



VALLEY CENTER SUBDIVISION

PROPERTY REPORT

ADDRESS: 9+ Acres on Valley Center Rd., Valley Center, CA 92082

DESCRIPTION: This magnificent property has been divided into *three legal parcels*. The lots can be sold separately or together. The property features many fine home sites. There are three deep water wells on the property; one on parcel number 188-290-47 and the other two on parcel number 188-290-50. One well is functioning and supplying water for the seasonal farming operations currently being carried out on the subject parcel. One of the legal parcels has been tested for a septic system. The County of San Diego Health Department has recommended a mound septic system as a result of the findings. Power and communication utilities are on site. The subject property has nearly 730 feet of Valley Center Road frontage.

PRICE: \$575,000.00

APN: 188-290-47 & 49 & 50

MLS: 140010771

CONTACT: *Donn Bree* Donn@Donn.com www.DONN.com 800-371-6669

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\$575,000

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CREB# 01109566
NMLS# 243741

DONN BREE



RANCHES • HOMES
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RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070

Donn@Donn.com

www.DONN.com

We Know The Back Country!



ASSESSOR PARCEL NUMBERS

188-290-47 & 49 & 50





Media: 15

Lot/Land
 MLS #: **140010771**
 APN: **188-290-47-00**
 Listing Type: **Exclusive Right (R)**
 Ownership:

Status: **Active**
 SP:

LP: **\$575,000**
 Orig.Price: **\$575,000**
 List Date: **02/27/2014** MT: **0**
 AMT: **0**

Address: **0 Valley Center Rd**
 City: **Valley Center**
 Parcel Map #: **188**
 Tentative Parcel Map #:
 APN #2: **188-290-49-00**
 APN #3: **188-290-50-00**
 APN #4:
 Water District: **VCM**
 School District: **VALLEYCNRPAUM/**
 Age Restrictions: **N/K**
 Sign on Property:
 Lot Size: **4+ to 10 AC**

Zip: **92082** MapCode: **1090G2**
 Community: **VALLEY CENTER**
 Neighborhood: **Valley Center**
 Complex/Park:
 Jurisdiction:
 Cross Streets: **Valley Center Rd**
 Zoning: **A70**

Acres: **9.00**

REMARKS AND SHOWING INFO

This magnificent property has been divided into three legal parcels. The lots can be sold separately or together. The property features many fine home sites. There are three deep water wells on the property; one on parcel number 188-290-47 and the other two on parcel number 188-290-50. One well is functioning and supplying water for the seasonal farming operations currently being carried out on the subject parcel. One of the legal parcels has been tested for a septic system.

Directions to Property:

Mandatory Remarks: **None Known**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: \$0	Paid:	HO Fees Include:
Other Fees: \$0	Paid:	Other Fees Type:
CFD/Mello Roos: \$0	Paid: N/K	

Total Monthly Fees: **\$0**
 Assessments:

Terms: **Cash**

SUPPLEMENTAL REMARKS

The County of San Diego Health Department has recommended a mound septic system as a result of the findings. Power and communication utilities are on site. The subject property has nearly 730 feet of Valley Center Road frontage. Access to the Valley Center area is across lightly traveled state highways and picturesque county roads. The Los Angeles-Orange County metropolitan area, Temecula-Murrieta, the San Diego metropolitan area, and the southwest desert communities are all within a short and scenic drive to this emerging growth area. Major shopping and resources are less than 30 minutes away. There are many recreational activities available in the area: Daley Ranch, Hellhole Canyon Preserve, Palomar Mountain, many quality golf courses, and several casinos are just minutes away. Less than thirty minutes driving time, the California Riding and Hiking Trail and the Pacific Crest Trail for riding, golfing at Warner's Ranch and Borrego Springs, hunting and fishing, dining, and a variety of other opportunities for each family member can be accessed. The newly opened Santa Ysabel Open Space Preserve offers excellent riding trails connecting the Santa Ysabel, Wynola, and Julian communities. The famous Hale Observatory on Palomar Mountain is also less than 30 minutes away.

MLS#: 140010771	0 Valley Center Rd	LP: \$575,000
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SITE FEATURES

Approx # of Acres: **9.00**

Water: **Well on Property, Available**

Approved Plan:

Approx Lot SqFt:

Highest Best Use:

Approx Lot Dim:

Lot Size: **4+ to 10 AC**

Sewer/Septic **Other/Remarks**

Current Use:

Land Use Code:

Animal Designator Code:

Additional Land Use: **Ranch/Farm**

Frontage Length: **730**

Fencing: **Partial**

Boat Facilities:

Lot Size Source: **Assessor Record**

Irrigation: **N/K**

Pool:

Pool Heat:

View:

Topography: **Level**

Prop Restrictions Known: **N/K**

Structures:

Site:

Complex Features:

Miscellaneous: **Livestock Allowed**

Utilities Available: **Cable TV, Electric, Propane**

Utilities to Site: **Propane, Electric, Cable TV**



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PROPERTY DESCRIPTION



Valley Center Development Opportunity

188-290-47 & 49 & 50 Valley Center Road
Valley Center, CA 92082



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INTRODUCTION & OVERVIEW

This flat, usable 9⁺ **ACRE development opportunity** is located in the heart of San Diego County's horse country. The growing community of Valley Center is a scenic one hour drive north of the San Diego metropolitan area in North County's agricultural and equestrian heartland. This magnificent property has been divided into **three legal parcels**. The lots can be sold separately or together.

