

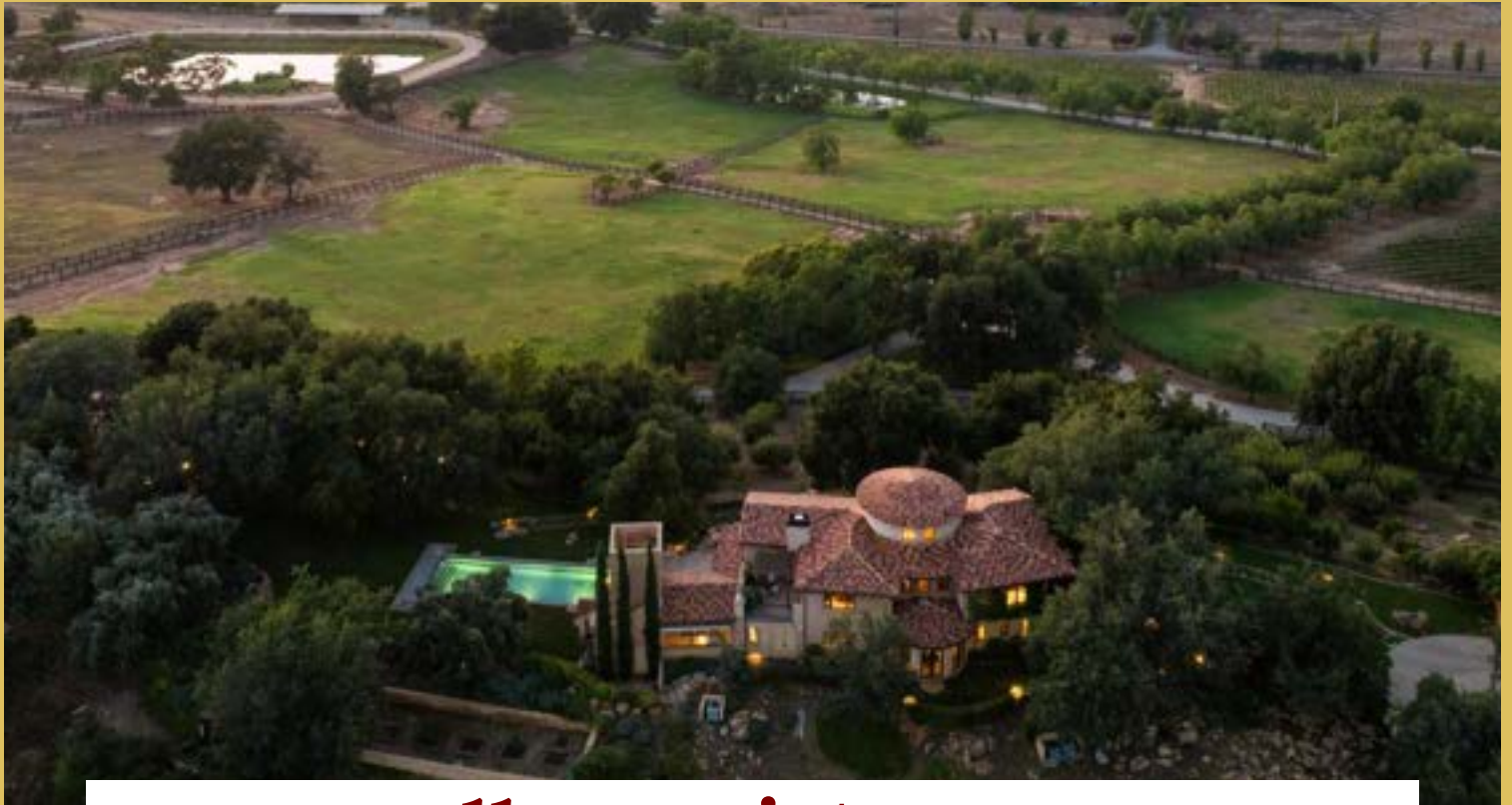


Residential ♦ Land ♦ Commercial ♦ Orchards ♦ Vineyards ♦ Farms ♦ Ranches

PREPARATION

PROFICIENCY

PROVEN RESULTS



Ballena Vista Farm

26353 Old Julian Highway, Ramona, CA 92065

APN'S : 286-111-50-00 and 286-111-52-00

Discover Ballena Vista Farm: Where Legacy, Luxury and Lifestyle Converge.

Nestled in the picturesque landscapes of the Ramona Valley wine country, a truly exceptional opportunity awaits at Ballena Vista Farm. This 170+/- acre estate is a haven of timeless beauty and refined living, catering to those with a penchant for legacy ranches, a passion for the finest wines, or an affinity for a luxurious equestrian lifestyle. A collection of thoughtfully designed residences, state-of-the-art animal facilities, vast acreage and comprehensive utility infrastructure provide for the diverse needs of ranch life, and are perfect for agricultural, livestock, and equestrian pursuits.



Donn Bree

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CA DRE # 01078868



Meriah Druliner

Managing Broker | Co-Owner
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760.420.5131
CA DRE # 01997162

For more property info:
RedHawkRealty.com
800.371.6669



Property Highlights

- Nestled in the Picturesque Landscape of the Ramona Valley Wine Country
- Architecturally Stunning Custom-Built Primary Residence Masterfully Blends Tradition and Contemporary Design
- Comprehensive Infrastructure and Versatility of Existing Improvements are Ideal for a Variety of Uses
- Ample Accommodations for Family, Friends and Staff ~ 1 guest house, 3 casitas, 1 guest apartment and 6 modular homes
- Meticulously Designed World Class Equine Facility
- Remarkable Estate Vineyard with 40+/- Planted Acres
- Professionally Developed Water System and One of the Largest Independent Solar Fields in San Diego County
- Three Seasonal Ponds
- Williamson Act Land Contract Provides Reduced Property Taxes



Ballena Vista Farm



Elevated above the rolling ranchland, sits the architecturally stunning custom-built primary residence enriched with intricate finish detail, a masterpiece by architect Joseph McCarter Design and builder David McGuinness Development. From hand-carved wooden embellishments to ornate stonework, the harmonious blend of tradition and contemporary design creates an environment that is both comfortably functional and aesthetically beautiful. Embrace the opportunity of farm to table living with an extraordinary chef's kitchen featuring professional grade appliances, ample storage, and an expansive culinary island.

Enjoy the seamless transition between indoors and the lush surrounding landscape of the elegant pool area featuring a gourmet outdoor kitchen and spacious patio. Scenic views, sunset vistas and starlit nights will enchant the senses year-round.



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PREPARATION ♦

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PROVEN RESULTS

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Elevated above the rolling ranchland, sits the architecturally stunning custom-built primary residence enriched with intricate finish detail, a masterpiece by architect Joseph McCarter Design and builder David McGuiness Development. From hand-carved wooden embellishments to ornate stonework, the harmonious blend of tradition and contemporary design creates an environment that is both comfortably functional and aesthetically beautiful. Embrace the opportunity of farm to table living with an extraordinary chef's kitchen featuring professional grade appliances, ample storage, and an expansive culinary island. Spacious light-filled rooms frame panoramic views with luxurious amenities and offer many places to relax and unwind or entertain family and friends. Dual primary bedrooms each include a large ensuite, an expansive walk-in closet and plenty of space enhancing privacy, practicality, and versatility.

Enjoy the seamless transition between indoors and the lush surrounding landscape of the elegant pool area featuring a gourmet outdoor kitchen and spacious patio. Scenic views, sunset vistas and starlit nights will enchant the senses year-round.

Situated near the main house is a beautifully constructed guest house, plus this sprawling property offers ample accommodations for family, friends and staff with three additional casitas, a guest apartment and six modular homes.



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Ballena Vista Farm

Unveil the majesty of equestrian living at Ballena Vista Farm. Whether you're a seasoned equestrian competitor or a leisurely rider, the meticulously designed equine facilities promise a haven for both horse and rider. This world class center includes: an 8-stall luxury stable, separate 38-stall stable with office space, expansive riding arena, ¼ mile training track, Equiciser, round pens, hay barns, shade structures, and acres of lush paddocks and pastures. These facilities possess a unique quality—they are not limited to serving the needs of horses and riders alone as the inherent design and versatile infrastructure make them ideal for transformation into dynamic spaces that serve a myriad of purposes beyond their traditional use.

For connoisseurs of fine wines, this estate presents a remarkable vineyard, where rows of grapes flourish under the warm California sun. With 40+/- acres of different grape varieties planted, the estate offers the unique opportunity to cultivate your own private label or simply indulge in the world of viticulture amidst breathtaking vistas. Expand the existing operation with space for additional vineyards, and the capacity to convert existing structures into a first-rate winery.

Other notable features of this ranch include: a professionally developed water system with eight operating water wells contributing to approximately 420,000 gallons of stored water and comprehensive irrigation system, one of the largest independent solar fields in San Diego County, sizeable workshop with 8 bays for vehicle storage, well maintained roads and paths allowing for ease of navigation and future use, three seasonal ponds which capture rainfall, and a prolific family fruit orchard.





Ballena Vista Farm

Desirable A72 zoning and an "O" animal designation allows for the widest variety of agricultural uses. The Williamson Act Land Contract will provide new ownership with substantially reduced property taxes on the assessed land value.

Embrace the legacy, relish the luxury, and savor the finer things in life at Ballena Vista Farm. This is your invitation to a world where dreams are nurtured, legacies are built, and the art of living finds its truest expression.



Co-Listed with Scott Aurich (DRE #00978974) of Pacific Sotheby's International Realty and Jeff Gan (DRE #00878941) of Re/Max Direct.

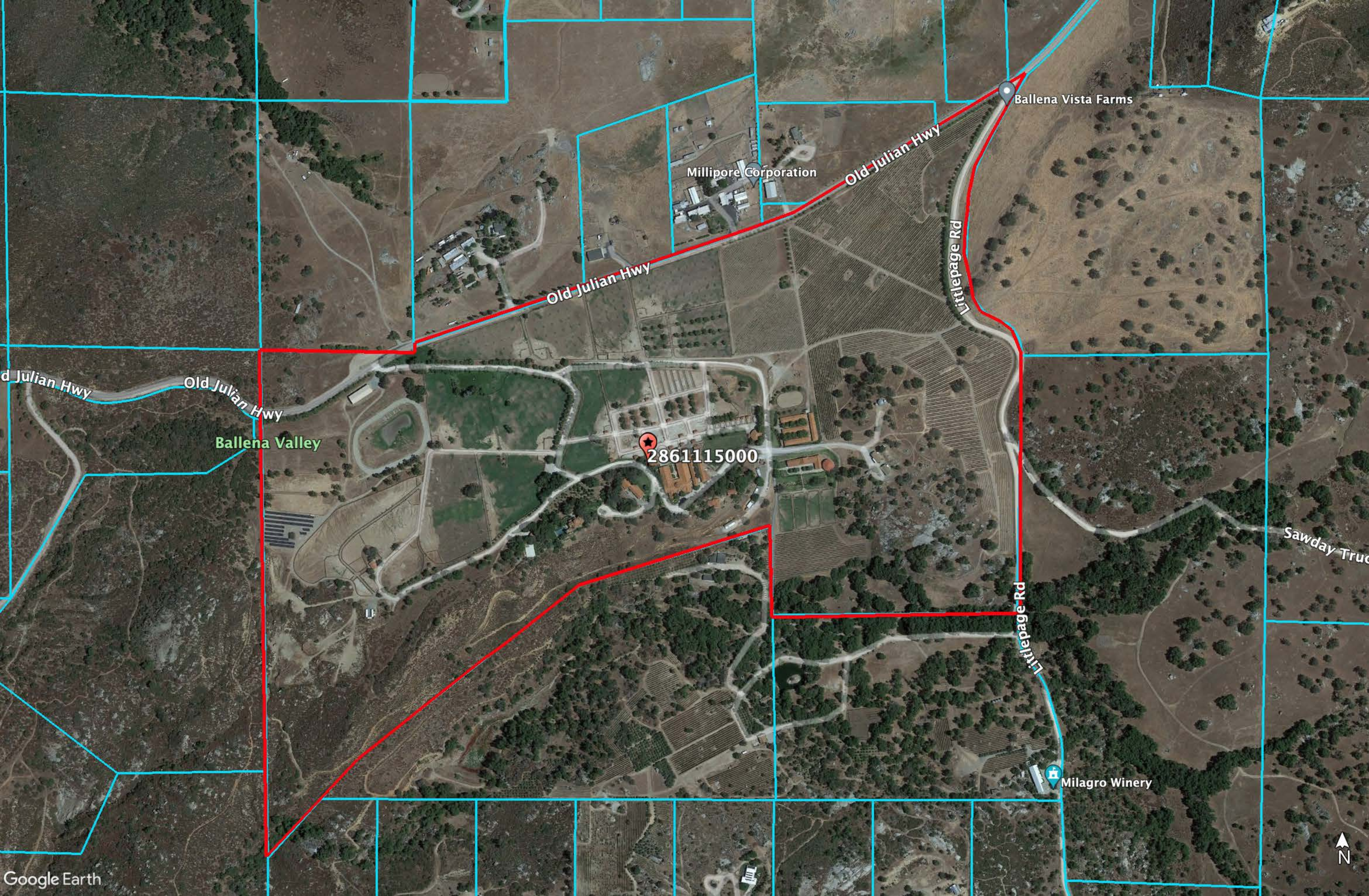
Buyer to investigate Subject Property and intended use, including but not limited to, permits, zoning and code enforcement, buildability, and utilities with governing authority and/or licensed and bonded professionals. This property is located in a high to very high fire severity zone. Buyer is advised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



