and Utility Districts</b>			
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



	2480900900	2480901000	2481001600
<b>General Plan Information</b>			
General Plan Regional Category:	Rural	Rural	Rural
General Plan Land Use Designation:	Rural Lands (RI-80) 1 Du/80 Ac	Rural Lands (RI-80) 1 Du/80 Ac	Rural Lands (RI-80) 1 Du/80 Ac
Community Plan:	Ramona	Ramona	Ramona
Rural Village Boundary:	None	None	None
Village Boundary:	None	None	None
Special Study Area :	None	None	None

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

<b>Aesthetic</b>			
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

<b>Agricultural Resources</b>			
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.	Yes	Yes	Yes

	2480900900	2480901000	2481001600
<b>Biological Resources</b>			
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 Freshwater
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 (\*always confirm with Cultural and Paleontology Specialists)**

Geological Formation:	Cretaceous Plutonic	Cretaceous Plutonic	Cretaceous Plutonic
Paleo Sensitivity:	Zero	Zero	Zero
Paleo Monitoring:	No Monitoring Required	No Monitoring Required	No Monitoring Required

**Geology**

Alquist-Priolo Zone:	No	No	No
County Special Study Zone:	No	No	No
Quaternary/Pre-Quaternary Fault:	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
<b>Mineral Resources</b>			
The site is located within a Mineral Resource Category.	No Mrz (No Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)
<b>Hazard Flooding</b>			
The site is located within a FEMA flood area.	No	No	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
<b>Hazardous Materials</b>			
Schools are located within 1/4 mile of the project.	No	No	No
The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.	No	No	No
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	No	No	No
The site is located within 1000 feet of buried waste in a landfill.	No	No	No
The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.	No	No	No
The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).	No	No	No
The site is listed on the Geotracker listing.	No	No	No
The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.	No	No	No
The site is listed in the EPA's Superfund CERCLIS database.	No	No	No
The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
The site contains existing homes or other buildings constructed prior to 1980.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
<b>Airport Hazards</b>			
The site is located in a FAA Notification Zone. If yes, list the height restrictions.	No	No	No
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	No	No	No
The site is located within an airport safety zone. If yes, list the zone number.	No	No	No
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	No	No	No
The site is within one mile of a private airport. If yes, list the name of the airport.	No	No	No

	2480900900	2480901000	2481001600
<b>Hydrology and Water Quality</b>			
Hydrologic Unit:	San Dieguito	San Dieguito	San Dieguito
Sub-basin:	905.53/Sutherland	905.53/Sutherland	905.53/Sutherland
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges; Santa Ysabel Creek; Sutherland Reservoir	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges; Santa Ysabel Creek; Sutherland Reservoir	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges; Santa Ysabel Creek; Sutherland Reservoir
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes	Yes
The site is located in a Source Water Protection Area.	Yes	Yes	Yes
<b>Water Supply/Groundwater</b>			
The site is located outside (east) of the County Water Authority boundary.	Yes	Yes	Yes
The site is in Borrego Valley.	No	No	No
The project is groundwater dependent.	Yes	Yes	Yes
Annual rainfall:	18 To 21 Inches	18 To 21 Inches	18 To 21 Inches
<b>Noise</b>			
The site is within noise contours.	No	No	No
<b>Fire Services</b>			
The site is located in an Urban-Wildland Interface Zone.	No	No	No
FRA/LRA/SRA:	Sra	Sra	Sra
<b>Additional Information</b>			
The site is located within 150 feet of Mexican Border.	No	No	No
The site is located within a Resource Conservation Area.	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
<b>CEQA-Public Review Distribution Matrix</b>			
The site is located in the Desert.	Yes	Yes	Yes
The site is located east of the County Water Authority boundary.	Yes	Yes	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No	No	No
The site is located immediately adjacent to a State Highway or Freeway.	No	No	No
The site is located south of State Highway 78.	No	No	No
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No	No	No
The site is located in the Sweetwater Basin.	No	No	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	No	No	No
There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s).	No	No	No



# PLANNING & DEVELOPMENT SERVICES

## *Preliminary Review of Resources for IS/EA Preparation*

Disclaimer: This report is completed on a regional level with conservative data. The information provided is to be used as screening criteria only. All data is subject to review and may be verified through project site visits. This report may also include user generated static output from an internet mapping site. The information in this preliminary report may or may not be accurate, current, or reliable and may need to be changed on the basis of a more specific review.

Report Run Date/Time:	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):	2481001700,2481101000,2860600300
Project Name:	

	2481001700	2481101000	2860600300
<b>General Information</b>			
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

<b>Public Service and Utility Districts</b>			
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

	2481001700	2481101000	2860600300
<b>General Plan Information</b>			
General Plan Regional Category:	Rural	Rural	Rural
General Plan Land Use Designation:	Rural Lands (RI-80) 1 Du/80 Ac	Rural Lands (RI-80) 1 Du/80 Ac	Rural Lands (RI-80) 1 Du/80 Ac
Community Plan:	Ramona	Ramona	Ramona
Rural Village Boundary:	None	None	None
Village Boundary:	None	None	None
Special Study Area :	None	None	None

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

<b>Aesthetic</b>			
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

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

	2481001700	2481101000	2860600300
<b>Biological Resources</b>			
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	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 (\*always confirm with Cultural and Paleontology 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**

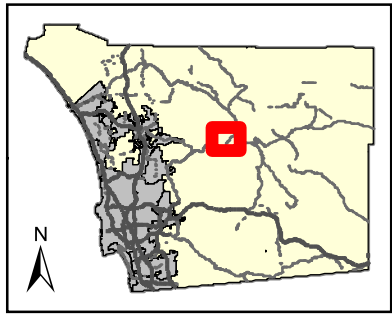
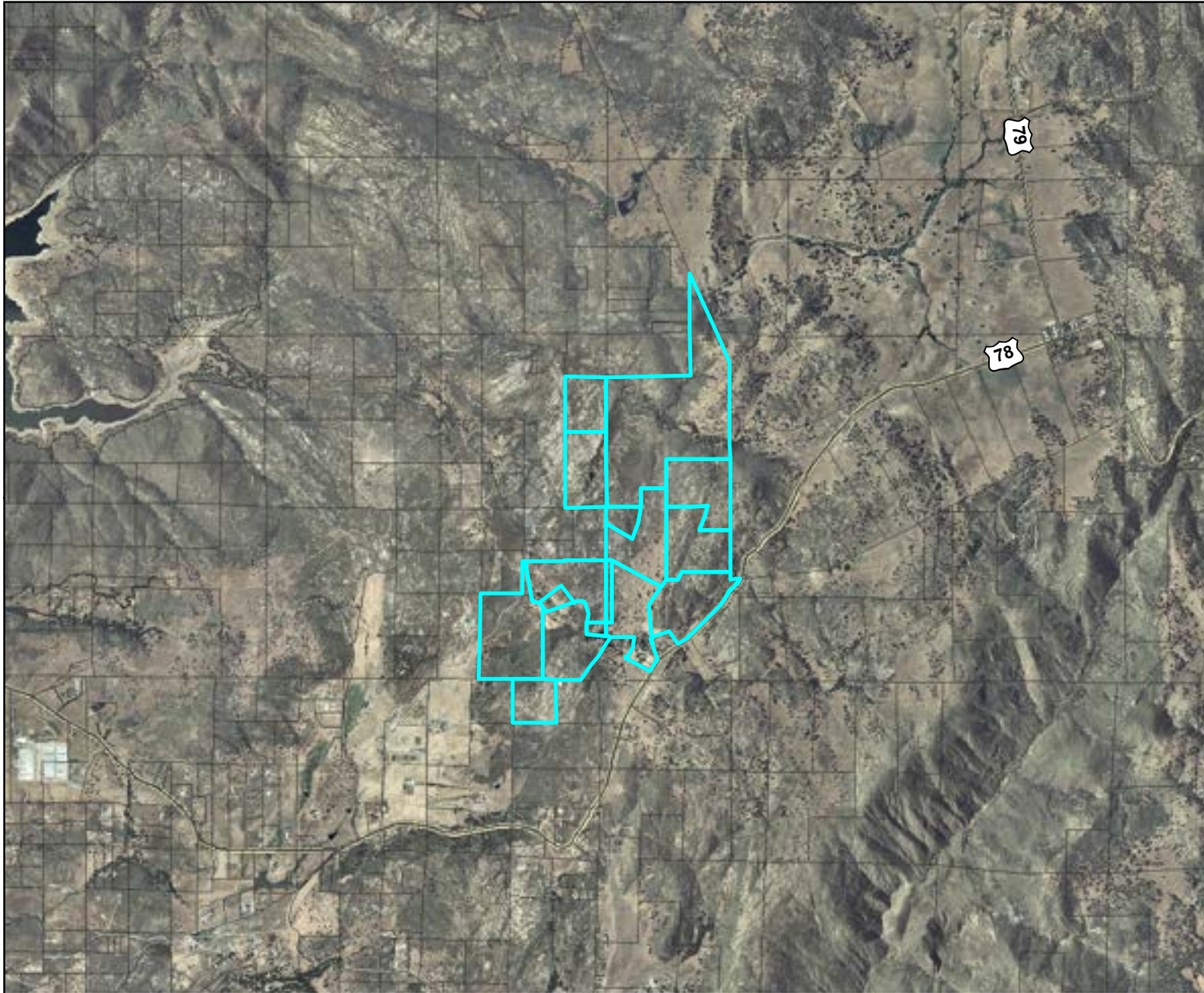
Alquist-Priolo Zone:	No	No	No
County Special Study Zone:	No	No	No
Quaternary/Pre-Quaternary Fault:	Yes	No	Yes
Potential Liquefaction Area:	Yes	Yes	No
Soils Hydrologic Group:	C; D	C; D	C; D
The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category.	No	No	Yes: -/-/Gabbro 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

	2481001700	2481101000	2860600300
<b>Mineral Resources</b>			
The site is located within a Mineral Resource Category.	No Mrz (Yes Alluvium/No Mines)	No Mrz (Yes Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)
<b>Hazard Flooding</b>			
The site is located within a FEMA flood area.	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
<b>Hazardous Materials</b>			
Schools are located within 1/4 mile of the project.	No	No	No
The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.	No	No	No
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	No	No	No
The site is located within 1000 feet of buried waste in a landfill.	No	No	No
The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.	No	No	No
The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).	No	No	No
The site is listed on the Geotracker listing.	No	No	No
The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.	No	No	No
The site is listed in the EPA's Superfund CERCLIS database.	No	No	No
The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
The site contains existing homes or other buildings constructed prior to 1980.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
<b>Airport Hazards</b>			
The site is located in a FAA Notification Zone. If yes, list the height restrictions.	No	No	No
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	No	No	No
The site is located within an airport safety zone. If yes, list the zone number.	No	No	No
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	No	No	No
The site is within one mile of a private airport. If yes, list the name of the airport.	No	No	No



	2481001700	2481101000	2860600300
<b>Hydrology and Water Quality</b>			
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
<b>Water Supply/Groundwater</b>			
The site is located outside (east) of the County Water Authority boundary.	Yes	Yes	Yes
The site is in Borrego Valley.	No	No	No
The project is groundwater dependent.	Yes	Yes	Yes
Annual rainfall:	18 To 21 Inches	18 To 21 Inches	18 To 21 Inches
<b>Noise</b>			
The site is within noise contours.	Yes	Yes	No
<b>Fire Services</b>			
The site is located in an Urban-Wildland Interface Zone.	No	No	Yes
FRA/LRA/SRA:	Sra	Sra	Sra
<b>Additional Information</b>			
The site is located within 150 feet of Mexican Border.	No	No	No
The site is located within a Resource Conservation Area.	No	No	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
<b>CEQA-Public Review Distribution Matrix</b>			
The site is located in the Desert.	Yes	Yes	No
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 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

# 2014 ORTHOPHOTO



**Legend:**

 PROJECT AREA

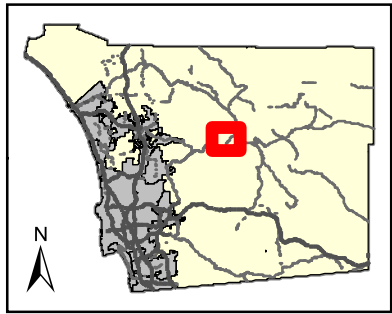
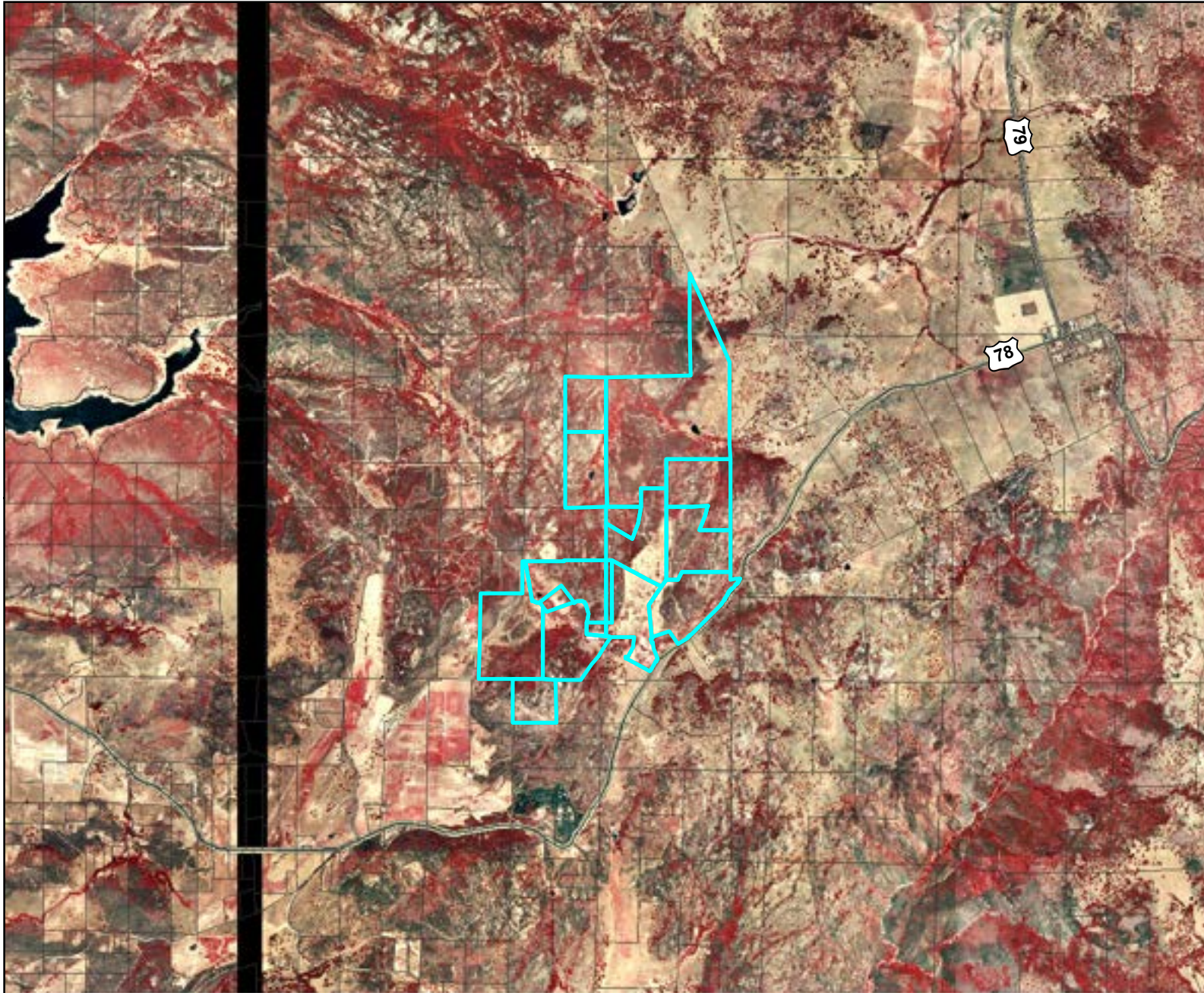
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NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
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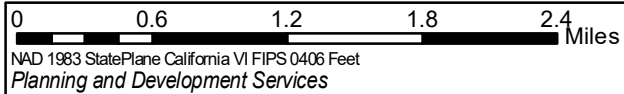
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# 1997 COLOR INFRARED