The property features many fine home sites. There are three deep water wells on the property; one on parcel number 188-290-47 and the other two on parcel number 188-290-50. One well is functioning and supplying water for the seasonal farming operations currently being carried out on the subject parcel. One of the legal parcels has been tested for a septic system. The County of San Diego Health Department has recommended a mound septic system as a result of the findings. Power and communication utilities are on site.

The subject property has nearly 730 feet of Valley Center Road frontage.

Access to the Valley Center area is across lightly traveled state highways and picturesque county roads. The Los Angeles-Orange County metropolitan area, Temecula-Murrieta, the San Diego metropolitan area, and the southwest desert communities are all within a short and scenic drive to this emerging growth area.

NATURAL SETTING

Topographically, the surrounding countryside is varied. The site is flat and is accessed directly from Valley Center Road.

Wildlife is abundant in the area: deer and turkey roam freely, while raptors and other rare species of animals can still be found here because of the abundance of water and cover in this rural area.

AREA INFORMATION

Agriculture is still the dominant economic activity in the Valley Center area. Horse and cattle ranches are the backdrop for the landscape of light residential development. Gaming and tourism are important financial contributors, signaling the transition from agriculture into a more varied and stable economic base in the immediate area. There are many fine restaurants and lodging accommodations in the surrounding area of this centrally, yet privately located property.

Major shopping and resources are less than 30 minutes away.



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Recreation & Lifestyle

There are many recreational activities available in the area: Daley Ranch, Hellhole Canyon Preserve, Palomar Mountain, many quality golf courses, and several casinos are just minutes away. Less than thirty minutes driving time, the California Riding and Hiking Trail and the Pacific Crest Trail for riding, golfing at Warner's Ranch and Borrego Springs, hunting and fishing, dining, and a variety of other opportunities for each family member can be accessed. The newly opened Santa Ysabel Open Space Preserve offers excellent riding trails connecting the Santa Ysabel, WYNOLA, and Julian communities. The famous Hale Observatory on Palomar Mountain is also less than 30 minutes away.



County of San Diego, Planning and Development Services: Zoning Ordinance Summary

PARCEL: 1882904700

Report generated 12/4/2013 9:15:57 AM

Staff Person: _____

Zoning & General Plan Information

APN: 1882904700

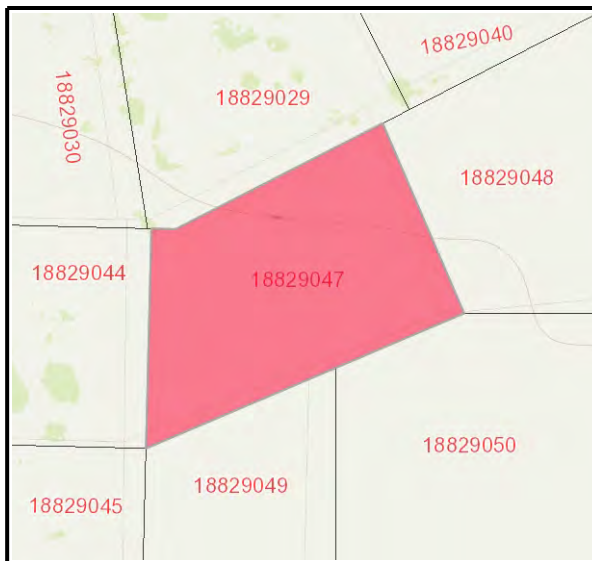
Legal Lot: _____

Community Plan: Valley Center

Planning Group:

Regional Category: Semi-Rural

General Plan Designation: SEMI-RURAL
RESIDENTIAL (SR-2) 1
DU/2 AC



Parcel highlighted in red

**KEEP THIS FORM AND BRING IT WITH YOU EACH
TIME YOU VISIT THE ZONING COUNTER FOR**

ZONE	
USE REGULATIONS	A70
ANIMAL REGULATIONS	L
DEVELOPMENT REGULATIONS	Density
	Lot Size
	Building Type
	Maximum Floor Area
	Floor Area Ratio
	Height
	Lot Coverage
	Setback
	(Contact your Fire Protection District for additional setback requirements)
	Open Space
SPECIAL AREA REGULATIONS	-

PURPOSE OF THIS BROCHURE

This brochure is intended to summarize the regulations of the Zoning Ordinance which are specified in the "Zone Box." You should refer to the complete Zoning Ordinance text for further information. Additionally, please review the General Plan and appropriate Community Plan for additional information and/or requirements not included in this brochure for development projects.

