



PROPERTY REPORT

DESCRIPTION: Remarkable opportunity for discovery awaits at this exclusive 376+ acre estate, nestled high above one of Southern California's most highly sought-after metropolitan areas. Exquisitely situated in the most pristine of settings, this idyllic locale affords a collective of seclusion, serenity and luxury. Stunning views are appreciable from the entirety of the 6100 sq. ft. main home, complete with wraparound patio deck and expansive windows, creating a seamless integration of natural beauty and living space. Utilitarian in its design, the property also features a separate caretaker's home and rustic log cabin, each designed to embody the essence of the location's secluded and natural setting. Vast are the possibilities for growth and functionality of the property which is surrounded by generational, private ranches and public land preserves. Whether a private retreat, gentleman's ranch or family compound, this rare offering brings a wealth of diverse opportunities. A legacy is waiting to begin; come explore, discover and create yours within.

PRICE: \$12,900,000

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Kelly Pottorff; Kelly@willisallen.com 619-200-7000 cell

EXCLUSIVE SOUTHERN CALIFORNIA ESTATE



Remarkable opportunity for discovery awaits at this exclusive 376+ acre estate, nestled high above one of Southern California's most highly sought-after metropolitan areas. Exquisitely situated in the most pristine of settings, this idyllic locale affords a collective of seclusion, serenity and luxury. Stunning views are appreciable from the entirety of the 6100 sq.ft. main home, complete with wraparound patio deck and expansive windows, creating a seamless integration of natural beauty and living space. Utilitarian in its design, the property also features a separate caretaker's home and rustic log cabin, each designed to embody the essence of the location's secluded and natural setting. Vast are the possibilities for growth and functionality of the property which is surrounded by generational, private ranches and public land preserves. Whether a private retreat, gentleman's ranch or family compound, this rare offering brings a wealth of diverse opportunities. A legacy is waiting to begin; come explore, discover and create yours within.



RED HAWK REALTY
Junction Hwy 78 & Hwy 79
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DRE# 01109566





HOME

The main home welcomes you from the beautifully manicured circular drive, centered around a centuries-old Oak Tree. The grand entrance showcases the magnificent views and open, inviting living space. Country Contemporary in its design, the 6100 sq. ft. home includes 4 master suites with private baths, guest bath, formal dining area, living area with wet bar, and grand fireplace. There is a large study, equipped with a marble-faced fireplace and exquisite, masterfully crafted built-in wood shelving. Each master suite includes its own fireplace, full bath with shower and separate soaking tub, walk-in closet with dressing area and access to the patio and deck, allowing for constant appreciation and enjoyment of the incredible views. A separate sauna provides a luxurious experience after a long day. The large, open chefs kitchen includes a casual dining area, granite countertops, island, walk-in pantry and again, exquisite views! Fine, Parquet flooring lines the entry and first floor. Only the finest materials were used in the home's creation, from the solid wood doors to the marble showers and fireplaces. With the ultimate comfort in mind, each master suite and living area features its own climate control system. An elevator provides access to all 3 levels of the home. The basement includes ample storage area and a full wine cellar, complete with walk-in safe. Additional space offers the opportunity to expand and further customize this level of the home. A separate, attached garage includes extensive storage area, commercial-grade Sub-Zero refrigeration and freezer units that will convey with sale. An attached helipad on the home's second story provides opportunity for a variety of travel modalities as well as immediate access to the home.

"We Know The Backcountry!"



FEATURES

Flexible A-70 zoning allows for diverse use of the property. A separate 3 bedroom caretaker's home and rustic log cabin provide additional dwelling units, each unique in it's features and design. Six wells, collectively producing over 700 gallons per minute, feed the property, including its 6 large ponds and 12 irrigated pastures. Several out buildings, including a large agricultural barn and livestock shelter provide utility and opportunity for growth. A large aviary is in place, giving rise to opportunity for husbandry or agricultural ventures. An extensive amount of usable acreage is available and a large portion of the property is fenced and gated, providing a secure and defined space. Additional property features include:

- Secure, gated entry at property and main home
- Elegant paved, circular drive at main home entrance
- Large orchard near main home with a wide variety of fruit and nut trees
- Large garden near main home with variety of fresh vegetables
- Four vertical and two horizontal wells capable of pumping more than 700gpm
- 480 volt electrical
- Easy, graded road access

"We Know The Backcountry!"