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800-371-6669



Ballena Vista Farms

Millipore Corporation

Old Julian Hwy

Old Julian Hwy

Littlepage Rd

d Julian Hwy

Old Julian Hwy

Ballena Valley

2861115000

Sawday Truc

Littlepage Rd

Milagro Winery

Google Earth

N



Trumper's Honey & Fruit Shack

Scenic Valley Ranch Vineyards

78

Oasis Camel Dairy

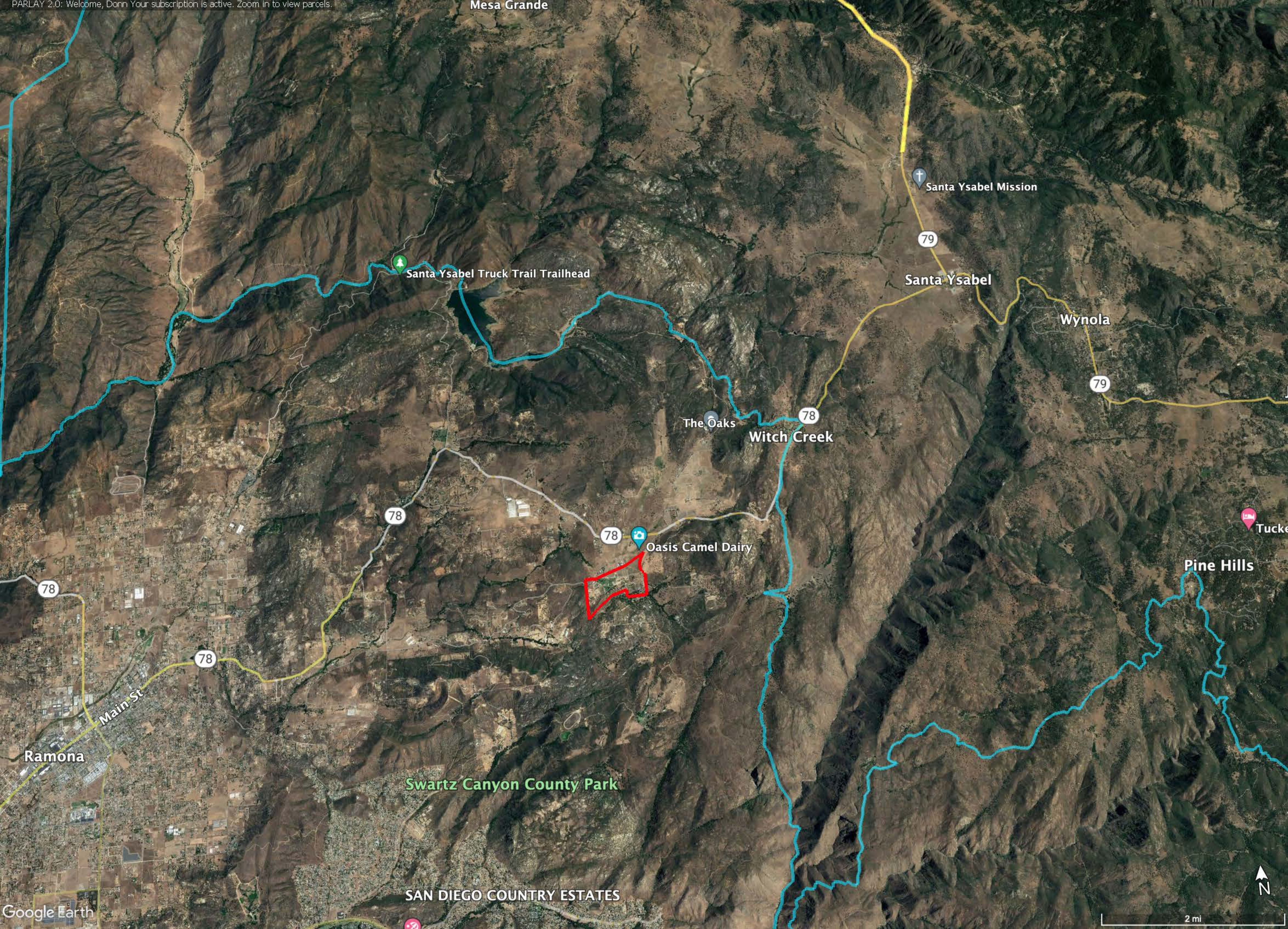
Ramona Pump & Supply

Poppaea Vineyard and Winery

Milagro Winery

Vineyard Grant James





Santa Ysabel Truck Trail Trailhead

Santa Ysabel Mission

Santa Ysabel

Wynola

The Oaks

Witch Creek

Oasis Camel Dairy

Tucke

Pine Hills

Swartz Canyon County Park

SAN DIEGO COUNTRY ESTATES

Ramona

Main St



PLANNING & DEVELOPMENT SERVICES

Preliminary Review of Resources for IS/EA Preparation

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

Report Run Date/Time:	9/13/2023 10:54:16 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2861115000,2861115200
Project Name:	

	2861115000	2861115200
General Information		
USGS Quad Name/County Quad Number:	Ramona/60	Ramona/60
Section/Township/Range:	10/13S/02E; 11/13S/02E	11/13S/02E
Tax Rate Area:	65023	65023
Thomas Guide:	/	/
Site Address:	26353 Old Julian Hwy Ramona 92065-6731	0 Highway 78 Ramona 92065
Parcel Size (acres):	170.27	Data Not Available
Board of Supervisors District:	2	2

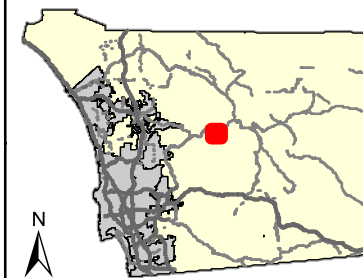
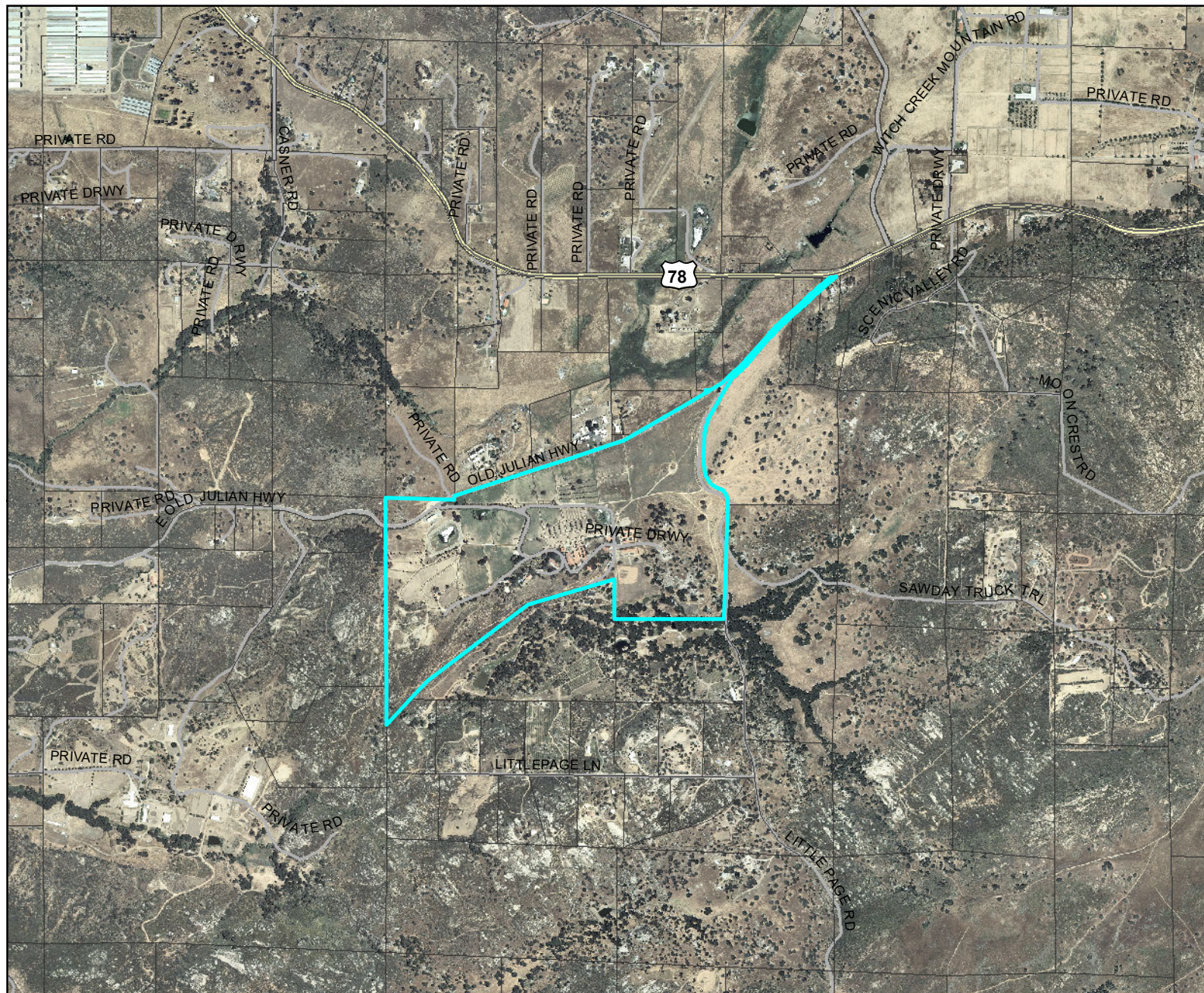
Public Service and Utility Districts		
Water/Irrigation District:	None	None
Sewer District:	None	None
Fire Agency:	San Diego County Fire Protection District	San Diego County Fire Protection District
School District:	Unified Ramona	Unified Ramona

	2861115000	2861115200
General Plan Information		
General Plan Regional Category:	Rural	Rural
General Plan Land Use Designation:	Rural Lands (RI-40) 1 Du/40 Ac	Rural Lands (RI-40) 1 Du/40 Ac
Community Plan:	Ramona	Ramona
Rural Village Boundary:	None	None
Village Boundary:	None	None
Special Study Area :	None	None
Zoning Information		
Use Regulation:	A72	A72
Animal Regulation:	O	O
Density:	-	-
Minimum Lot Size:	8Ac	8Ac
Maximum Floor Area Ratio:	-	-
Floor Area Ratio:	-	-
Building Type:	C	C
Height:	G	G
Setback:	C	C
Lot Coverage:	-	-
Open Space:	-	-
Special Area Regulations:	A;Por S	A;Por S
Aesthetic		
The site is located within one mile of a State Scenic Highway.	Yes	Yes
The site contains steep slopes > 25%.	Yes	No
The site is located within Dark Skies "Zone A".	No	No
Agricultural Resources		
The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	Yes	Yes
The site contains Prime Soils.	Yes	No
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
Sunset Zone:	18	18
The site is located within an Agricultural Preserve.	Yes	Yes
The site is in a Williamson Act Contract.	Yes	No

	2861115000	2861115200
Biological Resources		
Eco-Region:	Central Foothills	Central Foothills
Vegetation Map	18100 Orchards And Vineyards; 37120 Southern Mixed Chaparral; 71161 Open Coast Live Oak Woodland; 71162 Dense Coast Live Oak Woodland	18100 Orchards And Vineyards; 42200 Non-Native Grassland
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes	Yes
The site is located within a Quino Checkerspot Butterfly Survey Area.	Yes	Yes
The site contains Wetlands.	Yes	No
The site is within one mile of Biological Easements.	Yes	Yes
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: North)	No (Draft: North)
The site is within MSCP Boundaries.	No (Draft: North)	No (Draft: East)
The site is outside of MSCP and within 500 feet of:		
Coastal Sage Scrub	No	No
Maritime Succulent Scrub	No	No
Diegan Coastal Sage Scrub	Yes	No
Inland Form (>1,000 ft. elevation)	Yes	No
Coastal Sage - Chaparral Scrub	Yes	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No	No
None of the above	No	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	No	No
The site is located within the Ramona Grassland area.	Yes	Yes
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No	No
Cultural and Paleontological Resources (*always confirm with Cultural and Paleontology Specialists)		
Geological Formation:	Cretaceous Plutonic	Cretaceous Plutonic
Paleo Sensitivity:	Zero	Zero
Paleo Monitoring:	No Monitoring Required	No Monitoring Required
Geology		
Alquist-Priolo Zone:	No	No
County Special Study Zone:	No	No
Quaternary/Pre-Quaternary Fault:	No	No
Potential Liquefaction Area:	Yes	No
Soils Hydrologic Group:	B; C; D	B
The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category.	No	No
The site is located within a High Shrink Swell Zone (Expansive Soil).	No	No
The site is located within an area categorized as high or moderate potential for unique geologic features. If yes, name the unique geologic features.	Yes: Littlepage Rd	Yes: Littlepage Rd

