



Oak Ridge Stock Farm

3510 Deer Lake Park Rd, Julian, CA 92036

Nestled in the heart of Southern California's pristine San Diego County Mountains, the Oak Ridge Stock Farm spans over 610+/- acres, offering a unique blend of aesthetics, ecological diversity, and functional versatility. This legacy ranch, featuring several sizable ponds and breathtaking pastoral rangeland, invites you to embrace the epitome of country living. The expansive acreage, coupled with a rich historical narrative, provides an ideal setting for crafting and enjoying a tranquil rural lifestyle. Rolling meadows adorned with majestic coulter pines, oak woodlands, ponds, artesian springs, and catchment basins paint a picturesque landscape, offering endless possibilities.



Meriah Druliner

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Kent Dover

Realtor
Kentdoverproperties@gmail.com
415.205.8742
CA DRE # 02047735

For more property info:
RedHawkRealty.com
800.371.6669



Property Highlights

Available for \$5,995,000

The ranch's exclusivity and privacy, facilitated by four separate entrances and ranch roads, enhance accessibility. Favorable A72 agricultural zoning with an "O" Animal Designator supports a wide range of agricultural activities, with the current use focused on cattle grazing. The gentle topography and abundant water sources open doors to various opportunities, from equestrian estates to vineyards, orchards, and livestock farming.

Under a Williamson Act Land Contract, the property can enjoy reduced property taxes. The nearly five-mile fully fenced perimeter along Pine Hills Road, Frisius Road, and Deer Lake Park Road enhances security. The ranch's history dates to the late 1800s, with notable figures like James Madison and the Hatheway family contributing to its legacy.

Ranches like Oak Ridge Stock Farm present a unique opportunity for the next steward. This property, with its storied history and unspoiled naturescape is one of San Diego's cherished backcountry destinations.

Oak Ridge Stock Farm



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



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Due to the large size and varied topography, the ranch is exclusive and very private. Four separate entrances lead onto the ranch with ranch roads traversing the land to provide easier accessibility. From the most elevated view site on the easterly side of the upper meadow featuring incredible westerly views to the site of the former original 1894 Adobe homestead in the lower meadow, this beautiful ranch holds plentiful space for agricultural outbuildings, animal infrastructure, orchards and gardens, and includes a 100+ year old vintage barn and multiple electric utility meters around the ranch.



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Oak Ridge Stock Farm

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

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





Oak Ridge Stock Farm

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

Area -

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

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

APN's -

292-010-10-00, 292-010-07-00, 292-010-16-00, 292-120-33-00, 292-120-32-00, 292-021-24-00

PRICE - \$5,995,000

CONTACT -

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*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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10AC House Parcel Boundary

**10 Acre House Parcel Not Included In Offering & For Reference Purposes Only
Available for Purchase Separately - Contact Listing Agent**







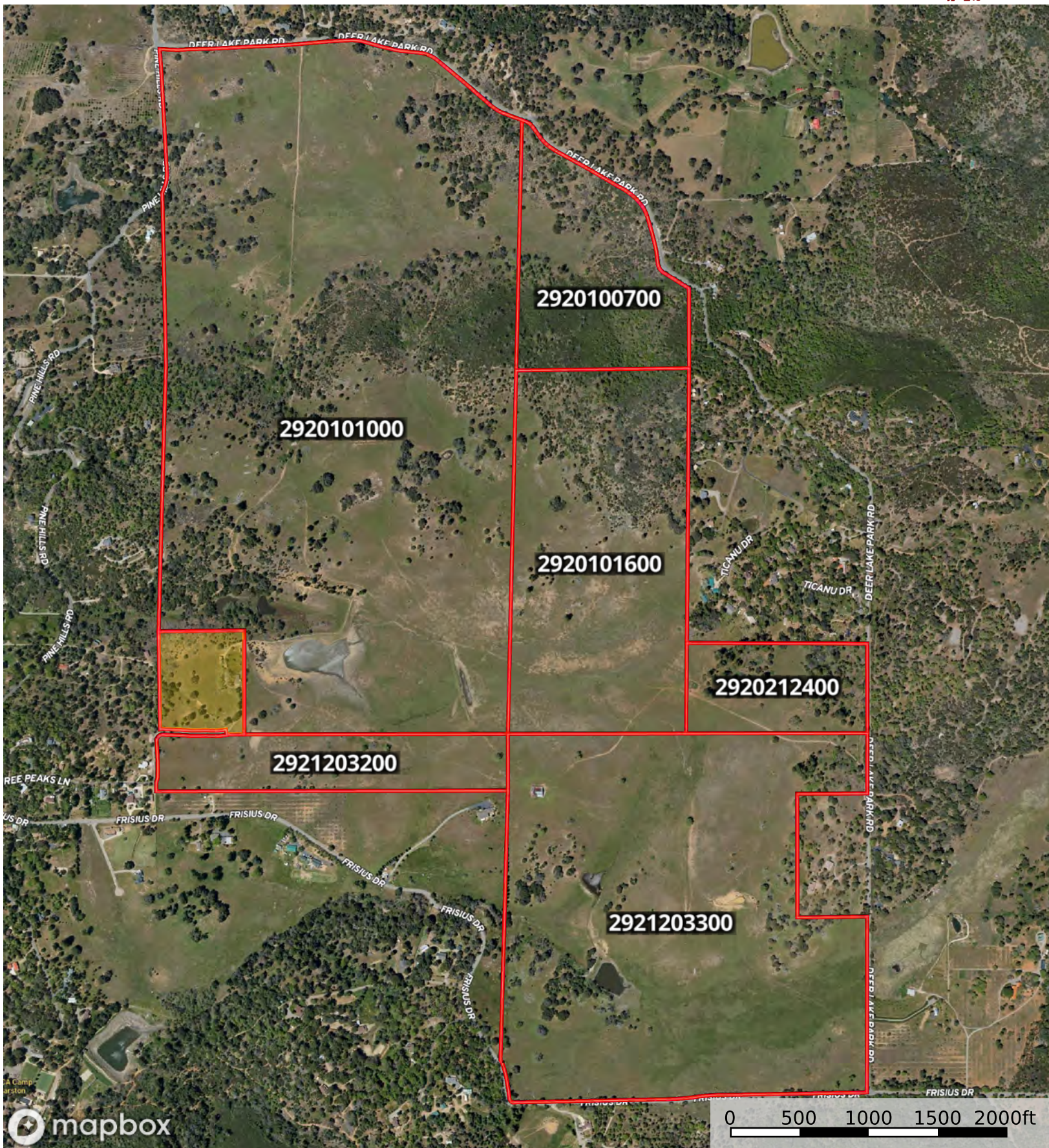
 10AC House Parcel  Boundary

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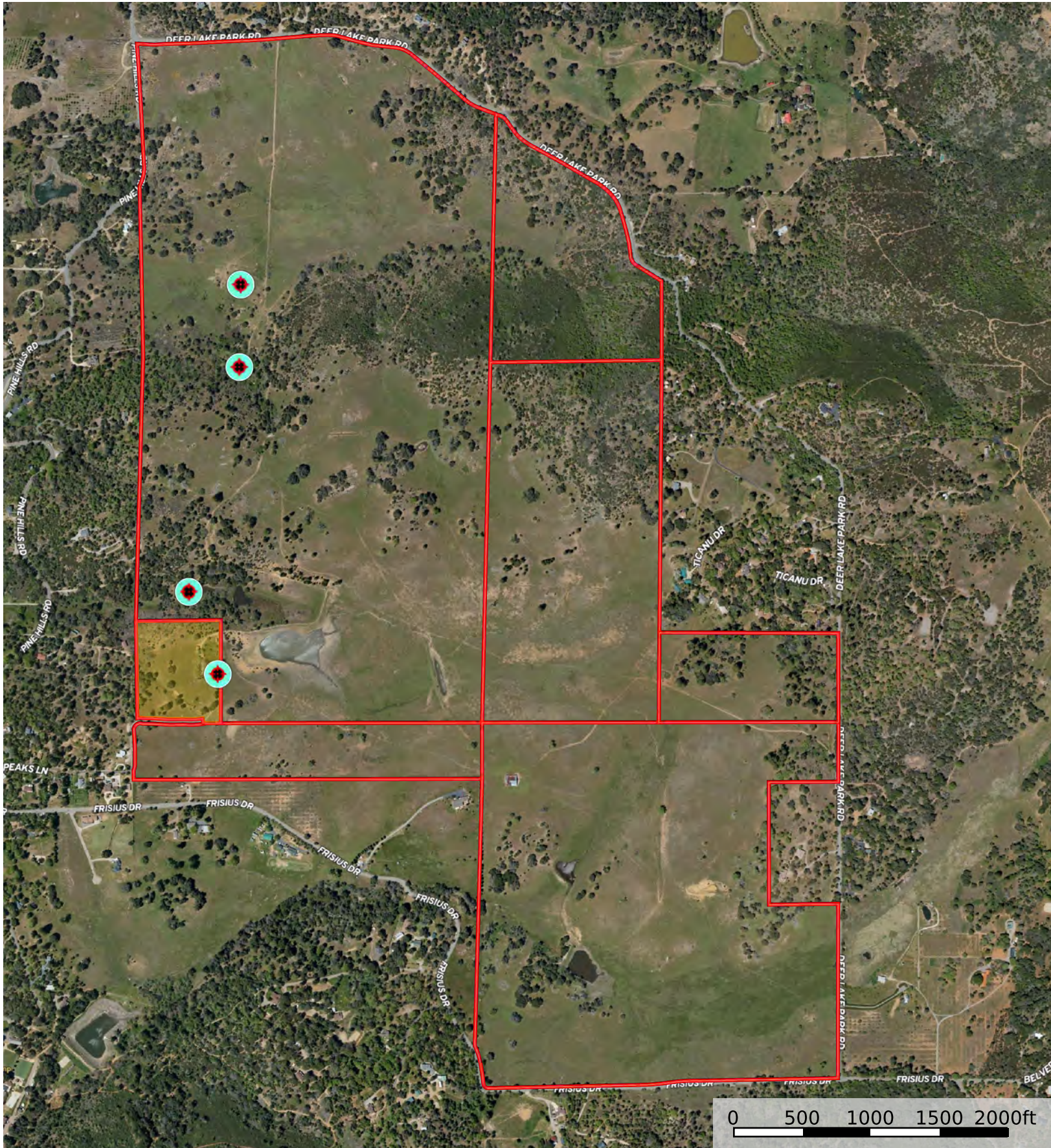
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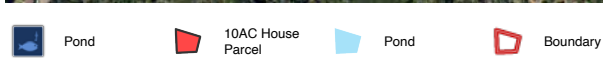
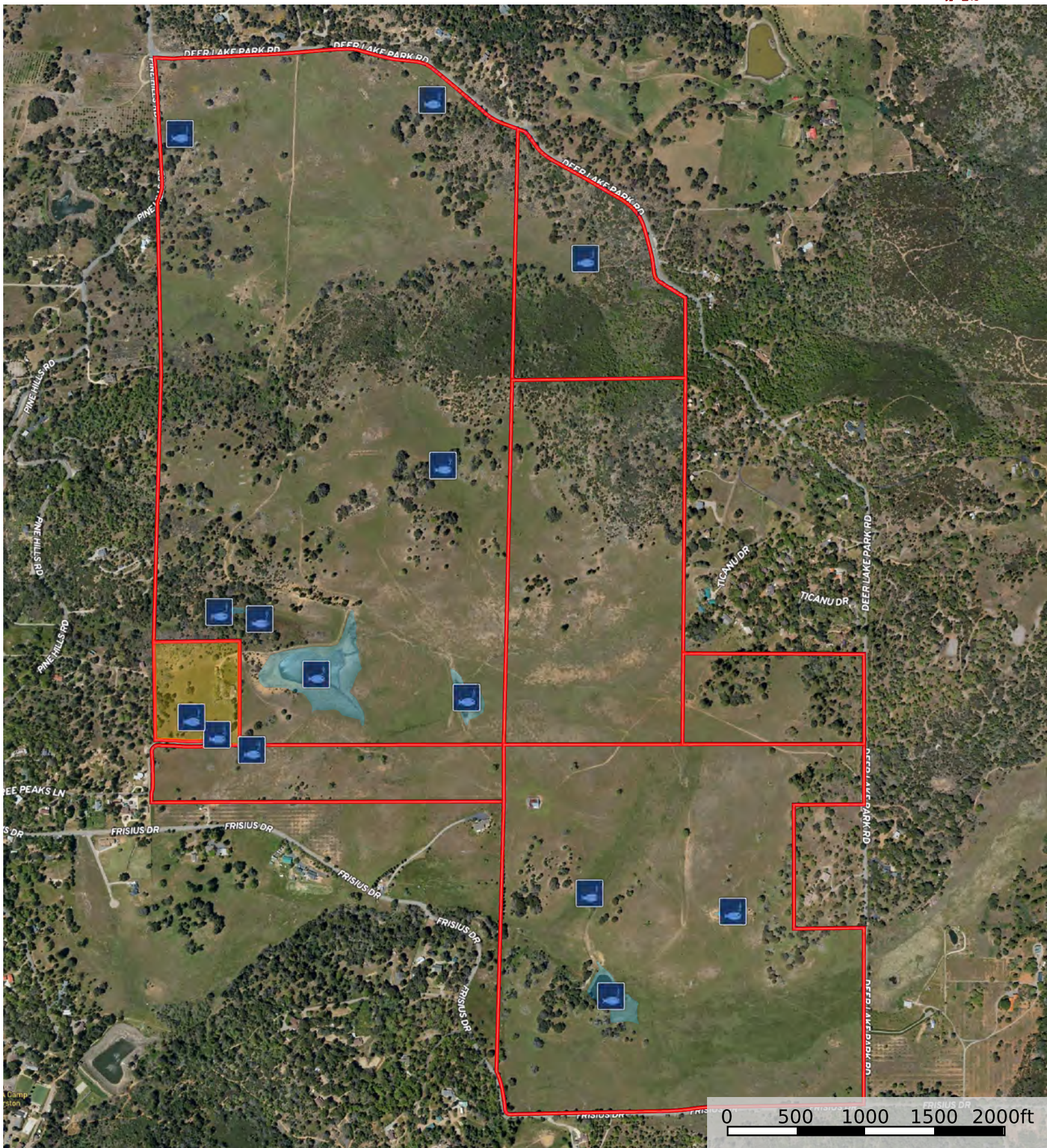
10AC House Parcel Boundary Parcels Boundary