**Legend:**

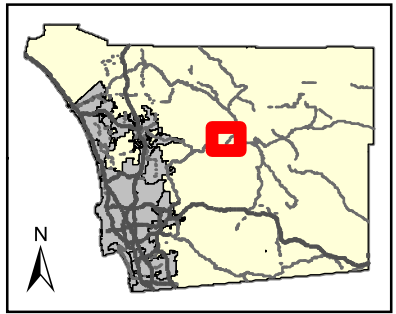
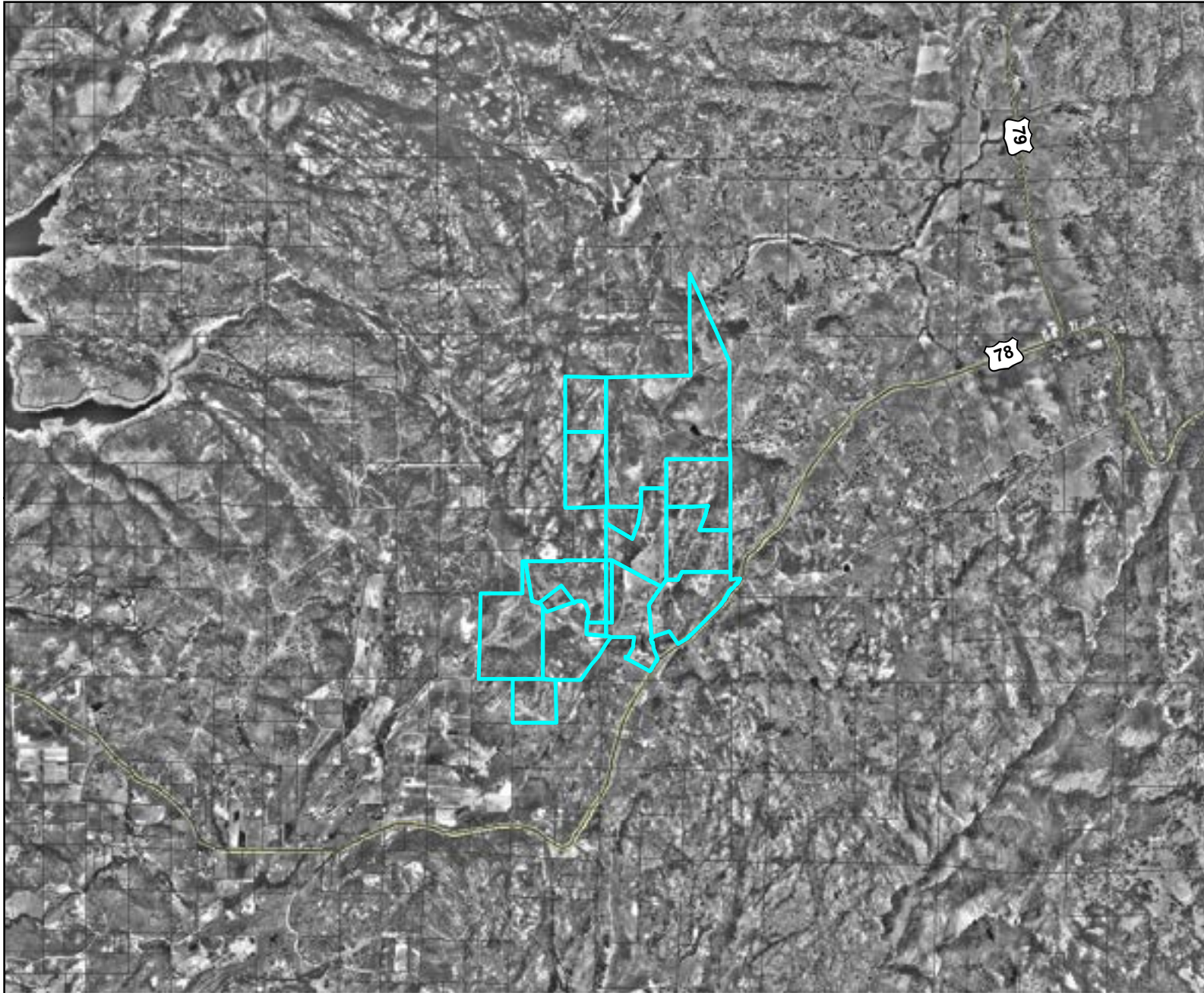
 PROJECT AREA



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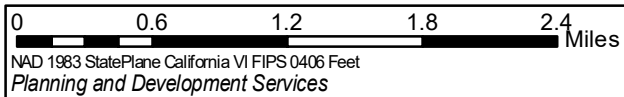
**Notes:**

# 1995 AERIAL



**Legend:**

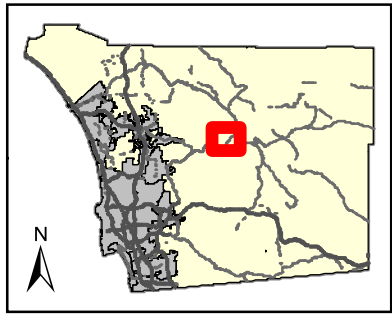
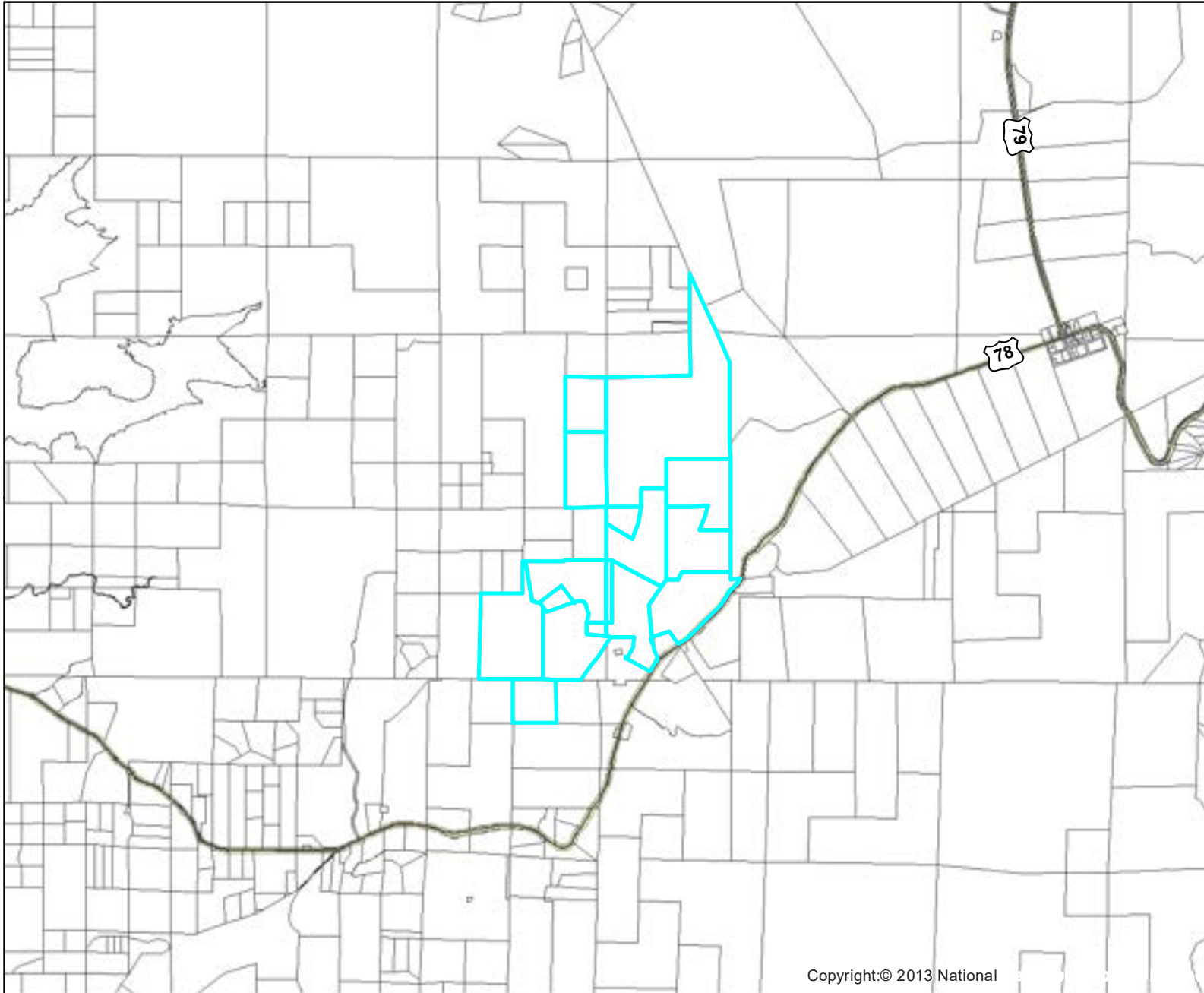
 PROJECT AREA



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**Notes:**

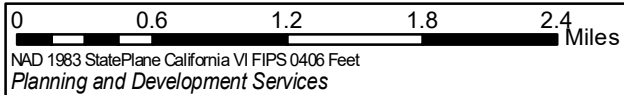
# TOPO MAP



**Legend:**

 PROJECT AREA

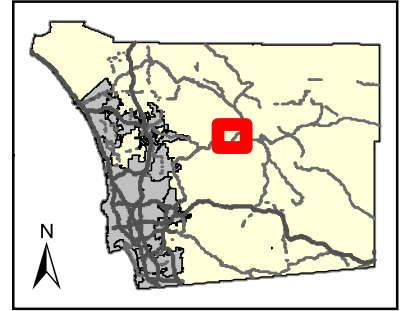
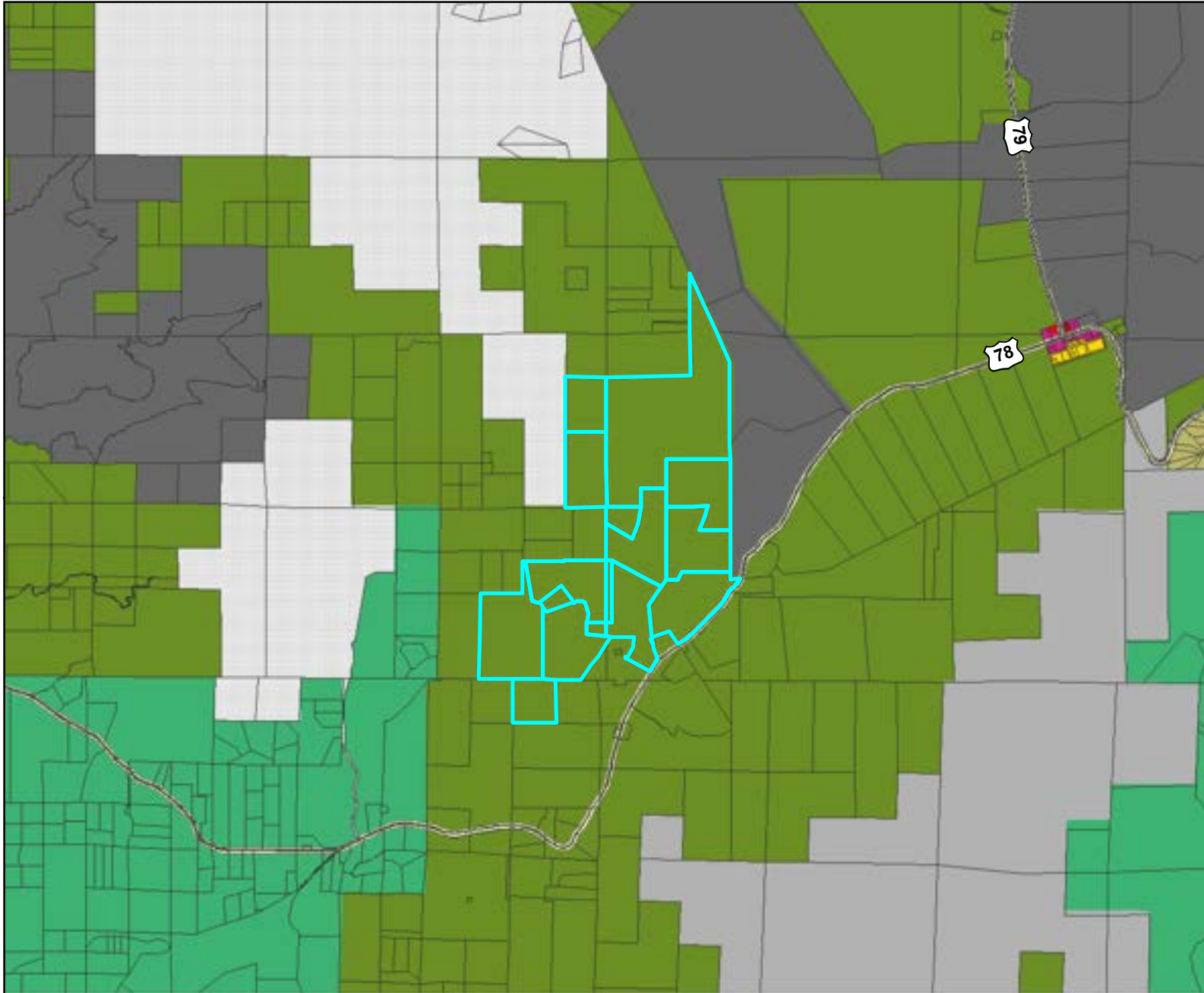
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**THIS MAP IS NOT TO BE USED FOR NAVIGATION.**