WHERE TO GET MORE INFORMATION

Welcome to the Zoning Information Counter in Planning and Development Services, 5510 Overland Ave, Suite 110, San Diego (Kearny Mesa), or call (858) 565-5981 or Toll Free (888) 267-8770. You can also visit the County's website for more zoning information: <http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-444.pdf>



County of San Diego, Planning and Development Services: Zoning Ordinance Summary

PARCEL: 1882904900

Report generated 12/4/2013 9:17:33 AM

Staff Person: _____

Zoning & General Plan Information

APN: 1882904900

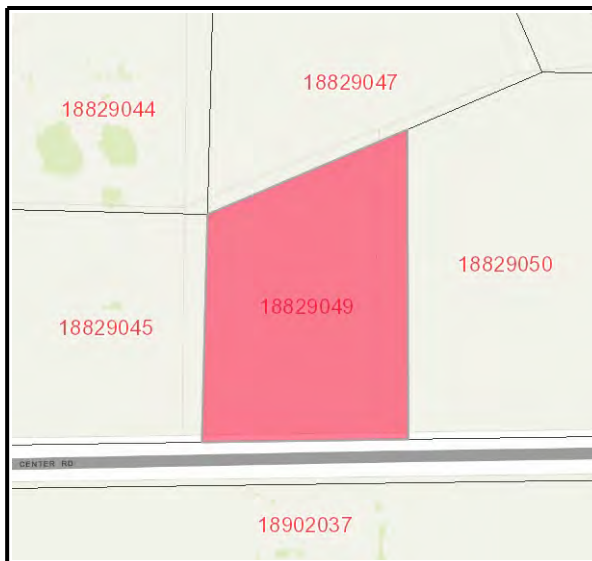
Legal Lot: _____

Community Plan: Valley Center

Planning Group:

Regional Category: Semi-Rural

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Parcel highlighted in red

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TIME YOU VISIT THE ZONING COUNTER FOR

ZONE		
USE REGULATIONS		A70
ANIMAL REGULATIONS		J/L
DEVELOPMENT REGULATIONS	Density	-
	Lot Size	2AC
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback (Contact your Fire Protection District for additional setback requirements)	B/C
	Open Space	-
SPECIAL AREA REGULATIONS		-/F

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County of San Diego, Planning and Development Services: Zoning Ordinance Summary

PARCEL: 1882905000

Report generated 12/4/2013 9:19:06 AM

Staff Person: _____

Zoning & General Plan Information

APN: 1882905000

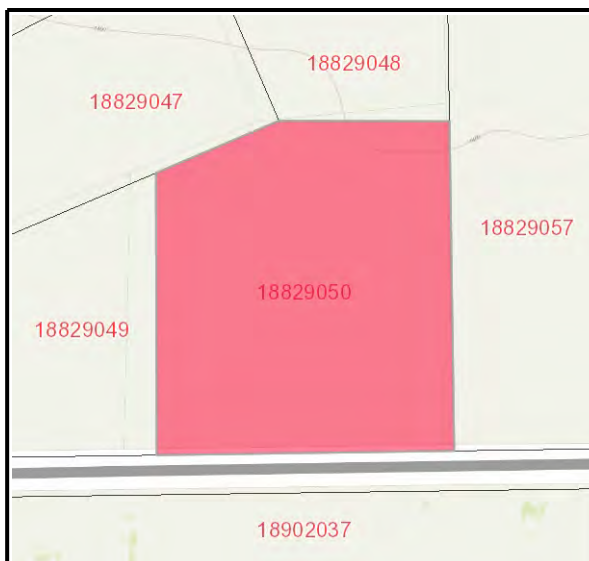
Legal Lot: _____

Community Plan: Valley Center

Planning Group:

Regional Category: Semi-Rural

General Plan Designation: SEMI-RURAL
RESIDENTIAL (SR-2) 1
DU/2 AC



Parcel highlighted in red

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TIME YOU VISIT THE ZONING COUNTER FOR

ZONE		
USE REGULATIONS		A70
ANIMAL REGULATIONS		J/L
DEVELOPMENT REGULATIONS	Density	-
	Lot Size	2AC
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback (Contact your Fire Protection District for additional setback requirements)	B/C
	Open Space	-
SPECIAL AREA REGULATIONS		-/F

PURPOSE OF THIS BROCHURE

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AGRICULTURAL USE REGULATIONS

A70 LIMITED AGRICULTURAL USE REGULATIONS

2700 INTENT.

The provisions of Section 2700 through Section 2709 inclusive, shall be known as the A70 Limited Agricultural Use Regulations. The A70 Use Regulations are intended to create and preserve areas intended primarily for agricultural crop production. Additionally, a limited number of small farm animals may be kept and agricultural products raised on the premises may be processed. Typically, the A70 Use Regulations would be applied to areas throughout the County to protect moderate to high quality agricultural land.