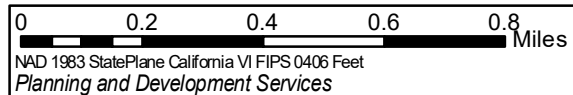
	2861115000	2861115200
Mineral Resources		
The site is located within a Mineral Resource Category.	No Mrz (No Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)
Hazard Flooding		
The site is located within a FEMA flood area.	No	No
The site is located within 1/2 mile from a FEMA flood area.	No	No
The site is located within a County Flood Plain area.	No	No
The site is located within 1/2 mile from a County Flood Plain area.	No	No
The site is located within a County Floodway.	No	No
The site is located within 1/2 mile from a County Floodway.	No	No
The site is located within a Dam Inundation Zone.	No	No
Hazardous Materials		
Schools are located within 1/4 mile of the project.	No	No
The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.	No	No
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	No	No
The site is located within 1000 feet of buried waste in a landfill.	No	No
The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.	No	No
The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).	No	No
The site is listed on the Geotracker listing.	No	No
The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.	No	No
The site is listed in the EPA's Superfund CERCLIS database.	No	No
The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
The site contains existing homes or other buildings constructed prior to 1980.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
Airport Hazards		
The site is located in a FAA Notification Zone. If yes, list the height restrictions.	No	No
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	No	No
The site is located within an airport safety zone. If yes, list the zone number.	No	No
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	No	No
The site is within one mile of a private airport. If yes, list the name of the airport.	Yes: Flying T Ranch	Yes: Flying T Ranch

	2861115000	2861115200
Hydrology and Water Quality		
Hydrologic Unit:	San Dieguito	San Dieguito
Sub-basin:	905.45/Ballena	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	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes
The site is located in a Source Water Protection Area.	Yes	Yes
Water Supply/Groundwater		
The site is located outside (east) of the County Water Authority boundary.	Yes	Yes
The site is in Borrego Valley.	No	No
The project is groundwater dependent.	Yes	Yes
Annual rainfall:	18 To 21 Inches	18 To 21 Inches
Noise		
The site is within noise contours.	Yes	Yes
Fire Services		
The site is located in an Urban-Wildland Interface Zone.	Yes	Yes
FRA/LRA/SRA:	Sra	Sra
Additional Information		
The site is located within 150 feet of Mexican Border.	No	No
The site is located within a Resource Conservation Area.	Yes	Yes
The site is located in a Special Area.	No	No
There are existing or proposed trails on site or adjacent properties.	Yes	Yes
The site is located in an urbanized area as defined by the U.S. Census Bureau.	Yes	Yes
The population has a density of 1,000 per square mile or greater.	No	No
The site APN is listed in the GP Housing Element inventory.	No	No
CEQA-Public Review Distribution Matrix		
The site is located in the Desert.	No	No
The site is located east of the County Water Authority boundary.	Yes	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No	No
The site is located immediately adjacent to a State Highway or Freeway.	Yes	No
The site is located south of State Highway 78.	Yes	Yes
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No	No
The site is located in the Sweetwater Basin.	No	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	No	No
There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s).	No	No



Legend:

PROJECT AREA

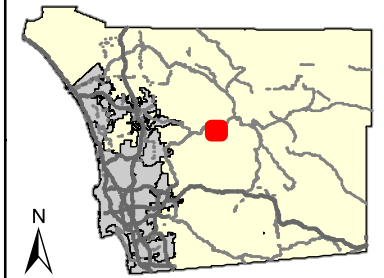
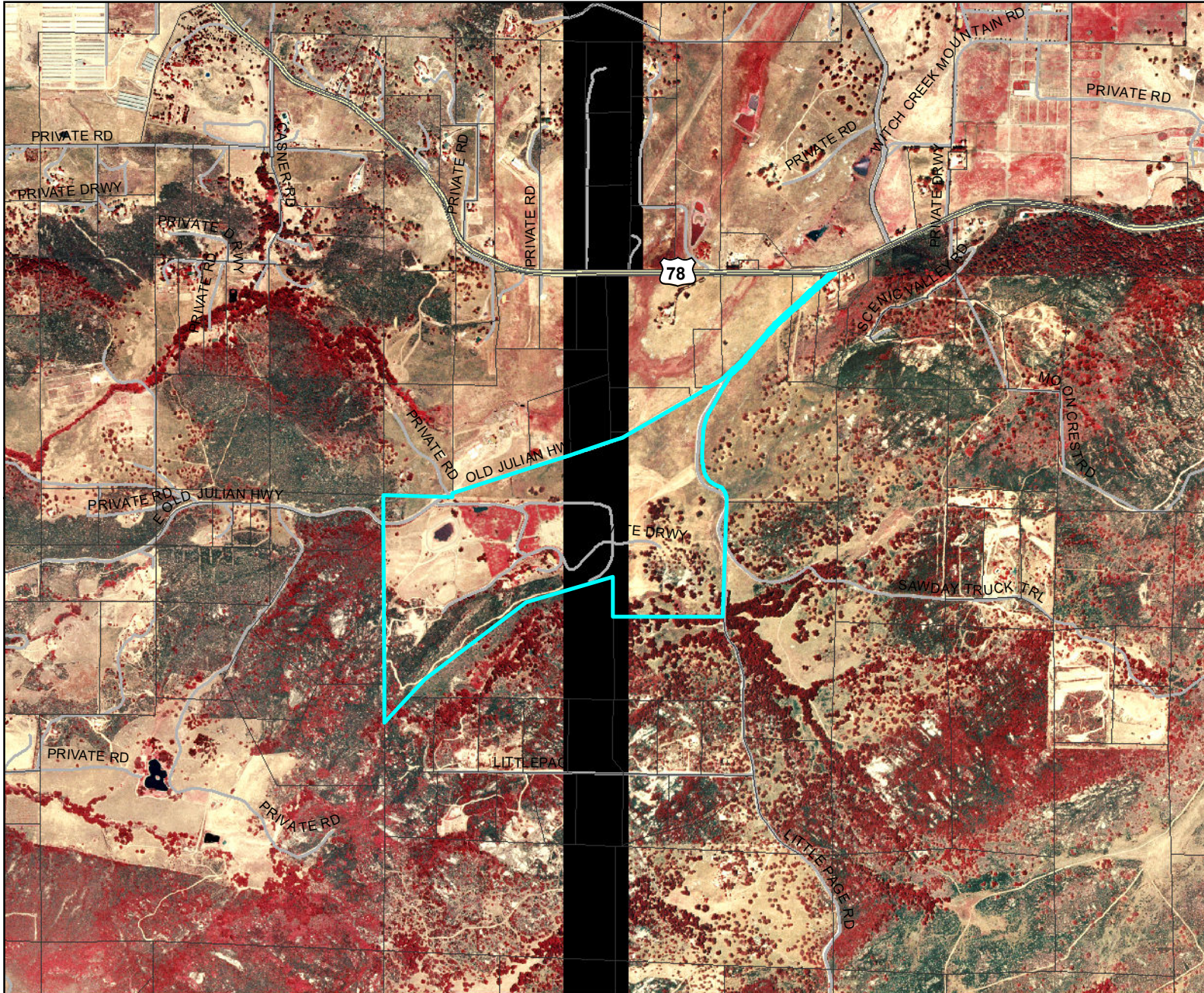


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Notes:

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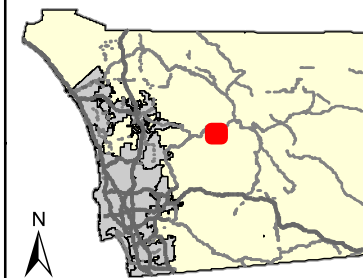
PROJECT AREA

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



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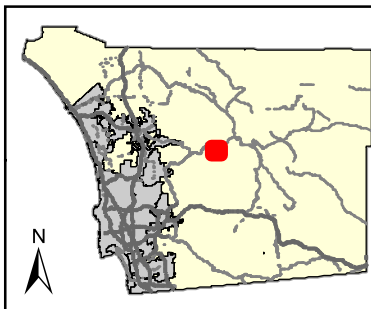
PROJECT AREA



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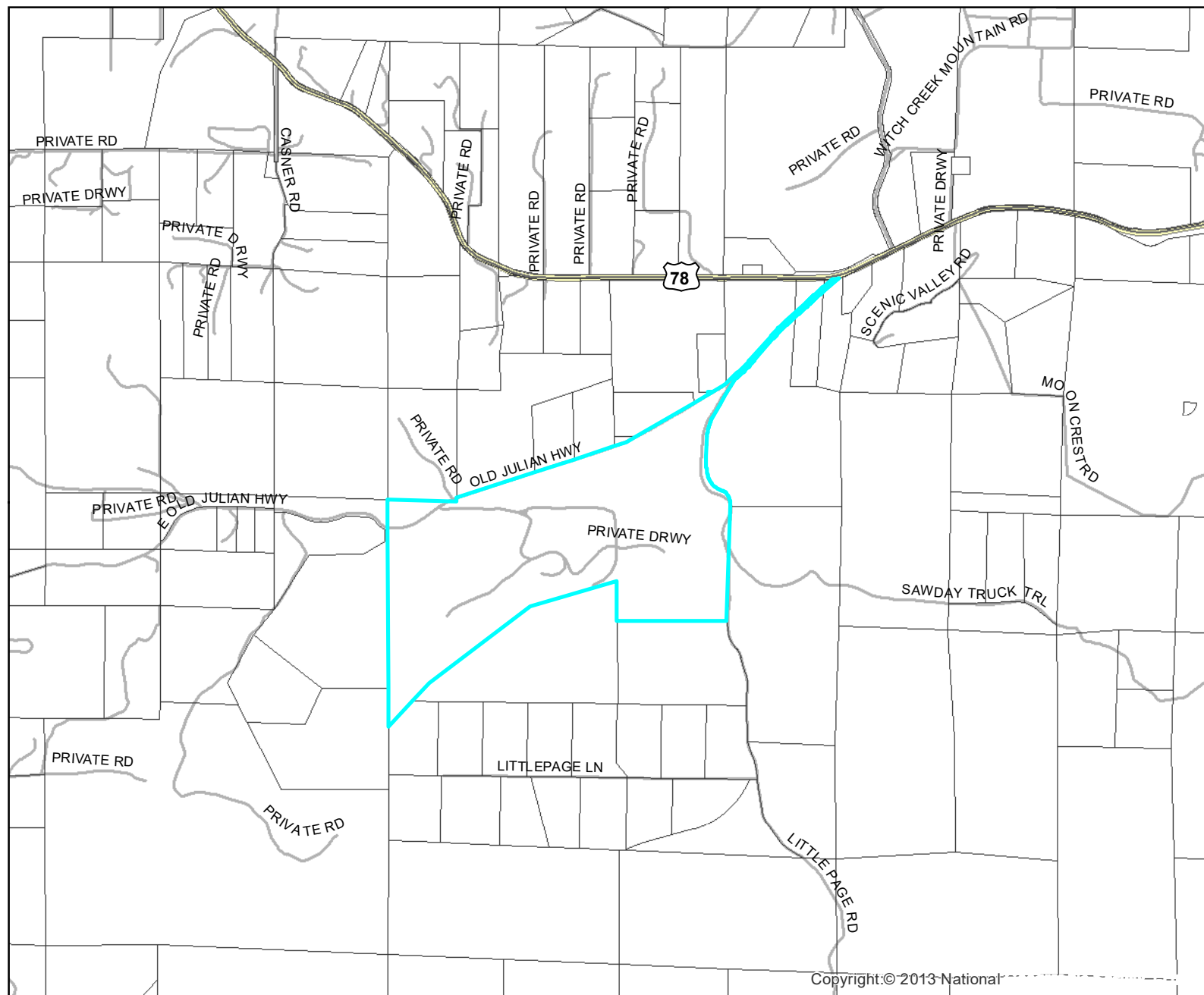
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TOPO MAP

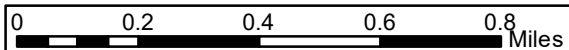


Legend:

PROJECT AREA



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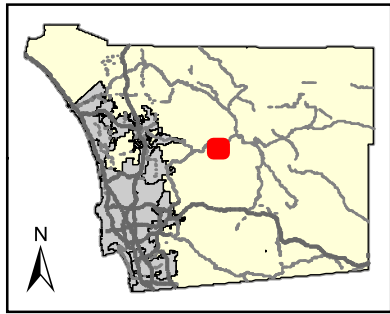
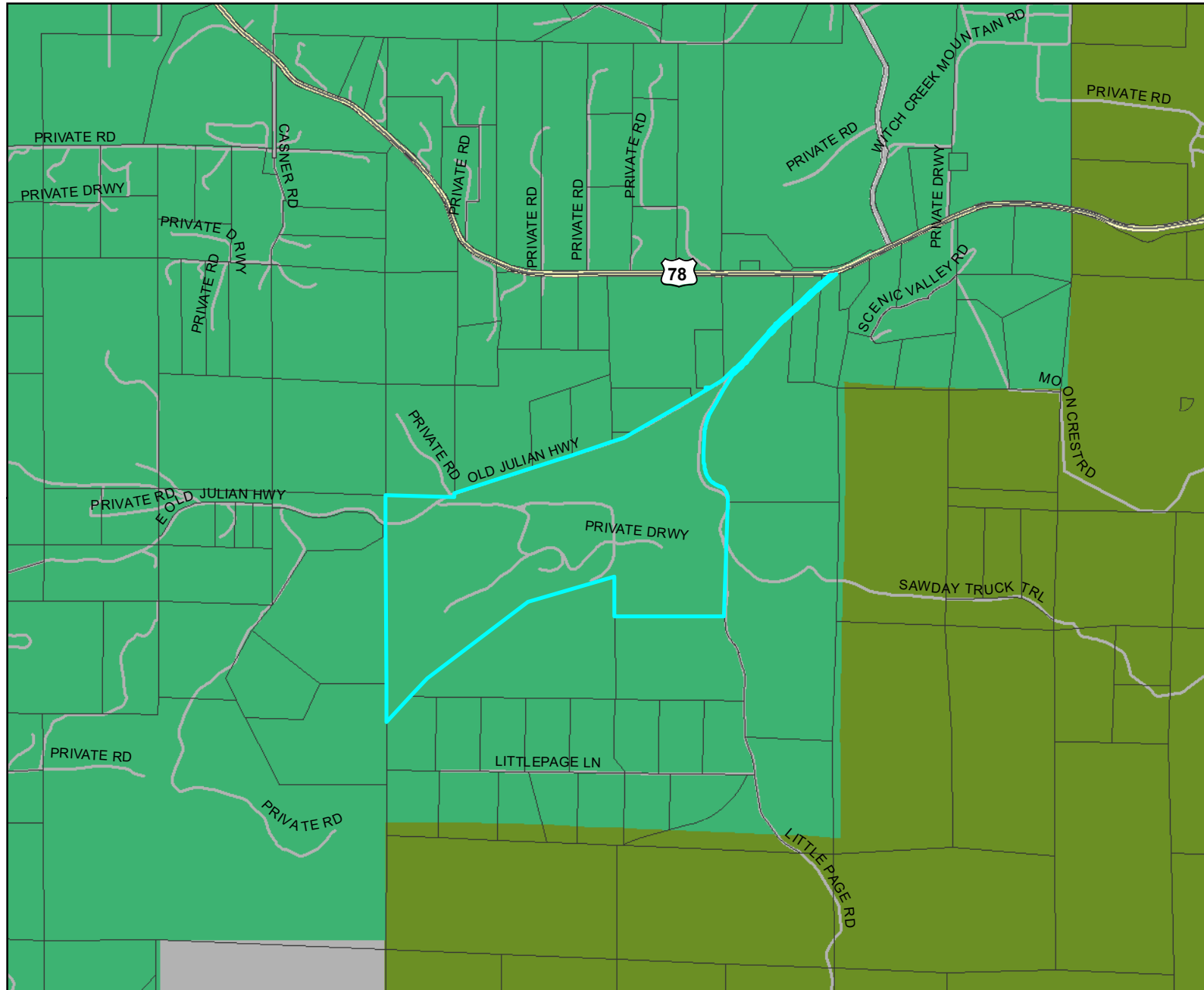
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Notes:

GENERAL PLAN - LAND USE



Legend:

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

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

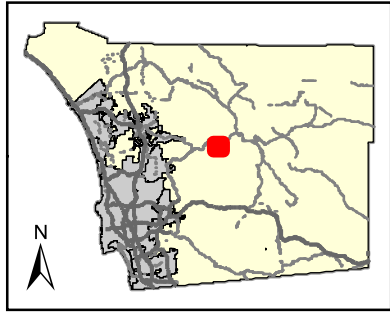
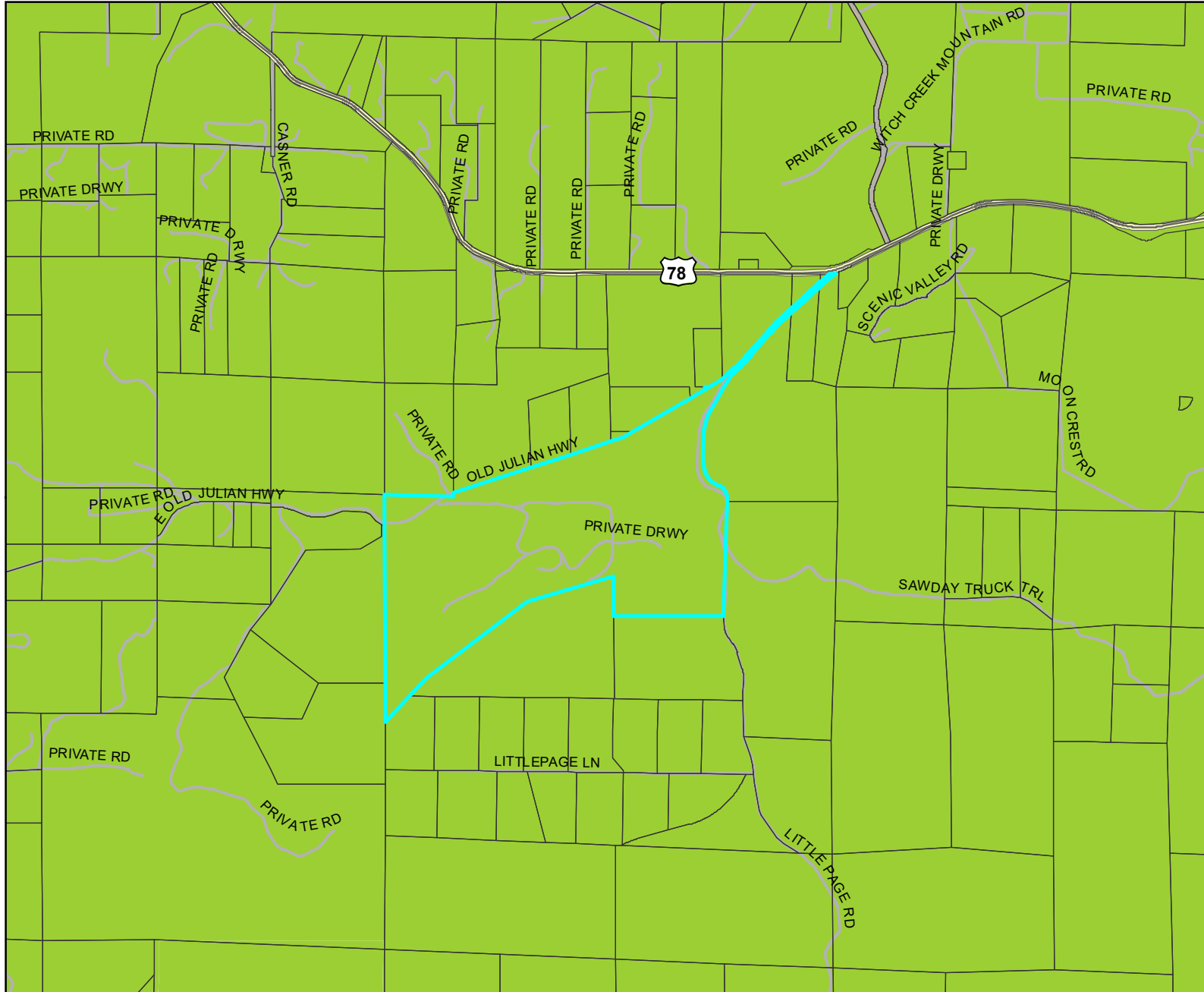


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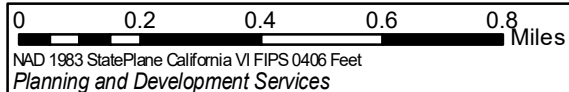
*Residential densities in italics

ZONING - USE



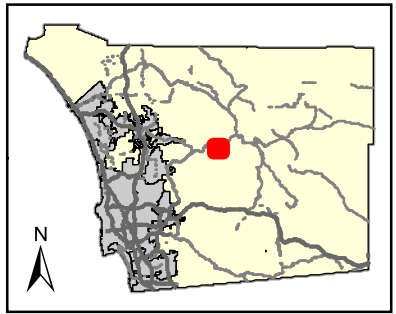
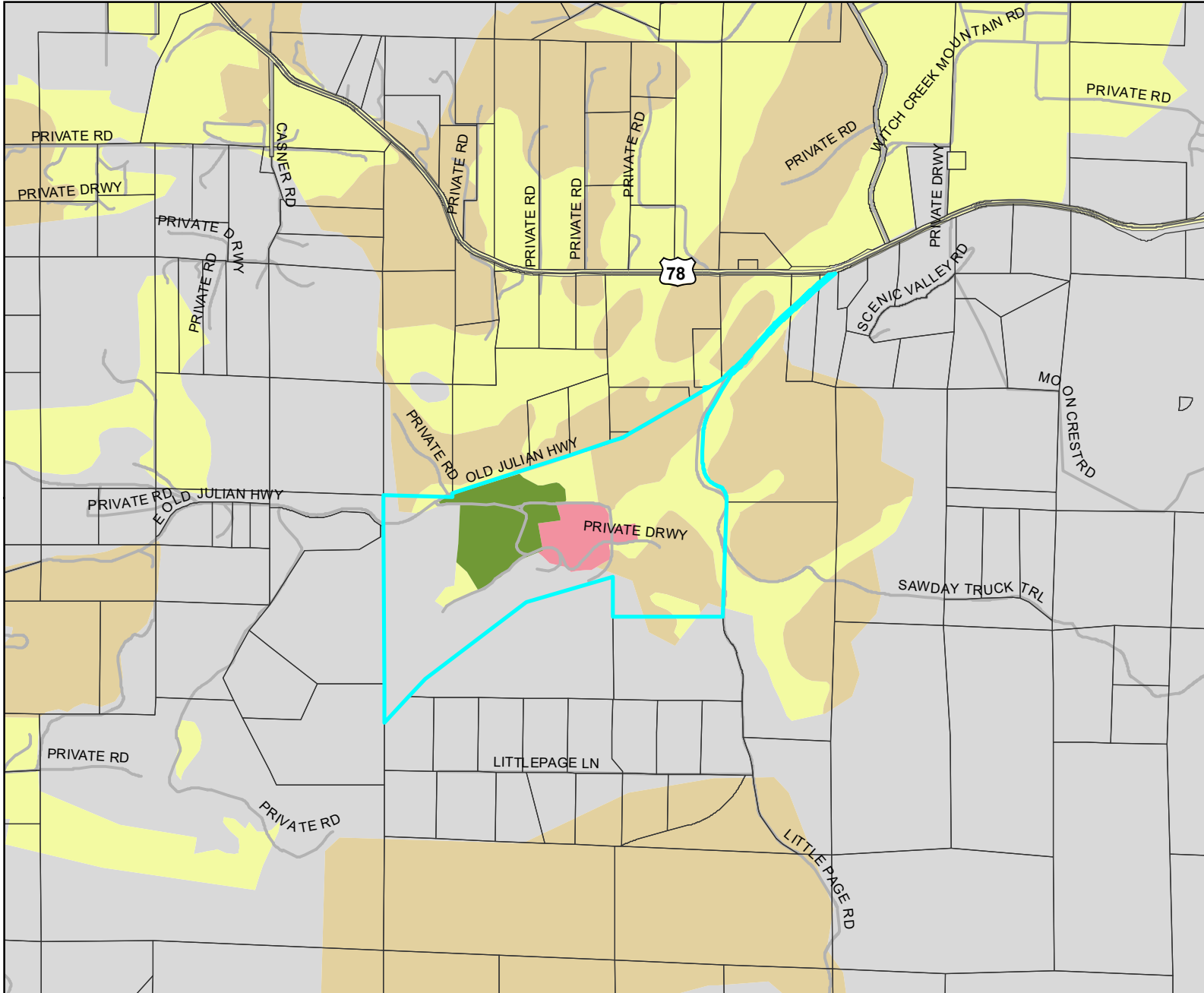
Legend:

- 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:



Legend:

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

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

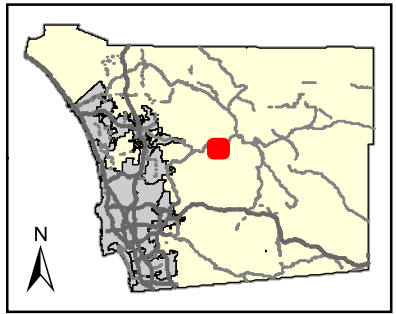
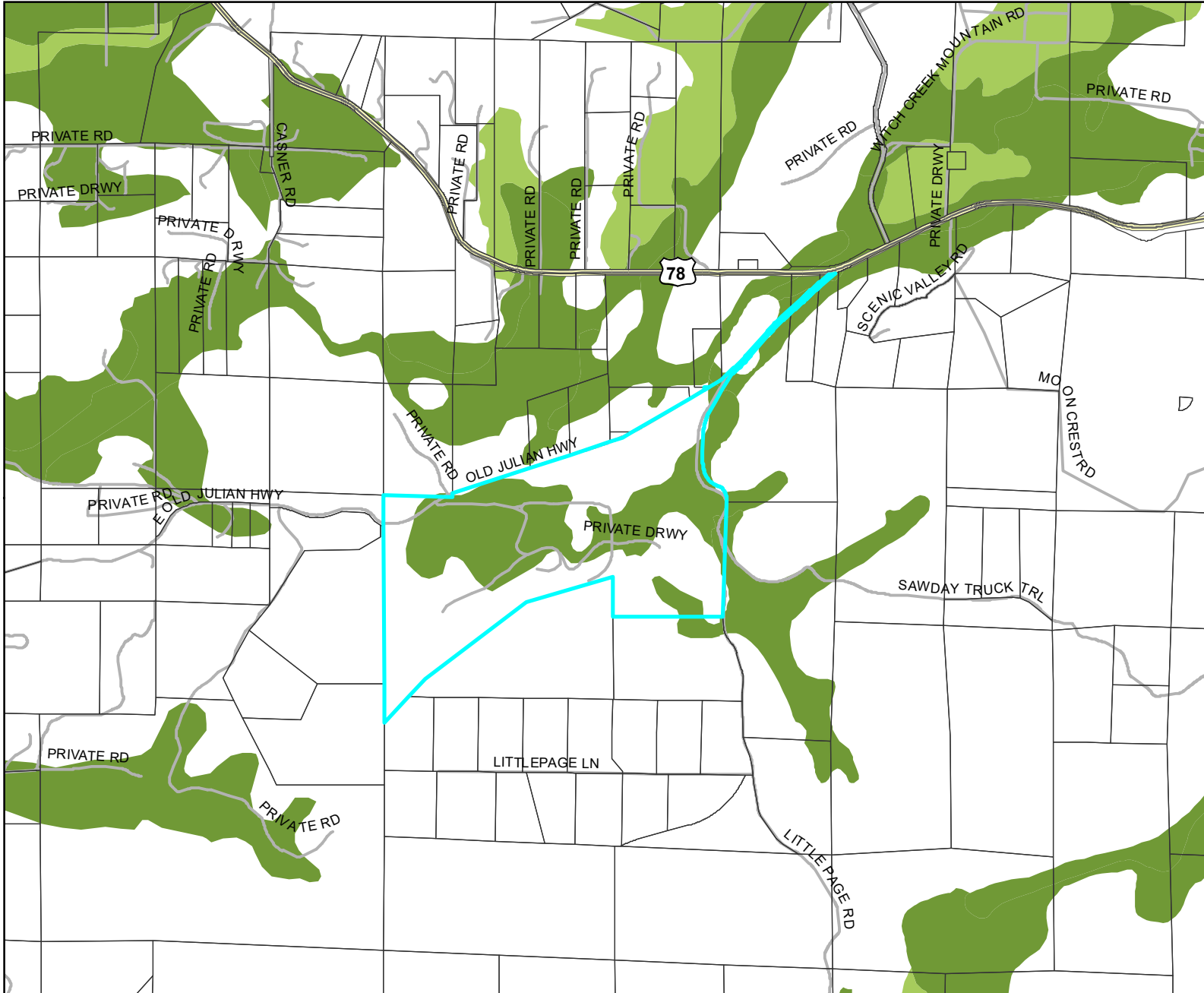