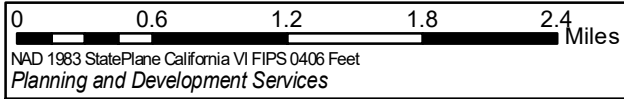
**Notes:**

# GENERAL PLAN - LAND USE



**Legend:**

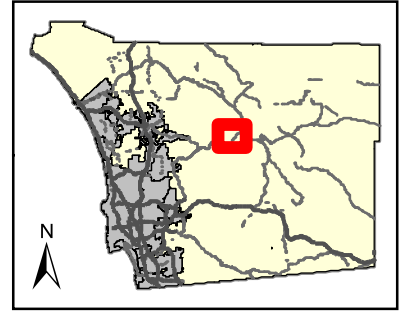
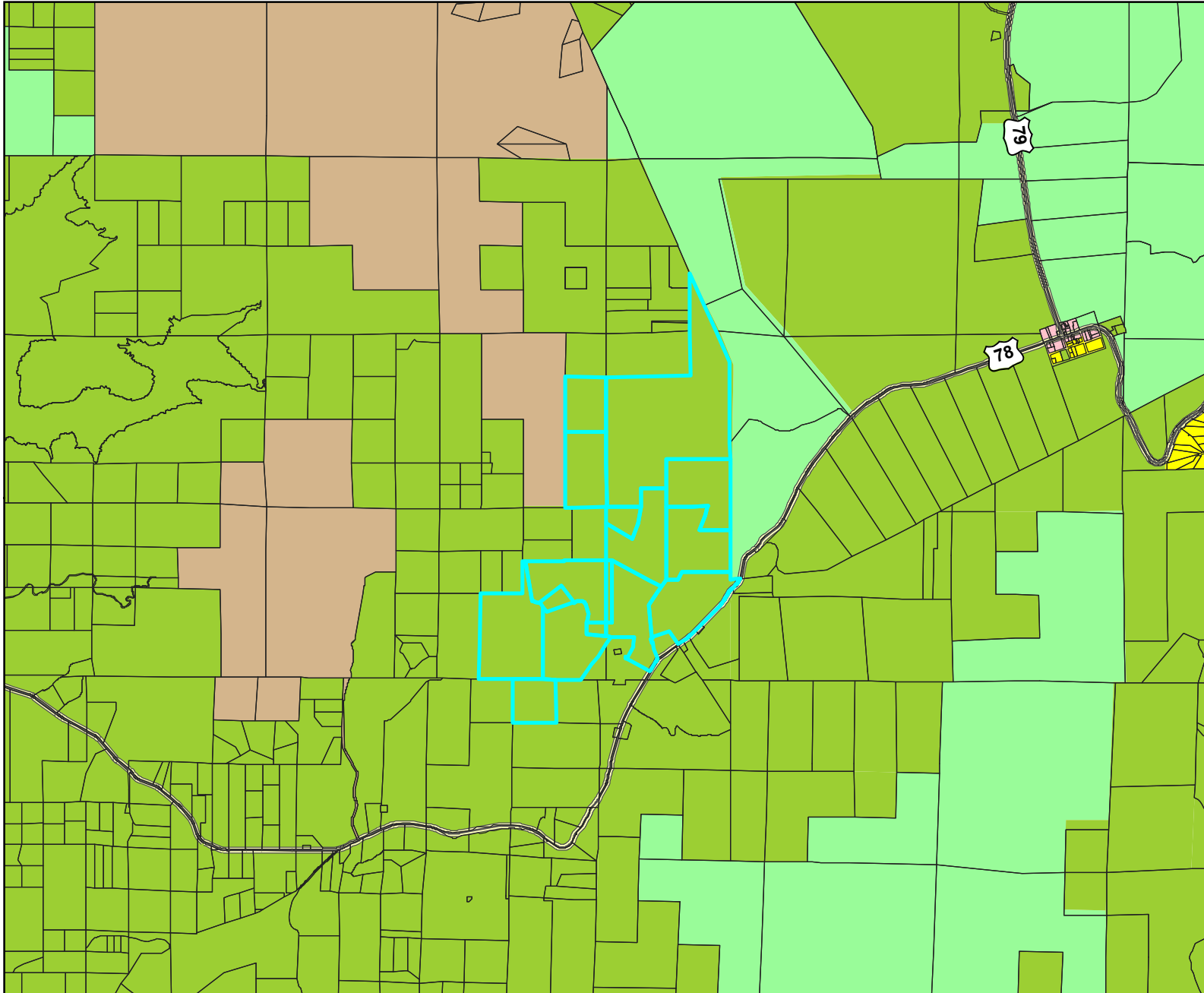
- PROJECT AREA
- GENERAL PLAN (AUGUST 2011)**
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-5)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Semi-Rural Residential (SR-10)
- Rural Lands (RL-20)
- Rural Lands (RL-40)
- Rural Lands (RL-80)
- Specific Plan Area\*
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands (Solid Waste Facility)
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)



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

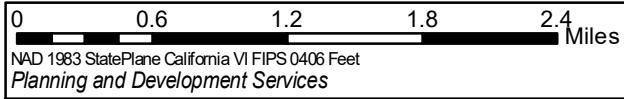
**Notes:**  
 \*Residential densities in *italics*

# ZONING - USE



**Legend:**

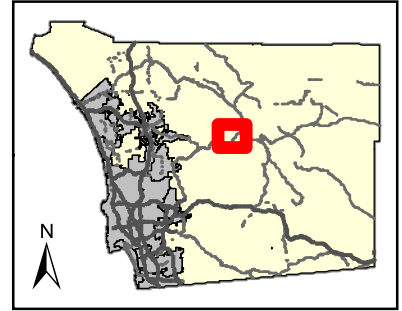
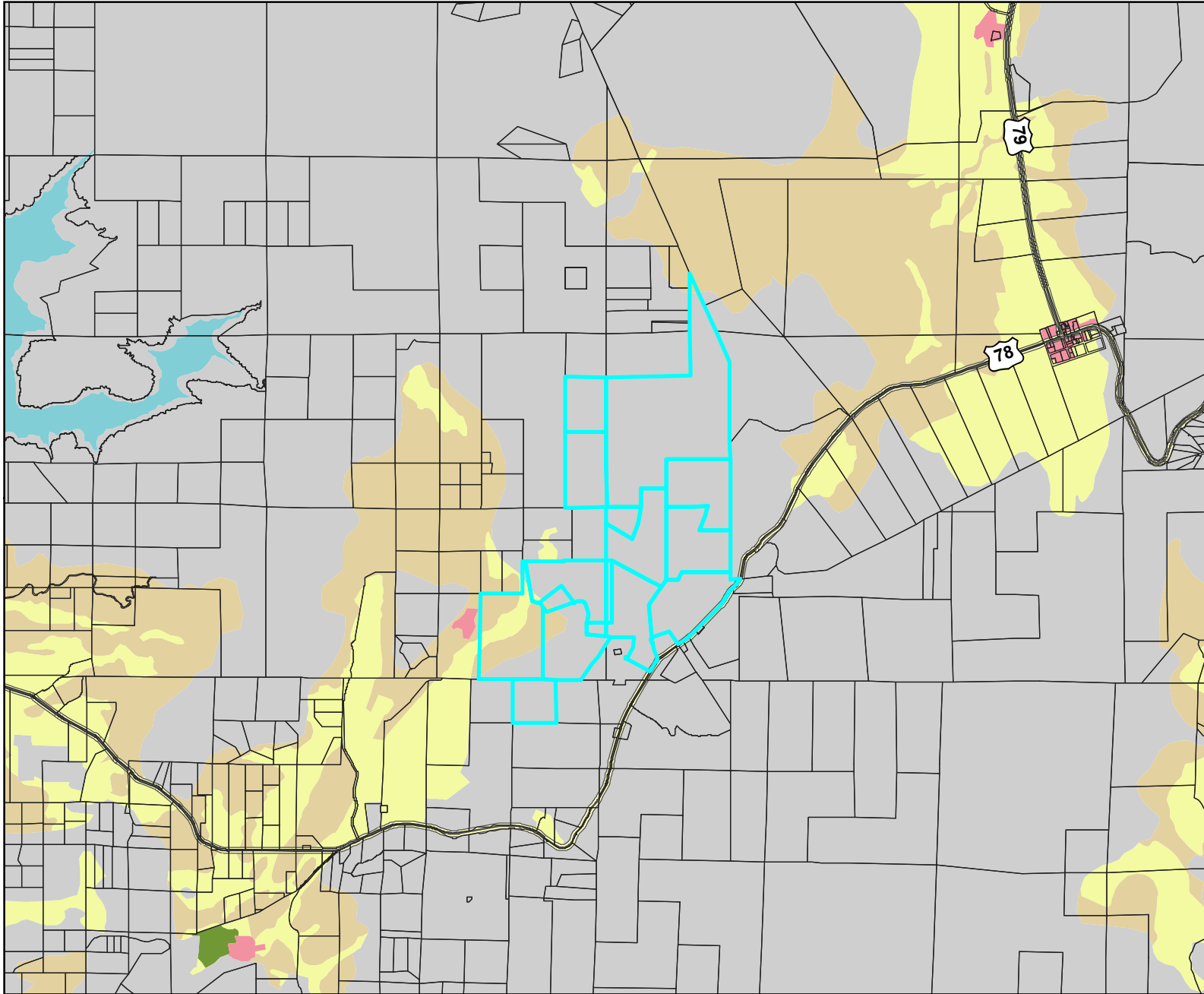
- PROJECT AREA
- ZONING**
- USE REGULATION**
- Agriculture
- Commerical and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Village Civic District
- Village
- Village
- Village
- Village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



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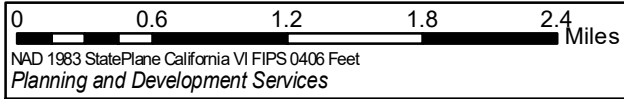
**Notes:**

# FMMP



**Legend:**

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

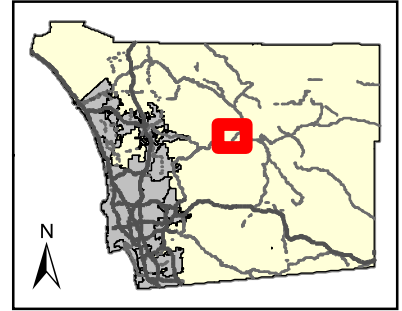
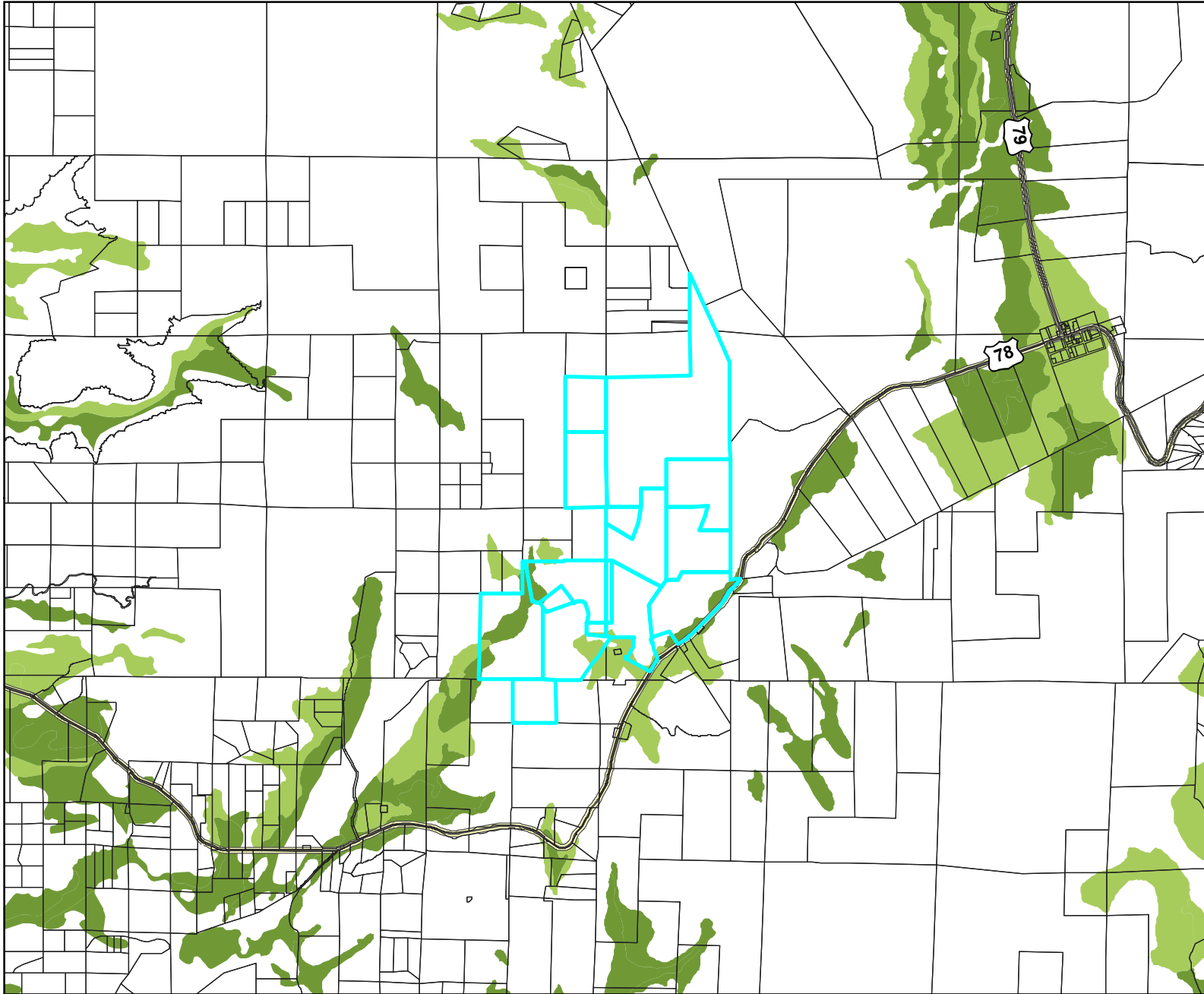


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 Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION.**

**Notes:**  
 FMMP = Farmland Mapping and Monitoring Program

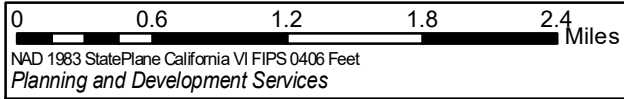


# PRIME SOILS



**Legend:**

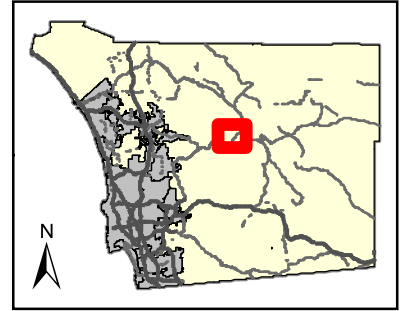
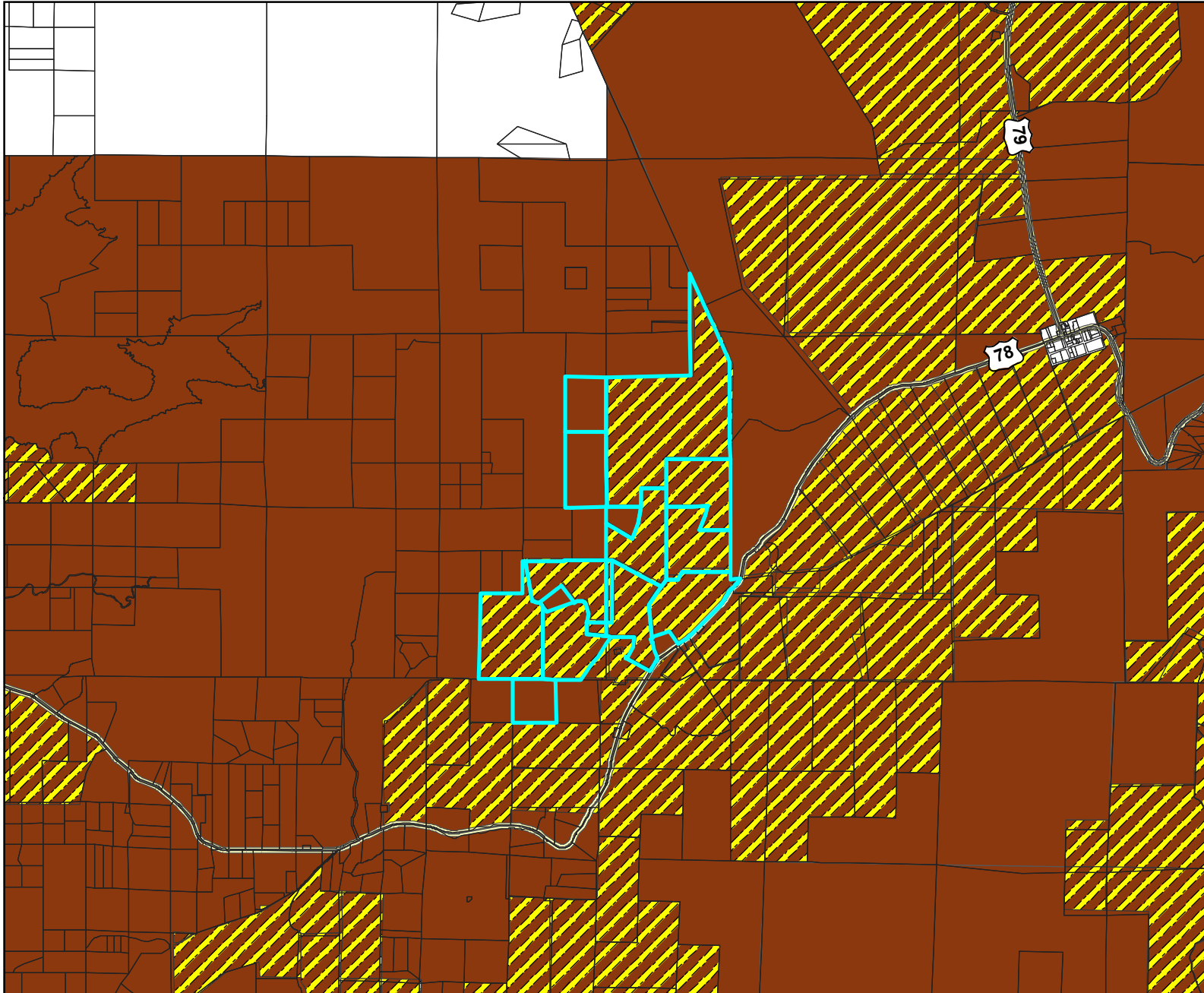
- PROJECT AREA
- PRIME SOILS**
  - Prime Farmland Soils
  - Statewide Significance Soils