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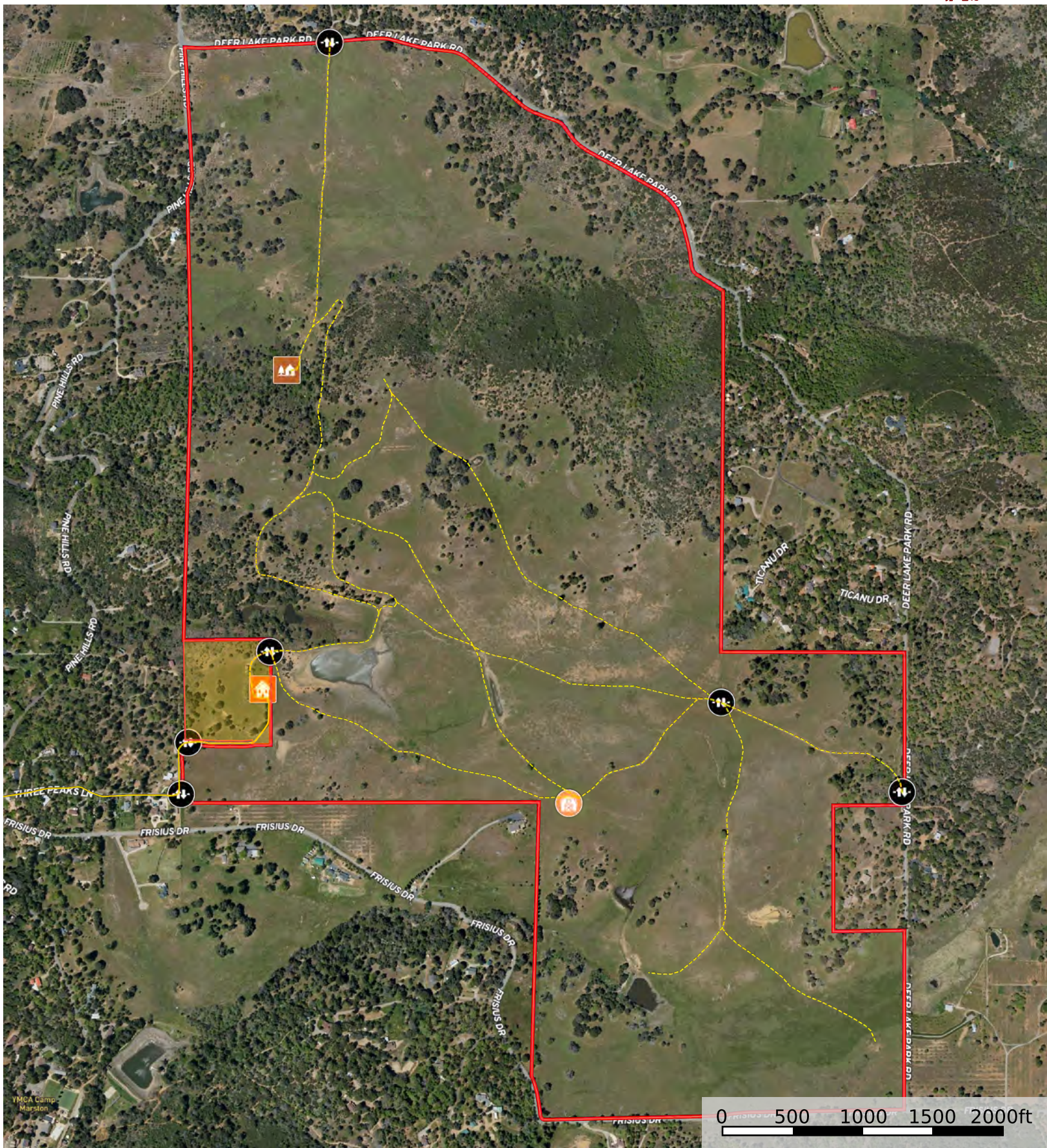


- Electric Meter
- 10AC House Parcel
- Boundary

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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:	2/13/2024 10:38:31 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2920101000,2920100700,2920101600
Project Name:	

	2920101000	2920100700	2920101600
General Information			
USGS Quad Name/County Quad Number:	Julian/38	Julian/38	Julian/38
Section/Township/Range:	7/13S/04E	7/13S/04E	7/13S/04E
Tax Rate Area:	81064	81064	81064
Thomas Guide:	/	/	/
Site Address:	3510 Deer Lake Park Rd Julian 92036-9653	0 Deer Lake Park Rd	0 Deer Lake Park Rd
Parcel Size (acres):	295.98	41.00	80.00
Board of Supervisors District:	2	2	2

Public Service and Utility Districts			
Water/Irrigation District:	None	None	None
Sewer District:	None	None	None
Fire Agency:	San Diego County Fire Protection District	San Diego County Fire Protection District	San Diego County Fire Protection District
School District:	Gen Elem Julian Union; High Julian Union	Gen Elem Julian Union; High Julian Union	Gen Elem Julian Union; High Julian Union

	2920101000	2920100700	2920101600
General Plan Information			
General Plan Regional Category:	Rural	Rural	Rural
General Plan Land Use Designation:	Rural Lands (RI-40) 1 Du/40 Ac	Rural Lands (RI-40) 1 Du/40 Ac	Rural Lands (RI-40) 1 Du/40 Ac
Community Plan:	Julian	Julian	Julian
Rural Village Boundary:	None	None	None
Village Boundary:	None	None	None
Special Study Area :	None	None	None

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

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

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

	2920101000	2920100700	2920101600
Biological Resources			
Eco-Region:	Central Mountains	Central Mountains	Central Mountains
Vegetation Map	42400 Foothill/Mountain Perennial Grassland; 78000 Undifferentiated Open Woodland; 84500 Mixed Oak/Coniferous/Bigcone/Coulter Forest	42400 Foothill/Mountain Perennial Grassland; 84500 Mixed Oak/Coniferous/Bigcone/Coulter Forest	42400 Foothill/Mountain Perennial Grassland; 78000 Undifferentiated Open Woodland; 84500 Mixed Oak/Coniferous/Bigcone/Coulter Forest
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes	Yes	Yes
The site is located within a Quino Checkerspot Butterfly Survey Area.	Yes	Yes	Yes
The site contains Wetlands.	Yes	No	Yes
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: No)	No (Draft: No)	No (Draft: No)
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.	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; Quaternary Alluvium	Cretaceous Plutonic	Pre-Cretaceous Metasedimentary; Quaternary Alluvium
Paleo Sensitivity:	Low; Marginal; Zero	Zero	Low; Marginal
Paleo Monitoring:	Monitoring By Grading/Excavation Contractor	No Monitoring Required	Monitoring By Grading/Excavation Contractor

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

	2920101000	2920100700	2920101600
Mineral Resources			
The site is located within a Mineral Resource Category.	No Mrz (Yes Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)	No Mrz (Yes Alluvium/No Mines)
Hazard Flooding			
The site is located within a FEMA flood area.	No	No	No
The site is located within 1/2 mile from a FEMA flood area.	No	No	No
The site is located within a County Flood Plain area.	No	No	No
The site is located within 1/2 mile from a County Flood Plain area.	No	No	No
The site is located within a County Floodway.	No	No	No
The site is located within 1/2 mile from a County Floodway.	No	No	No
The site is located within a Dam Inundation Zone.	No	No	No
Hazardous Materials			
Schools are located within 1/4 mile of the project.	No	No	No
The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.	No	No	No
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	No	No	No
The site is located within 1000 feet of buried waste in a landfill.	No	No	No
The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.	No	No	No
The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).	No	No	No
The site is listed on the Geotracker listing.	No	No	No
The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.	No	No	No
The site is listed in the EPA's Superfund CERCLIS database.	No	No	No
The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
The site contains existing homes or other buildings constructed prior to 1980.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
Airport Hazards			
The site is located in a FAA Notification Zone. If yes, list the height restrictions.	No	No	No
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	No	No	No
The site is located within an airport safety zone. If yes, list the zone number.	No	No	No
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	No	No	No
The site is within one mile of a private airport. If yes, list the name of the airport.	No	No	No

	2920101000	2920100700	2920101600
Hydrology and Water Quality			
Hydrologic Unit:	San Diego	San Diego	San Diego
Sub-basin:	907.41/Inaja	907.41/Inaja	907.41/Inaja
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: San Diego River (Lower); El Capitan Lake	Yes: San Diego River (Lower); El Capitan Lake	Yes: San Diego River (Lower); El Capitan Lake
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes	Yes
The site is located in a Source Water Protection Area.	Yes	Yes	Yes
Water Supply/Groundwater			
The site is located outside (east) of the County Water Authority boundary.	Yes	Yes	Yes
The site is in Borrego Valley.	No	No	No
The project is groundwater dependent.	Yes	Yes	Yes
Annual rainfall:	24 To 27 Inches	24 To 27 Inches	24 To 27 Inches
Noise			
The site is within noise contours.	Yes	No	No
Fire Services			
The site is located in an Urban-Wildland Interface Zone.	Yes	Yes	Yes
FRA/LRA/SRA:	Sra	Sra	Sra
Additional Information			
The site is located within 150 feet of Mexican Border.	No	No	No
The site is located within a Resource Conservation Area.	No	No	No
The site is located in a Special Area.	No	No	No
There are existing or proposed trails on site or adjacent properties.	Yes	Yes	Yes
The site is located in an urbanized area as defined by the U.S. Census Bureau.	Yes	Yes	Yes
The population has a density of 1,000 per square mile or greater.	No	No	No
The site APN is listed in the GP Housing Element inventory.	No	No	No
CEQA-Public Review Distribution Matrix			
The site is located in the Desert.	Yes	Yes	Yes
The site is located east of the County Water Authority boundary.	Yes	Yes	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No	No	No
The site is located immediately adjacent to a State Highway or Freeway.	No	No	No
The site is located south of State Highway 78.	Yes	Yes	Yes
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No	No	No
The site is located in the Sweetwater Basin.	No	No	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	Yes	Yes	Yes
There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s).	No	No	No



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Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2921203300,2921203200,2920212400
Project Name:	

	2921203300	2921203200	2920212400
General Information			
USGS Quad Name/County Quad Number:	Julian/38	Julian/38	Julian/38
Section/Township/Range:	18/13S/04E	18/13S/04E	7/13S/04E
Tax Rate Area:	81064	81064	81064
Thomas Guide:	/	/	/
Site Address:	0 Frisius Dr	0 Frisius Dr	0 Deer Lake Park Rd
Parcel Size (acres):	150.00	24.19	19.50
Board of Supervisors District:	2	2	2

Public Service and Utility Districts			
Water/Irrigation District:	None	None	None
Sewer District:	None	None	None
Fire Agency:	San Diego County Fire Protection District	San Diego County Fire Protection District	San Diego County Fire Protection District
School District:	Gen Elem Julian Union; High Julian Union	Gen Elem Julian Union; High Julian Union	Gen Elem Julian Union; High Julian Union

	2921203300	2921203200	2920212400
General Plan Information			
General Plan Regional Category:	Rural	Rural	Rural
General Plan Land Use Designation:	Rural Lands (RI-40) 1 Du/40 Ac	Rural Lands (RI-40) 1 Du/40 Ac	Rural Lands (RI-40) 1 Du/40 Ac
Community Plan:	Julian	Julian	Julian
Rural Village Boundary:	None	None	None
Village Boundary:	None	None	None
Special Study Area :	None	None	None

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

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

Agricultural Resources			
The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	Yes	Yes	Yes
The site contains Prime Soils.	Yes	Yes	Yes
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
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Eco-Region:	Central Mountains	Central Mountains	Central Mountains
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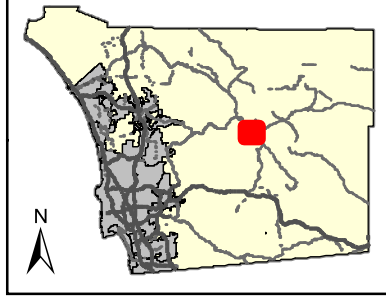
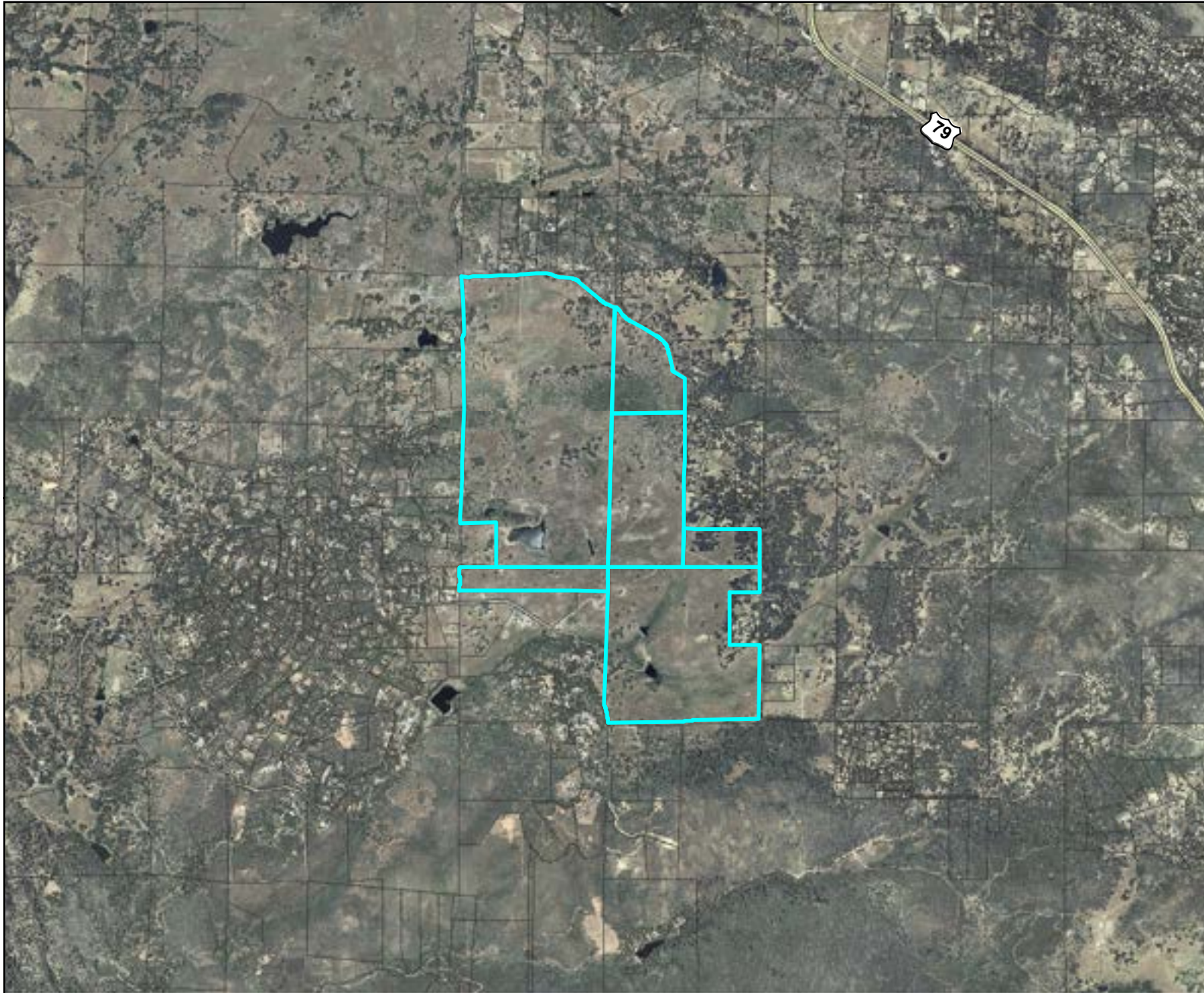
Cultural and Paleontological Resources (*always confirm with Cultural and Paleontology Specialists)			
Geological Formation:	Cretaceous Plutonic; Quaternary Alluvium	Quaternary Alluvium	Cretaceous Plutonic; Quaternary Alluvium
Paleo Sensitivity:	Low; Zero	Low	Low; Zero
Paleo Monitoring:	Monitoring By Grading/Excavation Contractor	Monitoring By Grading/Excavation Contractor	Monitoring By Grading/Excavation Contractor