2702 PERMITTED USES.

The following use types are permitted by the A70 Use Regulations:

- a. Residential Use Types.
 - Family Residential
- b. Civic Use Types.
 - Essential Services
 - Fire Protection 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. 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. 9422 (N.S.) adopted 1-9-02)

2703 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the A70 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)

2704 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the A70 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.

Law Enforcement Services

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)

2705 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the A70 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 Civic Assembly

Major Impact Services and Utilities

Partying Services

Postal Services

Religious Assembly

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)

Explosive Storage (see Section 6904)

Participant Sports and Recreation: Outdoor

Transient Habitation: Campground (see Section 6450)

Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Agricultural Equipment Storage

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. 6134 (N.S.) adopted 7-22-81)
(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)

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						
	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	X		
	2 horses + 1 per ½ acre over 1 acre				X	X	X																					
	ZAP required				X	X	X																					
	½ acre plus by ZAP	X	X	X																								
(e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code) (See Note 7)	Permitted				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
	ZAP Required	X	X	X																								
(f) Specialty Animal Raising: Wild or Undomesticated (See Note 3)	ZAP Required				X	X	X	X	X	X			X	X	X	X	X			X	X	X			X			
(g) Specialty Animal Raising: Other (Excluding Birds)	25 maximum				X	X	X				X	X	X				X	X	X	X	X		X		X			
	25 maximum by ZAP	X	X	X																								
	25 plus by ZAP				X	X	X				X	X	X	X			X			X	X	X	X		X			
	Permitted							X	X	X					X	X									X			
(h) Specialty Animal Raising: Birds	25 maximum				X	X	X					X					X	X	X	X	X							
	100 maximum							X	X	X	X	X					X						X					
	Additional by ZAP	X	X	X				X	X	X	X	X	X				X					X	X					
	Permitted													X	X	X									X	X		
(i) Racing Pigeons	100 Maximum										X	X											X					
	100 Max 1/acre plus																X											
	Permitted												X	X	X	X	X							X	X			
ANIMAL ENCLOSURE SETBACKS (See Section 3112)																												
Most Restrictive		X			X			X			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			
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.

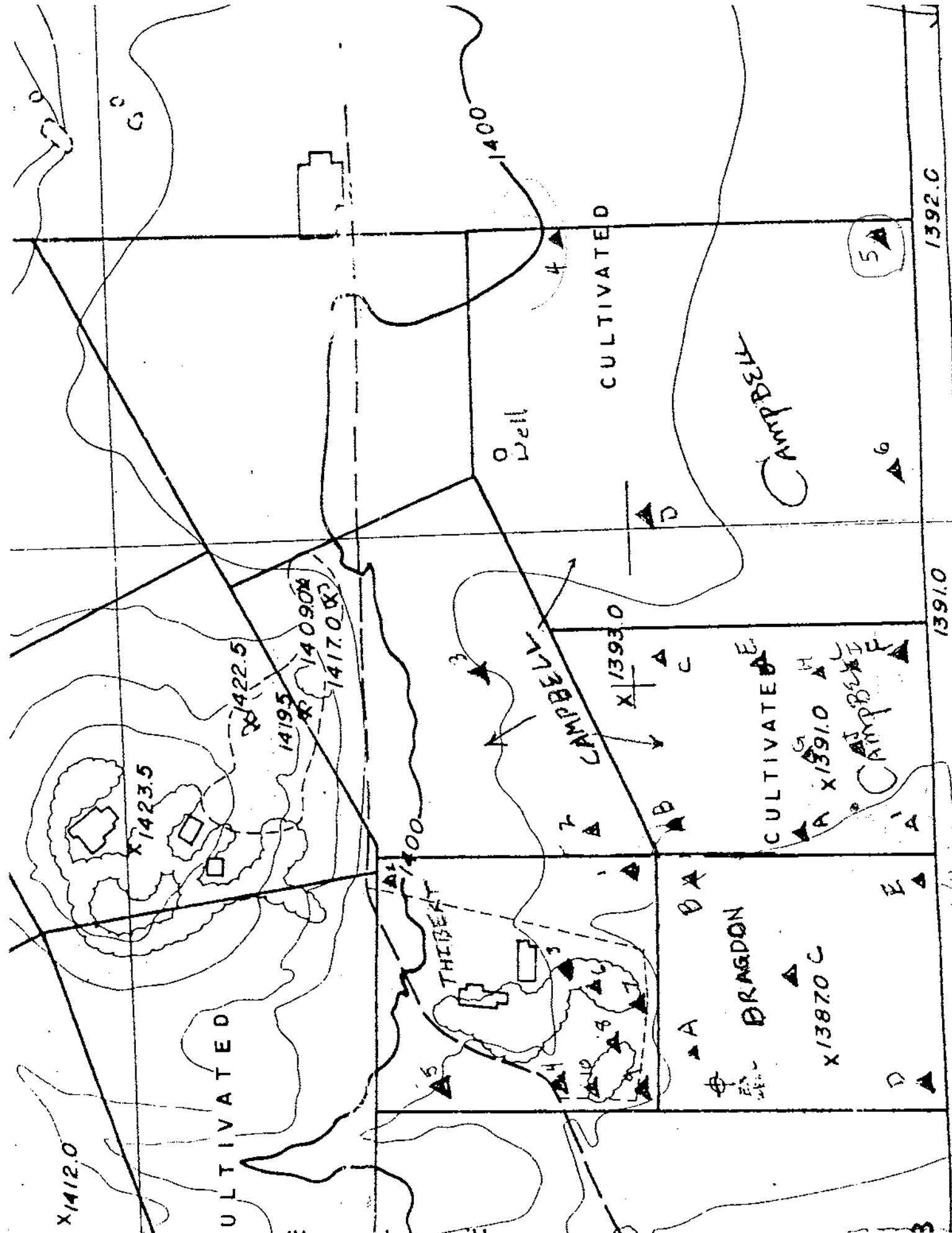
Notwithstanding the provisions of an applicable setback designator, enclosures containing the animal-related use types listed in Section 3110 shall have the minimum setbacks specified in the Animal Enclosure Setback Table. The Animal Enclosure Setback Table is incorporated into this section, and all 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.