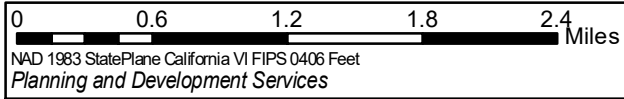
N This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

**Notes:**

# AG. PRESERVES/WILLIAMSON ACT



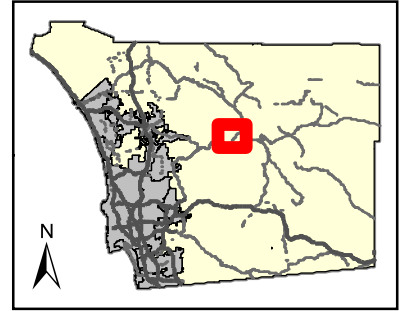
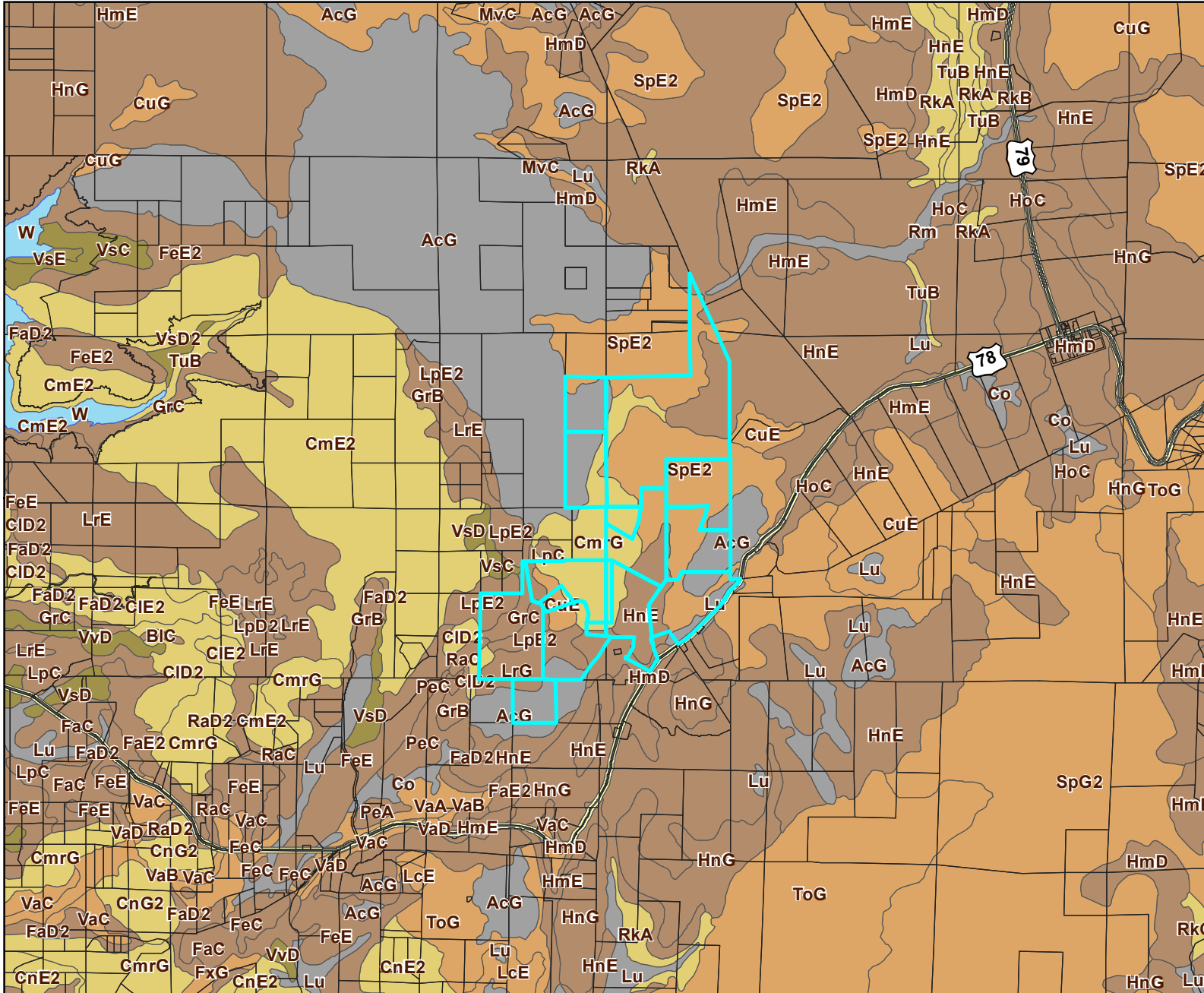
- Legend:**
- PROJECT AREA
  - WILLIAMSON ACT CONTRACT
  - AGRICULTURAL PRESERVE



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

**Notes:**

# SOIL



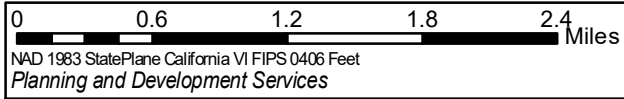
**Legend:**

- PROJECT AREA

**SOILS**

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

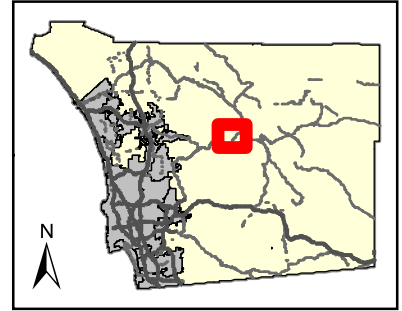
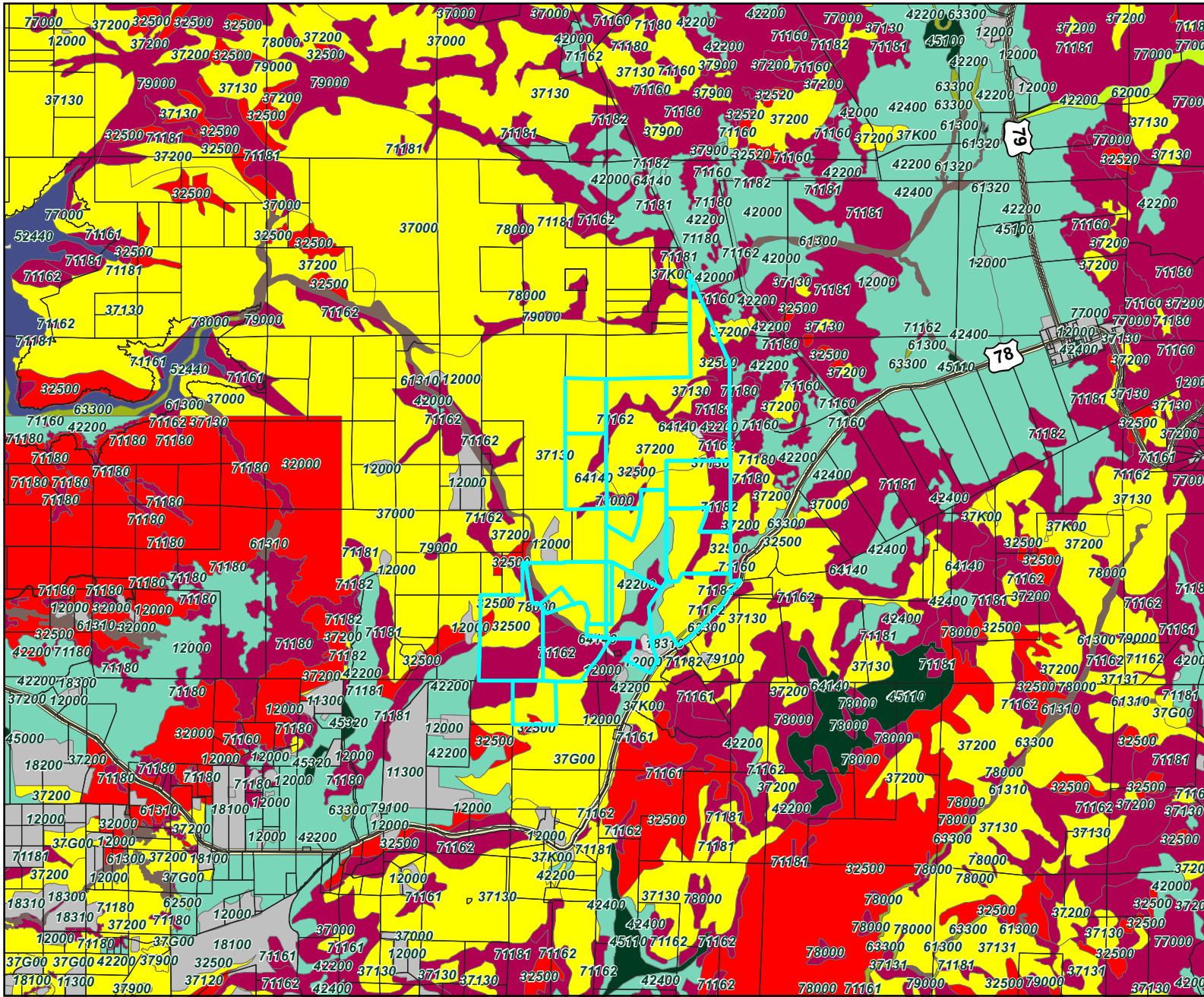
**Notes:**



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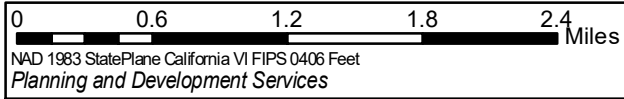
SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
CmrG	Cieneba very rocky coarse sandy loam, 30 to 75 percent slopes	7s-8(19)	<5	Low	Severe 1
AcG	Acid igneous rock land	8s-1(19,20,30)	<10	Low	Severe 1
SpE2	Sheephead rocky fine sandy loam, 9 to 30 percent slopes, eroded	6e-7(20)	<10	Low	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)	X	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

# VEGETATION



**Legend:**

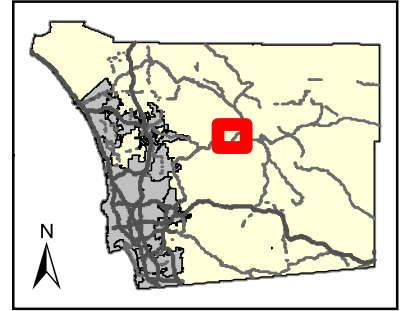
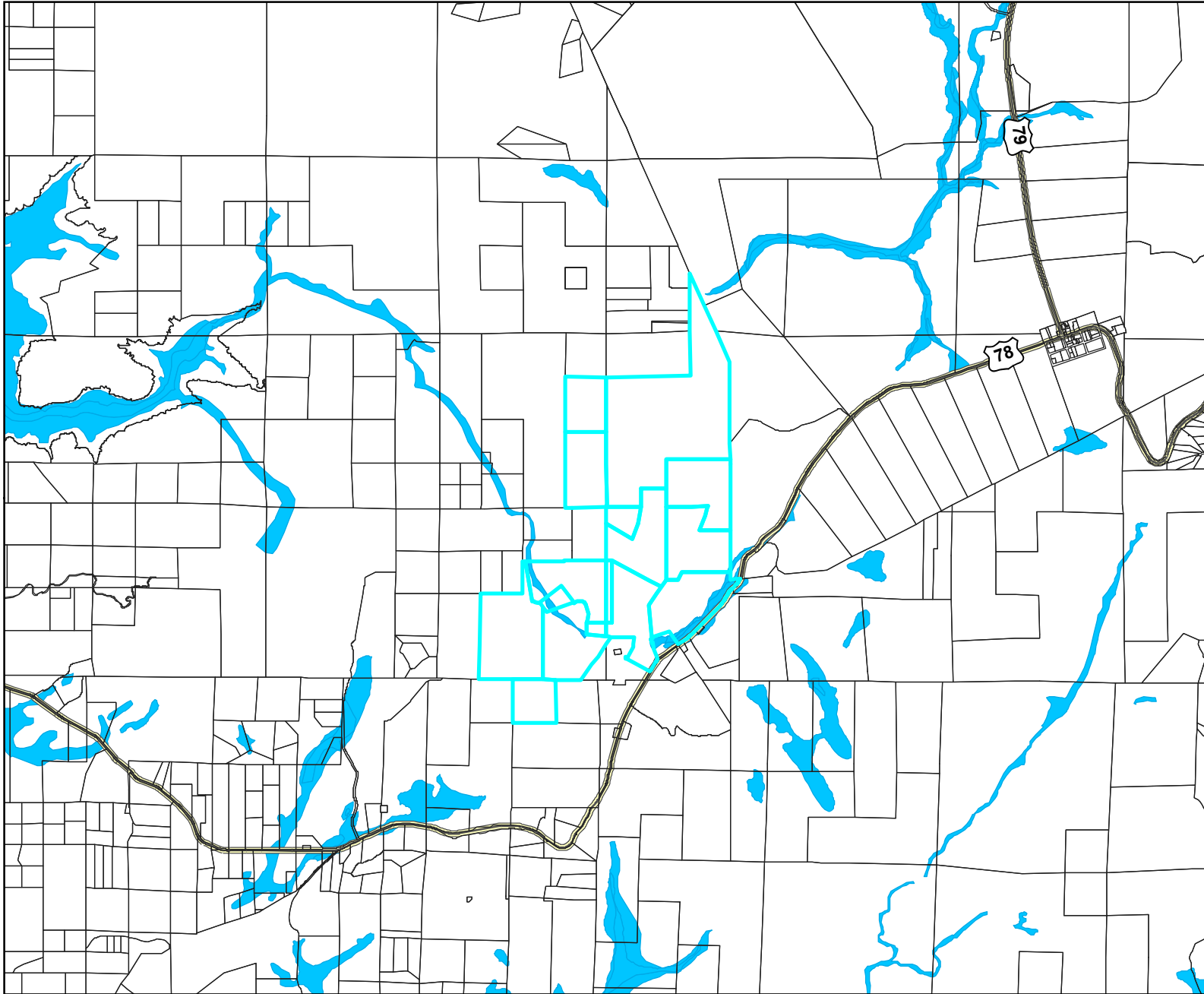
- PROJECT AREA
- VEGETATION CATEGORY**
- Southern Foredunes, Beach, Saltpan
- Mudflats
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Vernal Pool, Meadow and Seep
- Marsh
- Coniferous Forest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