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

	2921203300	2921203200	2920212400
Mineral Resources			
The site is located within a Mineral Resource Category.	No Mrz (Yes Alluvium/No Mines)	No Mrz (Yes Alluvium/No Mines)	No Mrz (Yes Alluvium/No Mines)
Hazard Flooding			
The site is located within a FEMA flood area.	No	No	No
The site is located within 1/2 mile from a FEMA flood area.	No	No	No
The site is located within a County Flood Plain area.	No	No	No
The site is located within 1/2 mile from a County Flood Plain area.	No	No	No
The site is located within a County Floodway.	No	No	No
The site is located within 1/2 mile from a County Floodway.	No	No	No
The site is located within a Dam Inundation Zone.	No	No	No
Hazardous Materials			
Schools are located within 1/4 mile of the project.	No	No	No
The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.	No	No	No
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	No	No	No
The site is located within 1000 feet of buried waste in a landfill.	No	No	No
The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.	No	No	No
The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).	No	No	No
The site is listed on the Geotracker listing.	No	No	No
The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.	No	No	No
The site is listed in the EPA's Superfund CERCLIS database.	No	No	No
The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
The site contains existing homes or other buildings constructed prior to 1980.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
Airport Hazards			
The site is located in a FAA Notification Zone. If yes, list the height restrictions.	No	No	No
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	No	No	No
The site is located within an airport safety zone. If yes, list the zone number.	No	No	No
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	No	No	No
The site is within one mile of a private airport. If yes, list the name of the airport.	No	No	No

	2921203300	2921203200	2920212400
Hydrology and Water Quality			
Hydrologic Unit:	San Diego	San Diego	San Diego
Sub-basin:	907.41/Inaja	907.41/Inaja	907.41/Inaja
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: San Diego River (Lower); El Capitan Lake	Yes: San Diego River (Lower); El Capitan Lake	Yes: San Diego River (Lower); El Capitan Lake
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes	Yes
The site is located in a Source Water Protection Area.	Yes	Yes	Yes
Water Supply/Groundwater			
The site is located outside (east) of the County Water Authority boundary.	Yes	Yes	Yes
The site is in Borrego Valley.	No	No	No
The project is groundwater dependent.	Yes	Yes	Yes
Annual rainfall:	24 To 27; 27 To 30 Inches	24 To 27 Inches	24 To 27 Inches
Noise			
The site is within noise contours.	No	No	No
Fire Services			
The site is located in an Urban-Wildland Interface Zone.	Yes	Yes	Yes
FRA/LRA/SRA:	Sra	Sra	Sra
Additional Information			
The site is located within 150 feet of Mexican Border.	No	No	No
The site is located within a Resource Conservation Area.	No	No	No
The site is located in a Special Area.	No	No	No
There are existing or proposed trails on site or adjacent properties.	Yes	Yes	Yes
The site is located in an urbanized area as defined by the U.S. Census Bureau.	Yes	Yes	Yes
The population has a density of 1,000 per square mile or greater.	No	No	No
The site APN is listed in the GP Housing Element inventory.	No	No	No
CEQA-Public Review Distribution Matrix			
The site is located in the Desert.	Yes	Yes	Yes
The site is located east of the County Water Authority boundary.	Yes	Yes	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No	No	No
The site is located immediately adjacent to a State Highway or Freeway.	No	No	No
The site is located south of State Highway 78.	Yes	Yes	Yes
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No	No	No
The site is located in the Sweetwater Basin.	No	No	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	Yes	Yes	Yes
There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s).	No	No	No

2014 ORTHOPHOTO



Legend:

 PROJECT AREA

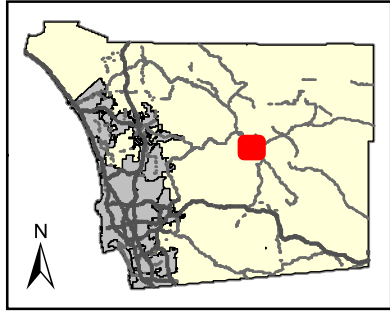
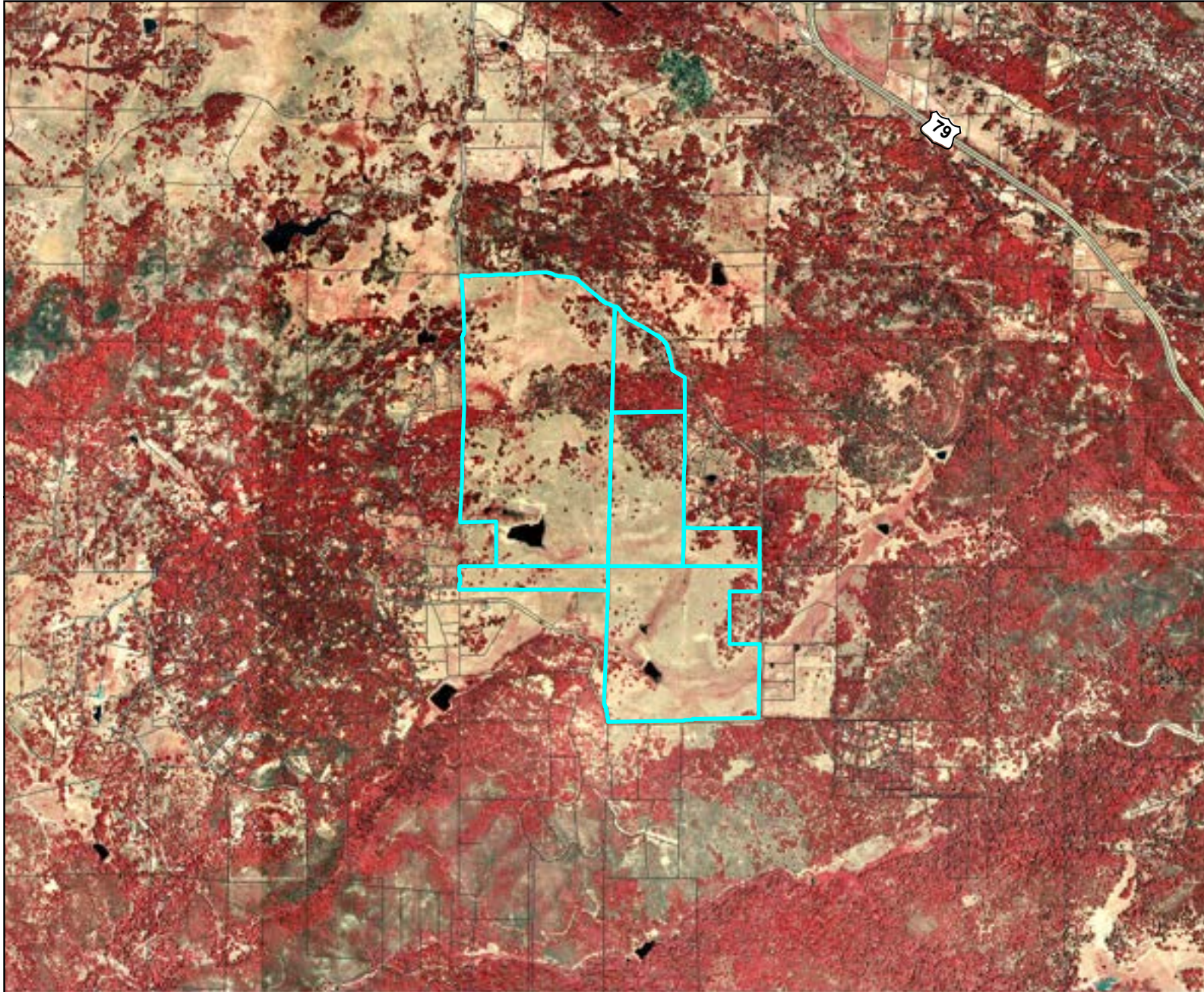
0 0.35 0.7 1.05 1.4 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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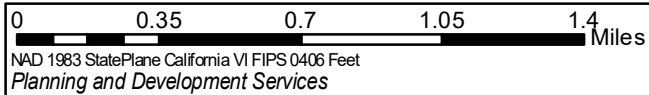
Notes:

1997 COLOR INFRARED



Legend:

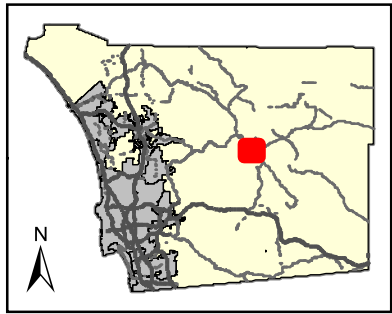
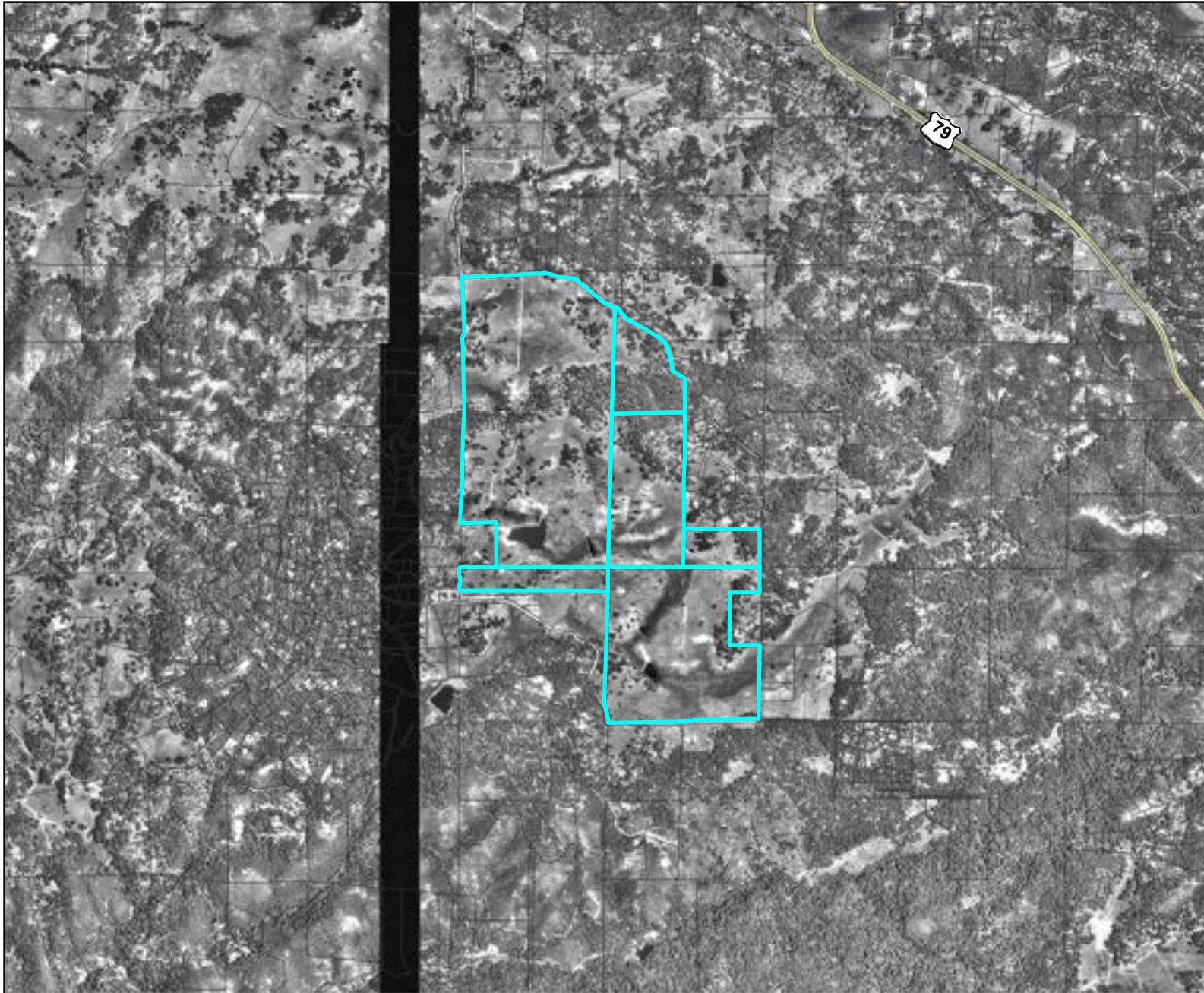
 PROJECT AREA



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Notes:

1995 AERIAL



Legend:

 PROJECT AREA

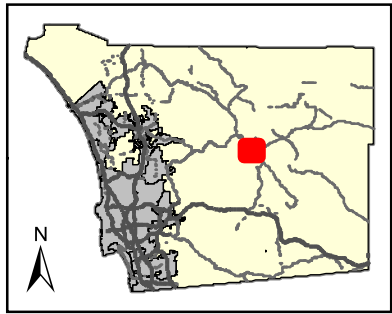
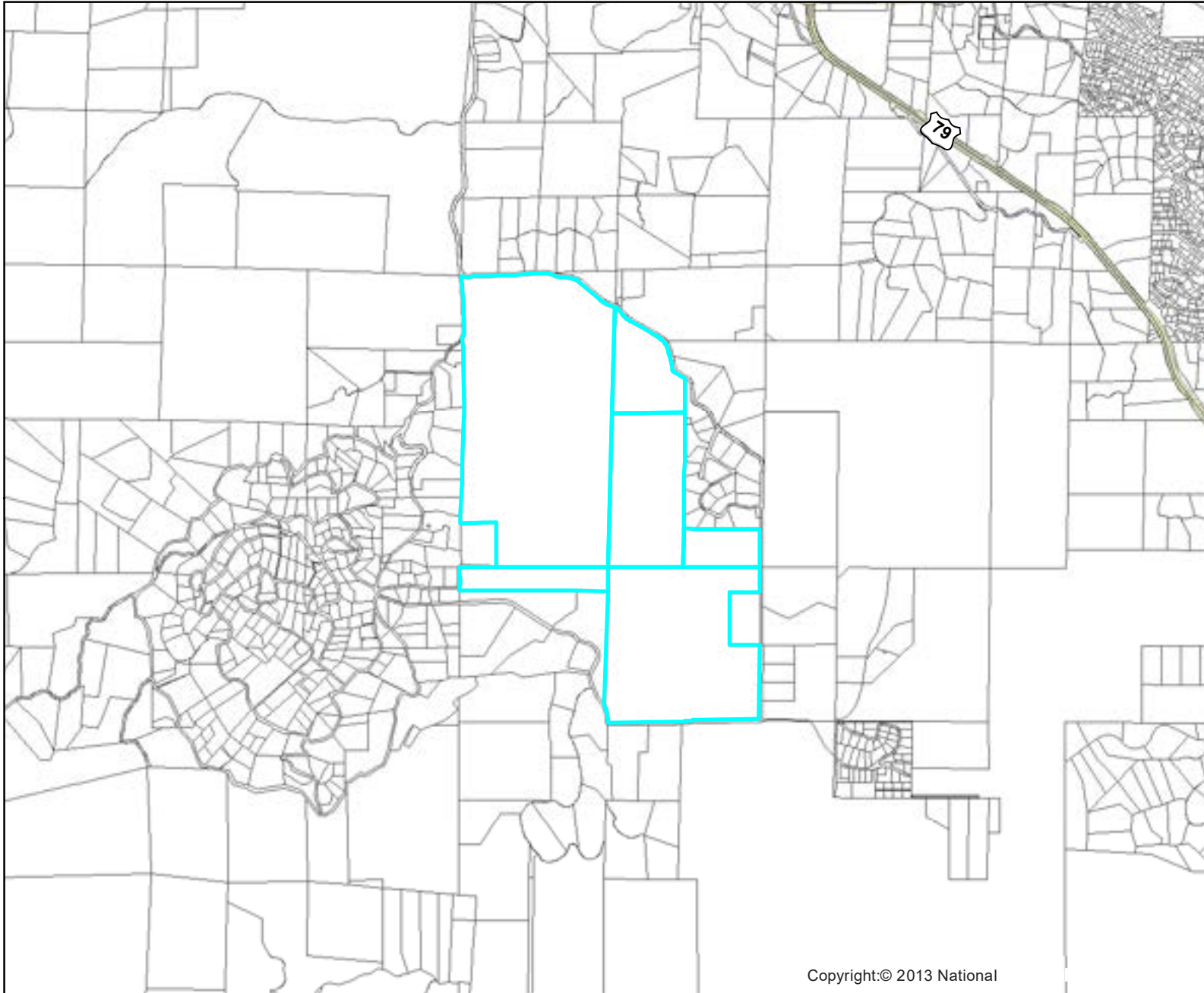
0 0.35 0.7 1.05 1.4 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