NATURAL SETTING

Great consideration was given to the natural beauty of this location when incorporating the improvements. The allure of this incredible property is the variety and relatively undisturbed presence of plant and animal life on site and in the surrounding area; arguably the healthiest and most biodiverse natural habitat in the county. Featuring an *ecotone* of oak savannah woodland giving way to yellow pine forest, the habitat thrives due to the presence of **WATER**. An artesian spring flows steadily contributing to the four ponds located throughout the property. Stands of Engelmann, Black and Live Oaks frame pristine valleys and the surrounding area. Coulter Pines, Sycamore and Cedar thrive in the setting along with a wealth of native flora. Four seasons are appreciable in this area; spring wildflower blooms, warm summer breezes, fall color change and light snow present awe-inspiring natural transitions throughout the year. Of great importance are the various directions from which the property can be accessed across lightly traveled state highways and picturesque county roads. Wildlife is abundant in the area: deer and turkey roam freely, while raptors and other rare species of animals can be found here because of the abundance of water and cover.

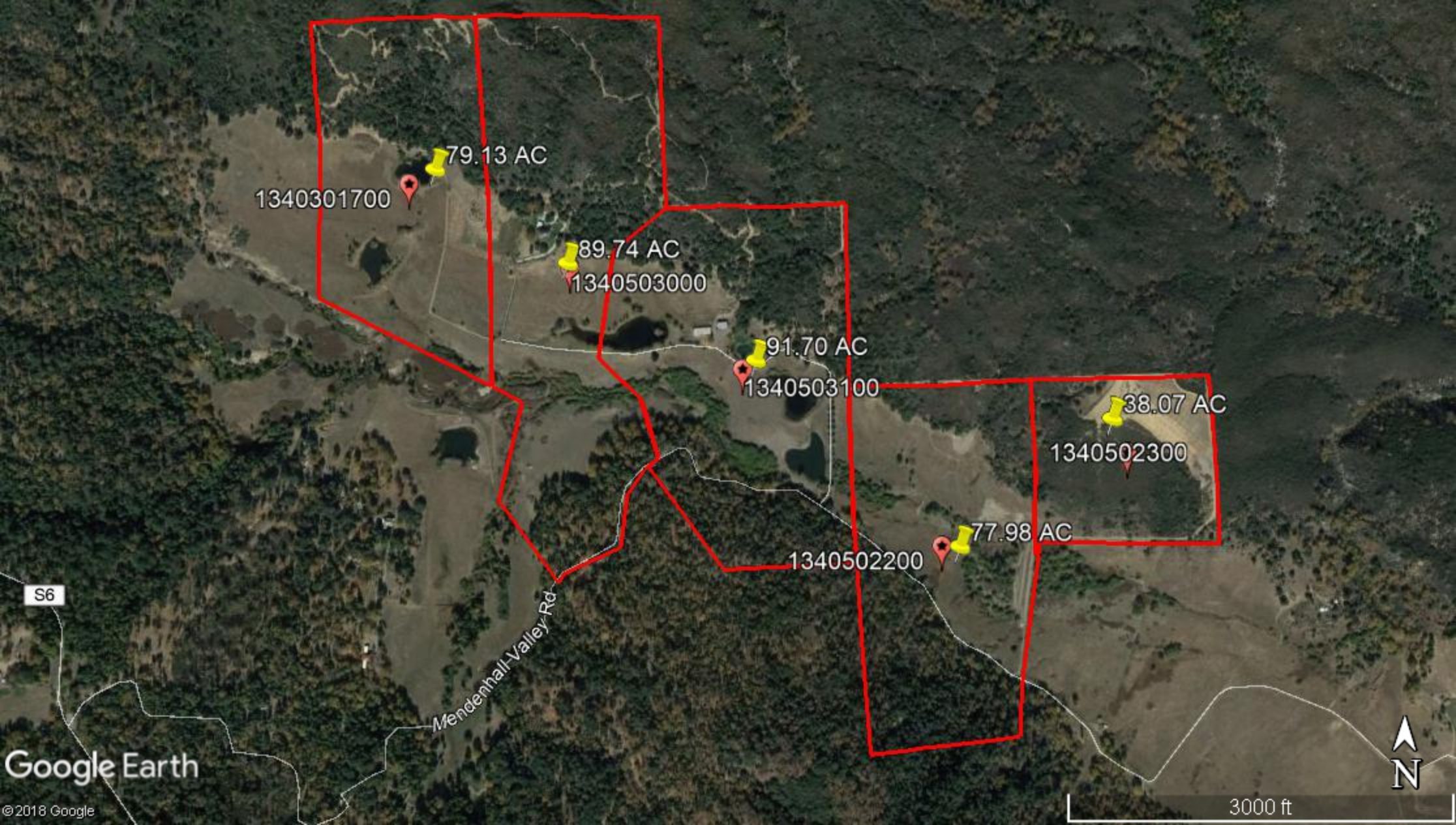
AREA INFORMATION

Agriculture is still the dominant economic activity in the area. Horse and cattle ranches are the backdrop for the landscape of light residential development. There are many fine restaurants and lodging accommodations in the surrounding area of this centrally, yet privately located property.

RECREATION AND LIFESTYLE

There is extensive opportunity for outdoor recreation on the property and surrounding area. Miles of hiking trails, biking trails, hunting, fishing are all available on the property and beyond. Surrounding, quaint towns are nearby and offer fine dining, art galleries, wineries, golfing, and unique community activities. Large metropolitan areas, inclusive of all corporate, financial and entertainment amenities, are within an hour's drive.