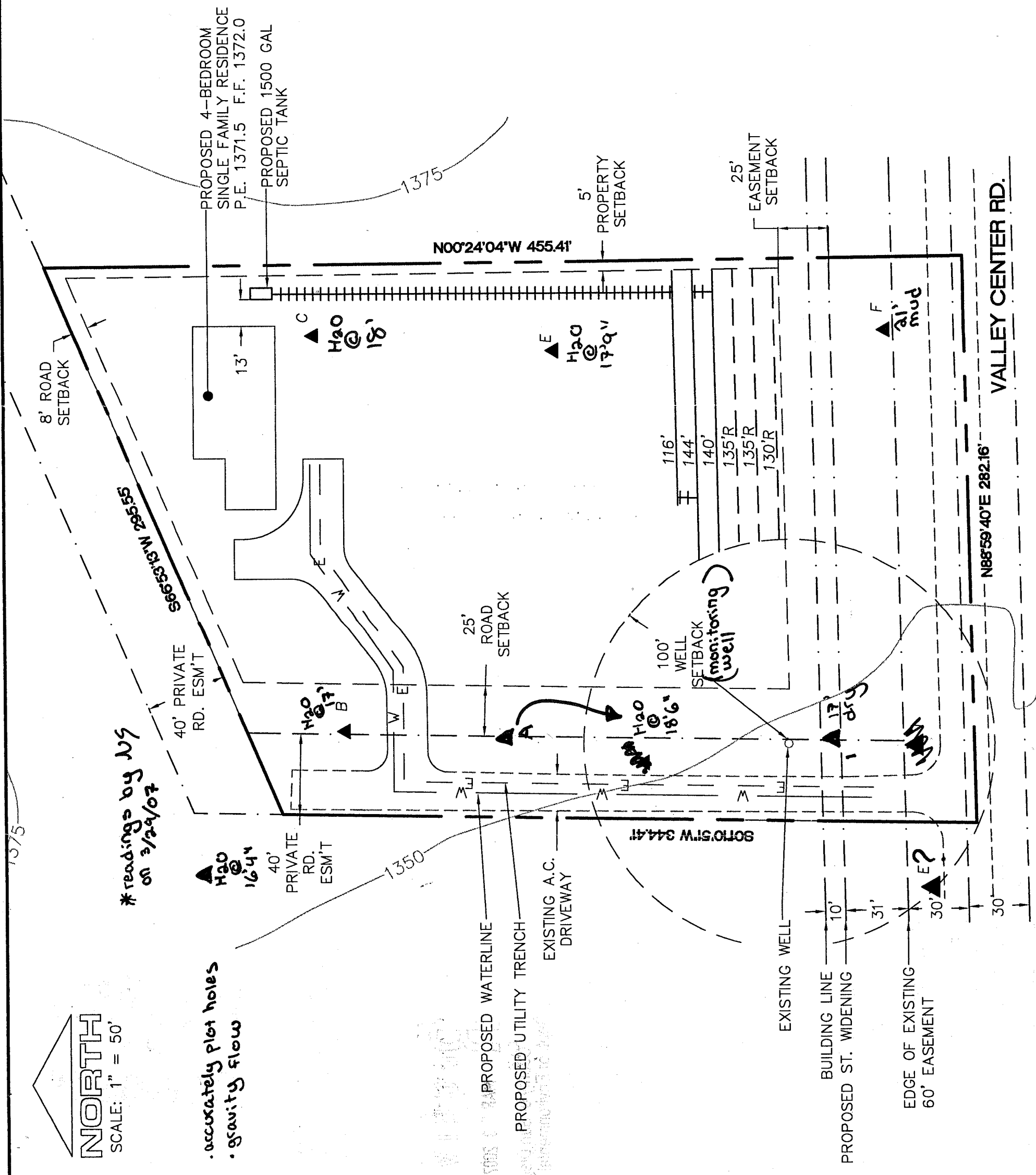
(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)
 (Amended by Ord. No. 7740 (N.S.) adopted 3-28-90)
 (Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)