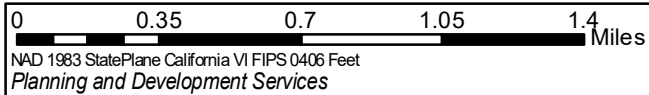
TOPO MAP



Legend:

 PROJECT AREA

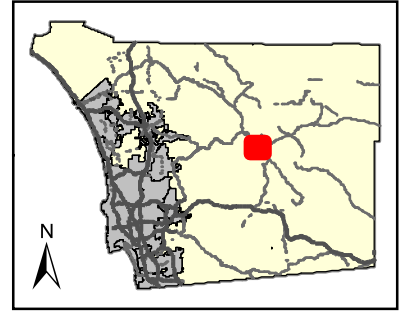
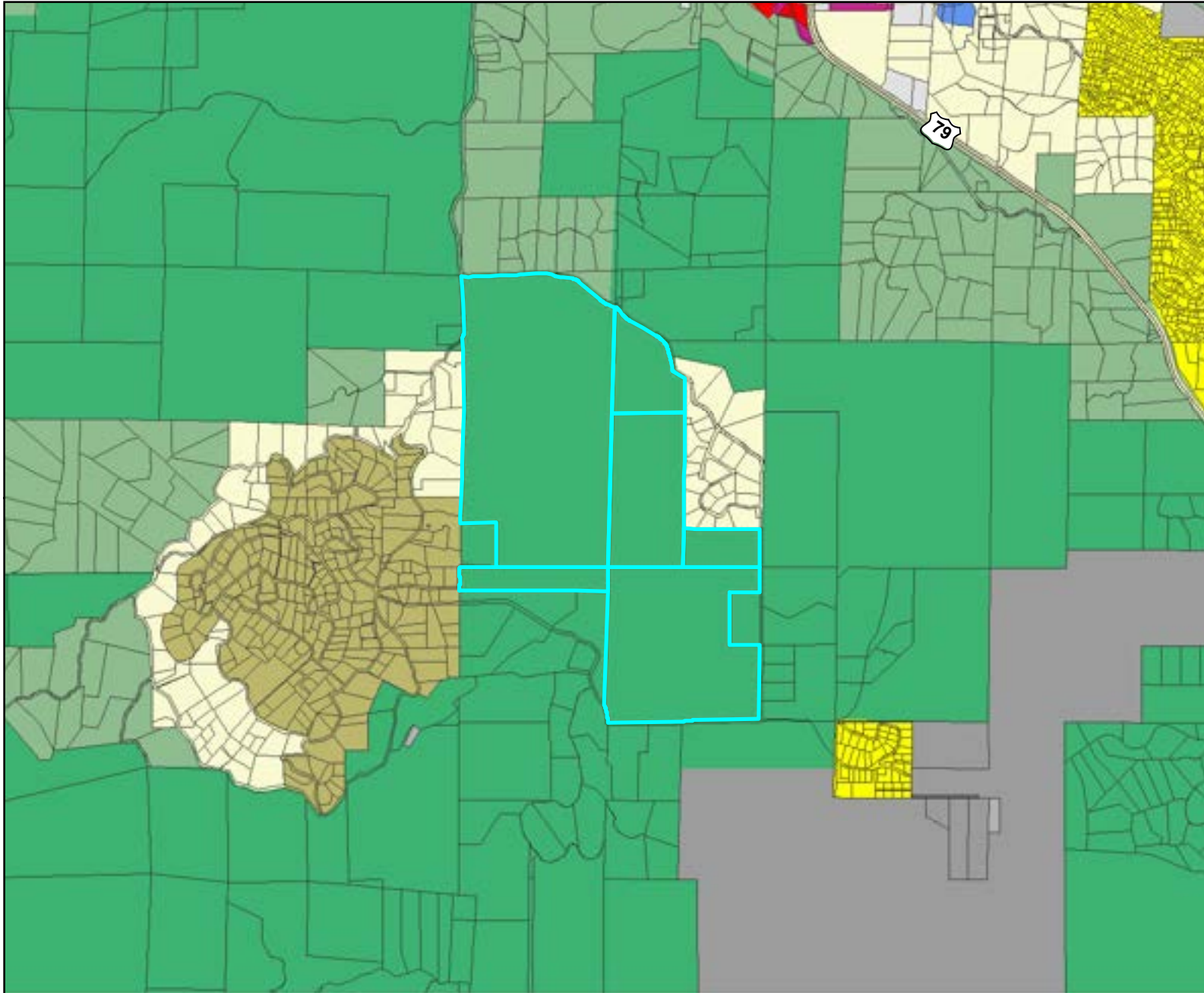
Copyright:© 2013 National



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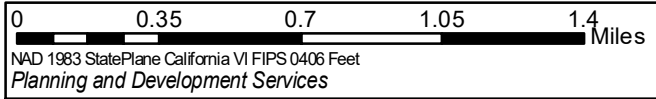
Notes:

GENERAL PLAN - LAND USE



Legend:

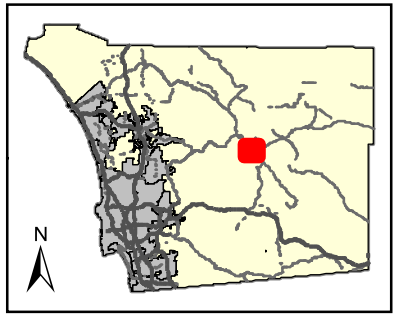
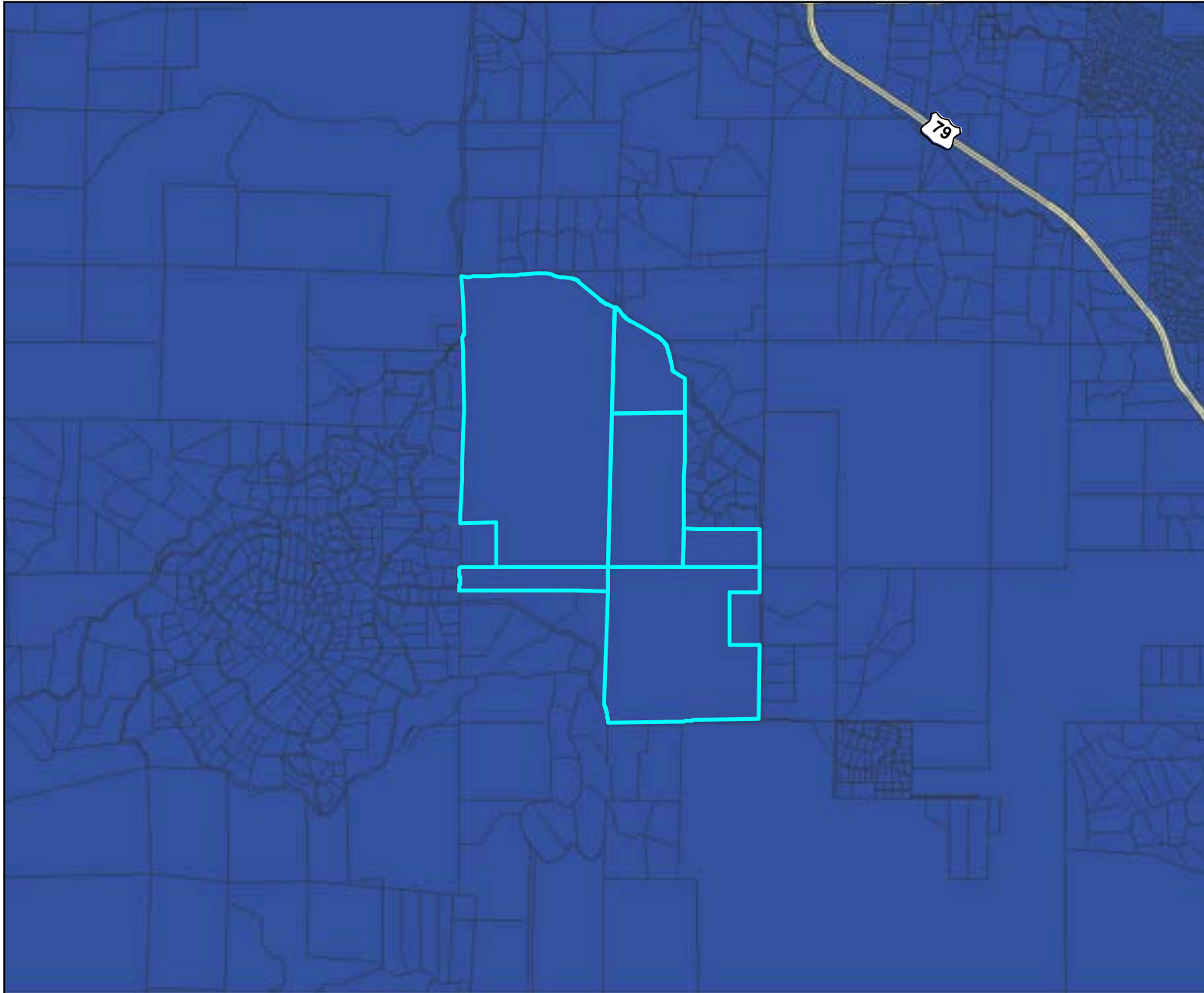
- PROJECT AREA
- GENERAL PLAN (AUGUST 2011)**
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village 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)





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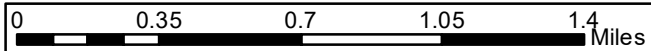
Notes:
 *Residential densities in italics

DARK SKIES



Legend:

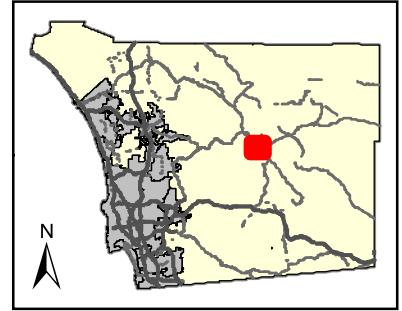
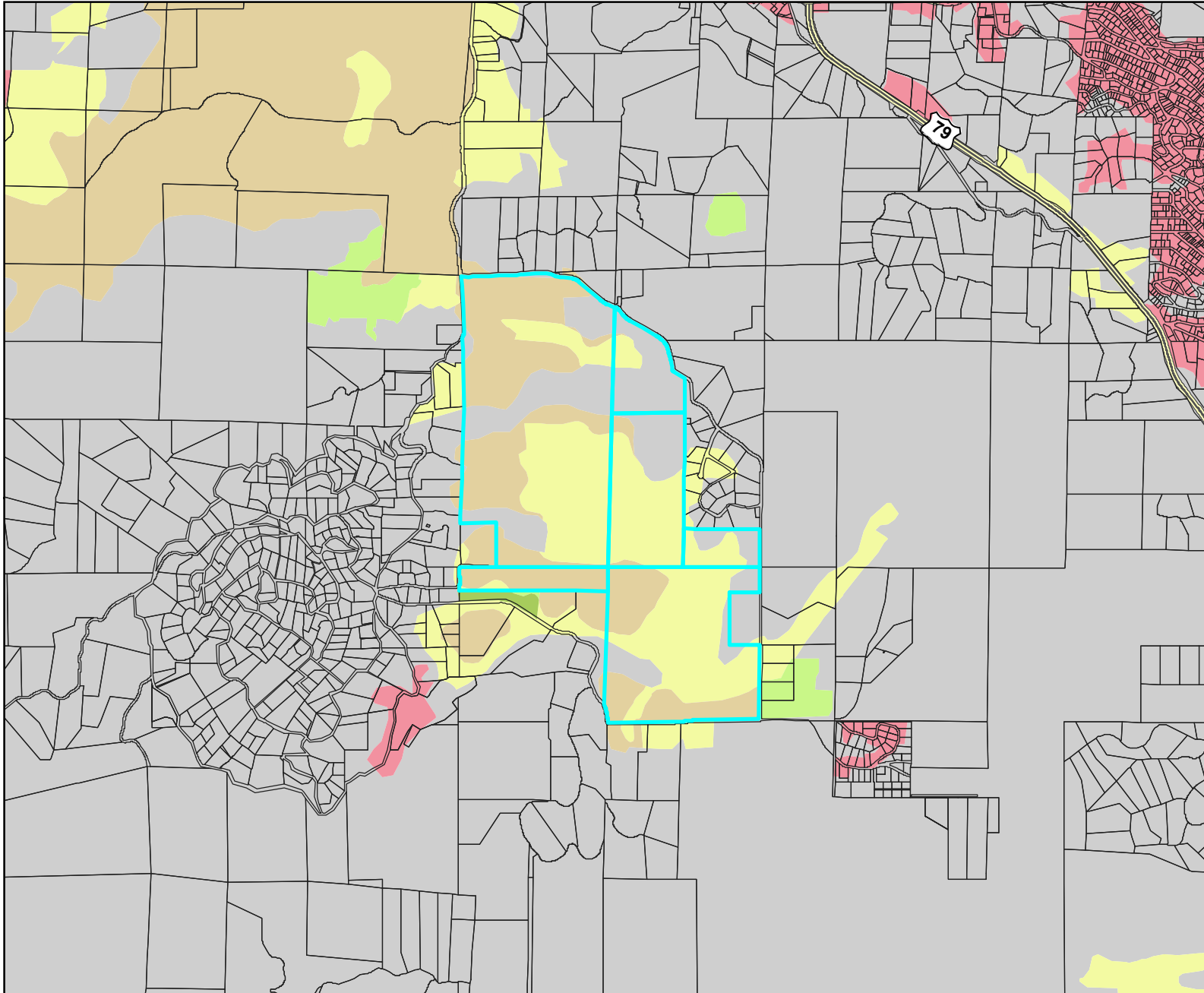
-  PROJECT AREA
-  DARK SKIES ZONE A



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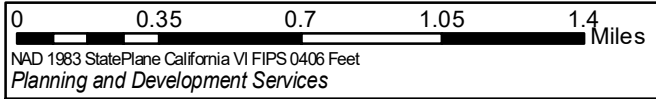
Notes:

FMMP



Legend:

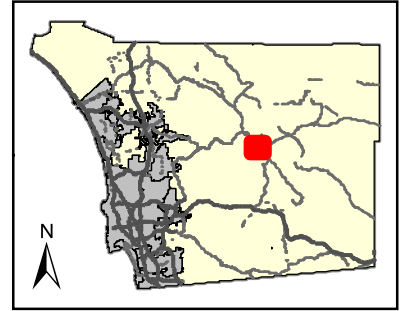
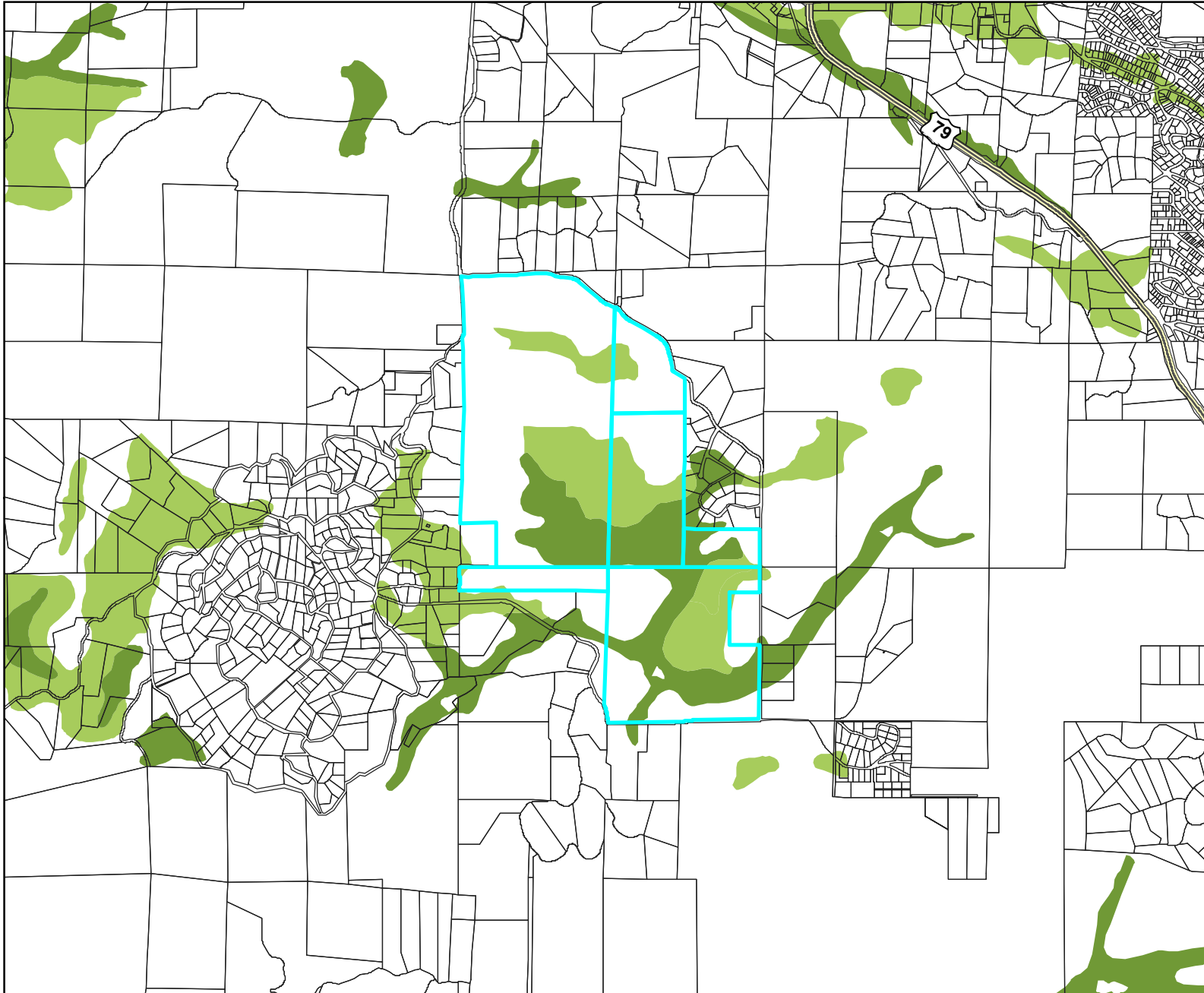
- PROJECT AREA
- FMMP**
- Farmland of Local Importance
- Farmland of Statewide Importance
- Prime Farmland
- Unique Farmland
- Grazing Land
- Other Land
- Urban Land
- Water
- Area Not Mapped



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Notes:
 FMMP = Farmland Mapping and Monitoring Program

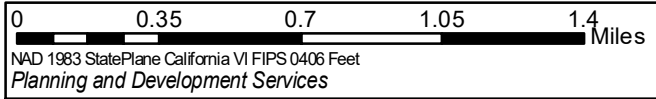
PRIME SOILS



Legend:

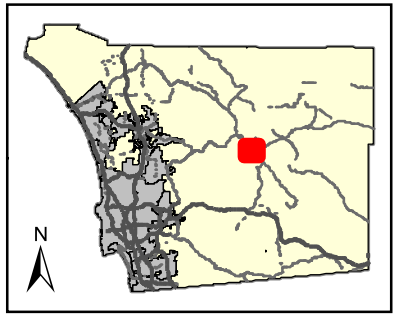
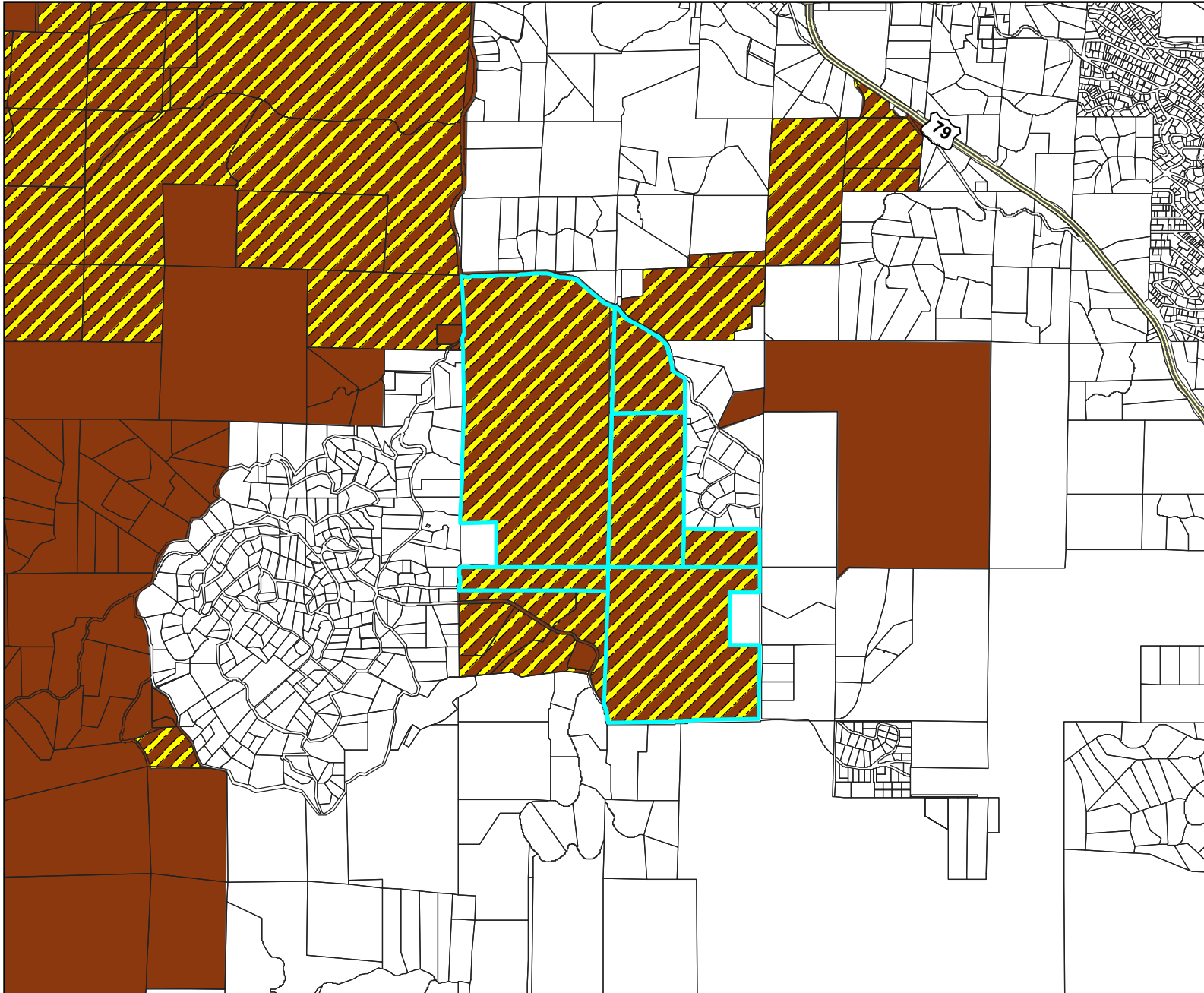
- PROJECT AREA
- PRIME SOILS**
 - Prime Farmland Soils
 - Statewide Significance Soils

Notes:

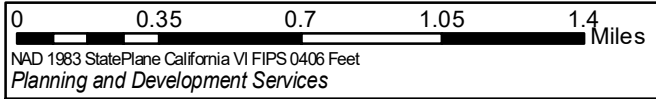


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AG. PRESERVES/WILLIAMSON ACT



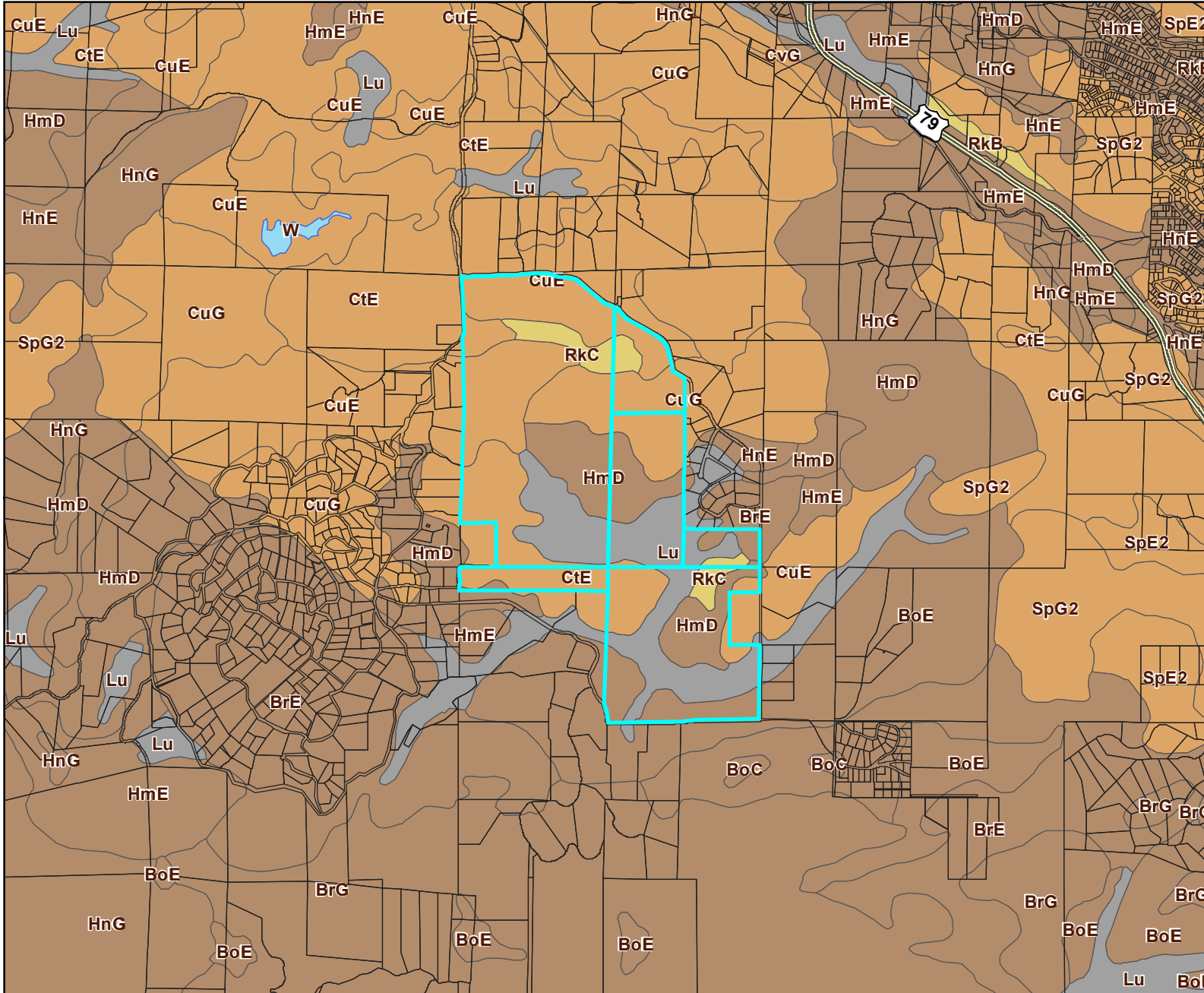
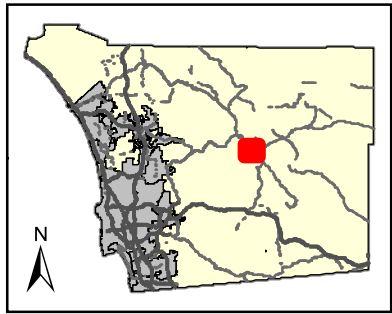
- Legend:**
- PROJECT AREA
 - WILLIAMSON ACT CONTRACT
 - AGRICULTURAL PRESERVE



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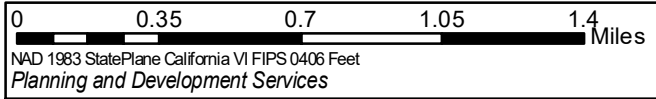
Notes:

SOIL



Legend:

