

Red Hawk Realty *Leaders In Lifestyle Real Estate*

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

PREPARATION ♦

PROFICIENCY ♦

PROVEN RESULTS



**15756 Mussey Grade Rd
Ramona, CA 92065
APN # 285-011-27-00**

Property Highlights

Offered at \$979,000

Nestled off Mussey Grade Rd on the West end of Ramona, this beautifully maintained custom home is hitting the market for the very first time. Offering 2,703 sq. ft. of thoughtfully designed living space, the home sits on a 1.2-acre fenced lot surrounded by mature trees and lush landscaping. With plenty of outdoor space, this property is perfect for those seeking privacy, comfort, and ample room to entertain. Key features include city water, conventional septic, and a well for irrigation, ensuring all your needs are met. Zoned agricultural A70 with an animal designator L, this property offers a variety of potential uses for agricultural activities or animal care.

Starlene Bennin

Broker Associate
Star@SemperVets.com

760-908-2546

CA DRE # 01730188



Ashlyn Windsor

Real Estate Agent
Ashlyn@SemperVets.com

760-936-2294

CA DRE # 02224221



For more property info:

RedHawkRealty.com

800.371.6669



Stunning Custom Home off of Mussey Grade



Designed for Comfort & Entertaining=
Step into a spacious and inviting layout featuring a well-appointed kitchen with abundant countertop space, pull-out cabinetry, a large walk-in pantry, and additional pantry-style storage. The dining room flows seamlessly into the kitchen and breakfast bar, making mealtime effortless.

The living room, warmed by a wood-burning fireplace insert, opens to a large family room that includes a wet bar, additional dining space, and a secondary refrigerator—perfect for hosting gatherings. Sliding patio doors lead to a covered patio and expansive backyard, extending your living and entertaining space outdoors.



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Stunning Custom Home off of Mussey Grade



This home boasts two primary suites, each with private patio access and an attached en-suite bathroom with walk-in showers. The largest primary suite includes a cozy alcove—ideal for a sitting area or home office—and two full-size closets. Ceiling fans in all bedrooms provide year-round comfort, and a hallway guest bath features a bathtub. Storage is abundant throughout, with multiple hall closets, built-in shelving, and a large storage room complete with a document safe and ample hanging rods.

Energy-Efficient & Functional Features

- Grid-tied solar system & generator
- Two tankless water heaters
- Central A/C
- Automatic sprinkler system
- Oversized 2-car garage with built-in cabinets
- Garden shed, workshop, & carport with wash sink
- Covered RV parking
- Fenced backyard area (formerly for ducks), perfect for a dog run



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800-371-6669





Single Family Residence Status **Active** List Price **\$979,000**
 MLS # **NDP2502018** Original List Price **\$979,000**
 Address **15756 Mussey Grade Road** Close Price
 City, St **Ramona CA** Zip **92065** Subdivision Name

LP / SqFt **\$362.19** DOM **7**
 SP / SqFt
 Listing Date **2/17/2025** CDOM **7**
 Close Date

Beds Total	3	Baths Total	4
Living Area	2703	Baths 1/4	
Living Area Units	Square Feet	Baths 1/2	
Living Area Source	Assessor	Baths 3/4	
		Baths Full	4
		Year Built	1975

Neighborhood
 Special Listing Condition **Trust**

Virtual Tour URLs
Virtual Tour URL Unbranded
VT URL Unbranded 2
 Buyer Agency Comp
 Buyer Agency Comp Type



Directions **From CA-67 South, turn left onto Mussey Grade Rd, turn right at 0.6 mile, property is at the end of the road on the left.**
 Public Remarks **Stunning Custom Home off Mussey Grade – First Time on the Market! Nestled on the west end of Ramona, just off Mussey Grade Rd, this beautifully maintained custom home is available for the very first time! Set on a flat, usable 1.2-acre lot, the property offers 2,703 sq. ft. of thoughtfully designed living space. Surrounded by mature trees and lush landscaping, it provides the perfect balance of privacy, comfort, and ample outdoor space for entertaining. Designed for Comfort & Entertaining. Step inside to discover a spacious and inviting layout, highlighted by a well-appointed kitchen that features generous countertop space, pull-out cabinetry, a large walk-in pantry, and additional pantry-style storage. The dining room flows effortlessly into the kitchen and breakfast bar, making mealtime a breeze. The living room, with its cozy wood-burning fireplace insert, seamlessly connects to a**

HOA Fee \$0	Occupant Type Vacant	Senior Community? No
HOA Fee Frequency	Parcel Number 2580112700	Water Source District/Public
HOA Name	Zoning R-1:Single Fam-Res	CFD/Mello-Roos No
HOA Phone	Entry Level 1	Tax Other Annual Assmnt Amt(CFD/Mello-Roos) 0.00
HOA Fee 2	Entry Location East Side	Tax Other Annual Assessment Amount Source Assessor
HOA Fee 2 Frequency	# of Units In Community 1	Other Fees
HOA Name 2	Levels One	Total Monthly Fee \$0.00
HOA Phone 2		

Assessments None	View Mountain(s), Neighborhood, Pasture, Trees/Woods	Sewer Conventional Septic
HOA Amenities	Pool None	Security Features
Community Feat Horse Trails, Biking, Hiking, Park	Patio And Porch	Roof
Appliances Dishwasher, Microwave, Refrigerator, Water Heater	Spa	Construction
Laundry Dryer Included, Individual Room,	Door Features	Foundation Details
Heating Central Air	Eating Area	
Cooling	Window Features	
Electric		
Utilities		
Accessibility		
Flooring Carpet, Tile		

Garage Spaces 2.00	Lot Size Acres 1.1200	Green Information 0
Carport Spaces	Lot Size Area 1.12	Lot Features Agricultural, Back Yard, Front Yard,
Uncovered Spaces	Lot Size Units Acres	Horse Property, Landscaped, Rectangular Lot,
Park/Complex	Lot Size Dim	Sprinkler System, Sprinklers Timer, Yard
Parking Built-In Storage, Driveway, Garage, Garage	Lot Size Sqft 48,787.20	Other Structures Storage Building
Door Opener, RV Access/Parking, RV Covered, RV	Lot Size Source Assessor	Interior Features Open Floorplan, Unfurnished, Wet
Potential	Lot Dim Source	Bar
High School District Ramona Unified		Fireplace? Yes
Elementary School		Fireplace Living Room, Raised Hearth, Wood Burning,
Middle Or Junior School		Wood Stove Insert
Mid Or Jr School Other		
High School		
High School Other		

©CRMLS. Information is believed to be accurate, but shall not be relied upon without verification. Accuracy of square footage, lot size and other information is not guaranteed.

PARCEL MAP NO. 2017

PARCEL MAP

PARCEL NO. 3 OF PARCEL MAP NO. 1881 ALSO
BEING A PORTION OF FRACTIONAL SECTION 31,
TOWNSHIP 13 SOUTH
RANGE 1 EAST
SAN BENITO COUNTY

IN THE COUNTY OF
SAN DIEGO, STATE OF CALIFORNIA
SCALE 1"=100'

NOTE OF RECORDING
The Survey of Parcel No. 31, T13N, R1E, S13W, Section 31,
T13N, R1E, S13W, Section 31,
is shown on the map.

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified and licensed Surveyor of the State of California, do hereby certify that the foregoing is a true and correct copy of the original map and plat as the same appears on the records of the Surveyor General's Office, and that the same has been duly recorded in the County of San Diego, California, in Book 1881, Page 1881.

W. S. 13398

I, the undersigned, County Engineer of San Diego County, do hereby certify that the above map and plat is a true and correct copy of the original map and plat as the same appears on the records of the Surveyor General's Office, and that the same has been duly recorded in the County of San Diego, California, in Book 1881, Page 1881.

W. S. 13398

This map has been examined by the County Engineer of San Diego County, and he has found it to be a true and correct copy of the original map and plat as the same appears on the records of the Surveyor General's Office, and that the same has been duly recorded in the County of San Diego, California, in Book 1881, Page 1881.

W. S. 13398

Filed for Record at the County Clerk's Office, San Diego County, California, on the 14th day of February, 1975, at 10:00 A.M.

W. S. 13398

W. S. 13398

COUNTY TM10764

TM10764

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



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:	3/2/2025 11:50:35 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2850112700
Project Name:	

2850112700

General Information

USGS Quad Name/County Quad Number:	San Pasqual/69
Section/Township/Range:	31/13S/01E
Tax Rate Area:	65004
Thomas Guide:	/
Site Address:	15756 Mussey Grade Rd Ramona 92065-7438
Parcel Size (acres):	1.12
Board of Supervisors District:	2

Public Service and Utility Districts

Water/Irrigation District:	Ramona Muni Water Imp Dist A; Ramona Municipal Water District
Sewer District:	None
Fire Agency:	Ramona Municipal Water District
School District:	Unified Ramona

General Plan Information

General Plan Regional Category:	Semi-Rural
General Plan Land Use Designation:	Semi-Rural Residential (Sr-2) 1 Du/2 Ac
Community Plan:	Ramona
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

Zoning Information

Use Regulation:	A70
Animal Regulation:	L
Density:	-
Minimum Lot Size:	2Ac
Maximum Floor Area Ratio:	-
Floor Area Ratio:	-
Building Type:	C
Height:	G
Setback:	C
Lot Coverage:	-
Open Space:	-
Special Area Regulations:	C

Aesthetic

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

Agricultural Resources

The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	No
The site contains Prime Soils.	Yes
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery
Sunset Zone:	21
The site is located within an Agricultural Preserve.	No
The site is in a Williamson Act Contract.	No

Biological Resources

Eco-Region:	Central Foothills
Vegetation Map	12000 Urban/Developed
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	No
The site is located within a Quino Checkerspot Butterfly Survey Area.	Yes
The site contains Wetlands.	No
The site is within one mile of Biological Easements.	Yes
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	Yes (Draft: North)
The site is within MSCP Boundaries.	No (Draft: No)
The site is outside of MSCP and within 500 feet of:	
Coastal Sage Scrub	No
Maritime Succulent Scrub	No
Diegan Coastal Sage Scrub	No
Inland Form (>1,000 ft. elevation)	No
Coastal Sage - Chaparral Scrub	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No
None of the above	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	No
The site is located within the Ramona Grassland area.	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No

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

Geological Formation:	Quaternary Alluvium
Paleo Sensitivity:	Low
Paleo Monitoring:	Monitoring By Grading/Excavation Contractor

Geology

Alquist-Priolo Zone:	No
County Special Study Zone:	No
Quaternary/Pre-Quaternary Fault:	No
Potential Liquefaction Area:	Yes
Soils Hydrologic Group:	B
The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category.	No
The site is located within a High Shrink Swell Zone (Expansive Soil).	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

Mineral Resources

The site is located within a Mineral Resource Category.