“We Know The Backcountry!”



1340301700

79.13 AC

89.74 AC
1340503000

91.70 AC
1340503100

38.07 AC
1340502300

77.98 AC
1340502200

Mendenhall Valley Rd

S6

Google Earth

© 2018 Google

3000 ft

N



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:	7/3/2018 8:49:52 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	1340301700,1340503000,1340503100
Project Name:	

	1340301700	1340503000	1340503100
General Information			
USGS Quad Name/County Quad Number:	Palomar Observatory/54	Palomar Observatory/54	Palomar Observatory/54
Section/Township/Range:	2/10S/01E; 3/10S/01E	2/10S/01E	2/10S/01E
Tax Rate Area:	94171	94171	94171
Thomas Guide:	1032/F7	1032/G7	1032/G7
Site Address:	0 Highway To The Stars Palomar Mountain	33941 Canfield Rd Palomar Mountain 92060	33905 Canfield Rd Palomar Mountain 92060
Parcel Size (acres):	79.13	89.74	91.70
Board of Supervisors District:	5	5	5

Public Service and Utility Districts			
Water/Irrigation District:	None	None	None
Sewer District:	None	None	None
Fire Agency:	County Service Area No 135; Csa 135	County Service Area No 135; Csa 135	County Service Area No 135; Csa 135
School District:	Unified Valley Center-Pauma	Unified Valley Center-Pauma	Unified Valley Center-Pauma

	1340301700	1340503000	1340503100
General Plan Information			
General Plan Regional Category:	Rural	Rural	Rural
General Plan Land Use Designation:	Rural Lands (RI-80) 1 Du/80 Ac	Rural Lands (RI-80) 1 Du/80 Ac	Rural Lands (RI-80) 1 Du/80 Ac
Community Plan:	Palomar Mountain	Palomar Mountain	Palomar Mountain
Rural Village Boundary:	None	None	None
Village Boundary:	None	None	None
Special Study Area :	None	None	None
Zoning Information			
Use Regulation:	A70	A70	A70
Animal Regulation:	L	L	L
Density:	-	-	-
Minimum Lot Size:	8Ac	8Ac	8Ac
Maximum Floor Area Ratio:	-	-	-
Floor Area Ratio:	-	-	-
Building Type:	C	C	C
Height:	G	G	G
Setback:	C	C	C
Lot Coverage:	-	-	-
Open Space:	-	-	-
Special Area Regulations:	A	A	A
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
Sunset Zone:	3	3	3
The site is located within an Agricultural Preserve.	Yes	Yes	Yes
The site is in a Williamson Act Contract.	Yes	Yes	Yes