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

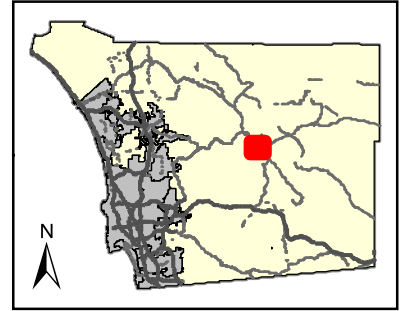
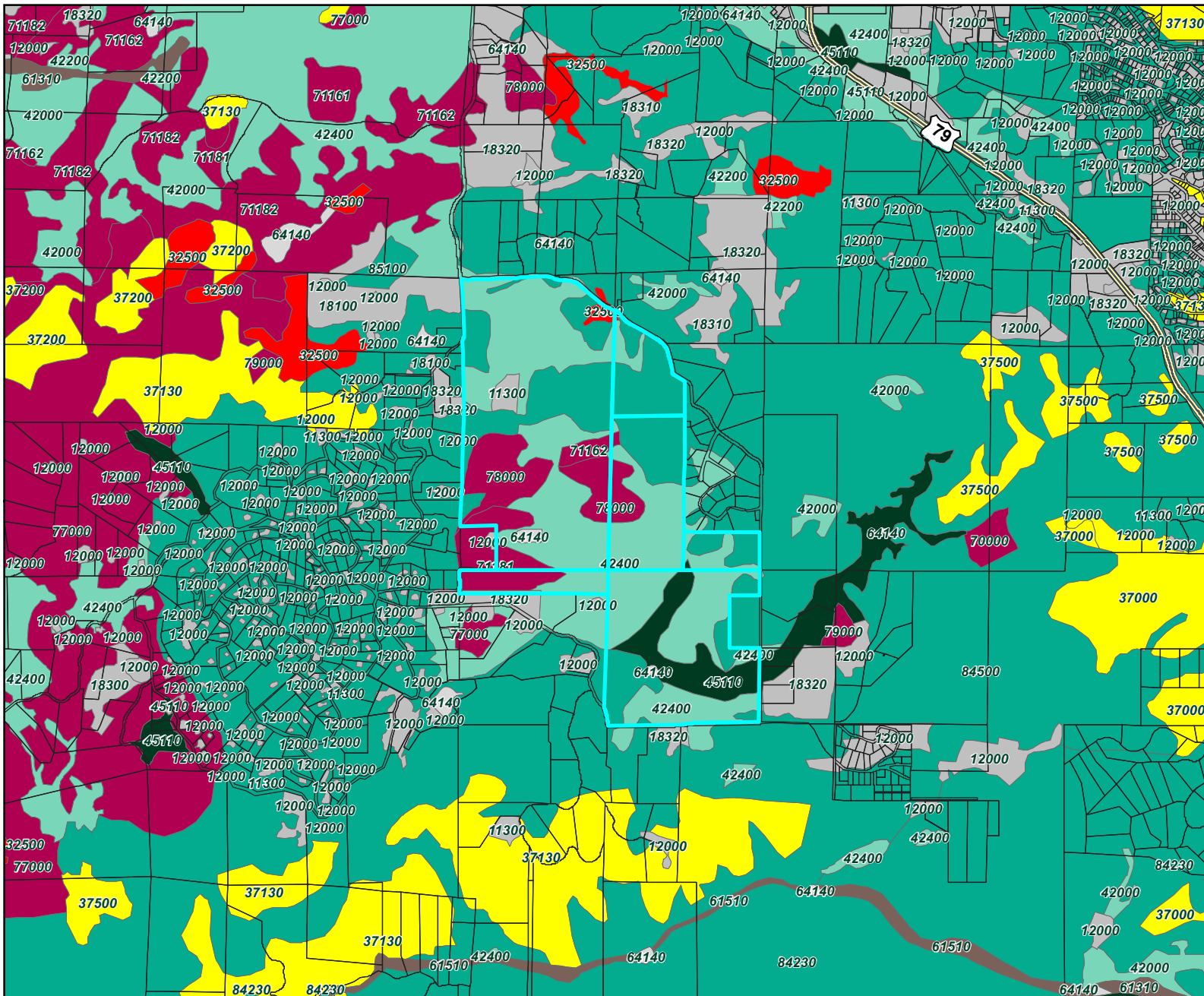


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Notes:

SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
CuE	Crouch rocky coarse sandy loam, 5 to 30 percent slopes	6e-7(20)	25	Low	Severe 16
RkC	Reiff fine sandy loam, 5 to 9 percent slopes	2e-1(19), 3e-1(20)	77	Low	Severe 16
Lu	Loamy alluvial land	2w-2(20)	61	Low	Severe 16
CtE	Crouch coarse sandy loam, 5 to 30 percent slopes	6e-1(20)	46	Low	Severe 16
HmD	Holland fine sandy loam, 5 to 15 percent slopes	4e-1(20)	65	Moderate	Severe 16
BrE	Boomer stony loam, 9 to 30 percent slopes	6e-7(20)	35	Moderate	Moderate 1
BoE	Boomer loam, 9 to 30 percent slopes	6e-1(20)	50	Moderate	Moderate 1

VEGETATION

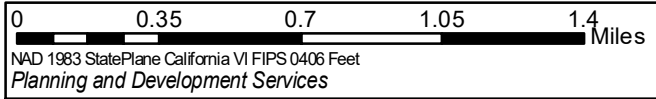


Legend:

PROJECT AREA

VEGETATION CATEGORY

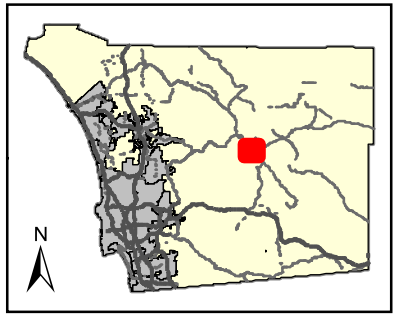
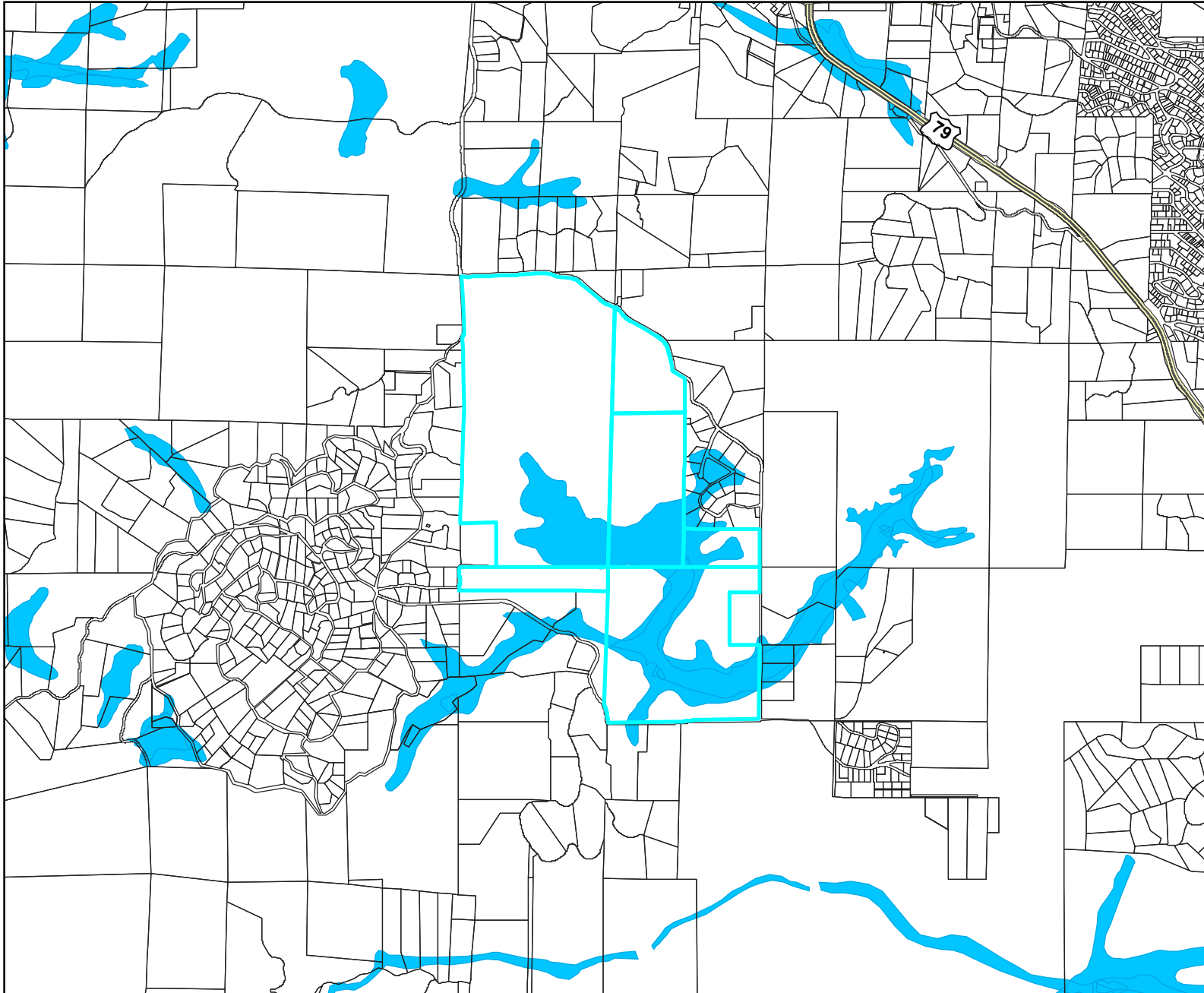
- Southern Foredunes, Beach, Saltpan
- Mudflats
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Vernal Pool, Meadow and Seep
- Marsh
- Coniferous Forest
- Desert Dunes (22100, 22300, 24000)
- 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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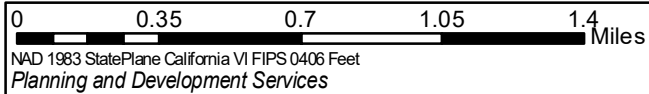
Notes:

WETLANDS



Legend:

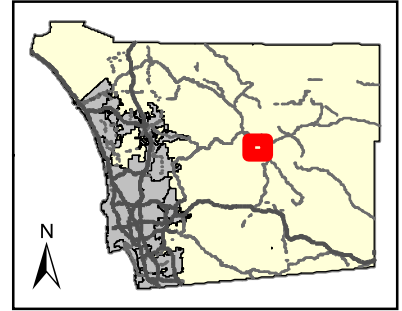
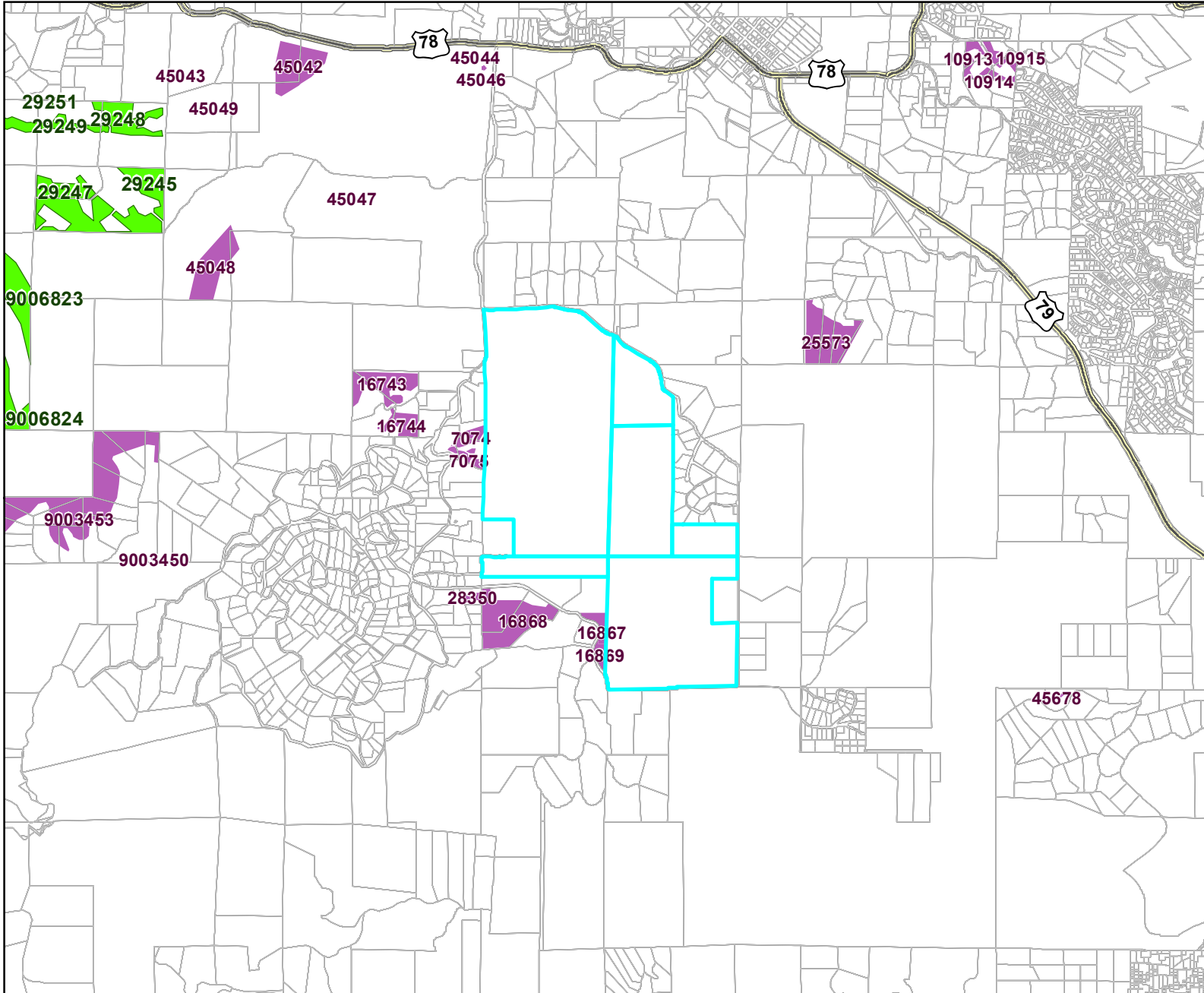
-  PROJECT AREA
-  WETLANDS



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Notes:

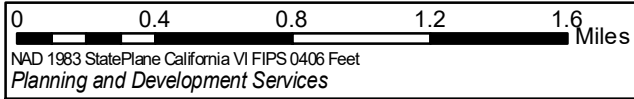
OPEN SPACE EASEMENTS



Legend:

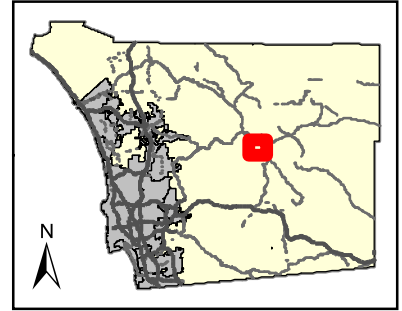
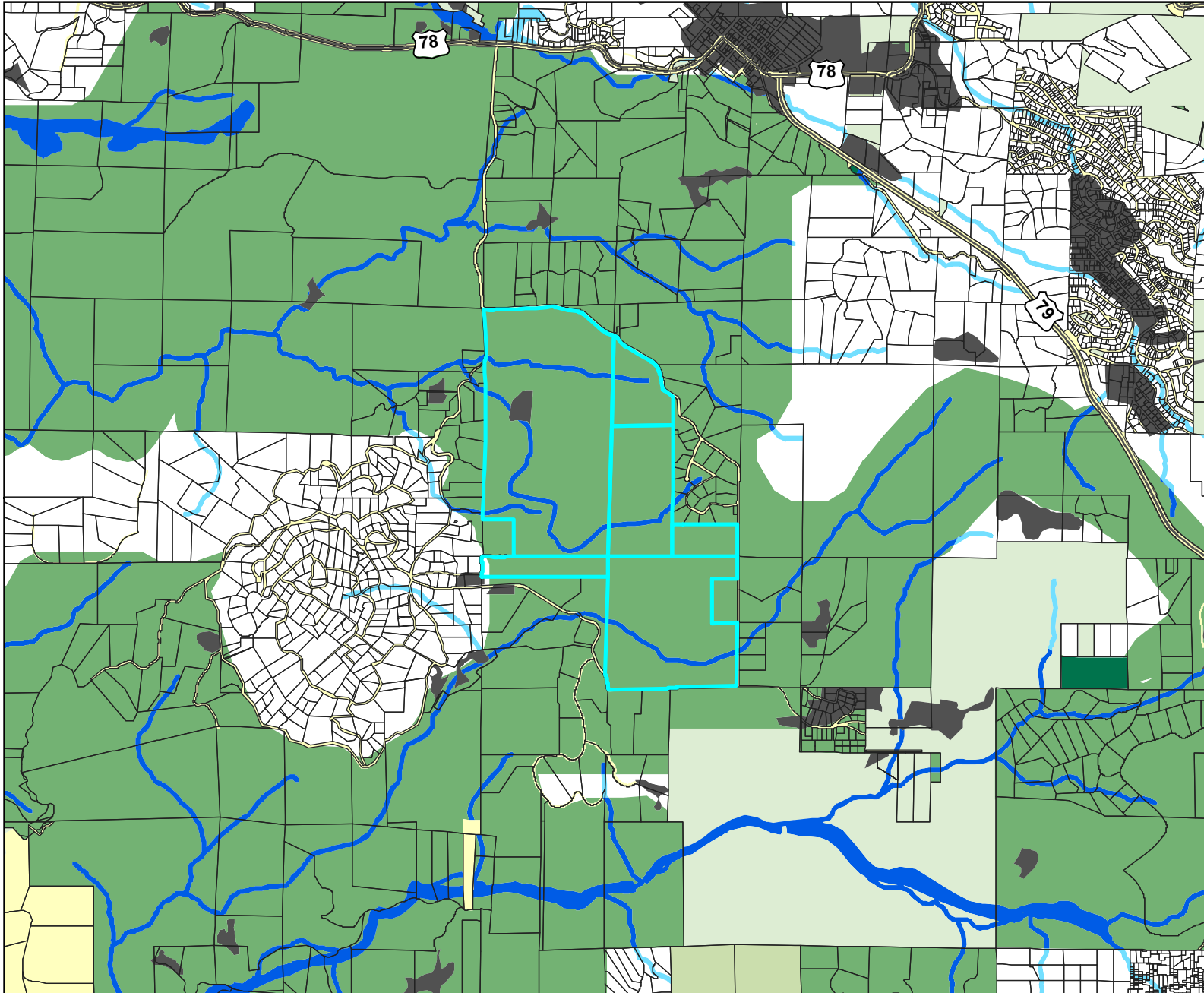
- PROJECT AREA
- OPEN SPACE EASEMENT**
- Biological
- Conservation
- Open Space
- Private Open Space
- Recreational