NORTH
SCALE: 1" = 50'

* readings by JVS
on 3/29/07

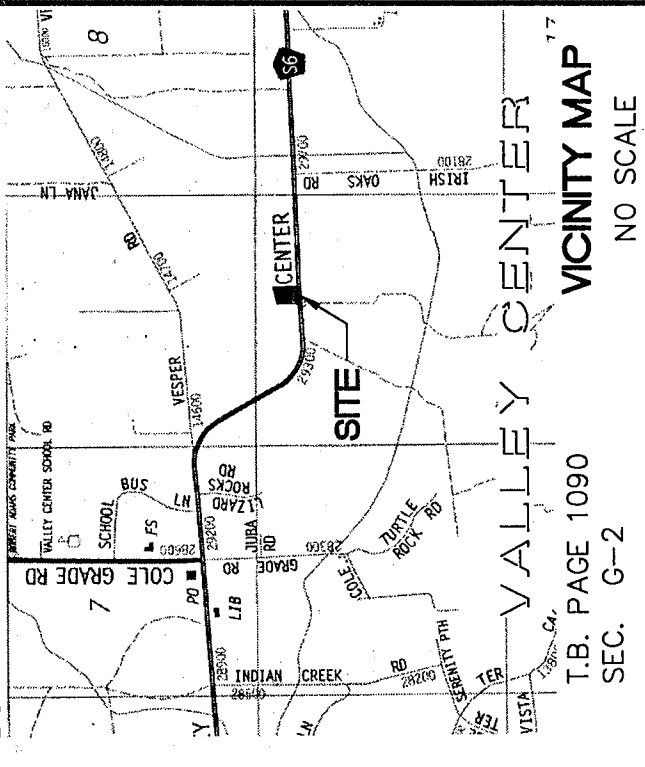
• accurately plot holes
• gravity flow



LEGEND

ITEM	SYMBOL
CUT SLOPE	
FILL SLOPE	
EXISTING CONTOURS	
PROPOSED CONTOURS	
PROPERTY LINE	
EASEMENT LINE	
PRIMARY LEACH LINE	
RESERVE LEACH LINE	
PERCOLATION TEST HOLE	
OBSERVATION HOLE	
BACKHOE SLICE	

NORTH



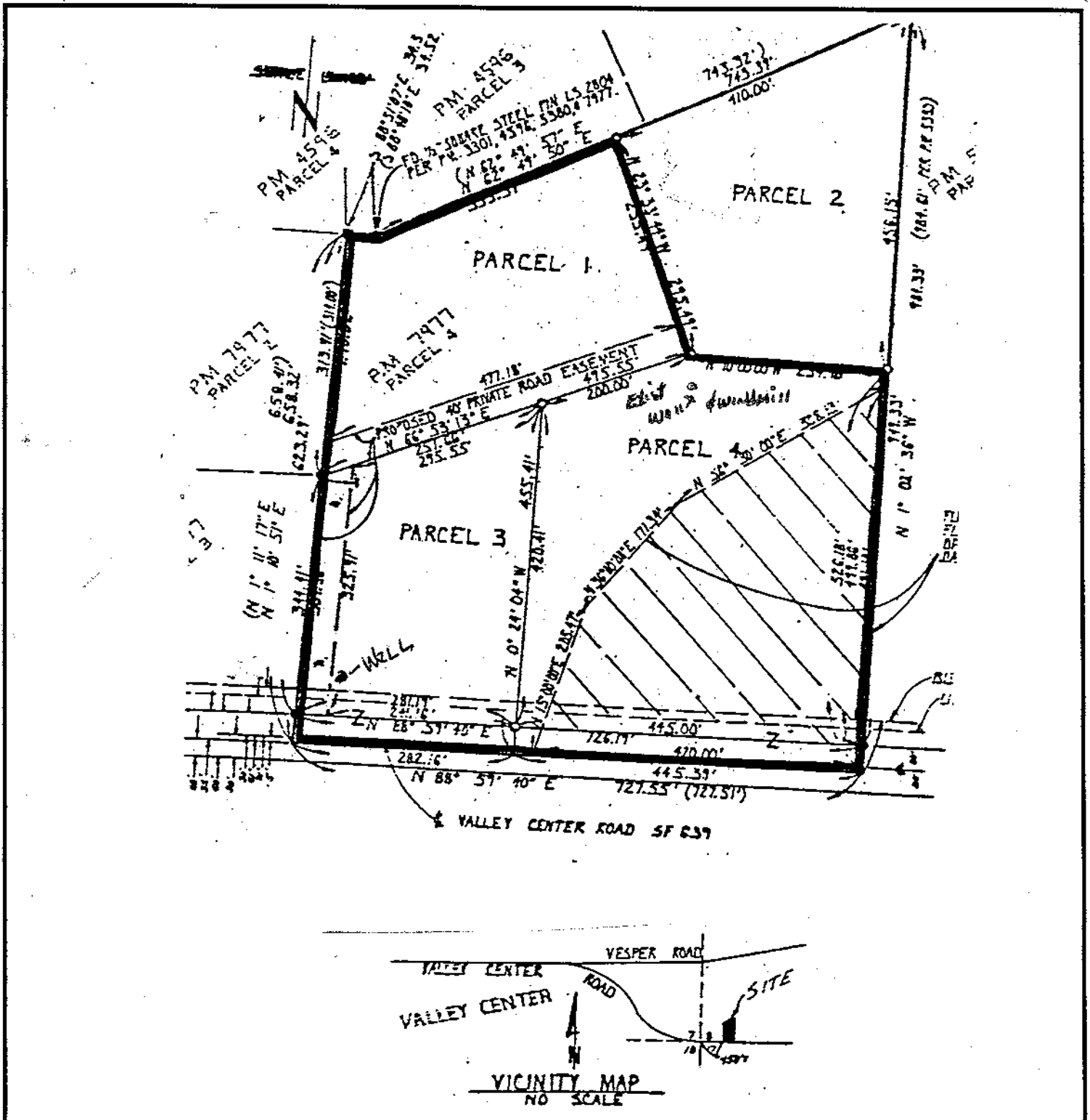
SEPTIC SYSTEM LAYOUT	
A.P.N. 188-290-49	
PARCEL MAP 9682 / PARCEL #3	
JOB NO. 06-151 CAMPBELL	SHEET NO. 2 OF 2
CALCULATED BY K.W.	DATE: 1/15/07
CHECKED BY G.W.	DATE: 1/15/07
SCALE 1"=50'	