Yes: Mrz-3 (Yes Alluvium/No Mines)

Hazard Flooding

The site is located within a FEMA flood area.

No

The site is located within 1/2 mile from a FEMA flood area.

No

The site is located within a County Flood Plain area.

No

The site is located within 1/2 mile from a County Flood Plain area.

No

The site is located within a County Floodway.

No

The site is located within 1/2 mile from a County Floodway.

No

The site is located within a Dam Inundation Zone.

No

Hazardous Materials

Schools are located within 1/4 mile of the project.

No

The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.

No

The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).

No

The site is located within 1000 feet of buried waste in a landfill.

No

The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.

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

The site is listed on the Geotracker listing.

No

The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.

No

The site is listed in the EPA's Superfund CERCLIS database.

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

The site contains existing homes or other buildings constructed prior to 1980.

Please Refer To Aerial Imagery

Airport Hazards

The site is located in a FAA Notification Zone. If yes, list the height restrictions.

Yes: 40 To 21 Feet Below/60 To 41 Feet Below Faahns

The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.

Yes: Mcas Miramar; Ramona Airport

The site is located within an airport safety zone. If yes, list the zone number.

No

The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).

Yes

The site is within one mile of a private airport. If yes, list the name of the airport.

No

Hydrology and Water Quality

Hydrologic Unit:	San Dieguito
Sub-basin:	905.41/Ramona
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
The site is tributary to an Environmentally Sensitive Area.	Yes
The site is located in a Source Water Protection Area.	Yes

Water Supply/Groundwater

The site is located outside (east) of the County Water Authority boundary.	No
The site is in Borrego Valley.	No
The project is groundwater dependent.	No
Annual rainfall:	18 To 21 Inches

Noise

The site is within noise contours.	No
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Fire Services

The site is located in an Urban-Wildland Interface Zone.	Yes
FRA/LRA/SRA:	Sra

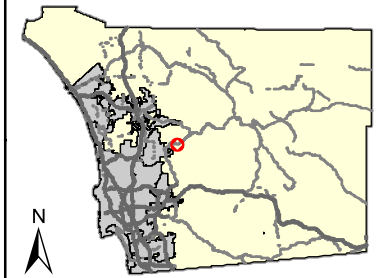
Additional Information

The site is located within 150 feet of Mexican Border.	No
The site is located within a Resource Conservation Area.	No
The site is located in a Special Area.	No
There are existing or proposed trails on site or adjacent properties.	Yes
The site is located in an urbanized area as defined by the U.S. Census Bureau.	Yes
The population has a density of 1,000 per square mile or greater.	No
The site APN is listed in the GP Housing Element inventory.	No

CEQA-Public Review Distribution Matrix

The site is located in the Desert.	No
The site is located east of the County Water Authority boundary.	No
All or a portion of the site is east of the Tecate Watershed Divide.	No
The site is located immediately adjacent to a State Highway or Freeway.	No
The site is located south of State Highway 78.	Yes
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No
The site is located in the Sweetwater Basin.	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	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

2014 ORTHOPHOTO



Legend:

PROJECT AREA

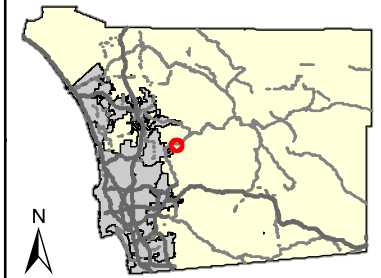
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Planning and Development Services



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:

1997 COLOR INFRARED



Legend:

PROJECT AREA

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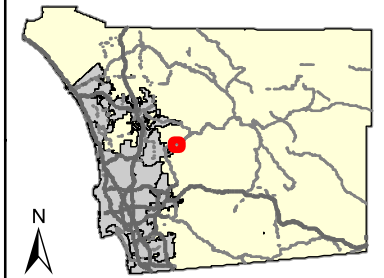
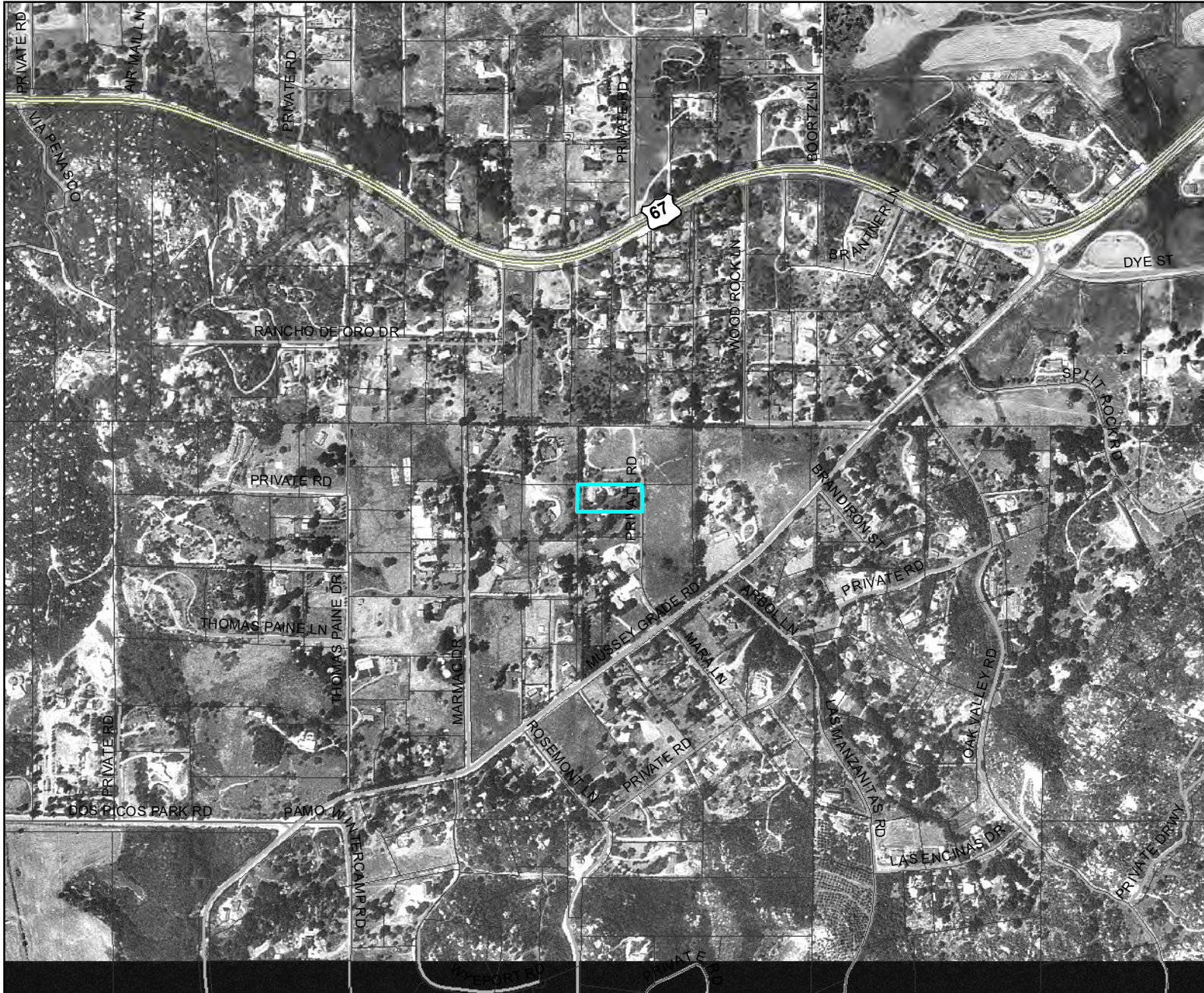
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Planning and Development Services



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Notes:

1995 AERIAL



Legend:

PROJECT AREA

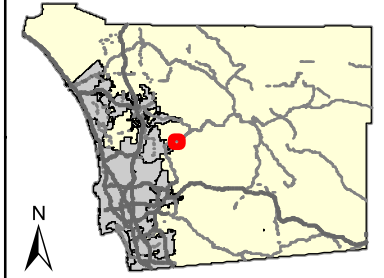
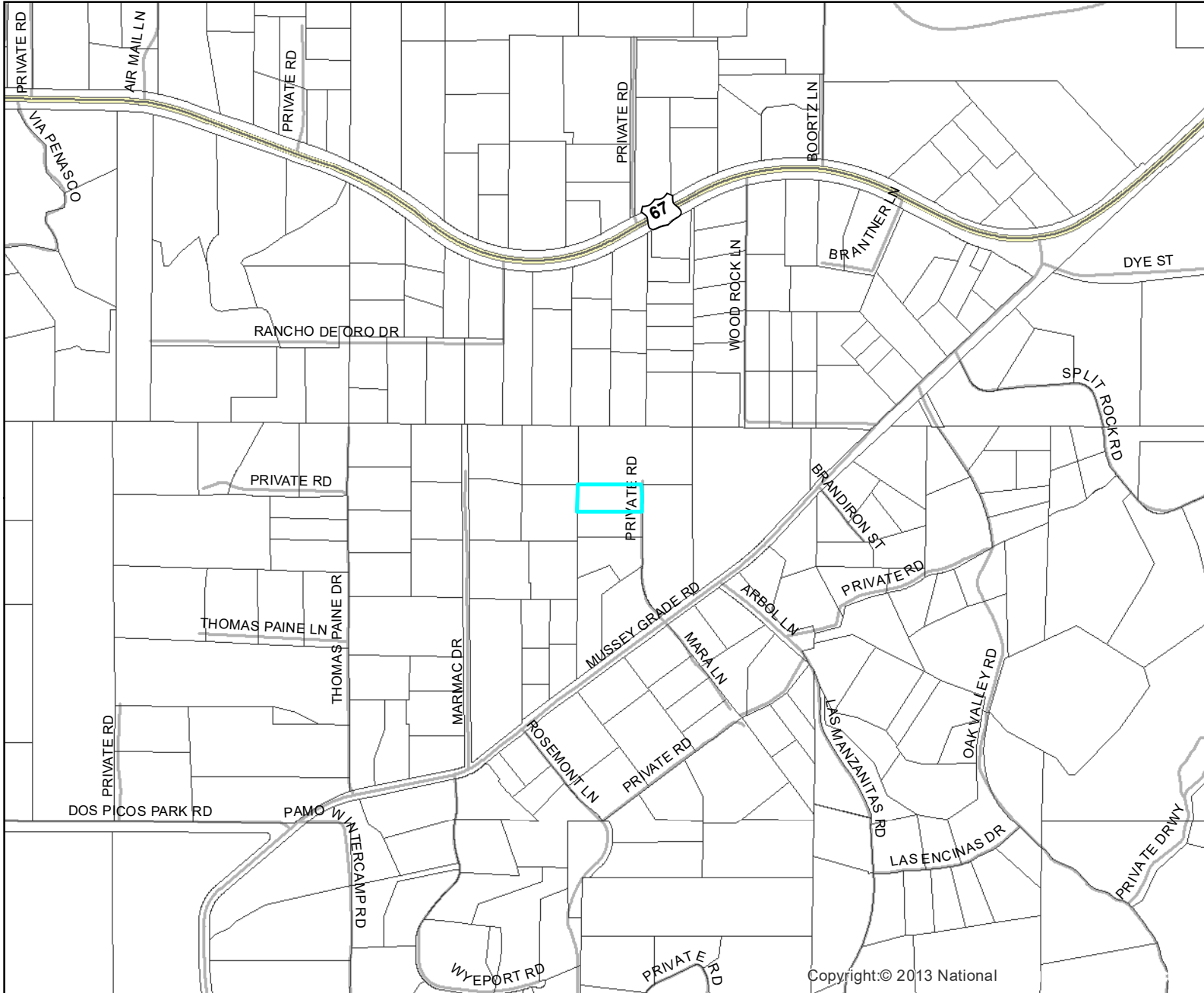
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NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