Notes:



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MSCP

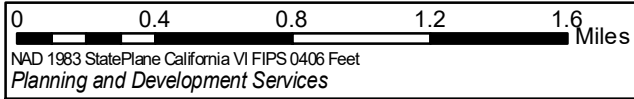


Legend:

PROJECT AREA

EMSCP (DRAFT) DESCRIPTION

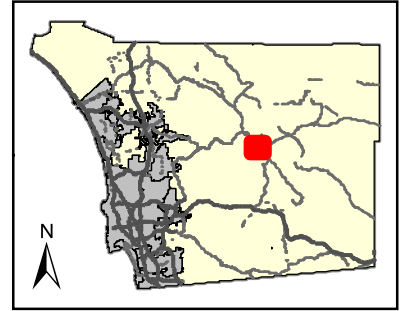
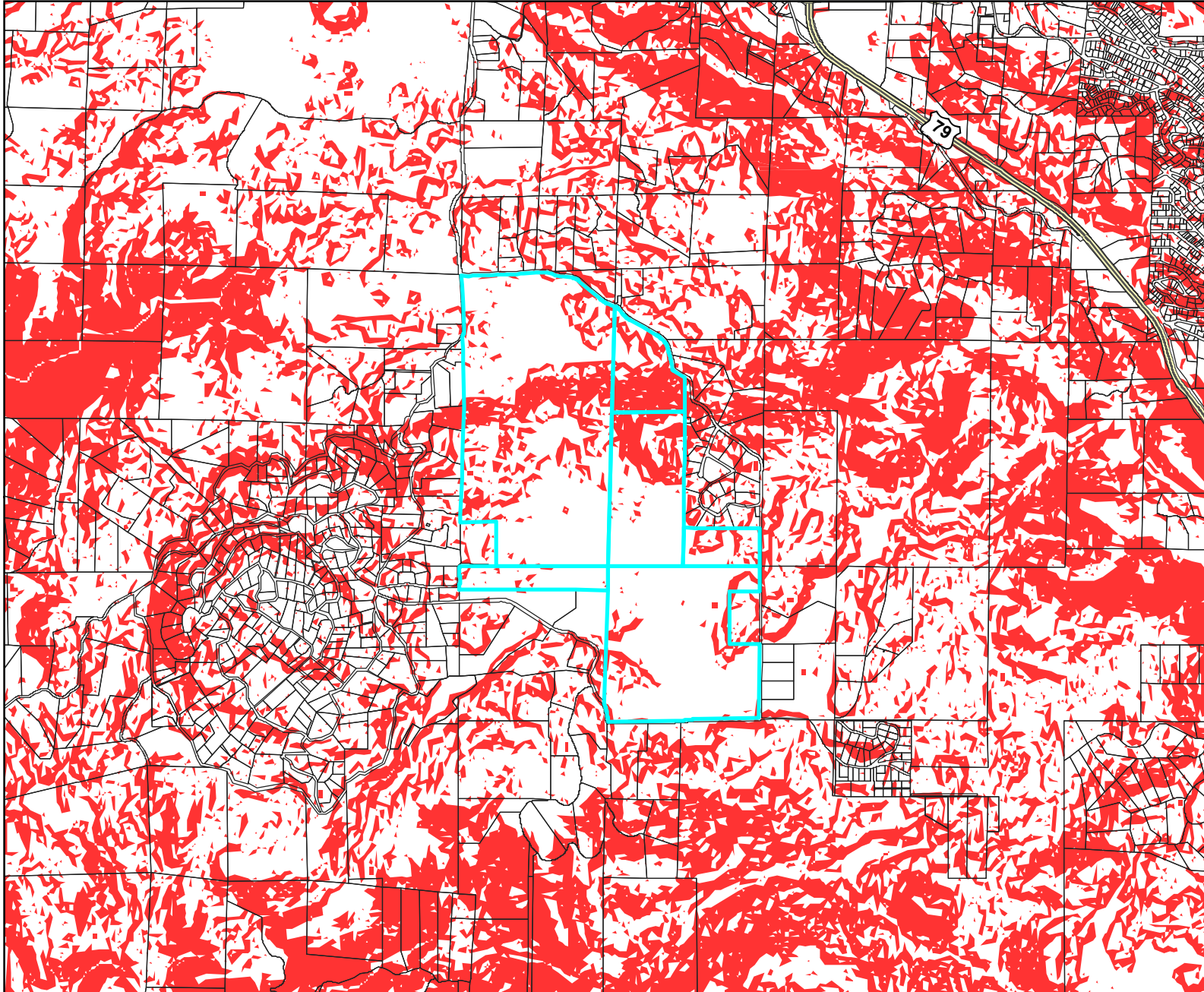
- Agriculture or Natural Upland within FCA
- County Owned Preserves
- Agriculture or Natural Upland outside FCA
- Riparian/Wetland Habitat and Transition Zone within FCA
- Riparian/Wetland Habitat and Transition Zone outside of FCA
- RMS 1 - Highest Level of Ecological Protection
- RMS 2 - Land managed 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

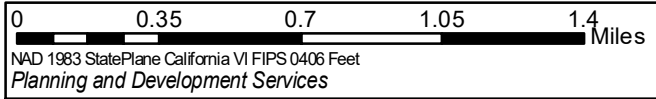
STEEP SLOPES




Legend:

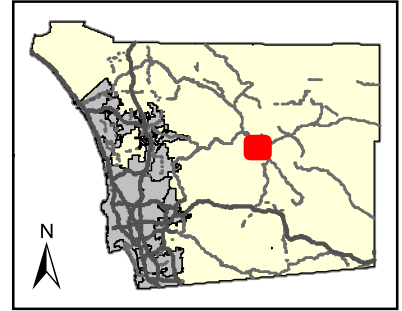
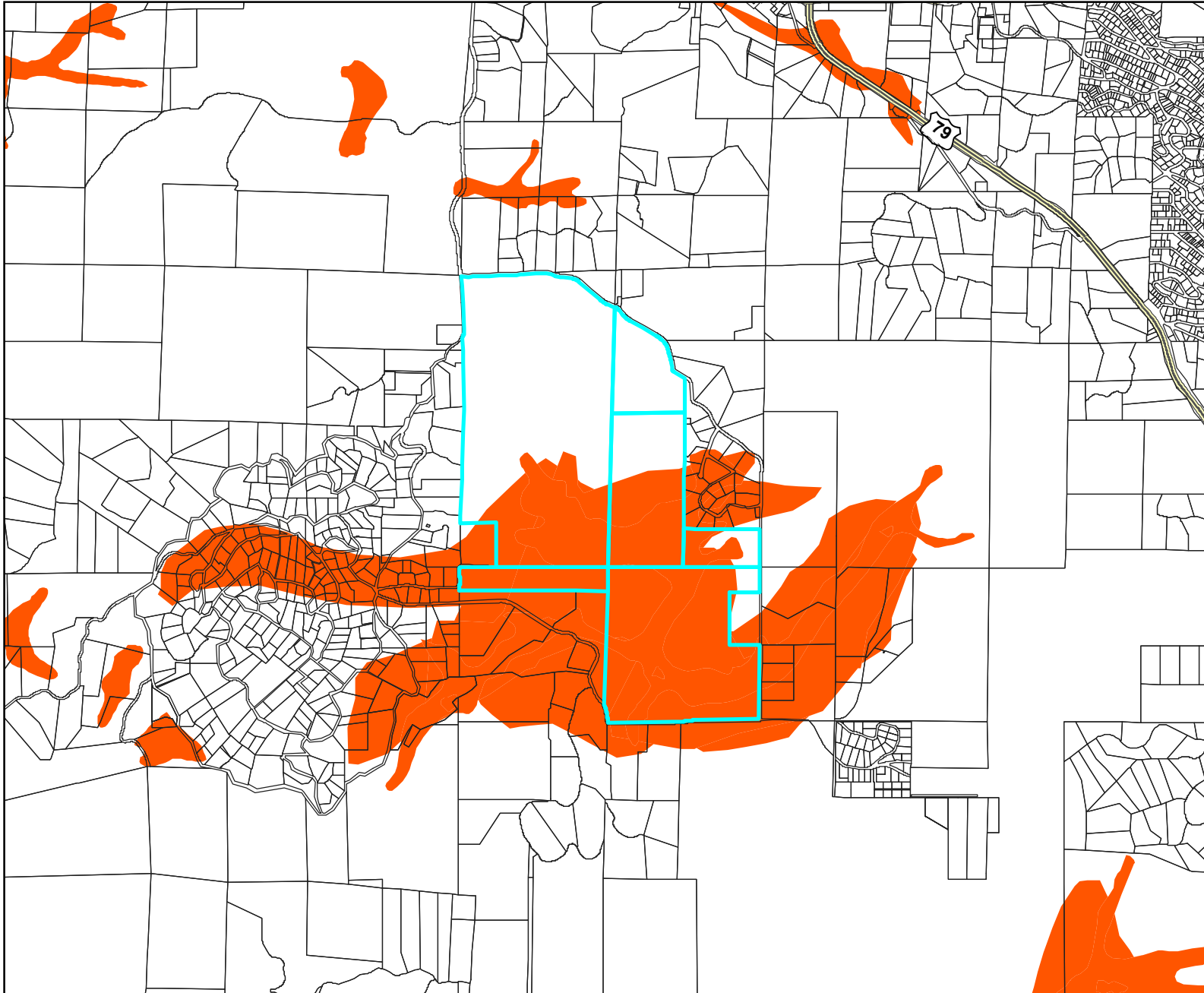
-  PROJECT AREA
-  STEEP SLOPE (> 25%)

Notes:



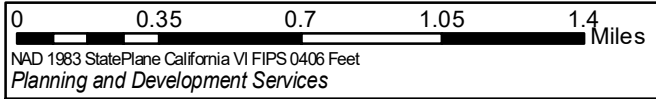
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POTENTIAL LIQUEFACTION



Legend:

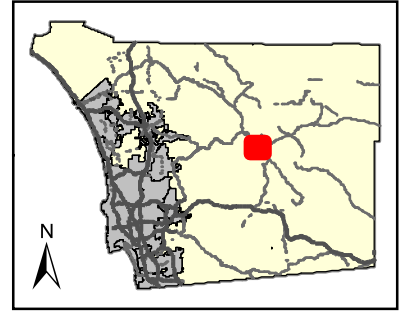
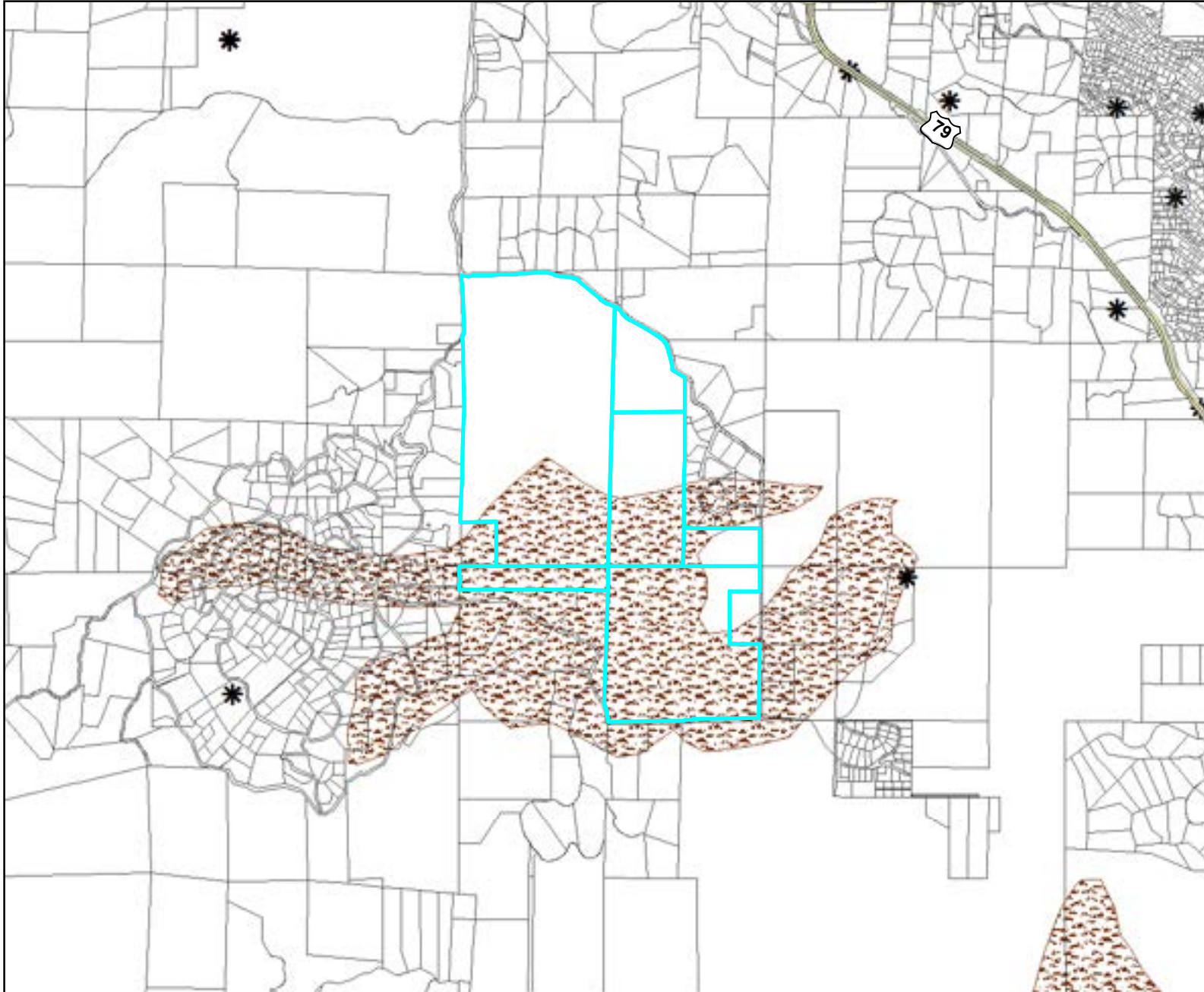
- PROJECT AREA
- POTENTIAL LIQUEFACTION AREA