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**Notes:**

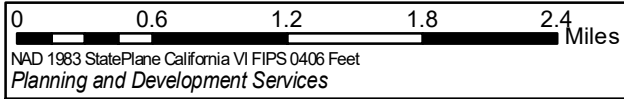
# WETLANDS



**Legend:**

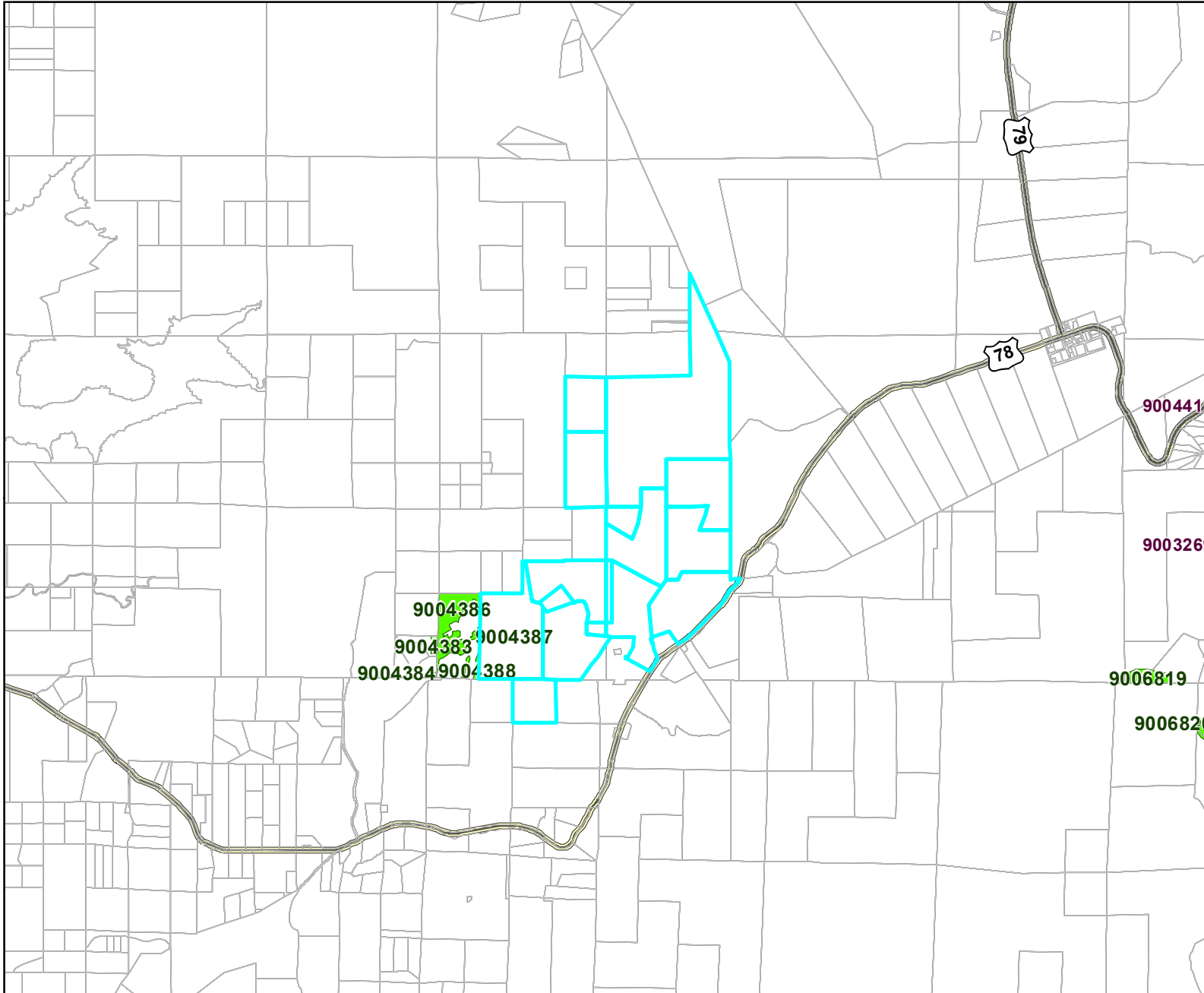
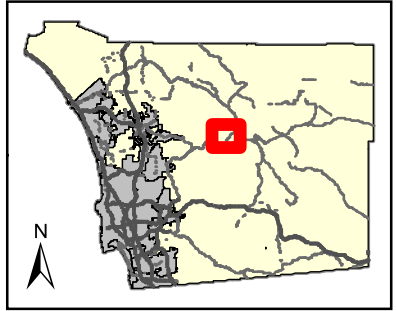
- PROJECT AREA
- WETLANDS

**Notes:**



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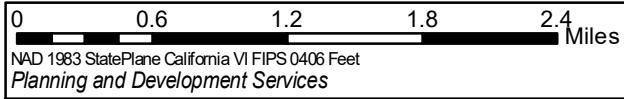
# OPEN SPACE EASEMENTS



**Legend:**

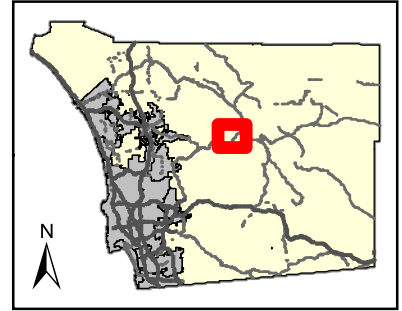
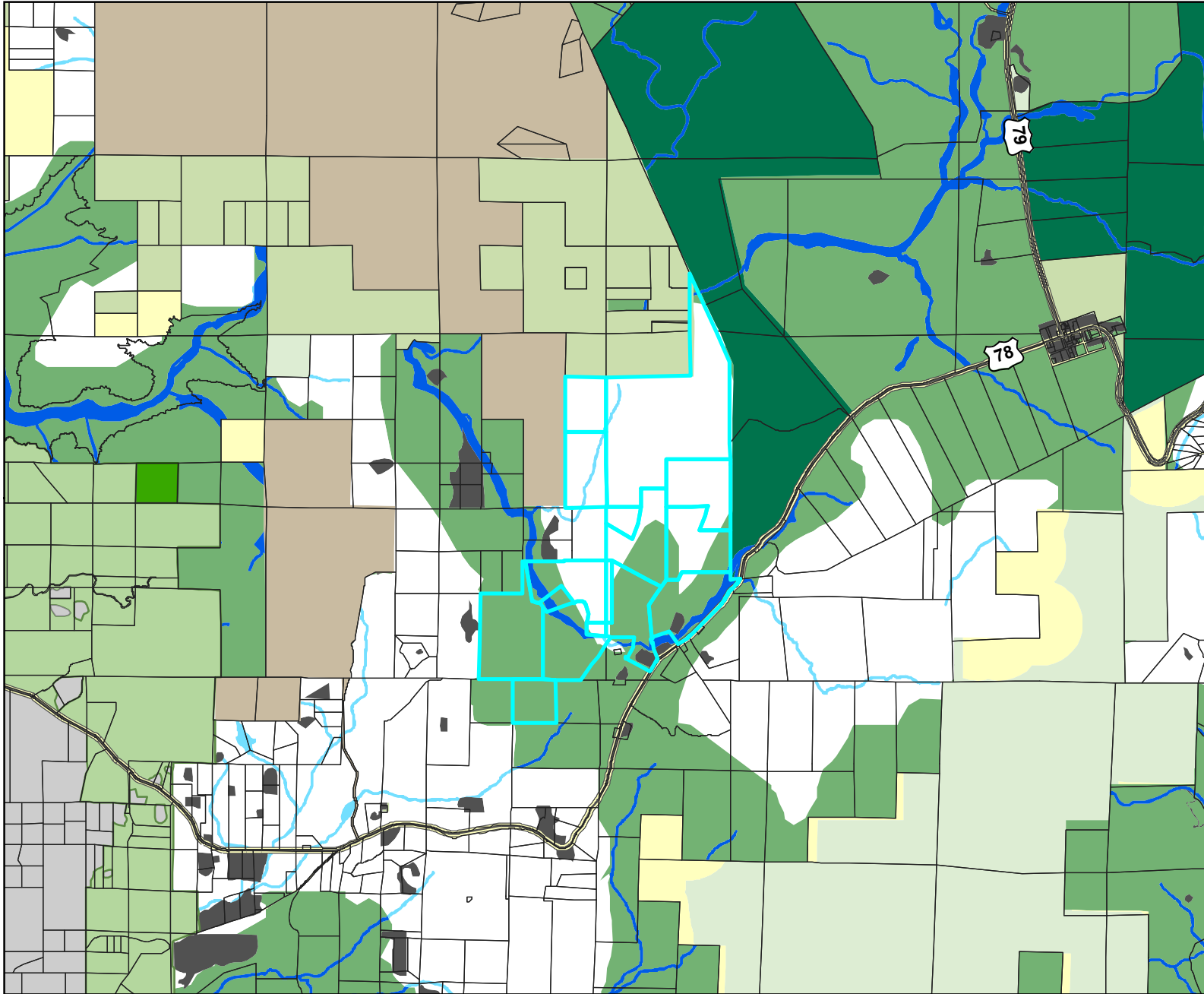
- PROJECT AREA
- OPEN SPACE EASEMENT**
- Biological
- Conservation
- Open Space
- Private Open Space
- Recreational

**Notes:**



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# MSCP



**Legend:**

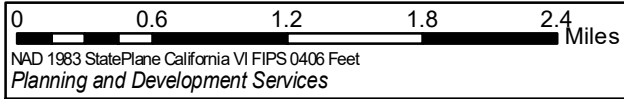
- PROJECT AREA

**NMSCP (DRAFT) DESCRIPTION**

- Preserve Areas
- Pre-Approved Mitigation Area (PAMA)
- Outside PAMA
- Pre-negotiated (Hardlined) Take Authorized Areas
- Special Districts
- Tribal Lands in Fee
- Tribal Lands in Trust
- Gregory Canyon Landfill
- Other Lands
- US Forest Service

**EMSCP (DRAFT) DESCRIPTION**

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

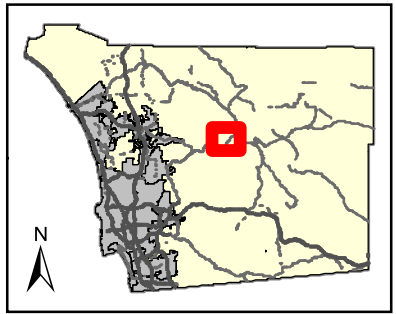
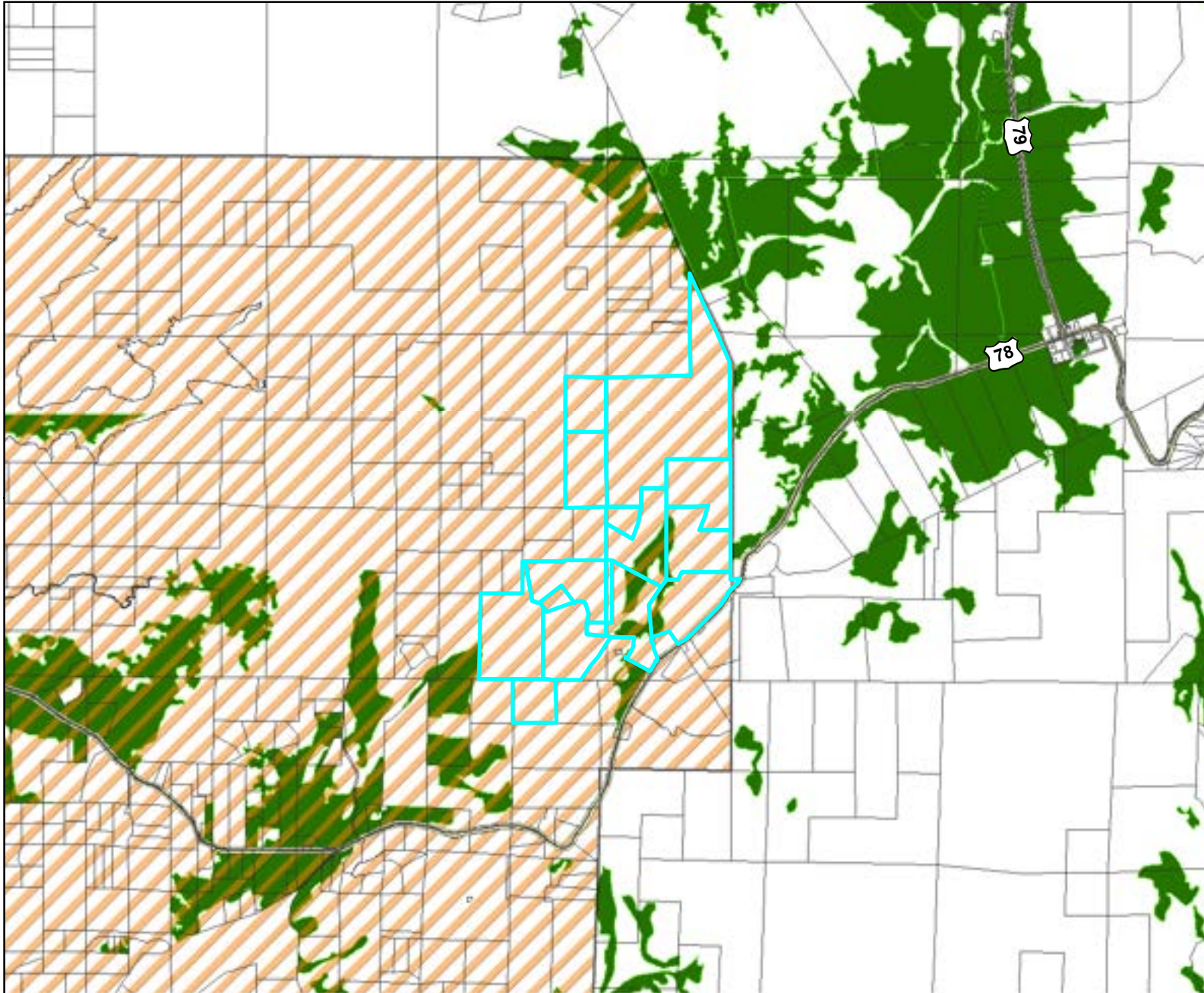


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**Notes:**  
 MSCP = Multiple Species Conservation Program