TOPO MAP



Legend:

PROJECT AREA

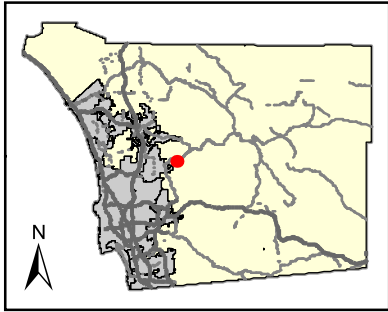
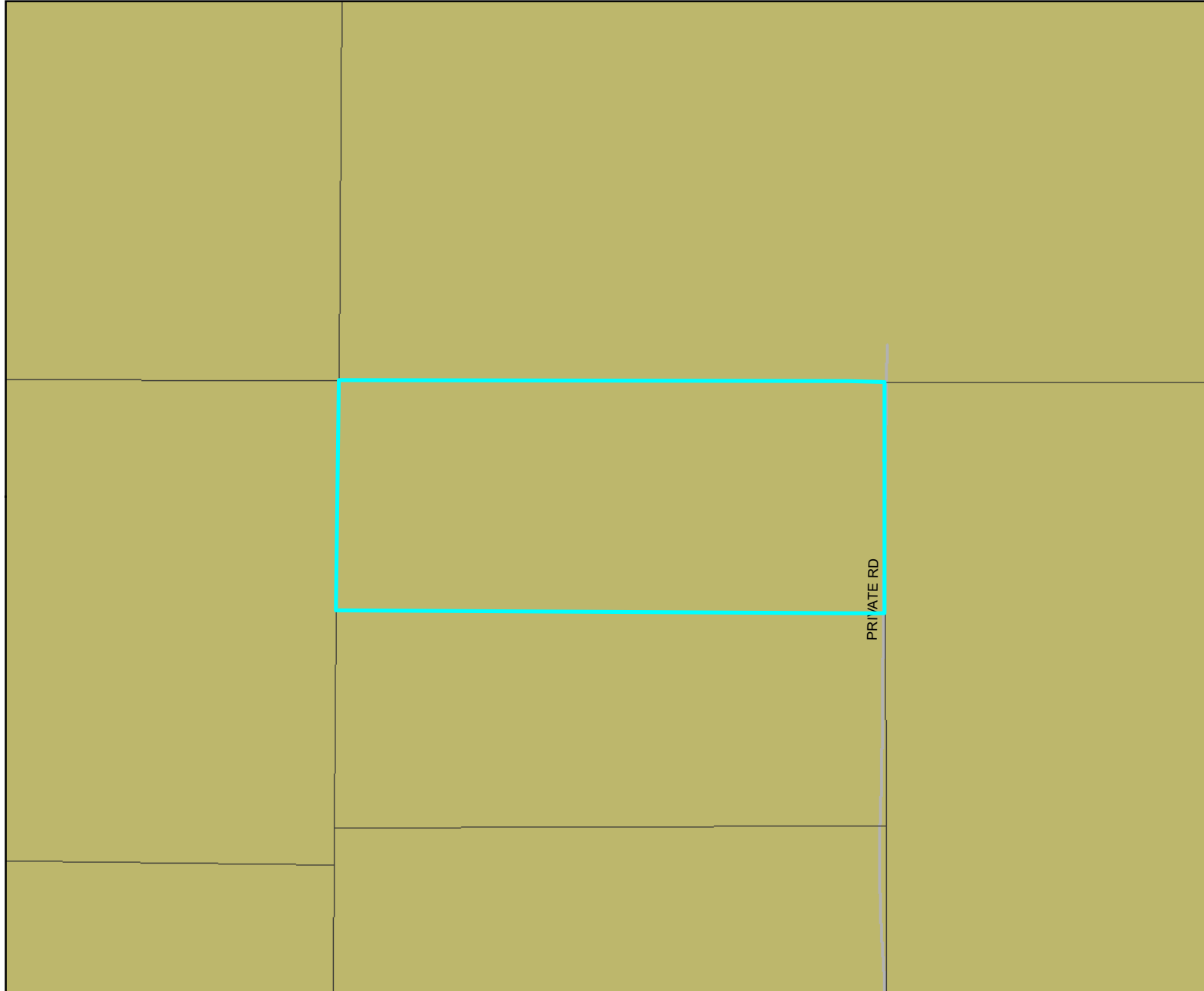
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NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

GENERAL PLAN - LAND USE



Legend:

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

0 0.01 0.02 0.03 0.04 Miles

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

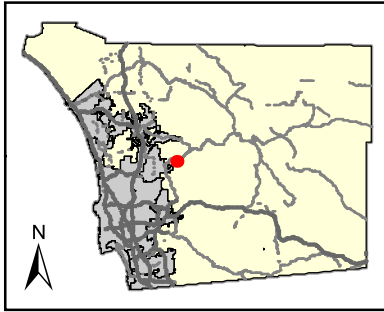
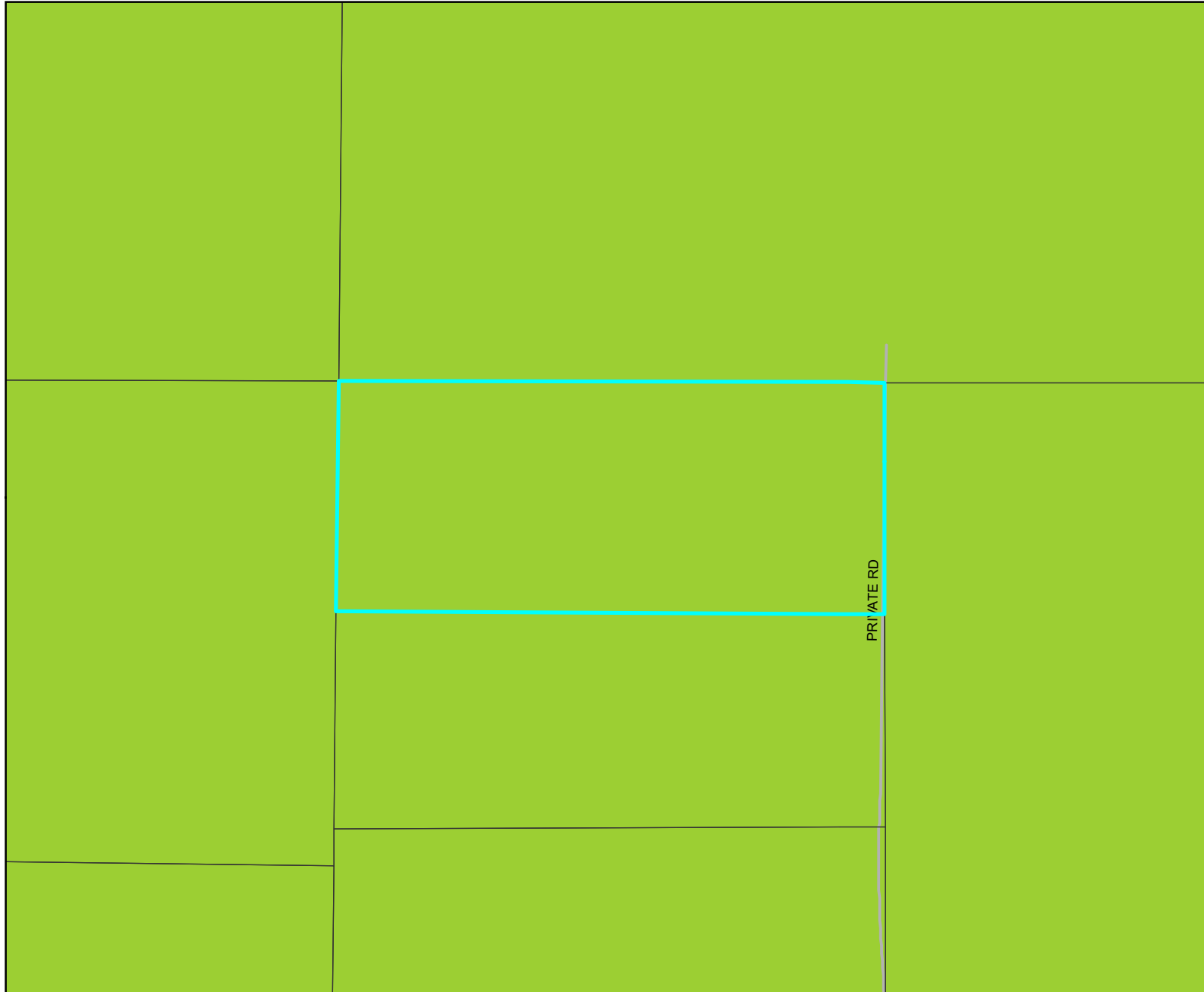