Notes:

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MINERAL RESOURCES

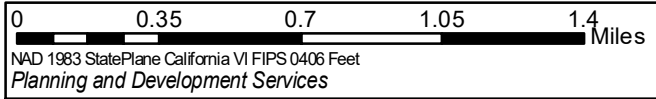


Legend:

- PROJECT AREA
- ALLUVIUM
- * MINE
- MINE

MINERAL RESOURCE ZONES

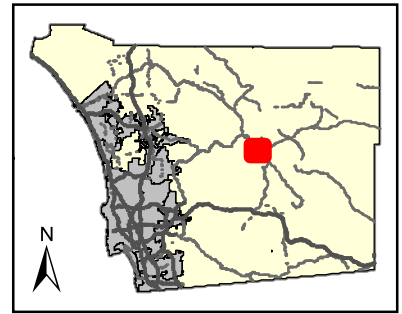
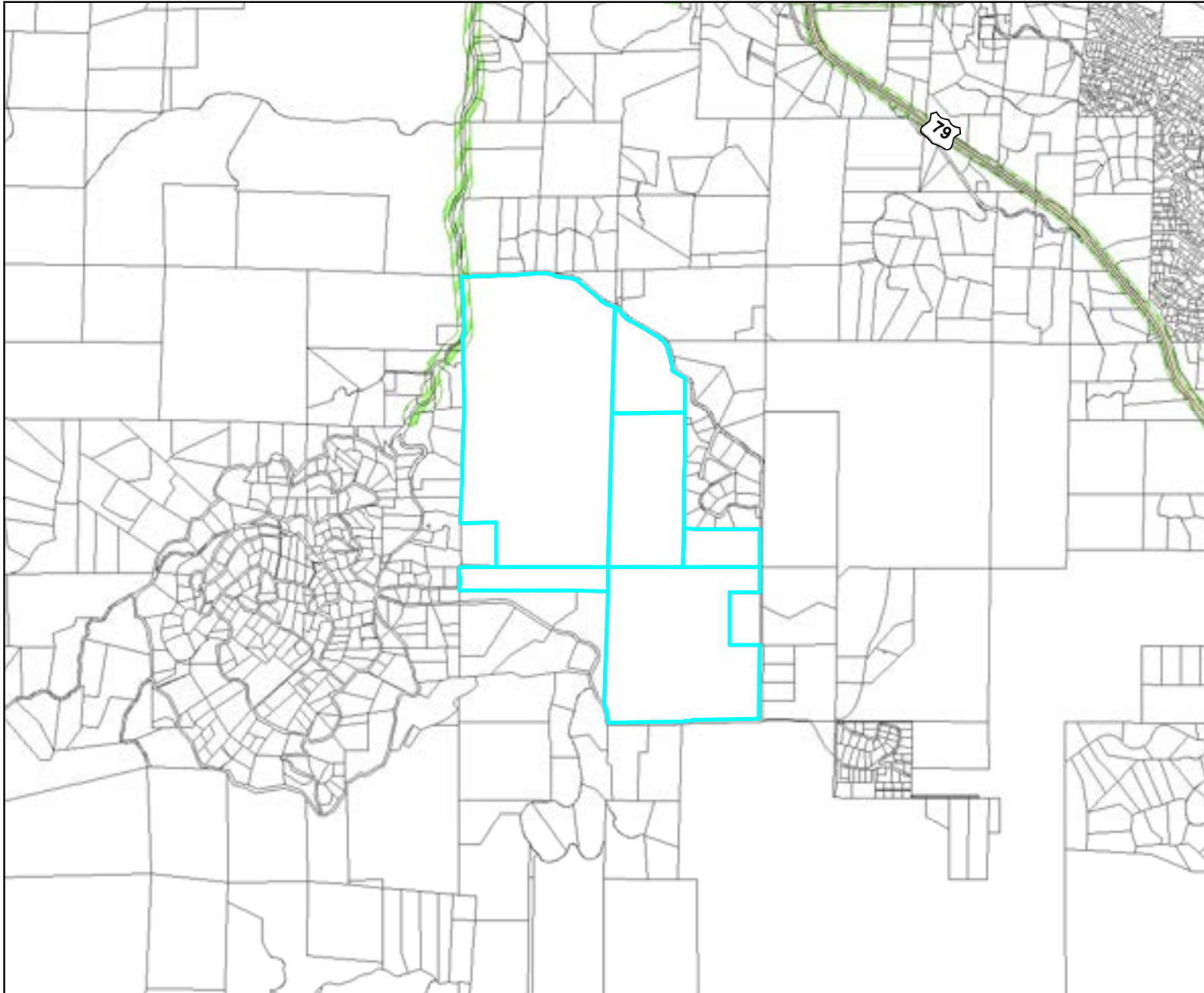
- Inconclusive
- Resource Not Present
- Resource Potentially Present
- Resource Present



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Notes:

NOISE



Legend:

- PROJECT AREA
- TRAIN
- TROLLEY

RAIL NOISE
 (Community Noise Equivalent Level)

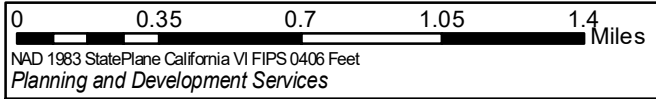
- 60

ROAD NOISE
 (Community Noise Equivalent Level)

- 60
- 75

AIR NOISE
 (Community Noise Equivalent Level)

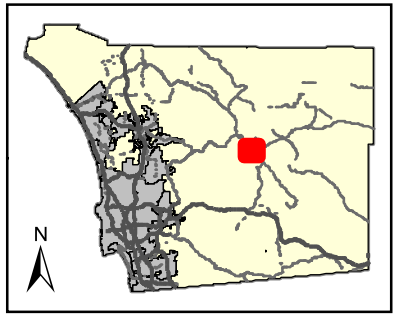
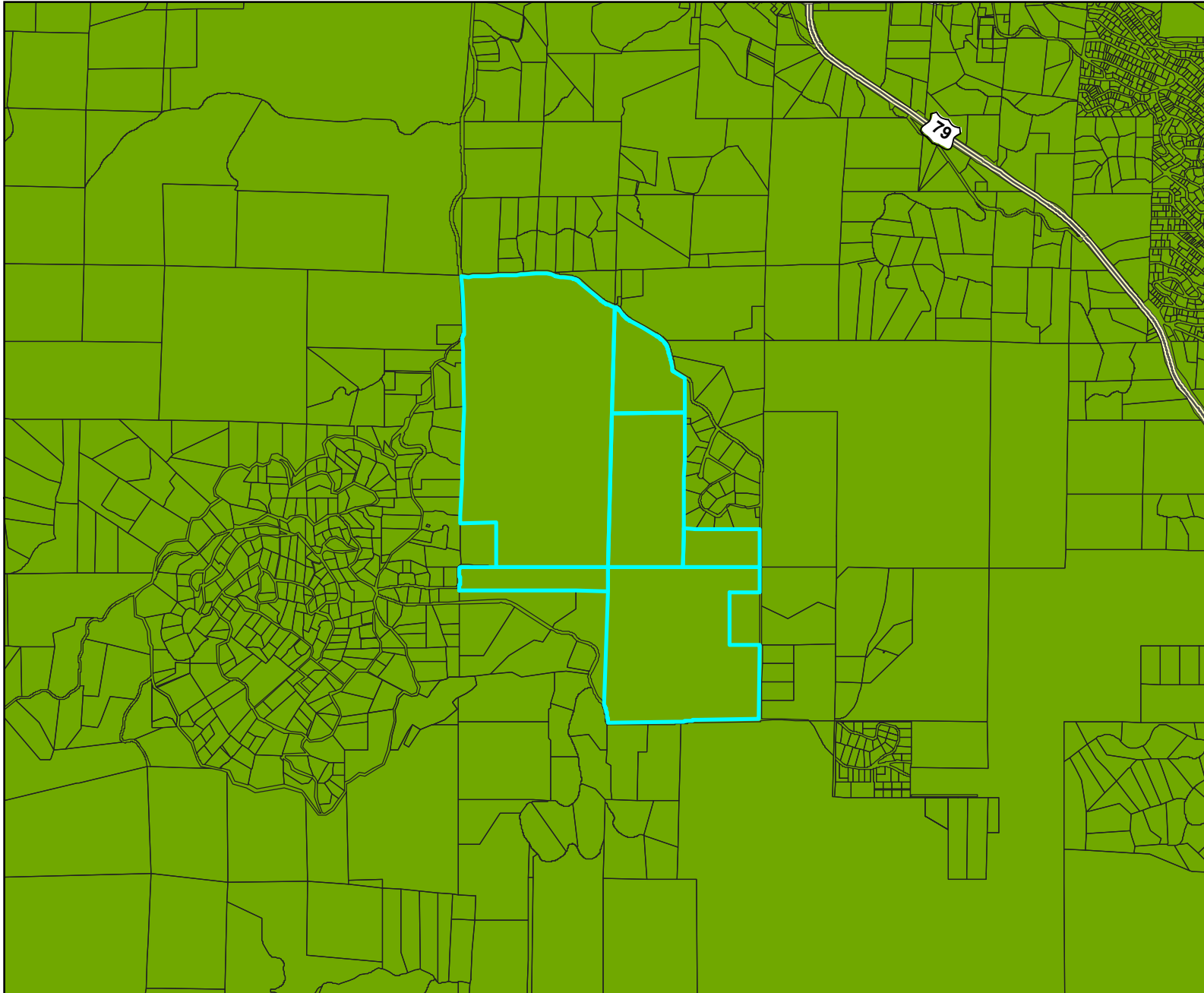
- 60
- 65
- 70
- 75
- 80




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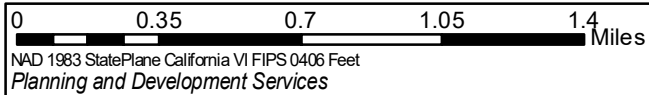
Notes:

URBAN-WILDLAND INTERFACE



Legend:

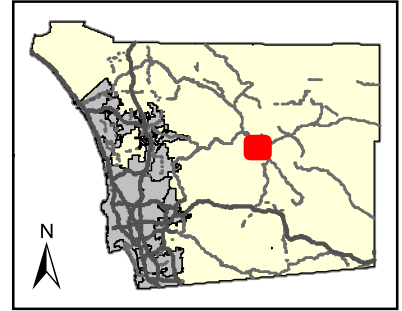
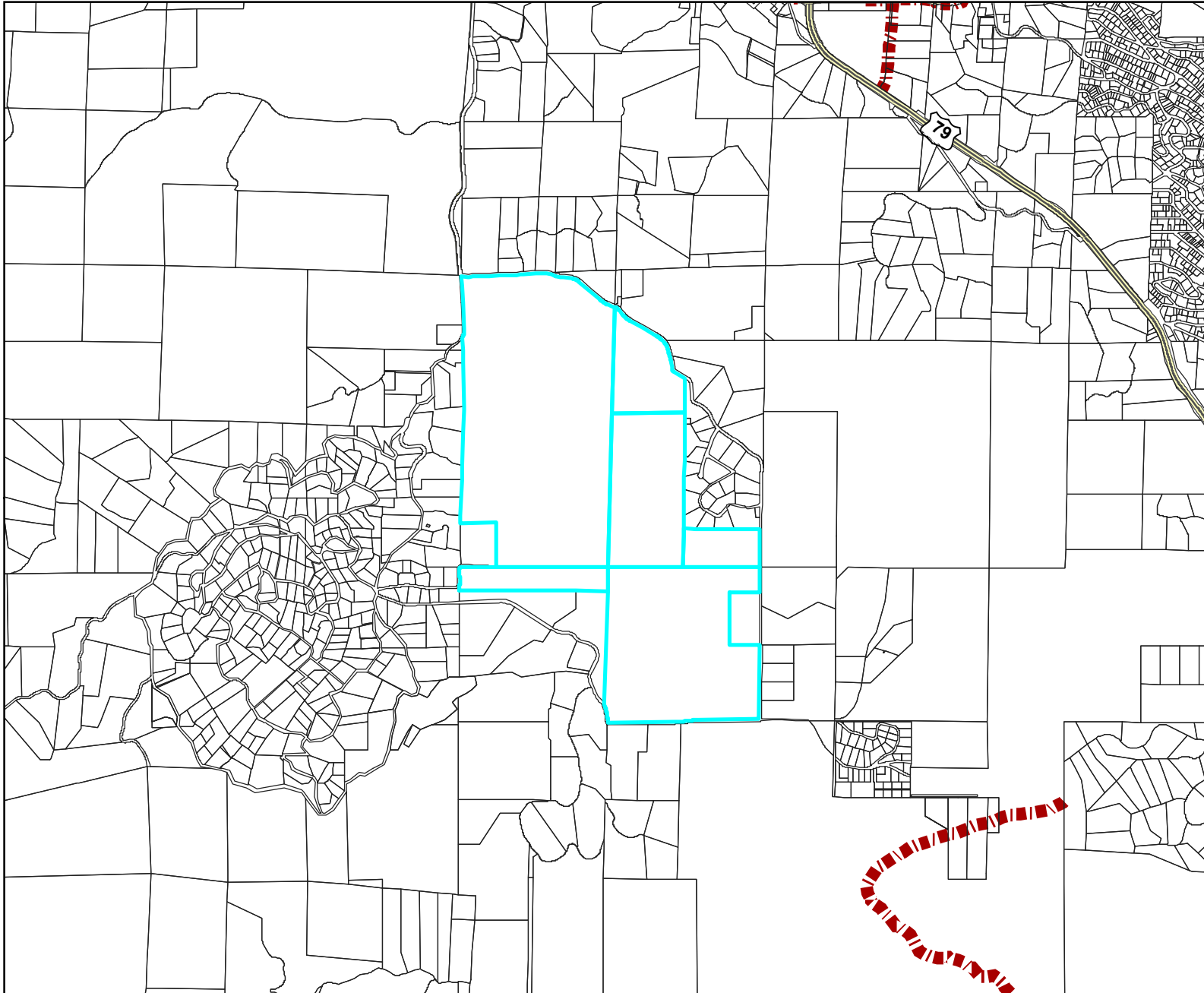
-  PROJECT AREA
-  URBAN-WILDLAND INTERFACE ZONE



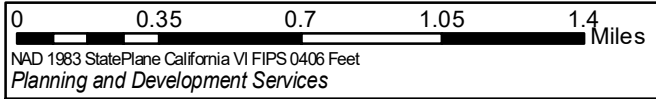
This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes:

TRAILS



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



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:

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 Chinchillas (See Note 5))	Permitted											X	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	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)