	1340301700	1340503000	1340503100
Biological Resources			
Eco-Region:	Northern Mountains	Northern Mountains	Northern Mountains
Vegetation Map	37300 Red Shank Chaparral; 45110 Wet Montane Meadow	37300 Red Shank Chaparral; 45110 Wet Montane Meadow; 63300 Southern Riparian Scrub; 81100 Mixed Evergreen Forest	37300 Red Shank Chaparral; 45110 Wet Montane Meadow; 64140 Freshwater; 81100 Mixed Evergreen 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	Yes	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: East)	No (Draft: East)	No (Draft: East)
The site is within MSCP Boundaries.	No (Draft: East)	No (Draft: East)	No (Draft: East)
The site is outside of MSCP and within 500 feet of:			
Coastal Sage Scrub	No	No	No
Maritime Succulent Scrub	No	No	No
Diegan Coastal Sage Scrub	No	No	No
Inland Form (>1,000 ft. elevation)	No	No	No
Coastal Sage - Chaparral Scrub	No	No	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No	No	No
None of the above	Yes	Yes	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	Cretaceous Plutonic	Cretaceous Plutonic
Paleo Sensitivity:	Zero	Zero	Zero
Paleo Monitoring:	No Monitoring Required	No Monitoring Required	No Monitoring Required

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

	1340301700	1340503000	1340503100
Mineral Resources			
The site is located within a Mineral Resource Category.	No Mrz (No Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)
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

	1340301700	1340503000	1340503100
Hydrology and Water Quality			
Hydrologic Unit:	San Luis Rey	San Luis Rey	San Luis Rey
Sub-basin:	903.31/Warner	903.31/Warner	903.31/Warner
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 Luis Rey Hu); San Luis Rey River (Lower); San Luis Rey River (Upper)	Yes: Pacific Ocean Shoreline (San Luis Rey Hu); San Luis Rey River (Lower); San Luis Rey River (Upper)	Yes: Pacific Ocean Shoreline (San Luis Rey Hu); San Luis Rey River (Lower); San Luis Rey River (Upper)
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes	Yes
The site is located in a Source Water Protection Area.	No	No	No
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:	33 To 35 Inches	33 To 35 Inches	33 To 35 Inches
Noise			
The site is within noise contours.	No	No	No
Fire Services			
The site is located in an Urban-Wildland Interface Zone.	No	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.	Yes	Yes	Yes
The site is located in a Special Area.	No	No	No
There are existing or proposed trails on site or adjacent properties.	No	No	No
The site is located in an urbanized area as defined by the U.S. Census Bureau.	No	No	No
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.	No	No	No
The site is located east of the County Water Authority boundary.	Yes	Yes	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No	No	No
The site is located immediately adjacent to a State Highway or Freeway.	No	No	No
The site is located south of State Highway 78.	No	No	No
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No	No	No
The site is located in the Sweetwater Basin.	No	No	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	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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Report Run Date/Time:	7/3/2018 8:49:56 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	1340502200,1340502300
Project Name:	

	1340502200	1340502300
General Information		
USGS Quad Name/County Quad Number:	Palomar Observatory/54	Palomar Observatory/54
Section/Township/Range:	2/10S/01E	1/10S/01E; 2/10S/01E
Tax Rate Area:	94171	94170
Thomas Guide:	1052/H1	1032/J7
Site Address:	0 Palomar Mountain	0 Palomar Mountain
Parcel Size (acres):	77.98	38.07
Board of Supervisors District:	5	5

Public Service and Utility Districts		
Water/Irrigation District:	None	None
Sewer District:	None	None
Fire Agency:	County Service Area No 135; Csa 135	County Service Area No 135; Csa 135
School District:	Unified Valley Center-Pauma	Unified Valley Center-Pauma