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Notes:

*Residential densities in *italics*

ZONING - USE



Legend:

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

0 0.01 0.02 0.03 0.04 Miles

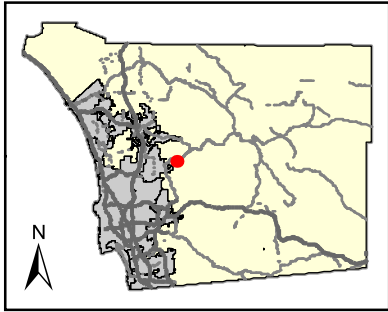
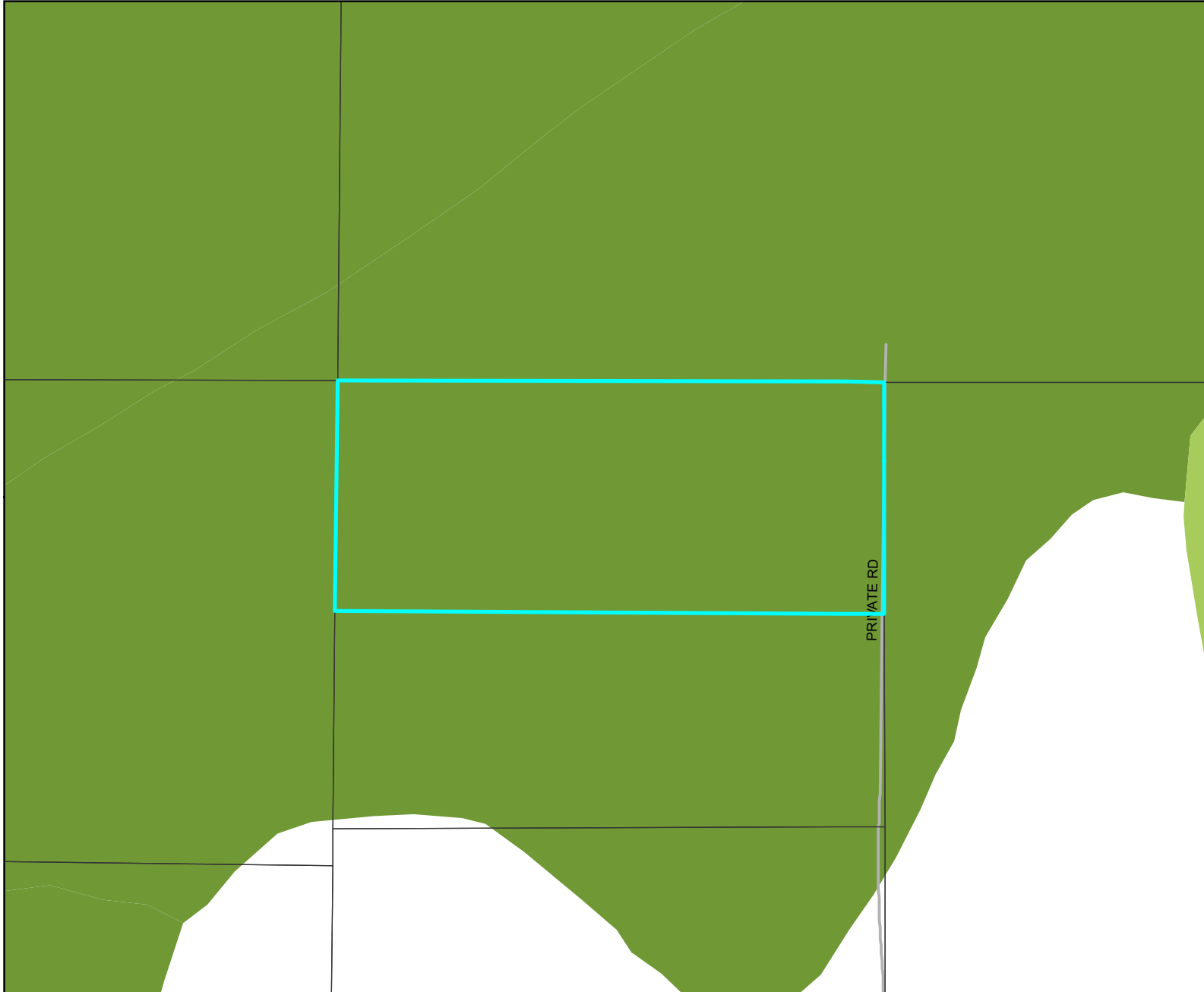
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Planning and Development Services



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Notes:

PRIME SOILS



Legend:

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

0 0.01 0.02 0.03 0.04 Miles

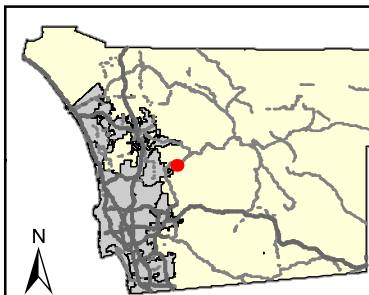
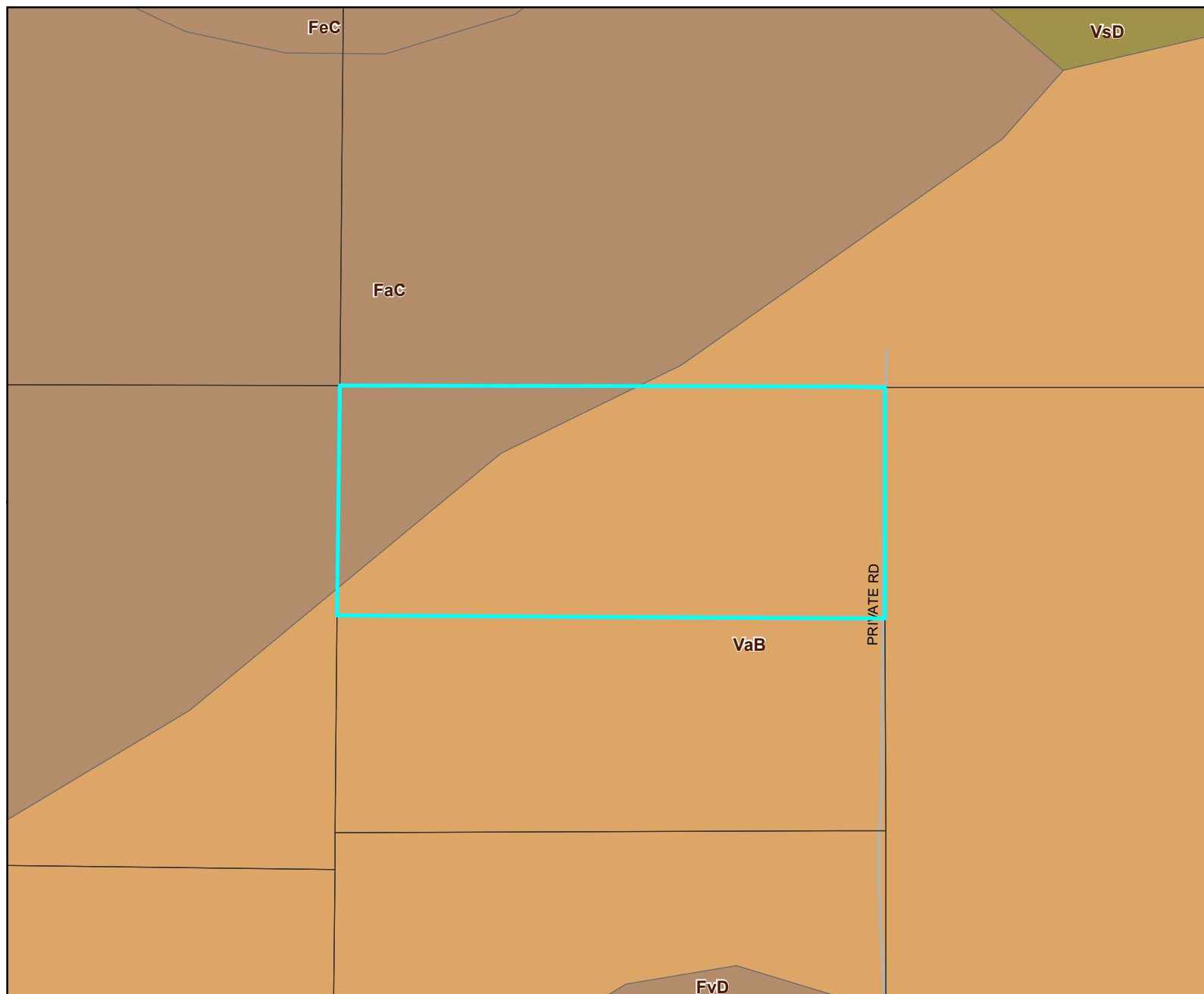
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Notes:

SOIL



Legend:

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

0 0.01 0.02 0.03 0.04 Miles

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

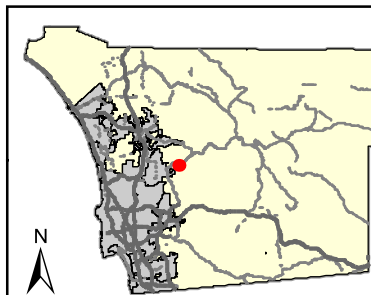
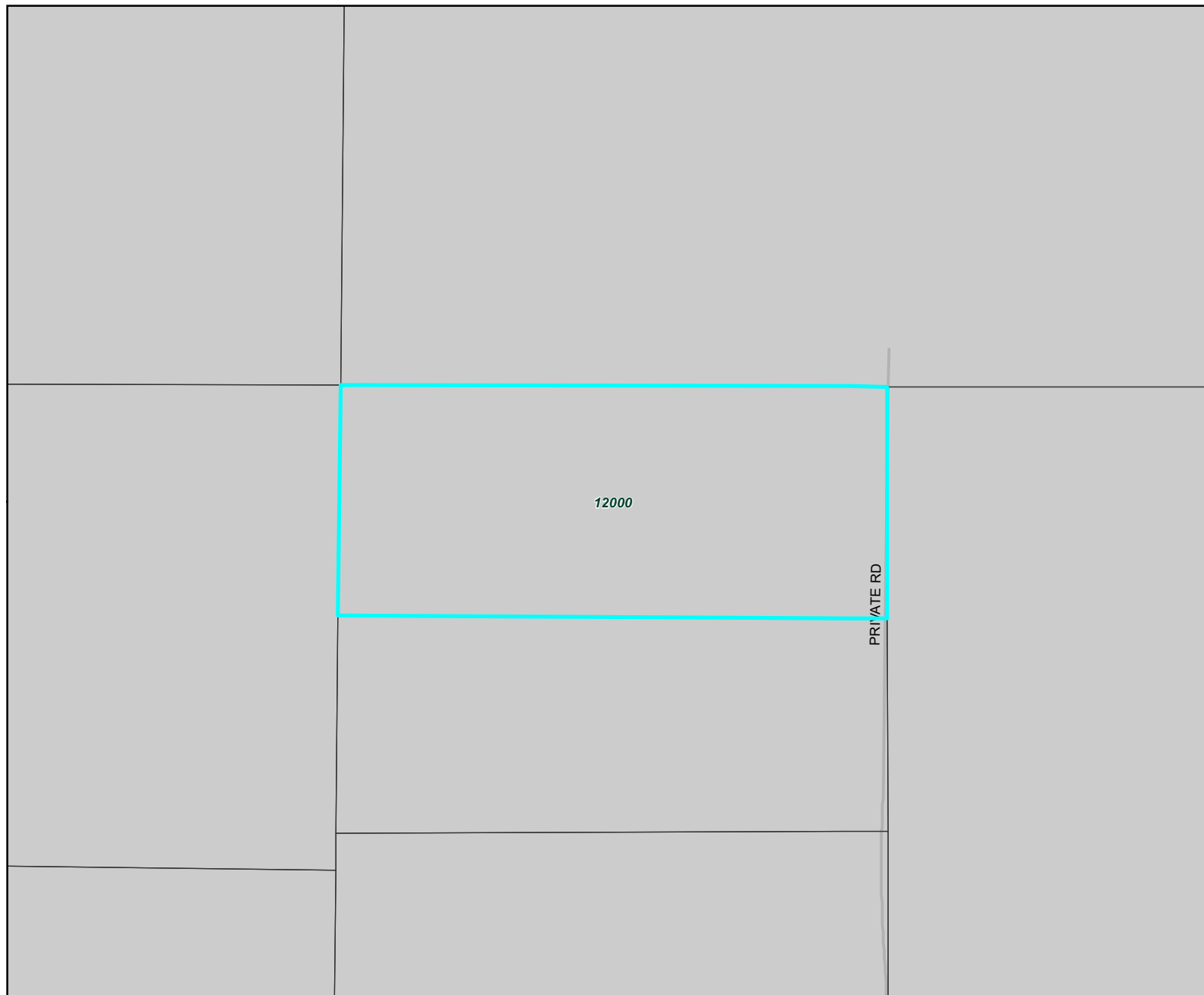


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Notes:

SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
VaB	Visalia sandy loam, 2 to 5 percent slopes	2e-1(19)	81	Low	Severe 16
FaC	Fallbrook sandy loam, 5 to 9 percent slopes	3e-1(19)	57	Moderate	Severe 16

VEGETATION



Legend:

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

0 0.01 0.02 0.03 0.04 Miles

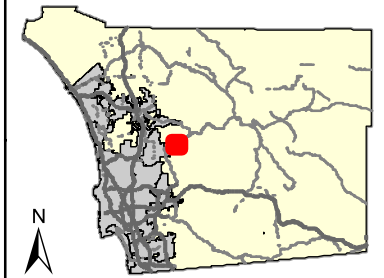
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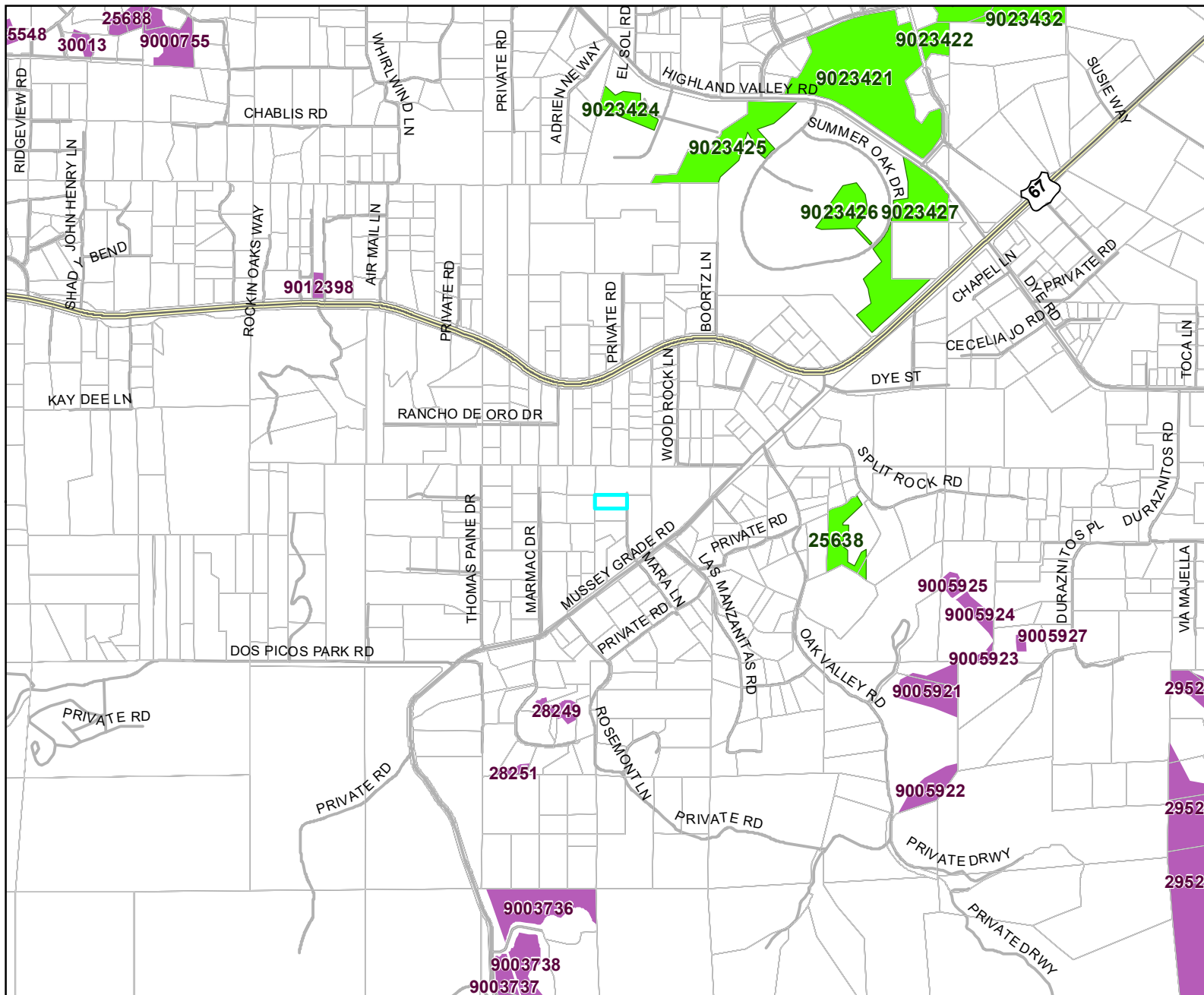
Notes:

OPEN SPACE EASEMENTS



Legend:

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



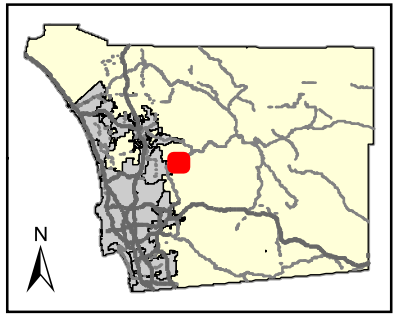
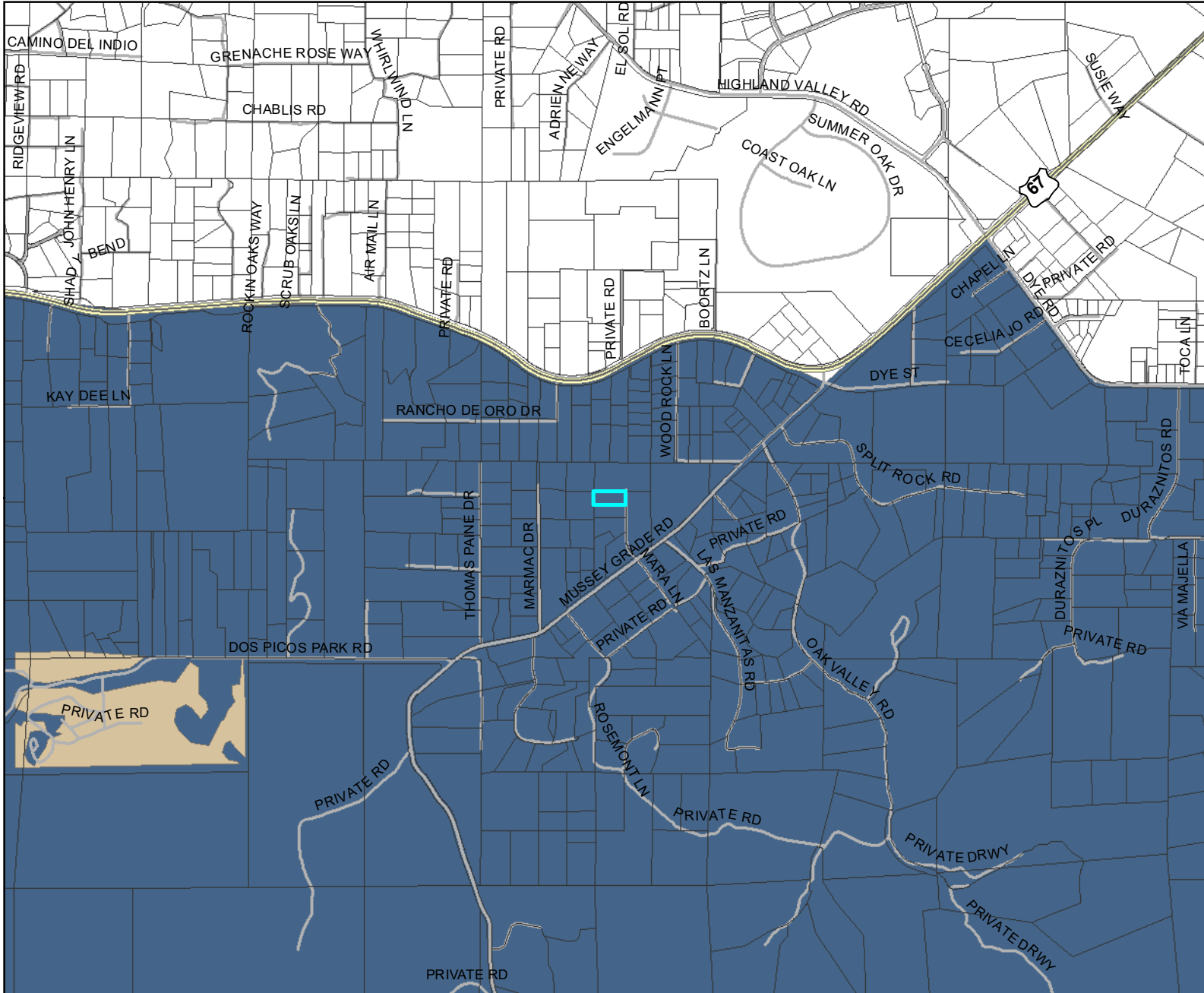
0 0.2 0.4 0.6 0.8 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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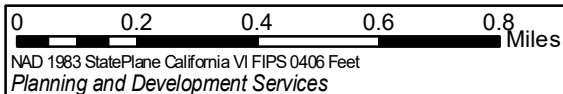
Notes:

MSCP



Legend:

- PROJECT AREA**
- MSCP DESCRIPTION**
 - State and Federal Pre-Approved Mitigation Area (PAMA)
 - Hardline Preserve
 - Take Authorized Area
 - Conserved Subject to Agreement with Wildlife Agencies
 - Otay Ranch Areas Where no Take Permits will be Issued
 - Major Amendment Area
 - Minor Amendment Area
 - Minor Amendment Area Subject to Special Considerations
 - Santa Fe Valley Sensitive Biological Habitat 'D' Designator Areas
 - Golf Course Related Development Allowed in Santa Fe Valley Open Space II Areas
 - Unincorporated Land in Metro-Lakeside-Jamul Segment
- NMSCP (DRAFT) DESCRIPTION**
 - Preserve Areas
 - Pre-Approved Mitigation Area (PAMA)
 - Outside PAMA
 - Pre-negotiated (Hardlined) Take
 - Authorized Areas
 - Special Districts
 - Tribal Lands in Fee
 - Tribal Lands in Trust
 - Gregory Canyon Landfill
 - Other Lands
 - US Forest Service

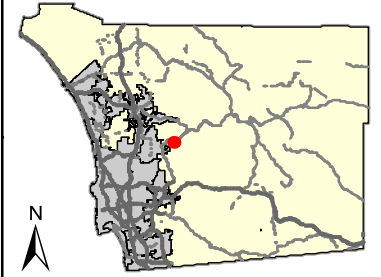


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Notes:

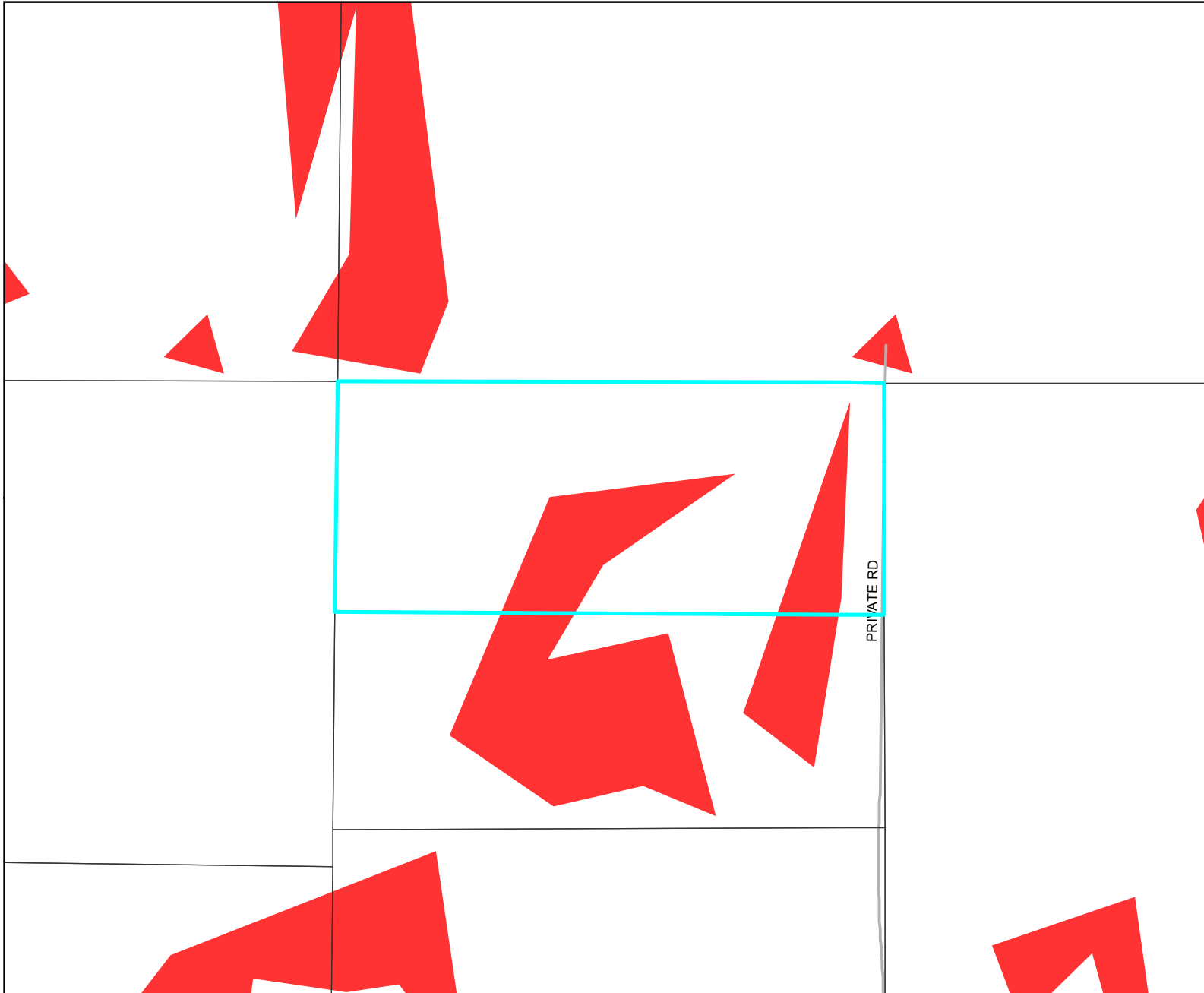
MSCP = Multiple Species Conservation Program

STEEP SLOPES



Legend:

-  PROJECT AREA
-  STEEP SLOPE (> 25%)



0 0.01 0.02 0.03 0.04 Miles

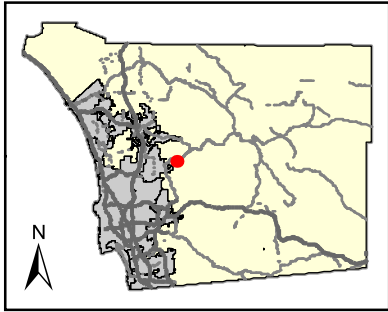
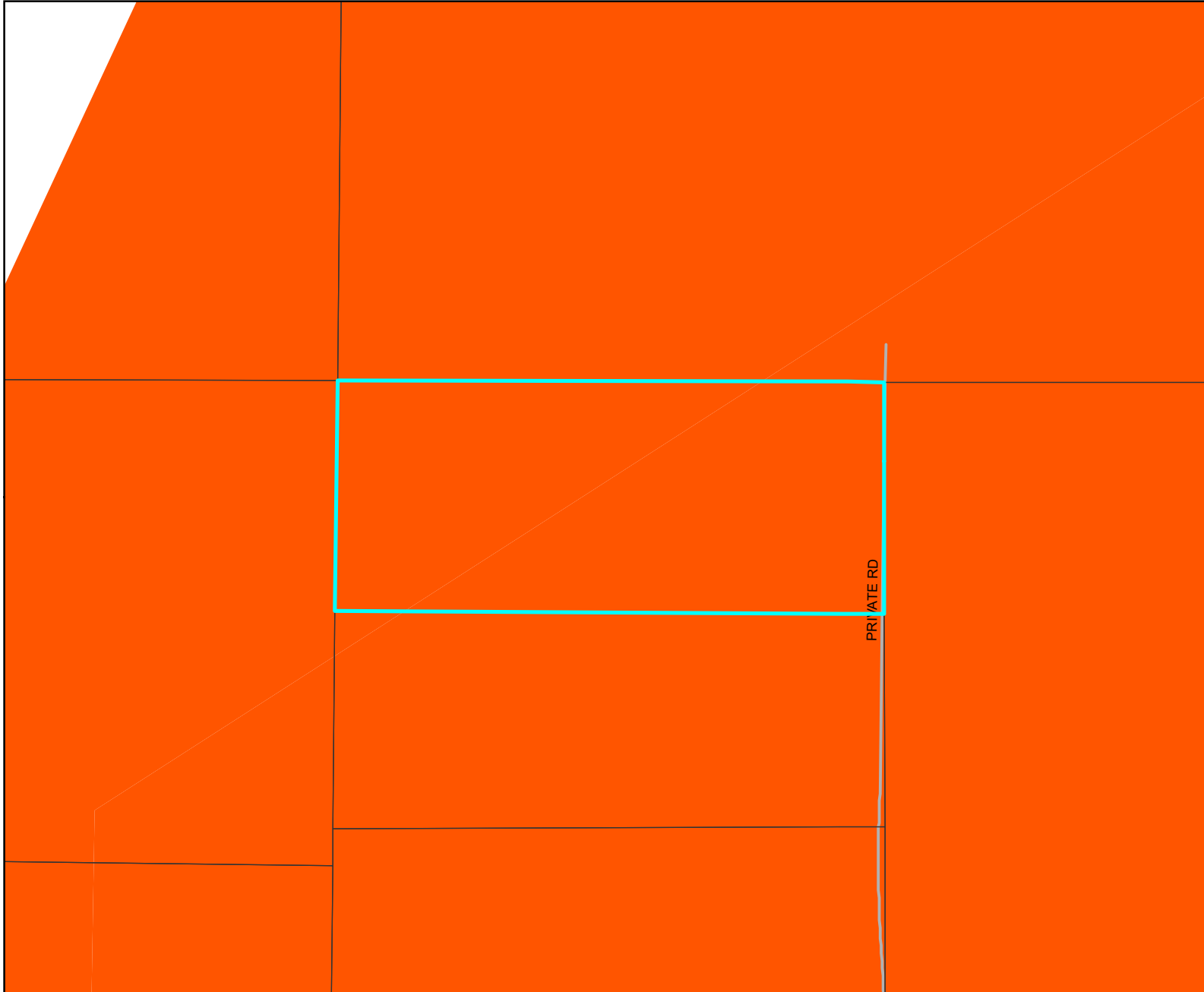
NAD 1983 StatePlane California VI FIPS 0406 Feet
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Notes:

POTENTIAL LIQUEFACTION



Legend:

- PROJECT AREA
- POTENTIAL LIQUEFACTION AREA

0 0.01 0.02 0.03 0.04 Miles

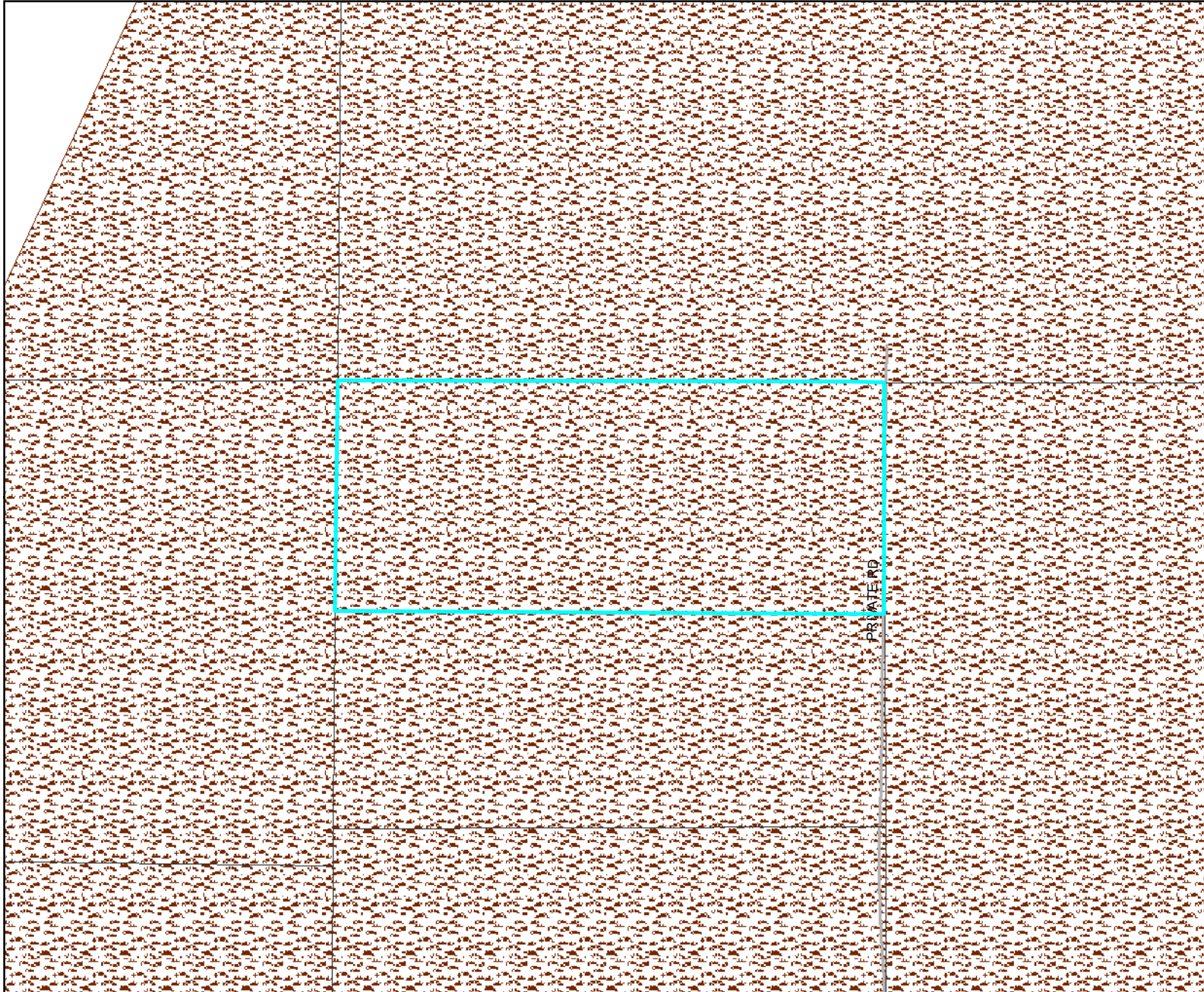
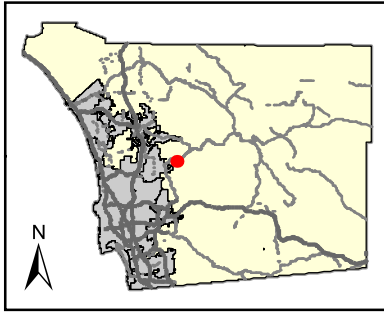
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

MINERAL RESOURCES



Legend:

- PROJECT AREA
 - ALLUVIUM
 - ✱ MINE
 - MINE
- MINERAL RESOURCE ZONES**
- Inconclusive
 - Resource Not Present
 - Resource Potentially Present
 - Resource Present

0 0.01 0.02 0.03 0.04 Miles

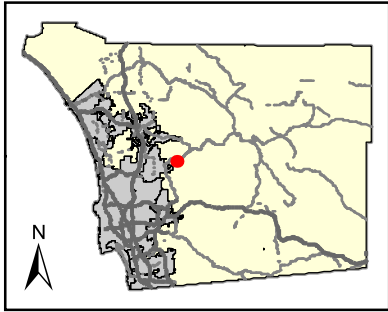
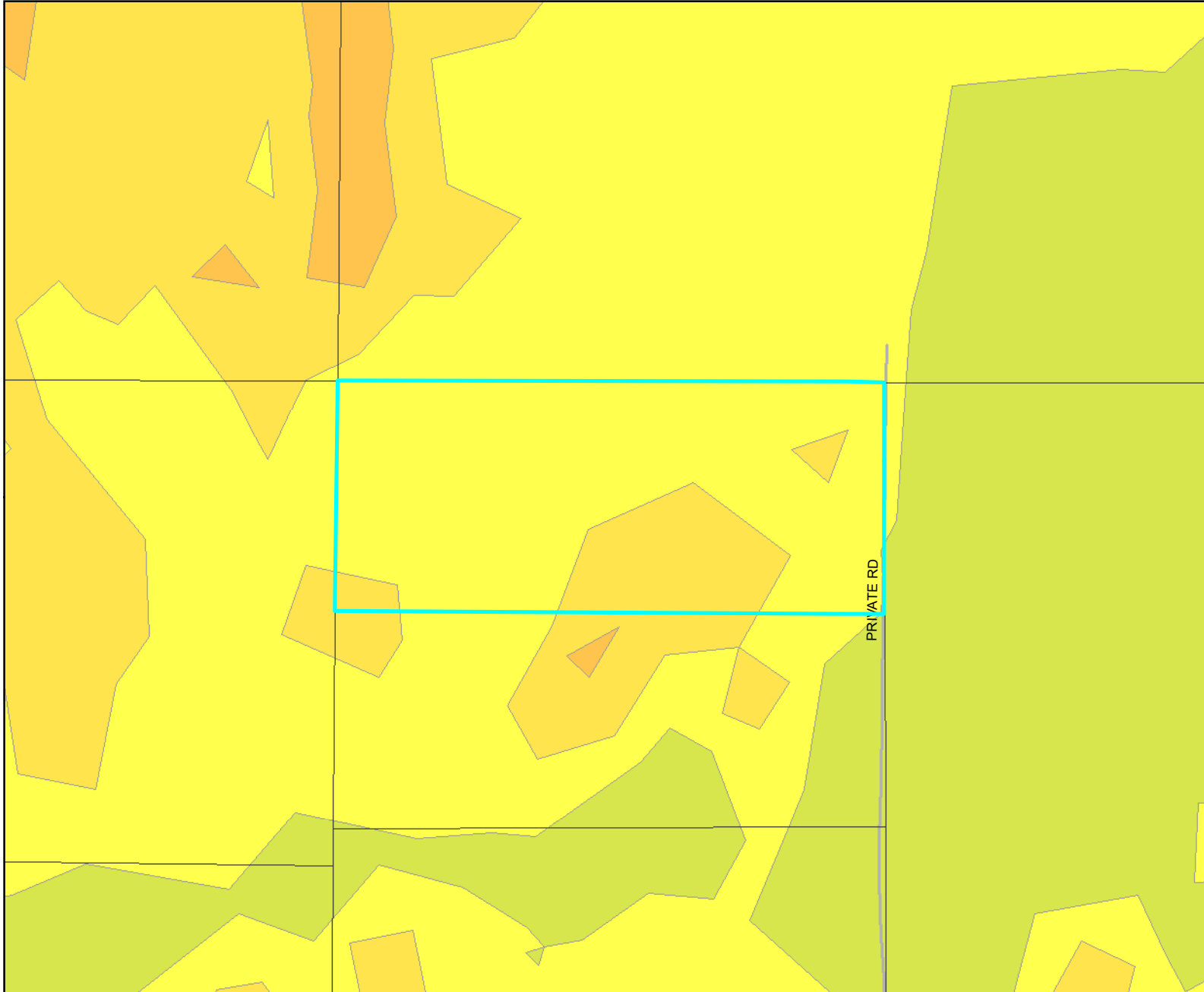
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

FAA HEIGHT NOTIFICATION



Legend:

- PROJECT AREA
- FAA HEIGHT NOTIFICATION**
- 41 to maximum elevation above FAAHNS (notification required automatically)
 - 21 to 40 feet above FAAHNS (notification required automatically)
 - 1 to 20 feet above FAAHNS (notification required automatically)
 - 20 to Zero feet below FAAHNS
 - 40 to 21 feet below FAAHNS
 - 60 to 41 feet below FAAHNS
 - 80 to 61 feet below FAAHNS
 - 100 to 81 feet below FAAHNS
 - 150 to 101 feet below FAAHNS
 - 200 to 151 feet below FAAHNS
 - Max elevation below to 201 feet below FAAHNS

0 0.01 0.02 0.03 0.04 Miles

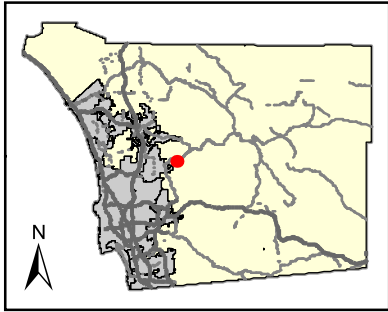
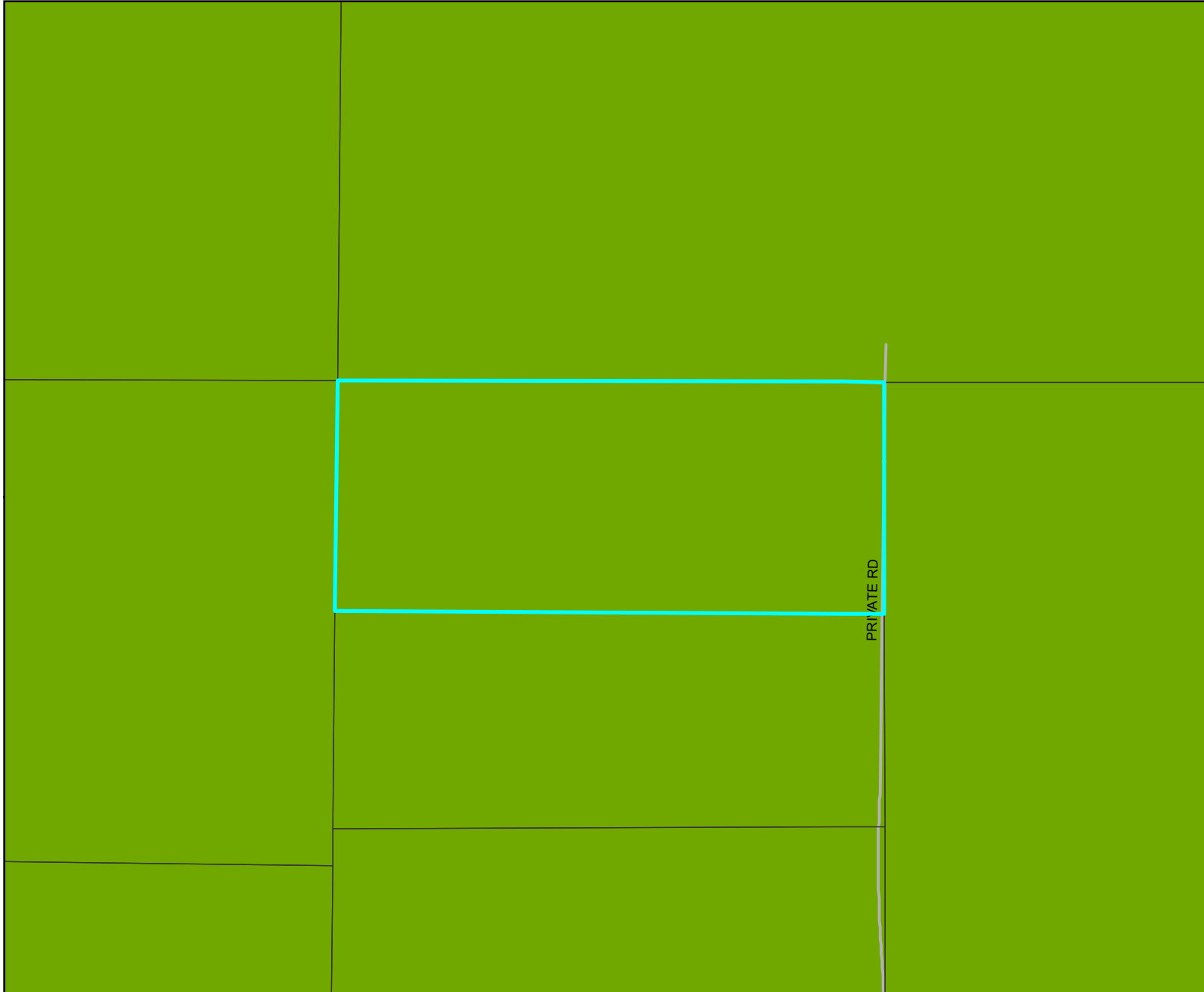
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

URBAN-WILDLAND INTERFACE



Legend:

- PROJECT AREA
- URBAN-WILDLAND INTERFACE ZONE

0 0.01 0.02 0.03 0.04 Miles

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



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Notes:

Animal Schedule

(Part of Section 3100)

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

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																									
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X		
(See Note 2)	2 animals										X						X	X	X				X		X		
	4 acres plus by MUP											X			X												
	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																					X		
	Grazing Only																				X	X					
(d) Horse keeping (other than Animal Sales and Services: Horse Stables)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X		
	2 horses + 1 per ½ acre over 1 acre				X	X	X																				
	ZAP required				X	X	X																				
	½ acre plus by ZAP	X	X	X																							
(e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code) (See Note 7)	Permitted				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
	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			
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

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.

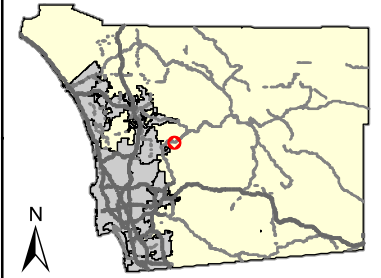
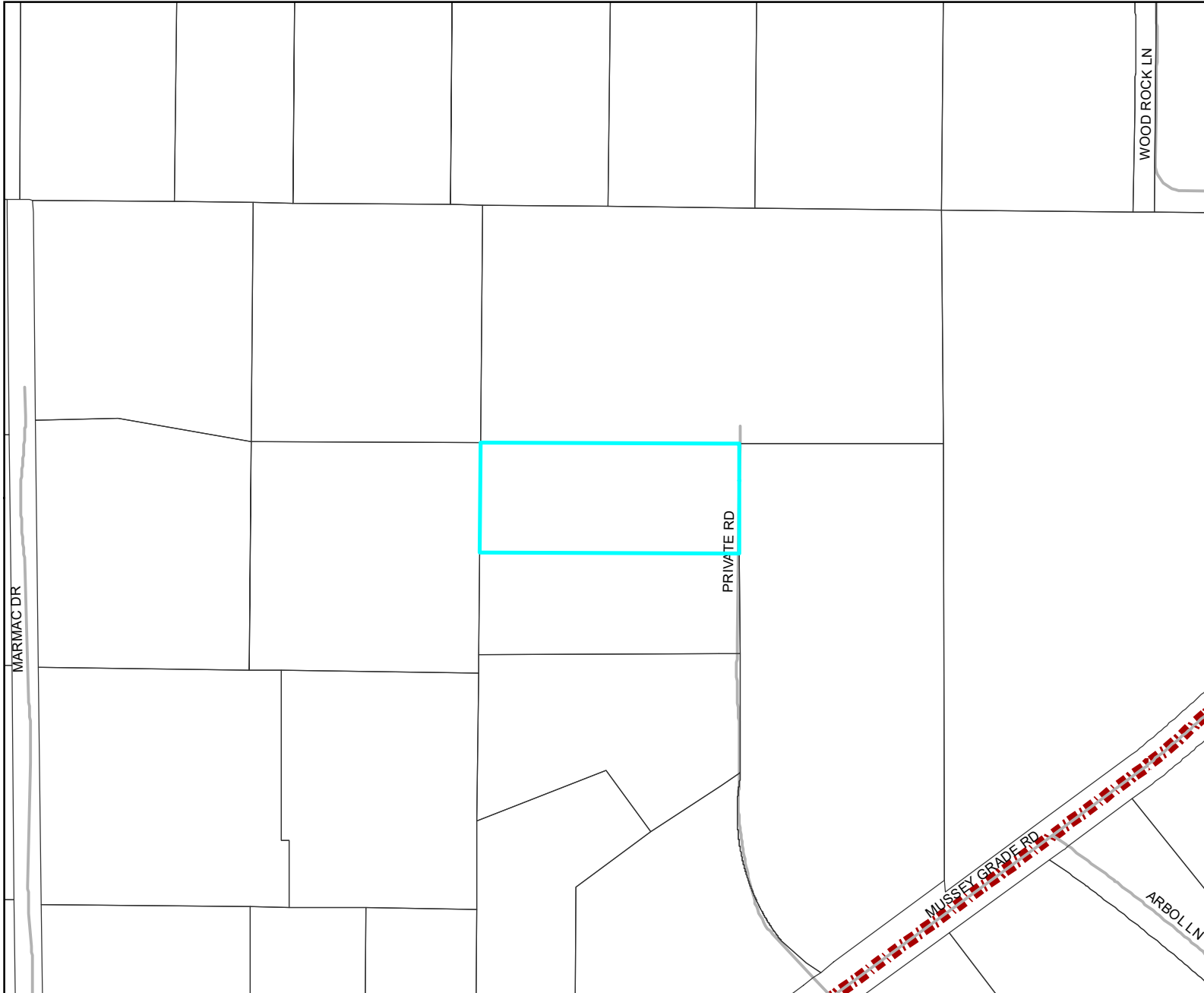
ANIMAL ENCLOSURE LOCATION	ANIMAL ENCLOSURE SETBACKS (a)		
	MOST RESTRICTIVE (b)	MODERATE (b)	LEAST RESTRICTIVE (b)
Distance from Street Center Line	Same as for main building(c)	Same as for main building	Zero (0) feet (from street line)
Distance from Interior Side Lot Line	15 feet	Five(5)feet	Zero (0)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

TRAILS



Legend:

- PROJECT AREA
- TRAIL EASEMENT
- PROPOSED COMMUNITY PLAN TRAILS

0 0.025 0.05 0.075 0.1 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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