N88°59'40"E 282.16'

VALLEY CENTER RD.

LOCATION

Indicate below the vicinity and exact location of well with respect to the following items: Property lines, water bodies or water courses, drainage pattern, roads, existing wells, sewers and private sewage disposal systems and other potential contamination sources, including dimensions.



188-290-49



County of San Diego

GARY W. ERBECK
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
LAND AND WATER QUALITY DIVISION
151 E. CARMEL STREET, SAN MARCOS, CA 92069
(760) 471-0730 FAX (760) 940-2925

JACK MILLER
ASSISTANT DIRECTOR

April 3, 2007

Wynn Engineering, Inc.
27315 Valley Center Rd.
Valley Center, CA 92082
(760) 749-8722

Project Number: LOWS 13104
Site: Valley Center Rd., Valley Center
Assessor Parcel Number: 188-290-49
Owner: Campbell

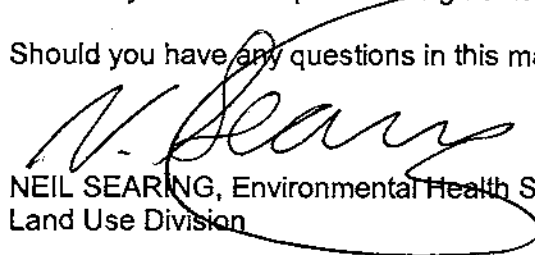
Dear Wynn Engineering:

The above referenced project has been reviewed and the following is required.

1. From the information provided it appears that groundwater readings on this lot were not taken during the winter rainfall season of 2005. Therefore, groundwater fluctuations shown on hole #5, between 3/11/05 and 12/20/05, were used to predict groundwater levels for the remaining holes. Based upon the fluctuation shown, when applied to the remaining holes, it does not appear the required 5-foot separation to groundwater can be met. Further groundwater monitoring through a period of normal rainfall and/or basin recharge will be required to proceed with the proposed layout.

Since this lot lies within the former Valley Center Moratorium an option may exist to develop utilizing a mound sewage disposal system. Based upon the data provided it appears the mound system would meet the required separation to groundwater. Further percolation testing and engineer design would be required prior to the approval of a mound system. Please refer to the San Diego County Department of Environmental Health "Design, Construction and Monitoring of Mound Systems" for specific design criteria.

Should you have any questions in this matter, please call me at (760) 940-2869.