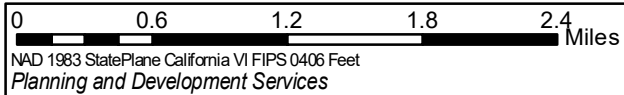


# RAMONA GRASSLANDS



**Legend:**

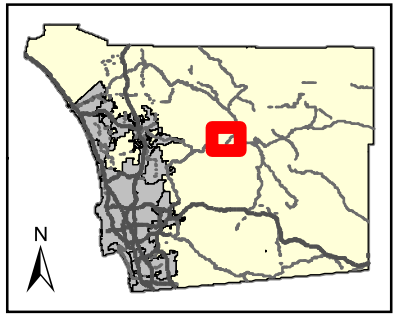
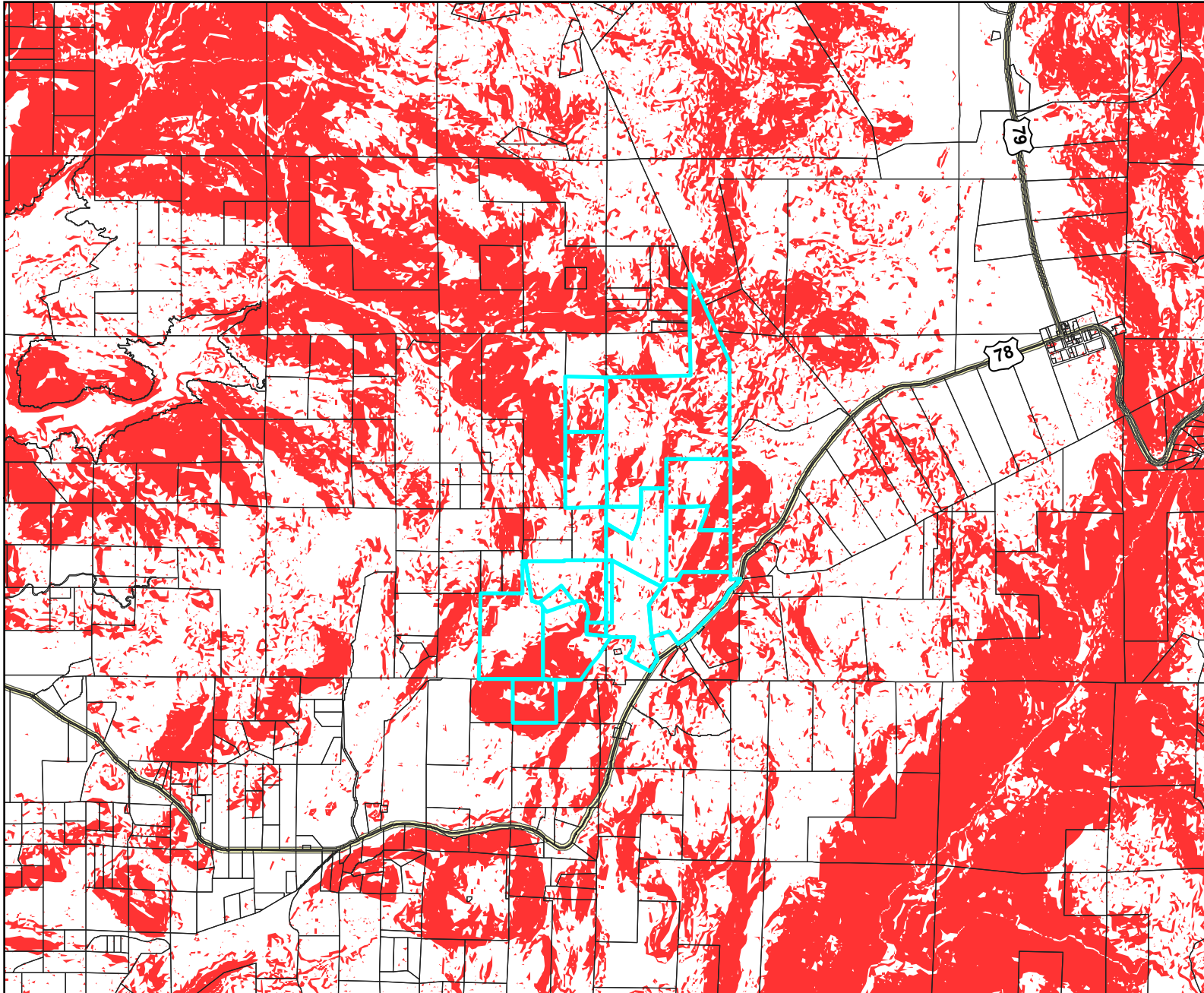
-  PROJECT AREA
-  RAMONA
-  GRASSLANDS



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**Notes:**

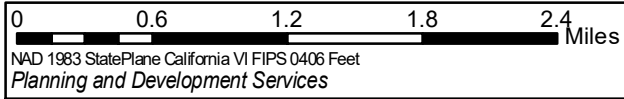
# STEEP SLOPES



**Legend:**

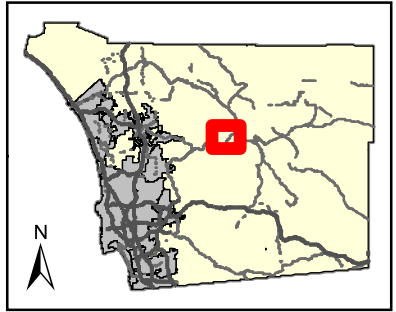
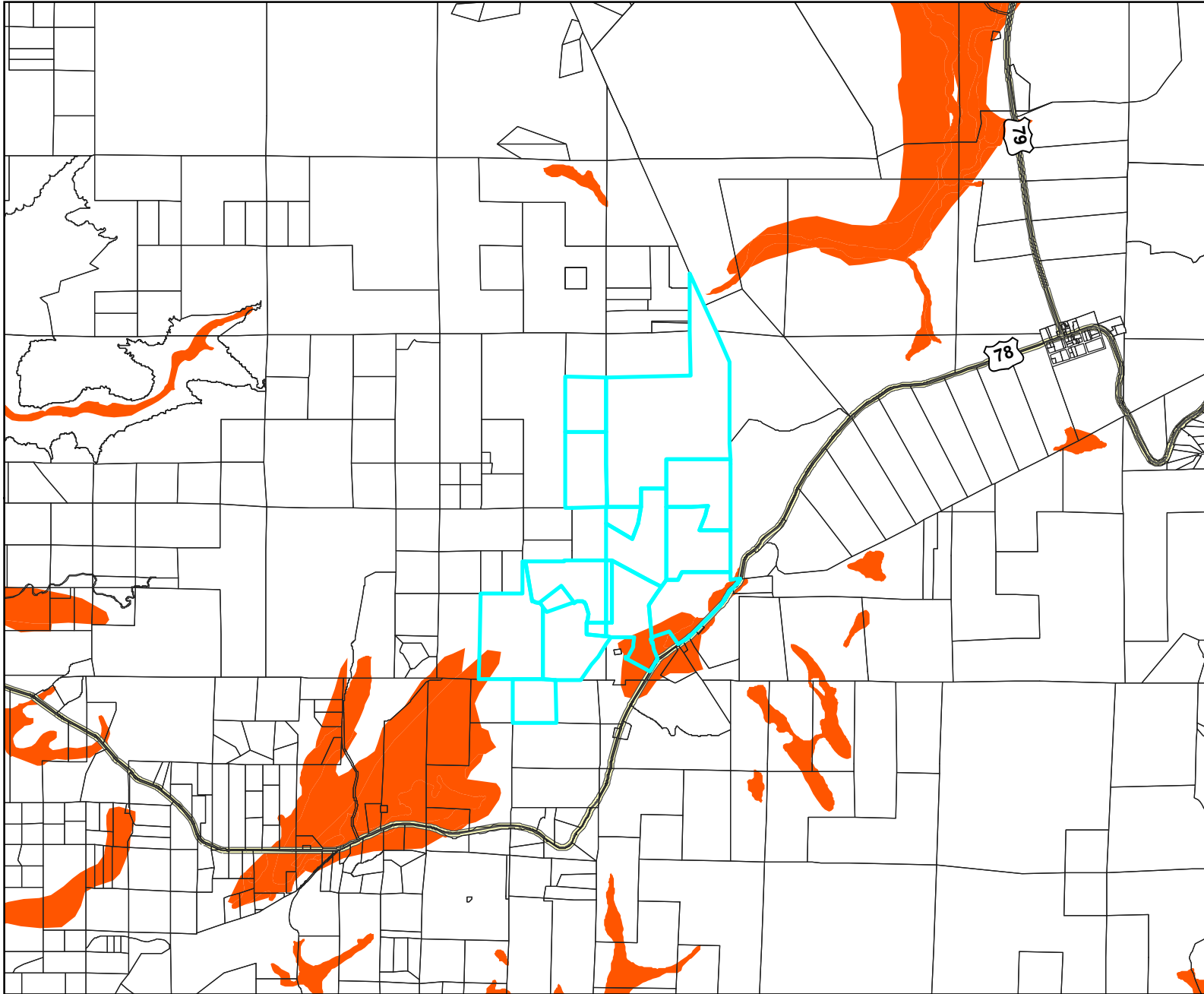
- PROJECT AREA
- STEEP SLOPE (> 25%)

**Notes:**





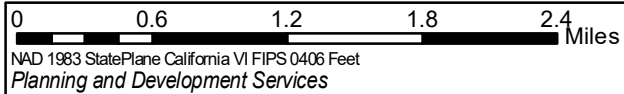
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# POTENTIAL LIQUEFACTION



**Legend:**

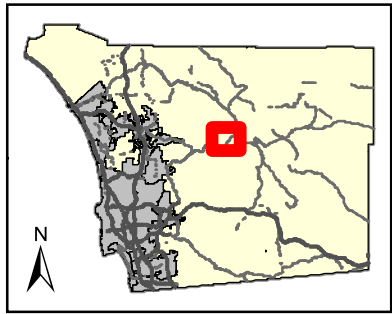
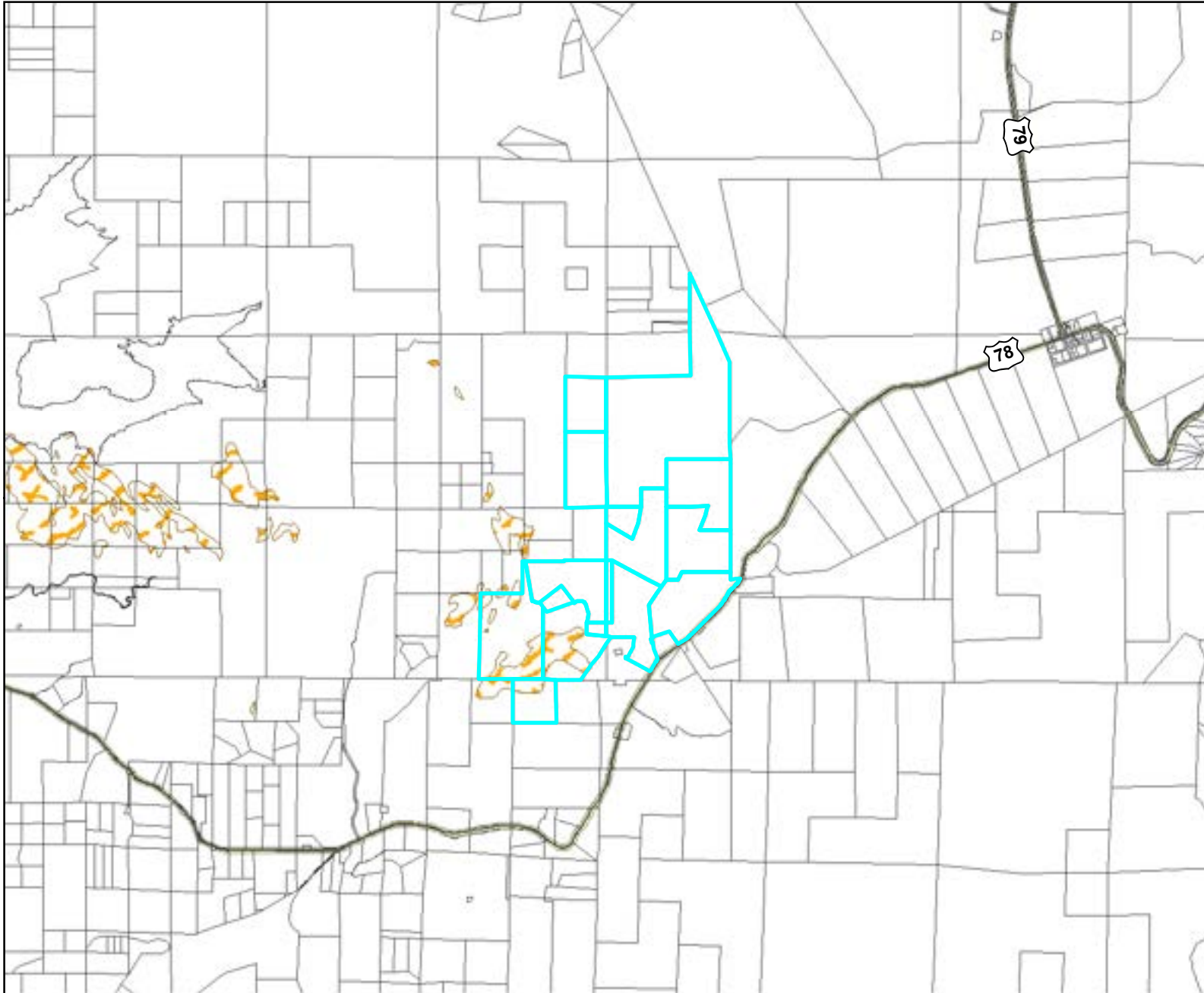
-  PROJECT AREA
-  POTENTIAL LIQUEFACTION AREA



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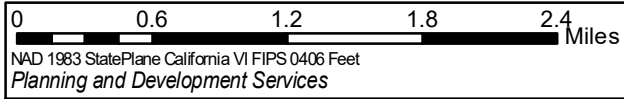
**Notes:**