	1340502200	1340502300
General Plan Information		
General Plan Regional Category:	Rural	N/A/Rural
General Plan Land Use Designation:	Rural Lands (RI-80) 1 Du/80 Ac	Rural Lands (RI-80) 1 Du/80 Ac & Public Agency Lands
Community Plan:	Palomar Mountain	Palomar Mountain
Rural Village Boundary:	None	None
Village Boundary:	None	None
Special Study Area :	None	None
Zoning Information		
Use Regulation:	A70	A70
Animal Regulation:	L	L
Density:	-	-
Minimum Lot Size:	8Ac	8Ac
Maximum Floor Area Ratio:	-	-
Floor Area Ratio:	-	-
Building Type:	C	C
Height:	G	G
Setback:	C	C
Lot Coverage:	-	-
Open Space:	-	-
Special Area Regulations:	A	A
Aesthetic		
The site is located within one mile of a State Scenic Highway.	No	No
The site contains steep slopes > 25%.	Yes	Yes
The site is located within Dark Skies "Zone A".	Yes	Yes
Agricultural Resources		
The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	Yes	No
The site contains Prime Soils.	Yes	No
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
Sunset Zone:	3	3
The site is located within an Agricultural Preserve.	Yes	Yes
The site is in a Williamson Act Contract.	Yes	Yes

	1340502200	1340502300
Biological Resources		
Eco-Region:	Northern Mountains	Northern Mountains
Vegetation Map	37300 Red Shank Chaparral; 42400 Foothill/Mountain Perennial Grassland; 45110 Wet Montane Meadow; 81100 Mixed Evergreen Forest	37300 Red Shank Chaparral; 42400 Foothill/Mountain Perennial Grassland
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes	Yes
The site is located within a Quino Checkerspot Butterfly Survey Area.	Yes	Yes
The site contains Wetlands.	Yes	Yes
The site is within one mile of Biological Easements.	Yes	Yes
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: East)	No (Draft: East)
The site is within MSCP Boundaries.	No (Draft: East)	No (Draft: East)
The site is outside of MSCP and within 500 feet of:		
Coastal Sage Scrub	No	No
Maritime Succulent Scrub	No	No
Diegan Coastal Sage Scrub	No	No
Inland Form (>1,000 ft. elevation)	No	No
Coastal Sage - Chaparral Scrub	No	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No	No
None of the above	Yes	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	No	No
The site is located within the Ramona Grassland area.	No	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No	No