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Notes:

FMMP = Farmland Mapping and Monitoring Program

PRIME SOILS



Legend:

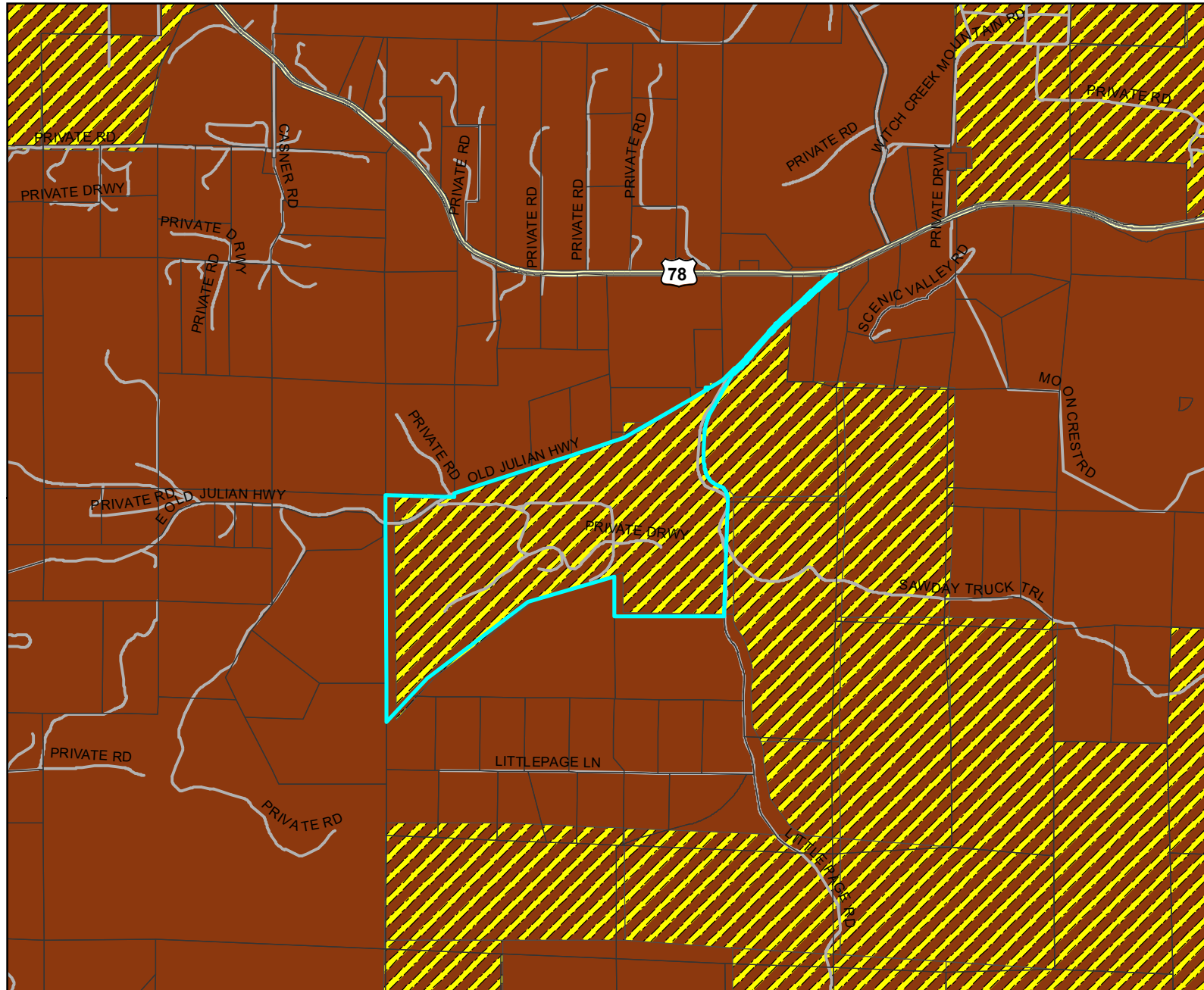
- PROJECT AREA
- PRIME SOILS**
- Prime Farmland Soils
- Statewide Significance Soils




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



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Notes:



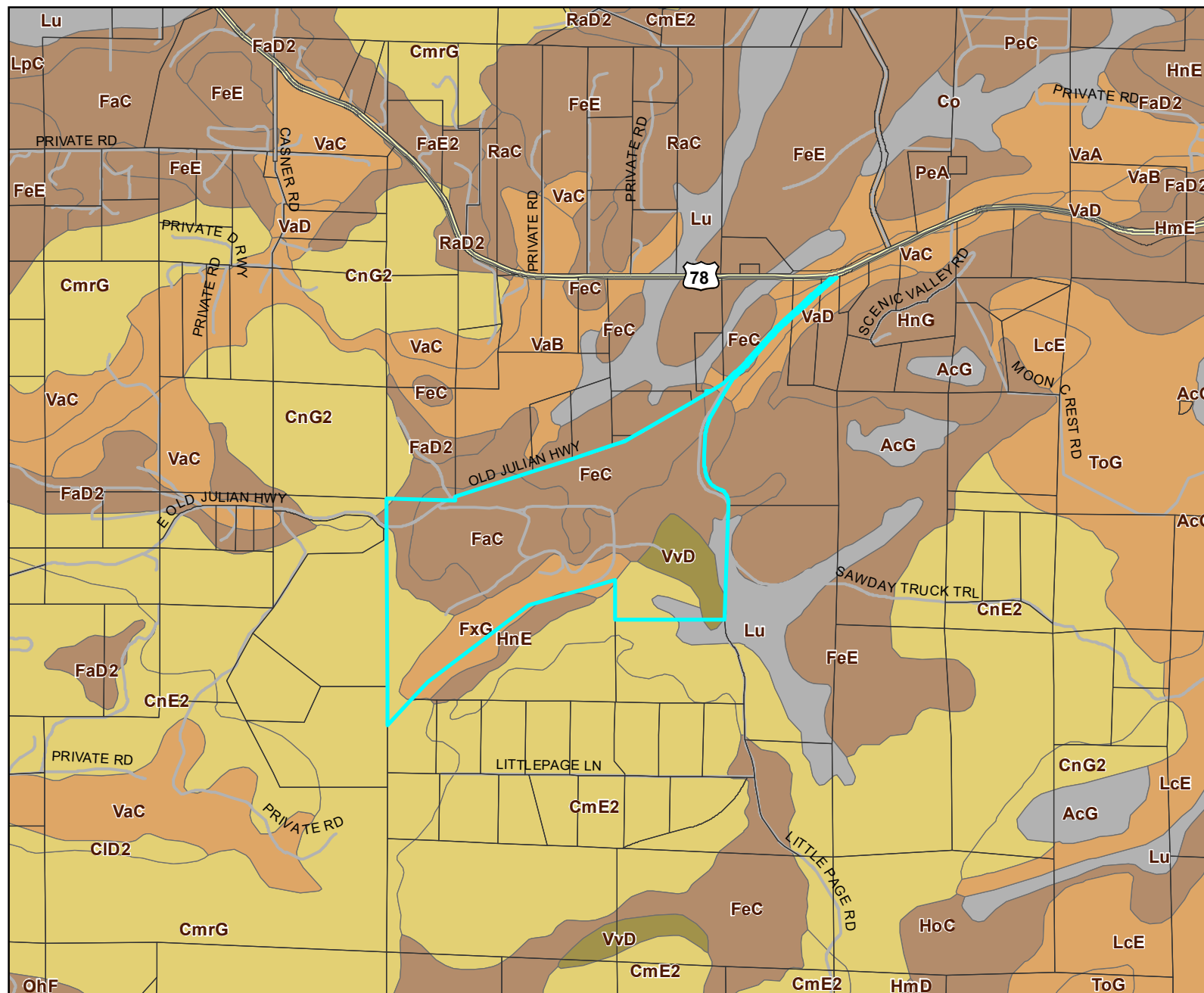
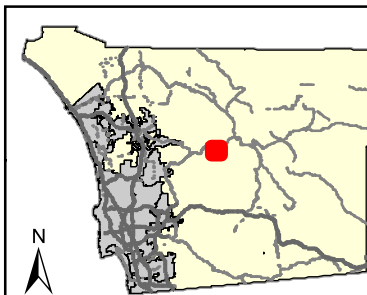
 PROJECT AREA
 WILLIAMSON ACT CONTRACT
 AGRICULTURAL PRESERVE



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Notes:

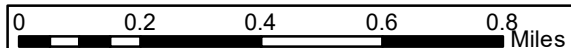
SOIL



Legend:

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

Notes:

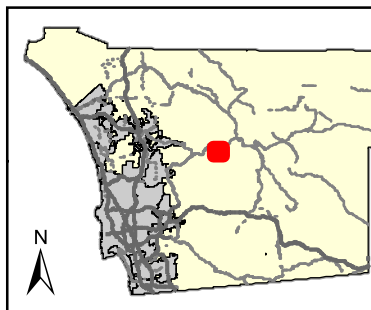


NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
HnE	Holland stony fine sandy loam, 5 to 30 percent slopes	6e-7(20)	32	Moderate	Severe 16
FeC	Fallbrook rocky sandy loam, 5 to 9 percent slopes	6e-7(19)	33	Moderate	Severe 16
VaC	Visalia sandy loam, 5 to 9 percent slopes	2e-1(19)	73	Low	Severe 16
FaC	Fallbrook sandy loam, 5 to 9 percent slopes	3e-1(19)	57	Moderate	Severe 16
CnG2	Cieneba-Fallbrook rocky sandy loams, 30 to 65 percent slopes, eroded	7e-7(19), 8s-1(19)	7, X	Low	Severe 1
Lu	Loamy alluvial land	2w-2(20)	61	Low	Severe 16
FeE	Fallbrook rocky sandy loam, 9 to 30 percent slopes	6e-7(19)	13	Moderate	Severe 16
FxG	Friant rocky fine sandy loam, 30 to 70 percent slopes	7s-8(19)	<5	Low	Severe 1
CmrG	Cieneba very rocky coarse sandy loam, 30 to 75 percent slopes	7s-8(19)	<5	Low	Severe 1
VvD	Vista rocky coarse sandy loam, 5 to 15 percent slopes	6e-7(19)	27	Low	Moderate 2
CnE2	Cieneba-Fallbrook rocky sandy loams, 9 to 30 percent slopes, eroded	6e-7(19), 8s-1(19)	18, X	Low	Severe 16