# LANDSLIDE SUSCEPTIBILITY



**Legend:**

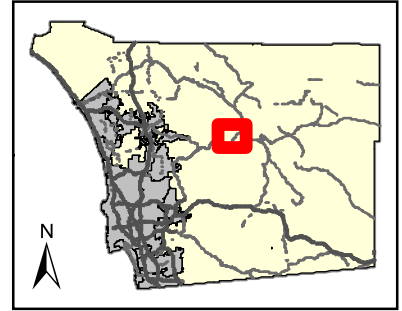
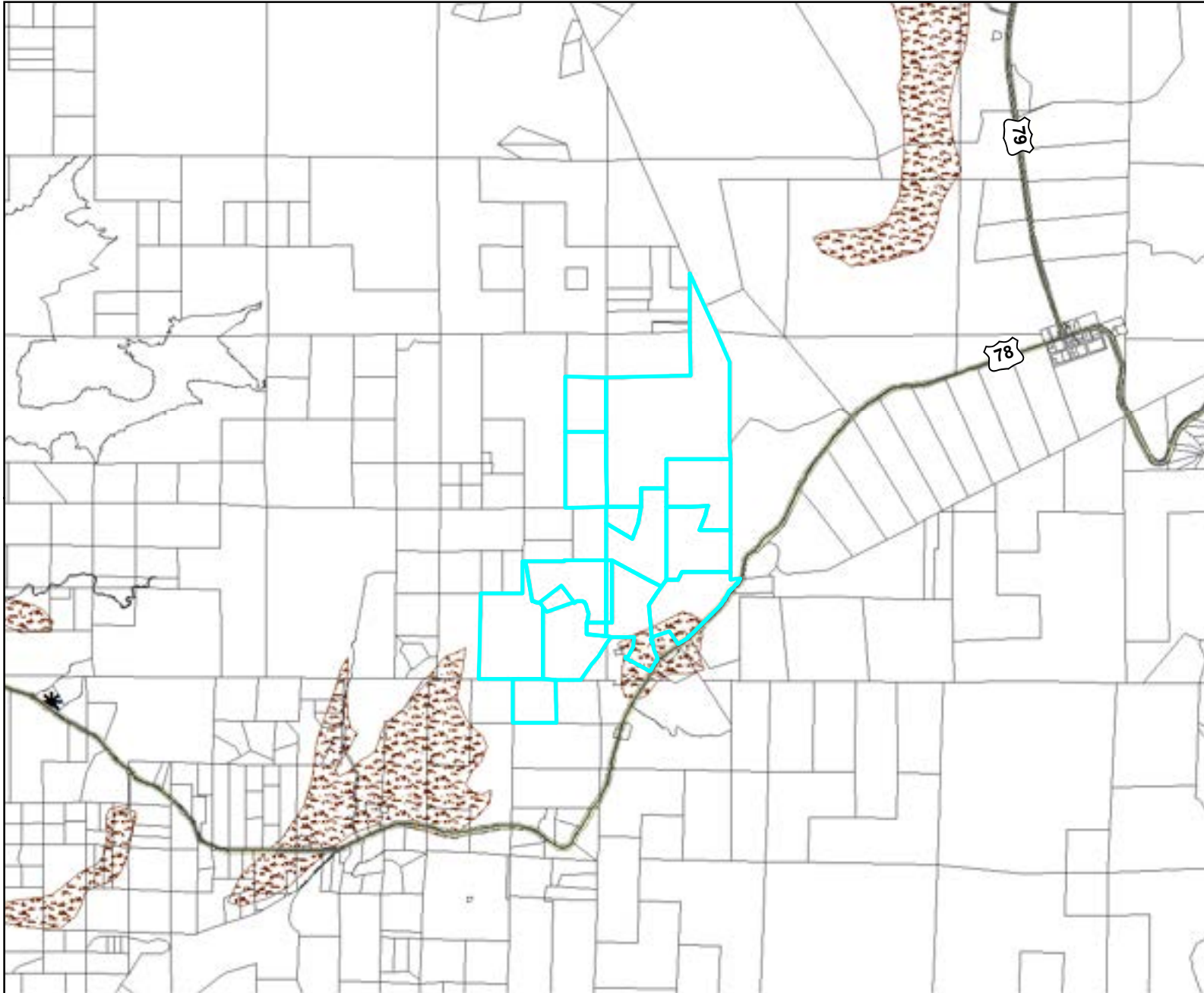
- PROJECT AREA
- GABBRO SLOPE**
- Yes
- SOIL SLIP RISK**
- Low
- Moderate
- High
- STATE CATEGORY**
- Generally Susceptible
- Marginally Susceptible
- Most Susceptible



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**Notes:**

# MINERAL RESOURCES

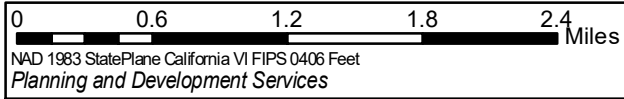


**Legend:**

- PROJECT AREA
- ALLUVIUM
- \* MINE
- MINE

**MINERAL RESOURCE ZONES**

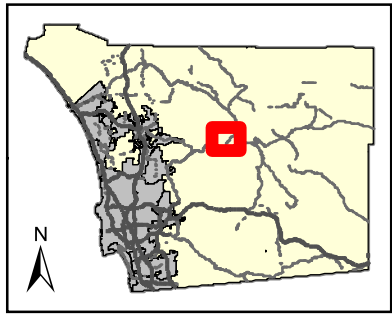
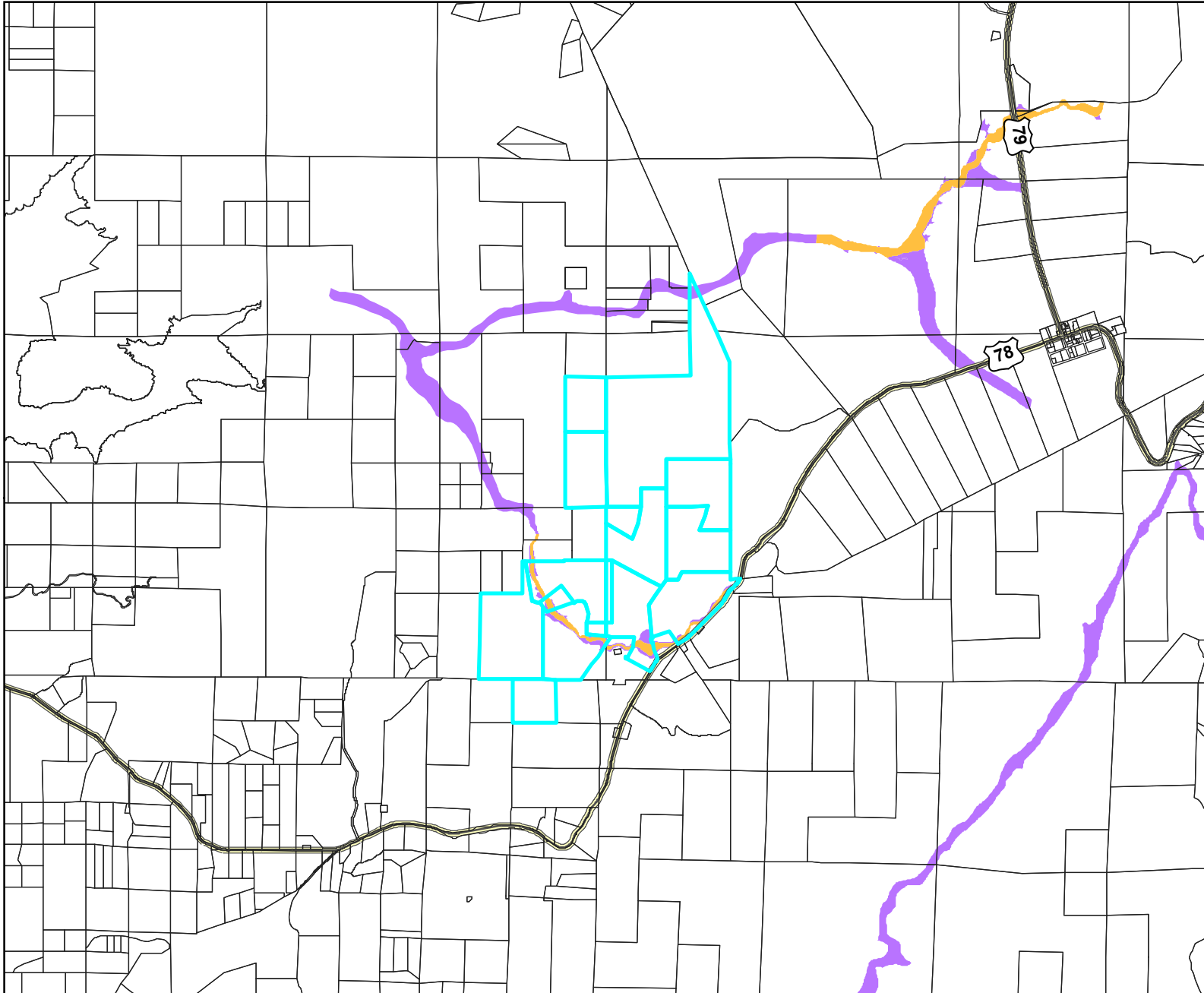
- Inconclusive
- Resource Not Present
- Resource Potentially Present
- Resource Present






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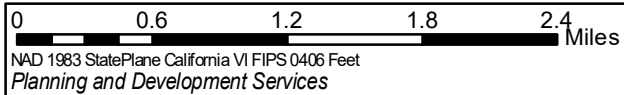
**Notes:**

# FEMA FLOOD AREAS



**Legend:**

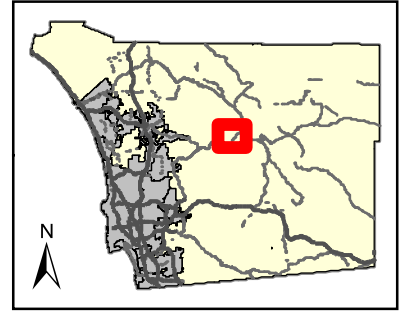
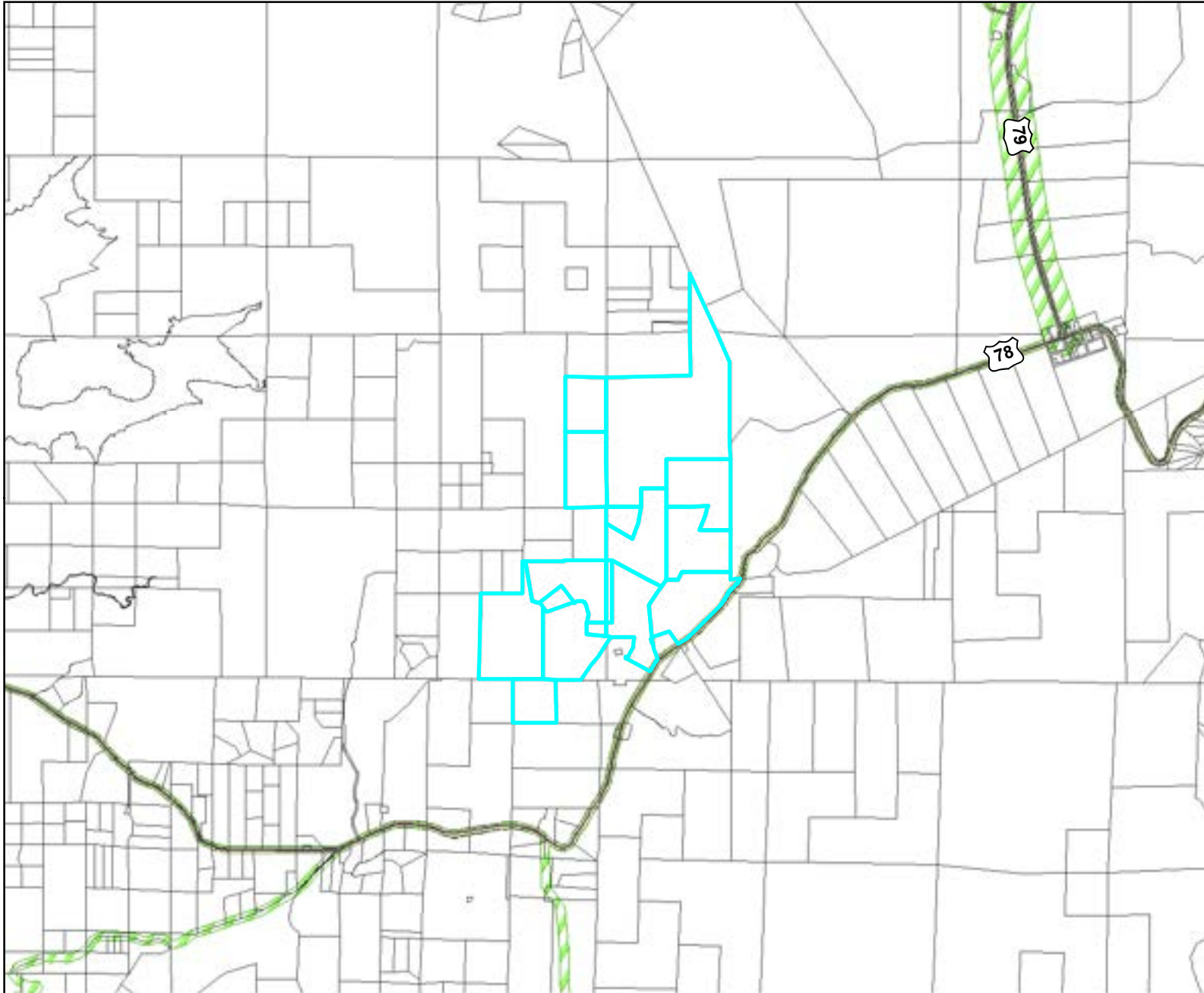
-  PROJECT AREA
-  FEMA 100 YEAR FLOODWAY
-  FEMA 100 YEAR FLOODPLAIN



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**Notes:**

# NOISE



**Legend:**

- PROJECT AREA
- TRAIN
- TROLLEY

**RAIL NOISE**  
 (Community Noise Equivalent Level)

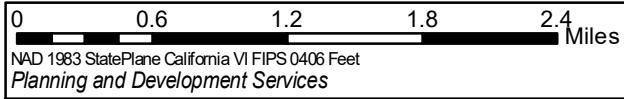
- 60

**ROAD NOISE**  
 (Community Noise Equivalent Level)

- 60
- 75

**AIR NOISE**  
 (Community Noise Equivalent Level)

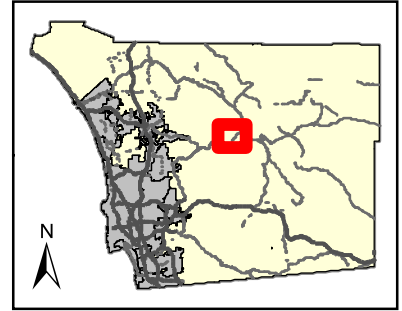
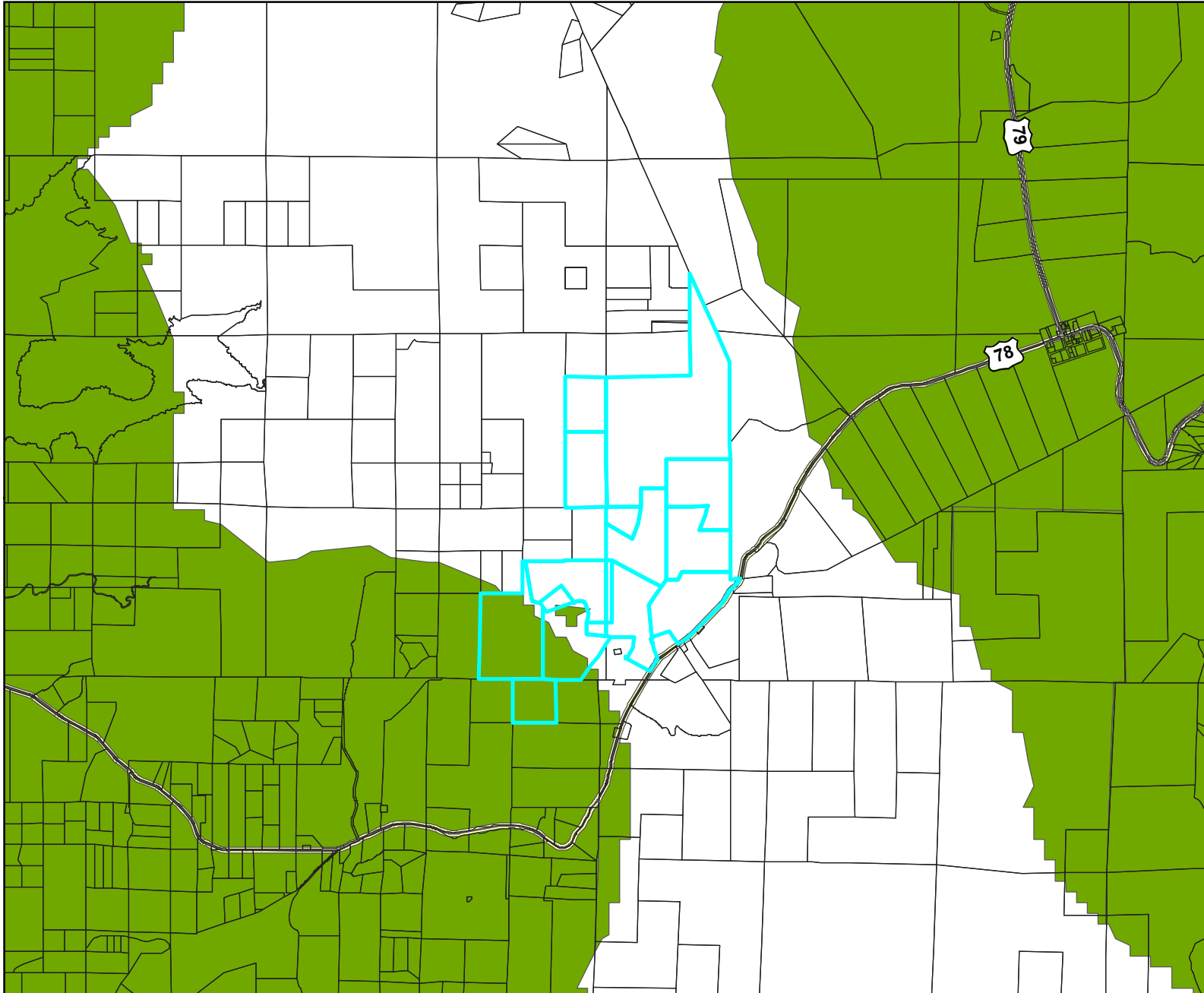
- 60
- 65
- 70
- 75
- 80