NEIL SEARING, Environmental Health Specialist II
Land Use Division

Cc: Gina Campbell, 15157 Villa Sierra Rd., Valley Center, CA 92082

san copy

File "APN"

San 6079
Valley Center Rd
188-290-47,49, and 50
Cline, Mike



COUNTY OF SAN DIEGO
DEPARTMENT OF ENVIRONMENTAL HEALTH
WELL PERMIT APPLICATION

DEH USE ONLY
PERMIT # W 64222
WELL COMPUTER #
FEE: 7235
WATER DIST:

1. Property Owner: MIKE CLINE Phone: 760 749-4962
- 15157 VILLA SIERRA VAILEY CENTER 92082
Mailing Address City Zip
2. Well Location - Assessors Parcel Number: 188-290-47,49,50
VAILEY CENTER RD 3/4 VESPER RD VAILEY CENTER 92082
Site Address City Zip
3. Well Contractor - Well Driller JOE FAIR Company Name: FAIR DRILLING
12029 OLD CASTLE RD VAILEY CENTER 92082
Mailing Address City Zip
- Phone #: 760-749-0701 C-57 #: 328287 Cash Deposit: ☐ Bond Posted: ☒
4. Use: ☒ Private ☐ Public ☐ Industrial ☐ Cathodic ☐ Other
5. Type of Work: ☒ New ☐ Reconatruction ☐ Destruction Time Extension: 1st: ☐ 2nd: ☐
6. Type of Equipment: Rotary
7. Depth of Well: Proposed: 200 Existing: 0
8. Proposed: Casing Conductor Casing Filter/Filler Material Perforations
Type: Steel ☐ Yes ☒ No ☐ Yes ☒ No
Depth: 40-60 ft. From: _____ To: _____ From: _____ To: _____
Diameter: 8 in. Diameter _____ in. Type: _____ From: _____ To: _____
Wall/Gauge: -188 Wall/Gauge: _____ From: _____ To: _____
9. Annular Seal: Depth 20 Ft. Sealing Material: Cement
- Borehole Diameter: 14 In. Conductor Diameter: _____ In. Annular Thickness: 2 In.
10. Date of Work: Start: 3-23-01 Complete: 3-27-01

On sites served by public water, contact the local water agency for meter protection requirements.

I hereby agree to comply with all regulations of the Department of Environmental Health, and with all ordinances and laws of the County of San Diego and the State of California pertaining to well construction, repair, modification and destruction. Immediately upon completion of work, I will furnish the Department of Environmental Health with a complete and accurate log of the well. I accept responsibility for all work done as part of this permit and all work will be performed under my direct supervision.

Contractor's Signature: Joe R. Fair Date: 3-21-01

DISPOSITION OF APPLICATION (Department of Environmental Health Use only)

☒ Approved ☐ Denied Special Conditions: _____

Approved by: [Signature] Date: 21 MAR 01



COUNTY OF SAN DIEGO
DEPARTMENT OF ENVIRONMENTAL HEALTH
WELL PERMIT APPLICATION

File APN

DEH USE ONLY 5/22/01
PERMIT # W1642169
WELL COMPUTER #
FEE: 4200
WATER DIST:

1. Property Owner: MIKE CLINE Phone: 760-749-4962

15157 VILLA SIERRA VAILEY CENTER 92082
Mailing Address City Zip

2. Well Location - Assessors Parcel Number: 188-290-474950
VAILEY CENTER RD 1/2 VASPER RD VAILEY CENTER 92082
Site Address City Zip

3. Well Contractor - Well Driller Joe Fain Company Name: Fain Drilling
12029 Old Castle Rd VAILEY CENTER 92082
Mailing Address City Zip

Phone #: 760-749-0701 C-57 #: 328287 Cash Deposit: ☐ Bond Posted: ☒

4. Use: ☒ Private ☐ Public ☐ Industrial ☐ Cathodic ☐ Other

5. Type of Work: ☒ New ☐ Reconstruction ☐ Destruction Time Extension: 1st: ☐ 2nd: ☐

6. Type of Equipment: Rotary

Depth of Well: Proposed: 400 Existing: 0

8. Proposed: Casing Conductor Casing Filter/Filler Material Perforations

Type: Steel ☒ Yes ☒ No ☐ Yes ☒ No None

Depth: 100' Depth: 0 ft. From: 0 To: 0 From: 0 To: 0

Diameter: 6" in. Diameter: 0 in. Type: 0 From: 0 To: 0

Wall/Gauge: SC40 Wall/Gauge: 0 From: 0 To: 0

Annular Seal: Depth 20' Ft. Sealing Material: Cement

Borehole Diameter: 12 in. Conductor Diameter: 0 in. Annular Thickness: 2' in.

Date of Work: Start: MAY 2001 Complete: MAY - 2001

On sitea served by public water, contact the local water agency for meter protection requirements.

I hereby agree to comply with all regulations of the Department of Environmental Health, and with all ordinances and laws of the County of San Diego and the State of California pertaining to well construction, repair, modification and destruction. Immediately upon completion of work, I will furnish the Department of Environmental Health with a complete and accurate log of the well. I accept responsibility for all work done as part of this permit and all work will be performed under my direct supervision.

Contractor's Signature: Joe R. Fain

Date: MAY - 22 - 01

DISPOSITION OF APPLICATION (Department of Environmental Health Use only)

☒ Approved ☐ Denied Special Conditions:

Approved by: George R. Fain Date: 5-22-01