PROJECT AREA

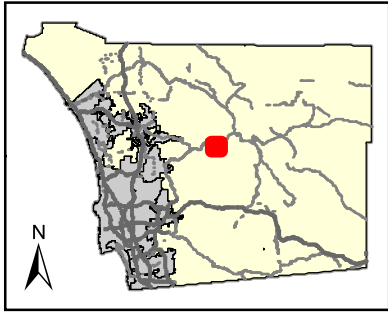
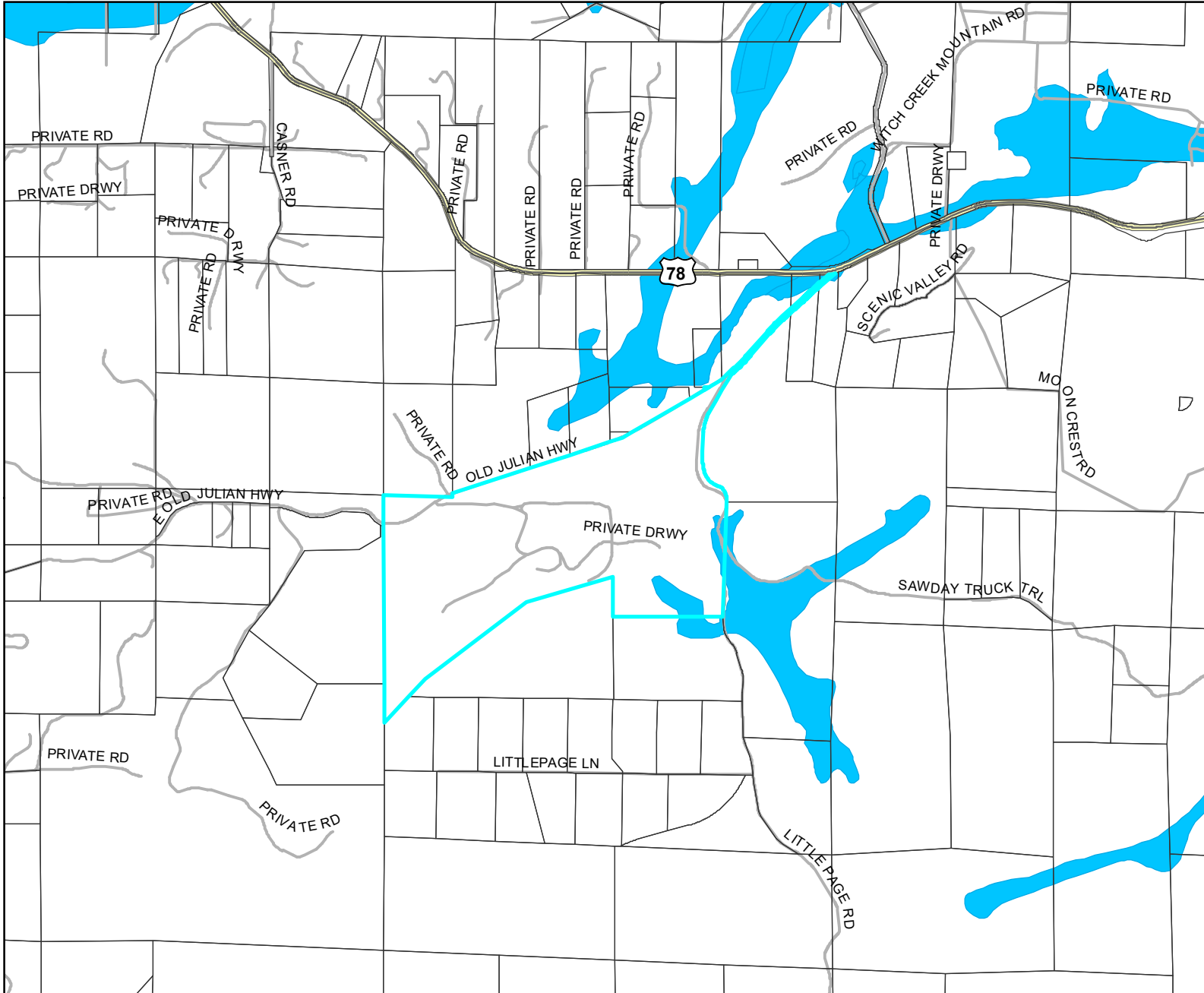
VEGETATION CATEGORY

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

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

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WETLANDS



Legend:

- PROJECT AREA
- WETLANDS

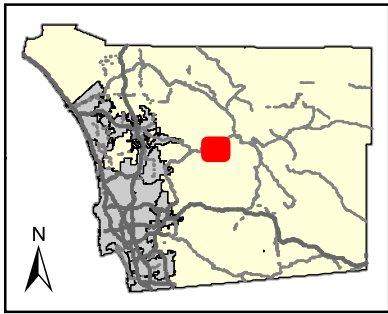
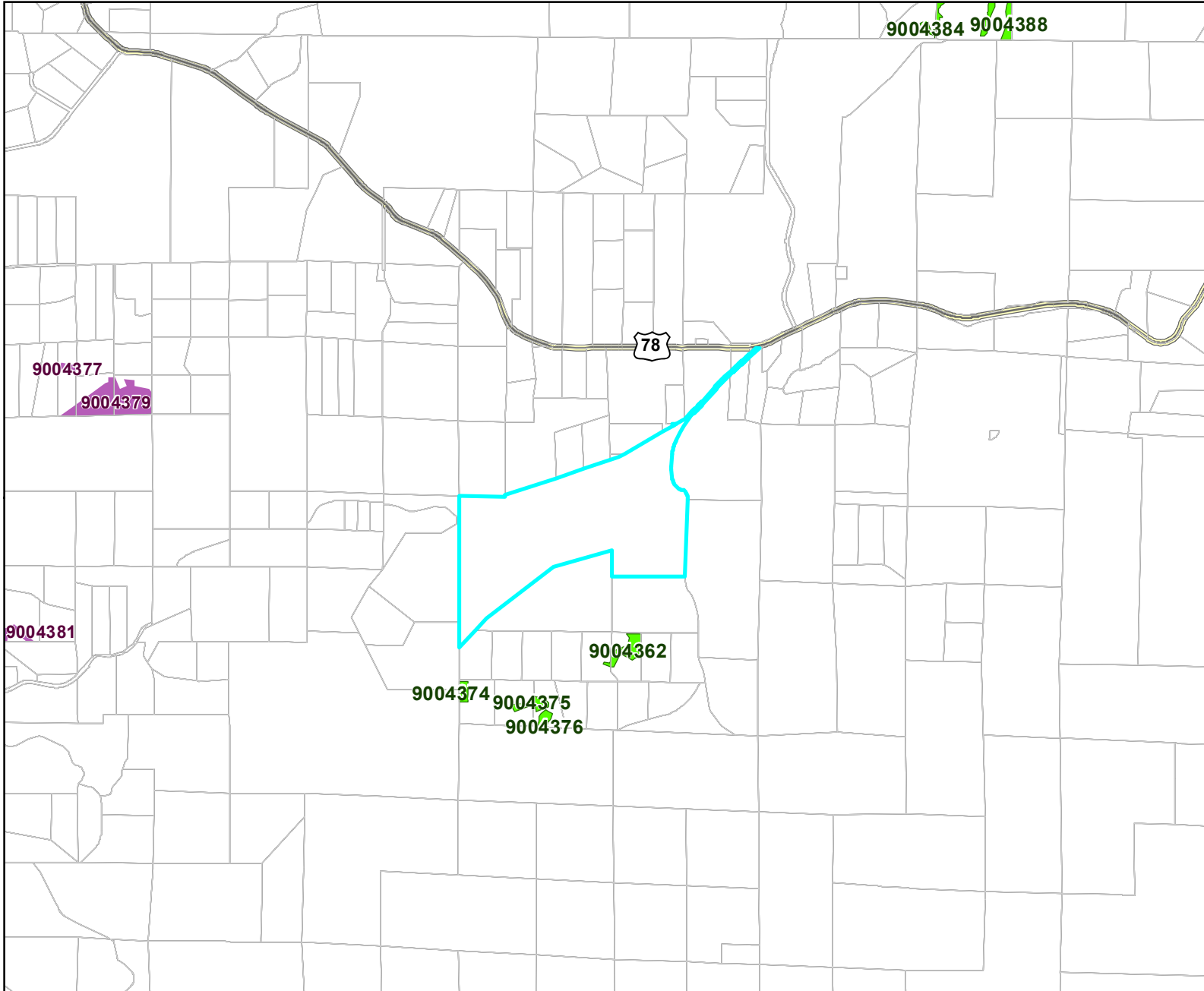
0 0.2 0.4 0.6 0.8
Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

OPEN SPACE EASEMENTS



Legend:

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

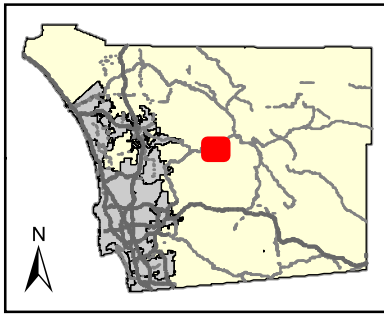
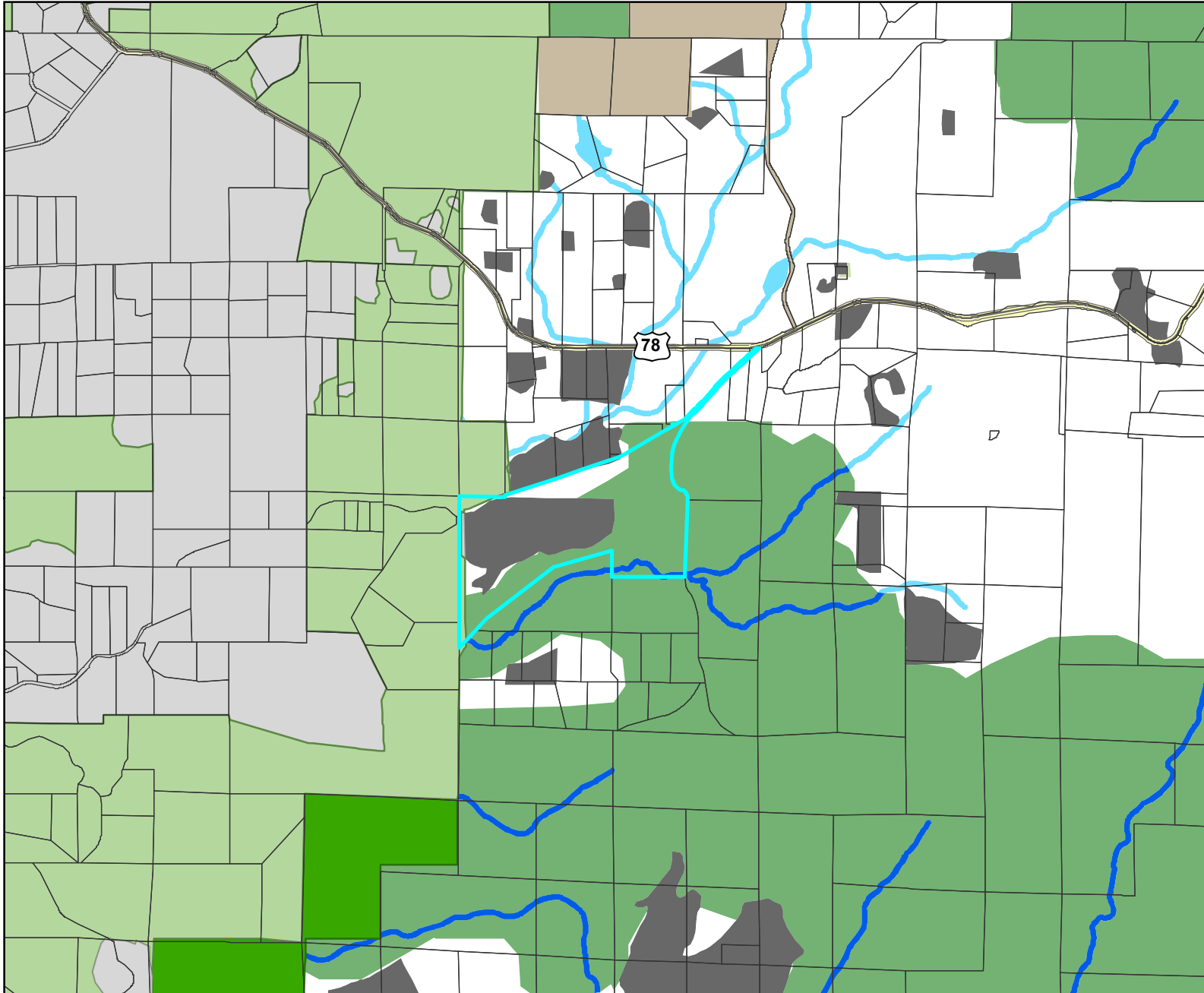
0 0.35 0.7 1.05 1.4 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

MSCP



Legend:

- PROJECT AREA**
- PROJECT AREA (Red outline)
- NMSCP (DRAFT) DESCRIPTION**
- Preserve Areas (Dark Green)
 - Pre-Approved Mitigation Area (PAMA) (Light Green)
 - Outside PAMA (White)
 - Pre-negotiated (Hardlined) Take (Red)
 - Authorized Areas (Dark Grey)
 - Special Districts (Medium Green)
 - Tribal Lands in Fee (Light Green)
 - Tribal Lands in Trust (White)
 - Gregory Canyon Landfill (Orange)
 - Other Lands (Yellow)
 - US Forest Service (Brown)
- EMSCP (DRAFT) DESCRIPTION**
- Agriculture or Natural Upland within FCA (Dark Green)
 - County Owned Preserves (Dark Green)
 - Agriculture or Natural Upland outside FCA (Light Green)
 - Riparian/Wetland Habitat and Transition (Blue)
 - Zone within FCA (Dark Blue)
 - Zone outside of FCA (Light Blue)
 - RMS 1 - Highest Level of Ecological Protection (Dark Green)
 - RMS 2 - Land managed with Ecological Protection (Medium Green)
 - RMS 3 - Land managed as Open Space (Light Green)
 - RMS 4 - Other Public/Semi-Public Lands (Yellow)
 - Developed Lands (Dark Grey)
 - Tribal Lands (Brown)