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**Notes:**

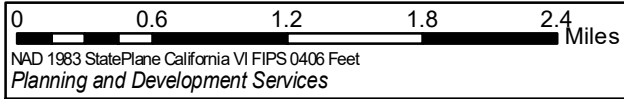
# URBAN-WILDLAND INTERFACE




**Legend:**

-  PROJECT AREA
-  URBAN-WILDLAND INTERFACE ZONE

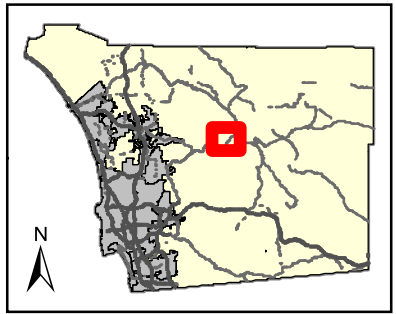
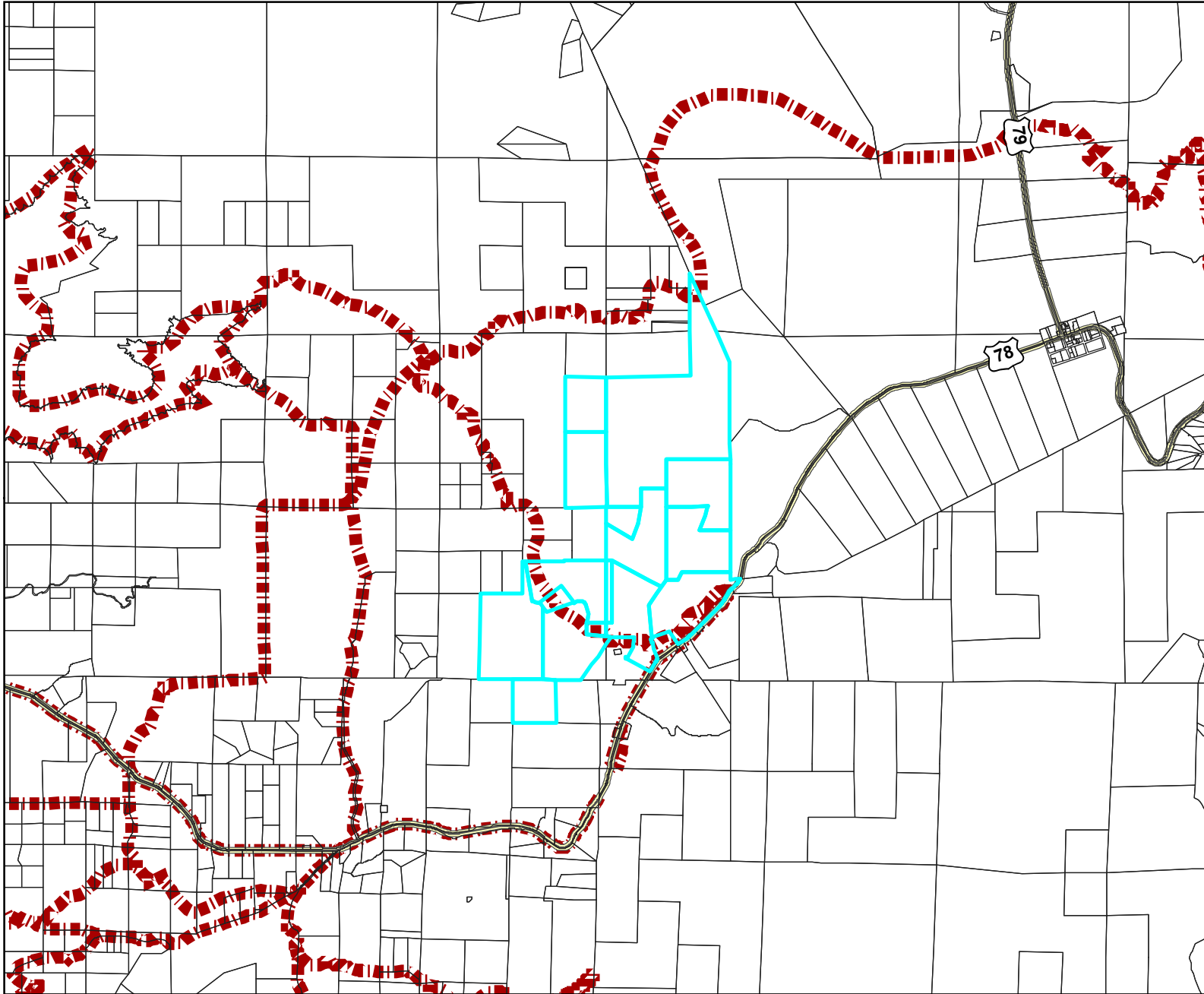
**Notes:**






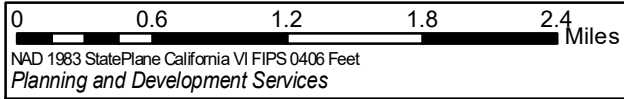
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# TRAILS



- Legend:**
-  PROJECT AREA
  -  TRAIL EASEMENT
  -  PROPOSED COMMUNITY PLAN TRAILS



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**Notes:**

## **A72 GENERAL AGRICULTURAL USE REGULATIONS**

### **2720 INTENT.**

The provisions of Section 2720 through Section 2729, inclusive, shall be known as the A72 General Agricultural Use Regulations. The A72 Use Regulations are intended to create and preserve areas for the raising of crops and animals. Processing of products produced or raised on the premises would be permitted as would certain commercial activities associated with crop and animal raising. Typically, the A72 Use Regulations would be applied to areas distant from large urban centers where the dust, odor, and noise of agricultural operations would not interfere with urban uses, and where urban development would not encroach on agricultural uses.

### **2722 PERMITTED USES.**

The following use types are permitted by the A72 Use Regulations:

- a. Residential Use Types.
  - Family Residential
- b. Civic Use Types.
  - Essential Services
  - Fire Protection Services (see Section 6905)
  - Law Enforcement Services (see Section 6905)
- c. Agricultural Use Types.
  - Horticulture (all types)
  - Tree Crops
  - Row and Field Crops
  - Packing and Processing: Limited
  - Packing and Processing: Wholesale Limited Winery

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

(Amended by Ord. No. 9422 (N.S.) adopted 1-9-02)

### **2723 PERMITTED USES SUBJECT TO LIMITATIONS.**

The following use types are permitted by the A72 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

- a. Residential Use Types
  - Mobile home Residential "18"
- b. Commercial Use Types
  - Animal Sales and Services: Veterinary (Large Animals) "6"
  - Animal Sales and Services: Veterinary (Small Animals) "6"
  - Cottage Industries "17" (see Section 6920)
  - Recycling Collection Facility, Small "2"
  - Recycling Processing Facility, Wood and Green Materials "3"
- c. Agricultural Use Types
  - Packing and Processing: Boutique Winery "22" (see Section 6910)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)  
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)  
(Amended by Ord. No. 6783 (N.S.) adopted 5-16-84)  
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)  
(Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)

**2724 USES SUBJECT TO A MINOR USE PERMIT.**

The following use types are permitted by the A72 Use Regulations upon issuance of a Minor Use Permit.

a. Residential Use Types.

Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.

b. Civic Use Types.

Minor Impact Utilities  
Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)  
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))  
(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)  
(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)  
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)  
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)  
(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

**2725 USES SUBJECT TO A MAJOR USE PERMIT.**

The following use types are permitted by the A72 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use types.

Administrative Services  
Ambulance Services  
Child Care Center  
Clinic Services  
Community Recreation  
Cultural Exhibits and Library Services  
Group Care  
Lodge, Fraternal and Library Services  
Major Impact Services and Utilities  
Parking Services  
Postal Services  
Religious Assembly

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)  
Animal Sales and Services: Auctioning  
Explosive Storage (see Section 6904)  
Gasoline Sales

Participant Sports and Recreation: Outdoor  
Transient Habitation: Campground (see Section 6450)  
Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Agricultural Equipment Storage  
Animal Waste Processing (see Section 6902)  
Packing and Processing: Winery  
Packing and Processing: General  
Packing and Processing: Support

e. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)  
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)  
(Amended by Ord. No. 9690 (N.S.) adopted 12-15-04)

# Animal Schedule

(Part of Section 3100)

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																							
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X
<b>ANIMAL SALES AND SERVICES: HORSE STABLES</b>																									
(a) Boarding or Breeding	Permitted							X	X	X						X								X	X
	MUP required										X	X	X	X								X	X		
	ZAP required				X	X	X																		
(b) Public Stable	Permitted															X								X	
	MUP required				X	X	X				X	X	X	X								X	X		X
	ZAP required							X	X	X															
<b>ANIMAL SALES AND SERVICES: KENNELS (see Note 1)</b>	Permitted															X		X		X					
	Permitted provided fully enclosed							X	X	X															
	MUP required											X	X	X								X	X		
	ZAP required				X	X	X	X	X	X															
	One acre + by MUP	X	X	X																					
<b>ANIMAL RAISING (see Note 6)</b>																									
(a) Animal Raising Projects (see Section 3115)	Permitted							X	X	X														X	
	½ acre+ by ZAP				X	X	X				X	X	X	X	X	X						X	X		
	1 acre+ by MUP	X	X	X																					
(b) Small Animal Raising (includes Poultry  Chinchillas (See Note 5))	Permitted											X	X	X	X								X		
	½ acre+ permitted							X	X	X															
	100 maximum										X														
	25 maximum				X	X	X				X	X					X	X				X	X		
	½ acre+, 10 max	X	X	X																					
	Less than ½ acre: 100 Maximum								X	X	X														
	½ acre+ 25 max by ZAP	X	X	X																					
	100 max by ZAP				X	X	X																	X	
(c) Large Animal Raising (Other than horsekeeping)	MUP required											X													
	4 acres + permitted															X							X		
	8 acres + permitted							X	X	X															
	2 animals plus 1 per ½ acre over 1 acre				X	X	X																	X	
	4 animals plus 4 for each ½ acre over ½ acre							X	X	X															
	1 ½ acres or less: 2 animals											X	X	X	X	X								X	
	1 ½ to 4 acres: 1 per ½ acre											X	X	X	X	X								X	
4 acres+, 8 animals + 1 cow or sheep per 1 acre over 4 acres											X	X	X	X											

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																										
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X			
(See Note 2)	2 animals										X						X	X	X							X	X	
	4 acres plus by MUP											X				X												
	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																							X	
	Grazing Only																					X	X					
(d) Horse Keeping (other than Animal Sales and Services; Horse Stables)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X
	2 horses + 1 per ½ acre over 1 acre				X	X	X																					
	ZAP required				X	X	X																					
(e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code) (See Note 7)	½ acre plus by ZAP	X	X	X																								
	Permitted				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
(f) Specialty Animal Raising: Wild or Undomesticated (See Note 3)	ZAP Required				X	X	X	X	X	X			X	X	X	X	X				X	X	X			X		
	Permitted				X	X	X				X	X	X			X	X	X	X	X	X	X	X	X	X	X		
(g) Specialty Animal Raising: Other (Excluding Birds)	25 maximum				X	X	X				X	X	X			X	X	X	X	X	X	X	X	X	X	X		
	25 maximum by ZAP	X	X	X																								
	25 plus by ZAP				X	X	X				X	X	X	X		X				X	X	X	X	X	X	X		
	Permitted							X	X	X					X	X										X		
(h) Specialty Animal Raising: Birds	25 maximum				X	X	X				X					X	X	X	X	X								
	100 maximum							X	X	X	X	X				X									X			
	Additional by ZAP	X	X	X				X	X	X	X	X	X			X							X	X				
	Permitted													X	X	X									X	X		
(i) Racing Pigeons	100 Maximum										X	X													X			
	100 Max 1/acre plus																X											
	Permitted												X	X	X	X	X								X	X		
ANIMAL ENCLOSURE SETBACKS (See Section 3112)																												
Most Restrictive		X		X		X				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Moderate			X		X			X																				
Least Restrictive				X		X			X																	X		

MUP = Major Use Permit      + = plus      ZAP = Minor Use Permit

**Notes:**

1. Dogs and cats not constituting a kennel are accessory uses subject to the Accessory Use Regulations commencing at Section 6150
2. On land subject to the "S" and "T" Animal Designators, grazing of horses, bovine animals and sheep permitted provided no buildings, structure, pen or corral shall be designated or used for housing or concentrated feeding of animals, and the number of such animals shall not exceed 1 animal per ½ acre of land.
3. One wild or undomesticated animal, kept or maintained in conformance with State and local requirements, is an accessory use subject to the Accessory Use Regulations commencing at Section 6150, and is not subject to the Animal Schedule. (Amended by Ordinance Number 7432 (N.S.) adopted January 6, 1988.)
4. The Animal Schedule does not apply to small animals, specialty animals, dogs or cats which are kept for sale in zones where the Retail Sales, General Use type is permitted provided that all activities are conducted entirely within an enclosed building, the building is completely soundproof, there are no outside runs or cages, no boarding of animals, no outside trash containers and no offensive odors.
5. Chinchillas are considered small animals except that a MUP may be approved for more than 25 chinchillas on property with the "L" Designator.
6. The number of animals allowed is per legal lot.
7. Beekeeping must be located at least 600 feet from any habitable dwelling unit, other than such dwelling unit owned by the person owning the apiary.

## 3112 ANIMAL ENCLOSURE SETBACK TABLE.

Notwithstanding the provisions of an applicable setback designator, enclosures containing the animal-related use types listed in Section 3110 shall have the minimum setbacks specified in the Animal Enclosure Setback Table. The Animal Enclosure Setback Table is incorporated into this section, and all references to this section shall include references to it. Animals subject to the Animal Setback Table must be confined within the appropriate enclosure.

ANIMAL ENCLOSURE LOCATION	ANIMAL ENCLOSURE SETBACKS (a)		
	MOST RESTRICTIVE (b)	MODERATE (b)	LEAST RESTRICTIVE (b)
Distance from Street Center Line	Same as for main building(c)	Same as for main building	Zero (0) feet (from street line)
Distance from Interior Side Lot Line	15 feet	Five(5)feet	Zero (0) feet for open enclosure. Five (5) feet for roofed enclosure.
Distance from Rear Lot Line	10 feet	Zero (0) feet for open enclosure. Five(5)feet for roofed enclosure.	Zero (0) feet

## NOTES:

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