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

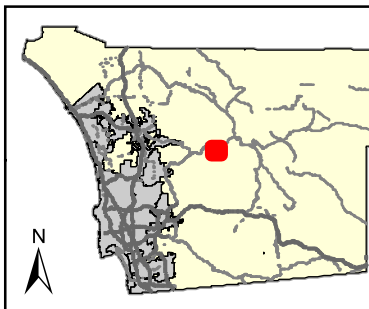
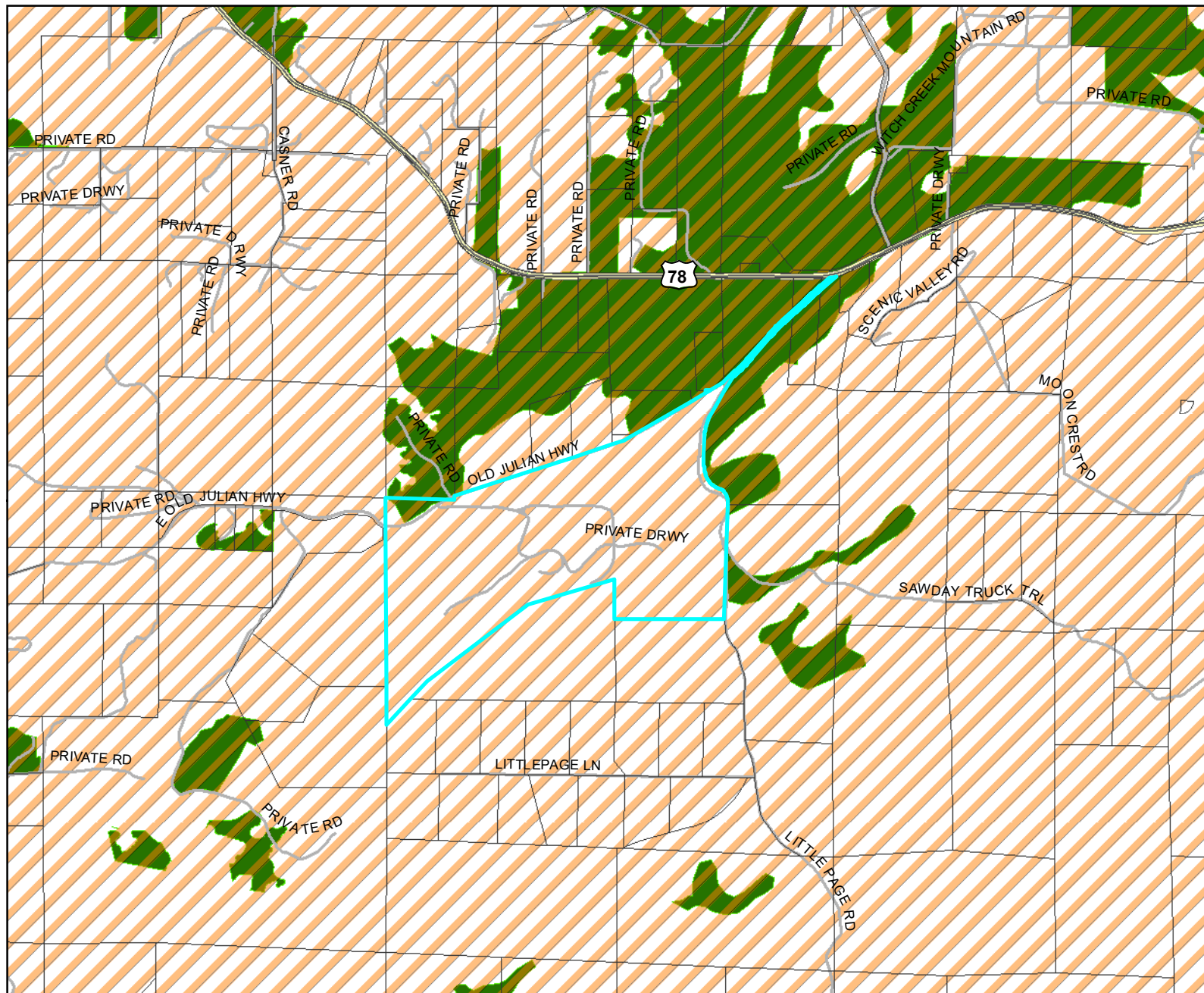


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THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes:

MSCP = Multiple Species Conservation Program

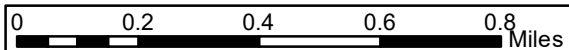
RAMONA GRASSLANDS



Legend:

- PROJECT AREA
RAMONA
GRASSLANDS

Notes:

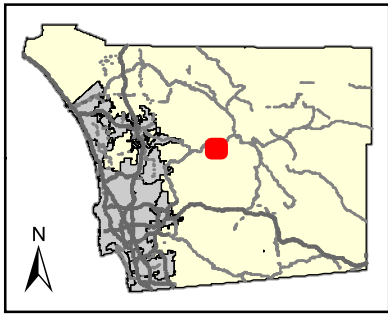
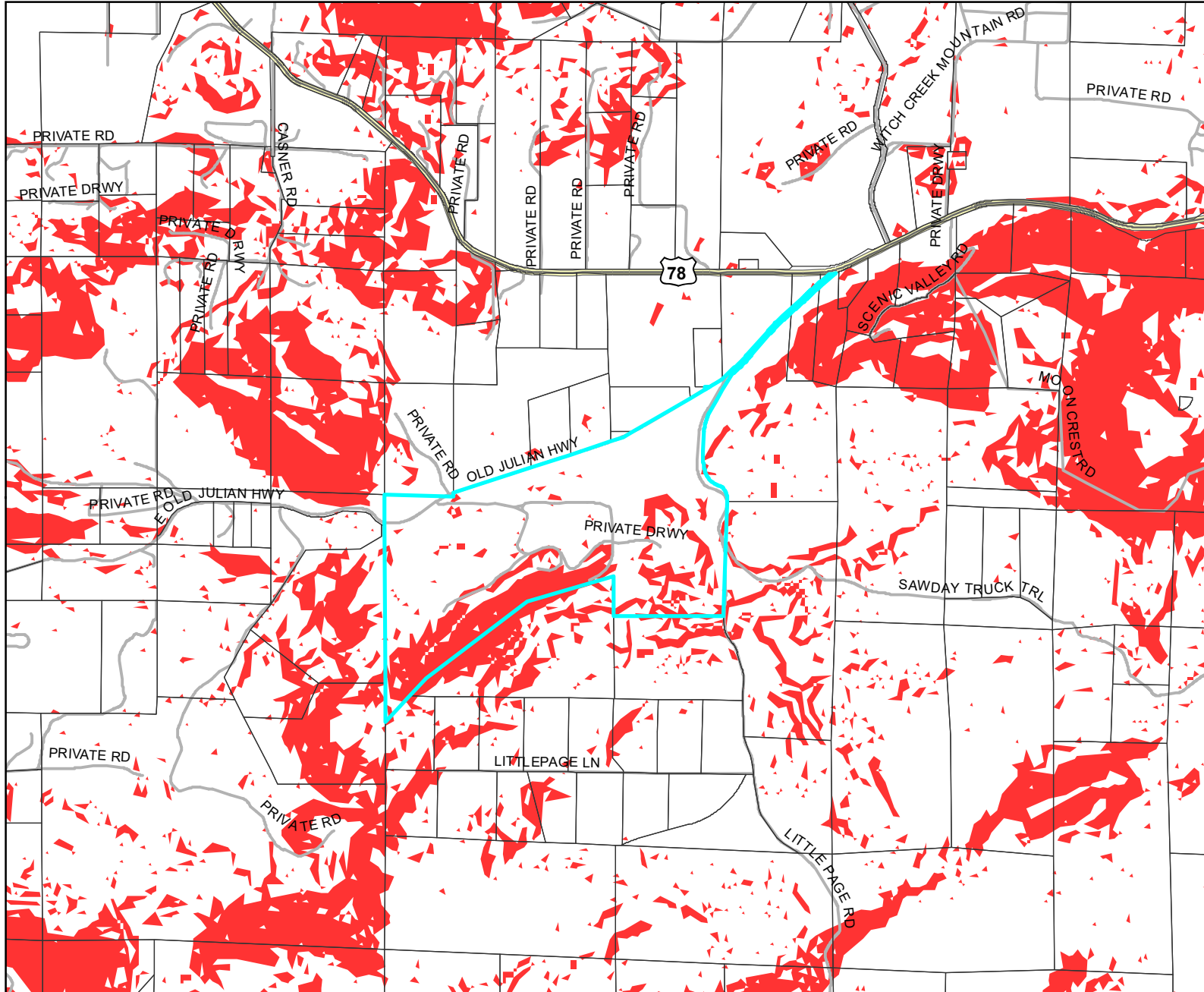


NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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STEEP SLOPES



Legend:

- PROJECT AREA
- STEEP SLOPE (> 25%)

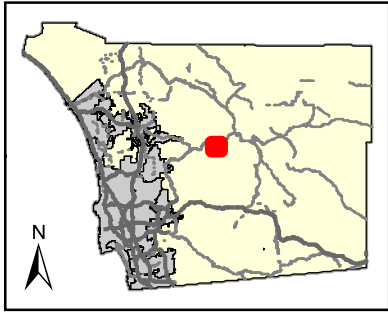
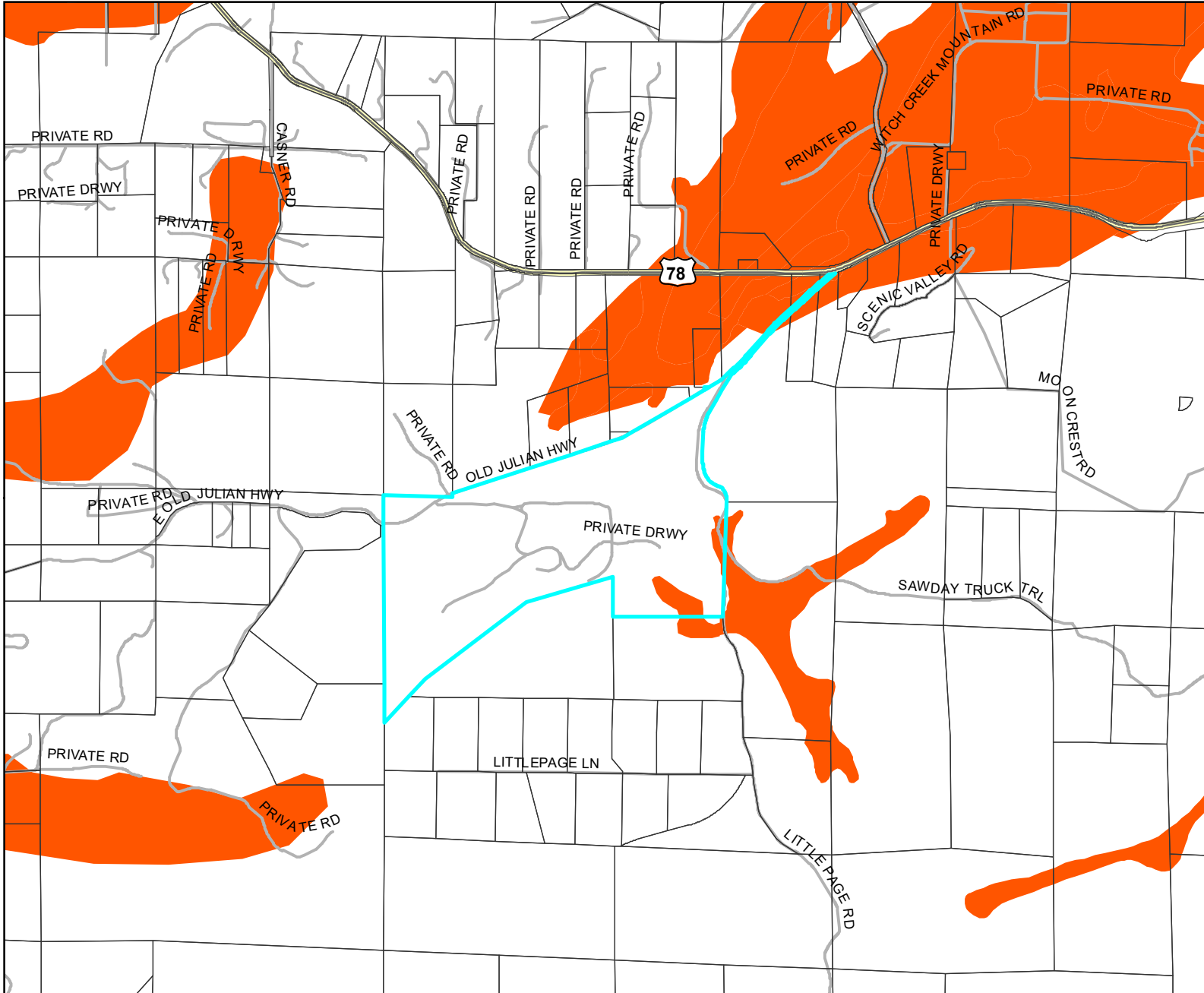
0 0.2 0.4 0.6 0.8 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

POTENTIAL LIQUEFACTION



Legend:

- PROJECT AREA
- POTENTIAL LIQUEFACTION AREA

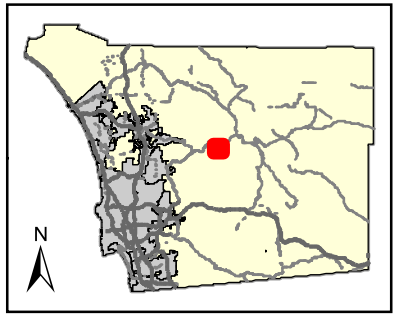
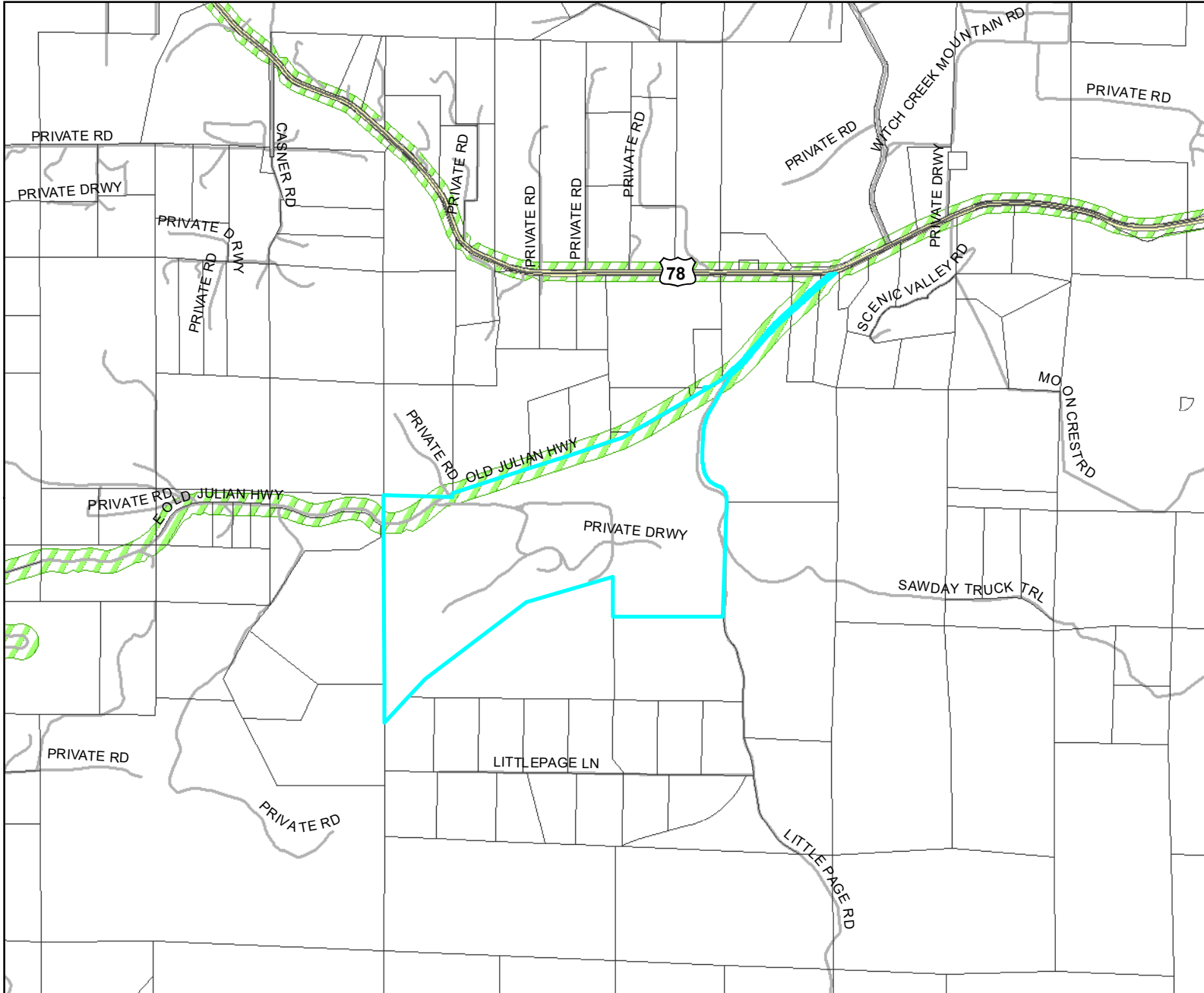
0 0.2 0.4 0.6 0.8 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

NOISE



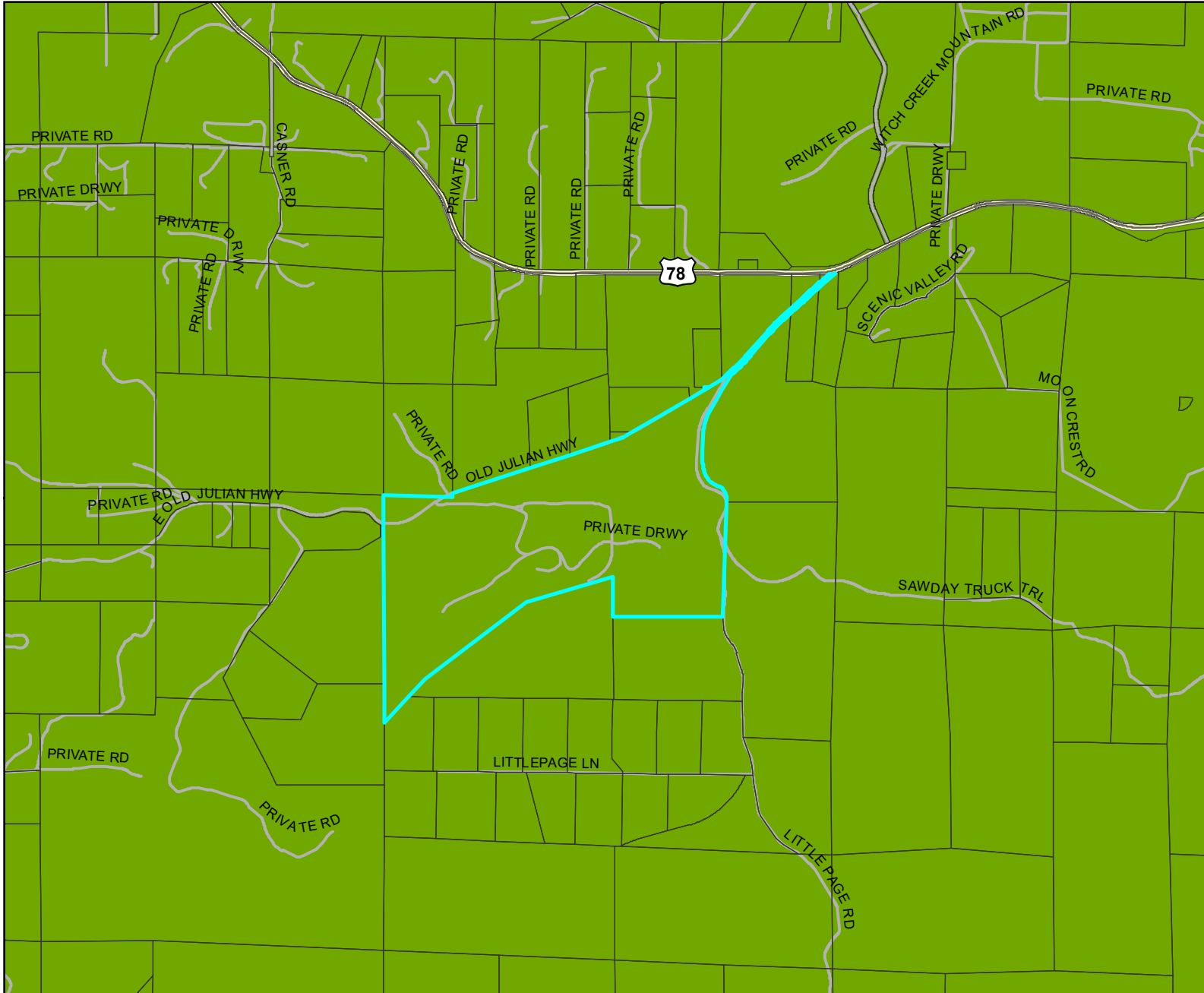
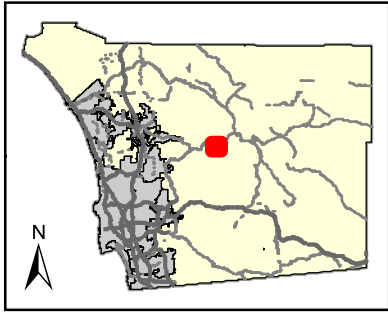
Legend:

- 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



Notes:

URBAN-WILDLAND INTERFACE



Legend:

- PROJECT AREA
- URBAN-WILDLAND INTERFACE ZONE

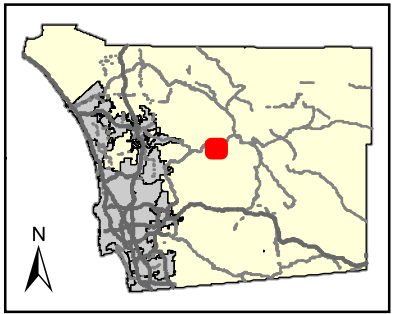
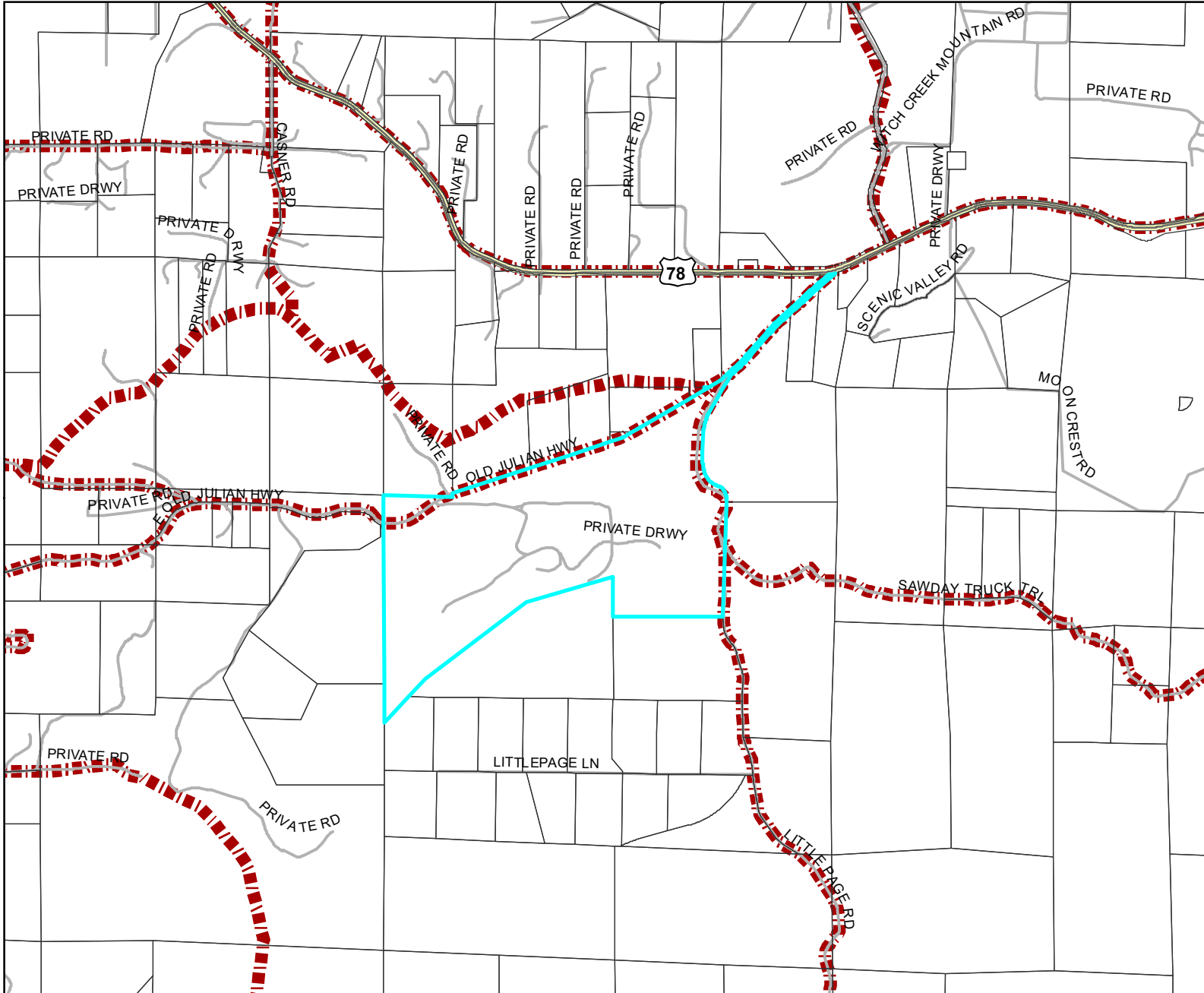
0 0.2 0.4 0.6 0.8
Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

TRAILS



Legend:

- PROJECT AREA
- TRAIL EASEMENT
- PROPOSED COMMUNITY PLAN TRAILS

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



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Notes:

A72 GENERAL AGRICULTURAL USE REGULATIONS

2720 INTENT.

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

2722 PERMITTED USES.

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

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

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

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

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

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

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

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

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

2723 PERMITTED USES SUBJECT TO LIMITATIONS.

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

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

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

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

2724 USES SUBJECT TO A MINOR USE PERMIT.

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

a. Residential Use Types.

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

b. Civic Use Types.

Minor Impact Utilities
Small Schools

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

2725 USES SUBJECT TO A MAJOR USE PERMIT.

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

a. Residential Use Types.

Group Residential

b. Civic Use types.

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

c. Commercial Use Types.

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

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

d. Agricultural Use Types.

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

e. Extractive Use Types.

Mining and Processing (see Section 6550)

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

Animal Schedule

(Part of Section 3100)

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

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

MUP = Major Use Permit

+ = plus

ZAP = Minor Use Permit

Notes:

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

3112 ANIMAL ENCLOSURE SETBACK TABLE.

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

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

NOTES:

- Animal enclosure includes pens, coops, hutches, stables, barns, corrals, and similar structures used for the keeping of poultry or animals.
- A fenced pasture containing a minimum of 2 acres, with no building used for human habitation and having no interior cross-fencing, is exempt from the animal enclosure setback requirements.
- Refer to applicable setback designator and setback schedule at Section 4810.

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

(Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)

(Amended by Ord. No. 7740 (N.S.) adopted 3-28-90)

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)