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

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

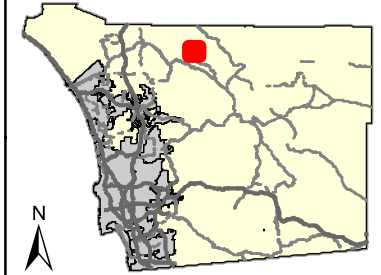
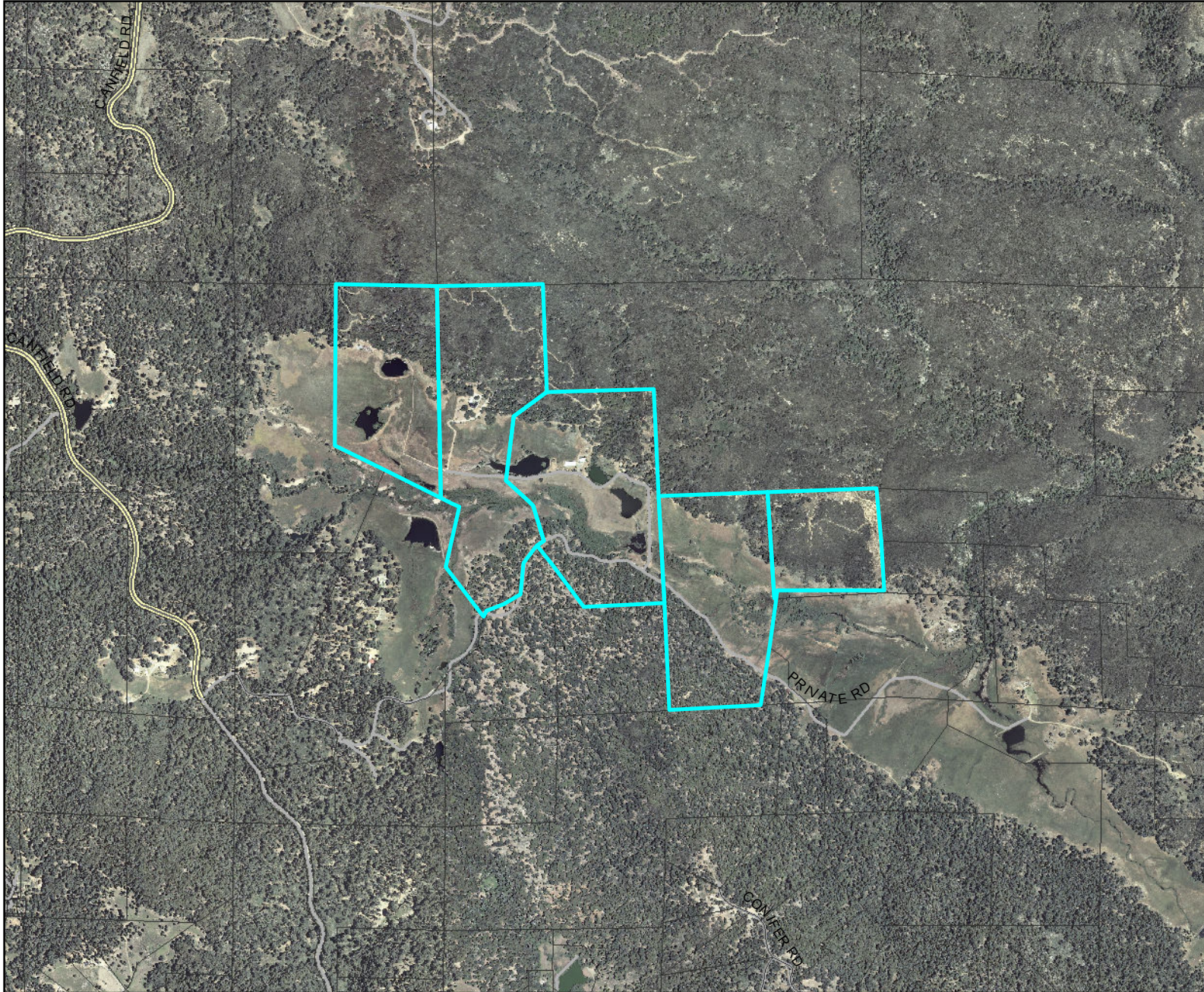
Geology

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

	1340502200	1340502300
Mineral Resources		
The site is located within a Mineral Resource Category.	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
The site is located within 1/2 mile from a FEMA flood area.	No	No
The site is located within a County Flood Plain area.	No	No
The site is located within 1/2 mile from a County Flood Plain area.	No	No
The site is located within a County Floodway.	No	No
The site is located within 1/2 mile from a County Floodway.	No	No
The site is located within a Dam Inundation Zone.	No	No
Hazardous Materials		
Schools are located within 1/4 mile of the project.	No	No
The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.	No	No
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	No	No
The site is located within 1000 feet of buried waste in a landfill.	No	No
The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.	No	No
The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).	No	No
The site is listed on the Geotracker listing.	No	No
The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.	No	No
The site is listed in the EPA's Superfund CERCLIS database.	No	No
The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
The site contains existing homes or other buildings constructed prior to 1980.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
Airport Hazards		
The site is located in a FAA Notification Zone. If yes, list the height restrictions.	No	No
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	No	No
The site is located within an airport safety zone. If yes, list the zone number.	No	No
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	No	No
The site is within one mile of a private airport. If yes, list the name of the airport.	No	No

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Hydrology and Water Quality		
Hydrologic Unit:	San Luis Rey	San Luis Rey
Sub-basin:	903.31/Warner	903.31/Warner
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 Luis Rey Hu); San Luis Rey River (Lower); San Luis Rey River (Upper)	Yes: Pacific Ocean Shoreline (San Luis Rey Hu); San Luis Rey River (Lower); San Luis Rey River (Upper)
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes
The site is located in a Source Water Protection Area.	No	No
Water Supply/Groundwater		
The site is located outside (east) of the County Water Authority boundary.	Yes	Yes
The site is in Borrego Valley.	No	No
The project is groundwater dependent.	Yes	Yes
Annual rainfall:	33 To 35 Inches	33 To 35 Inches
Noise		
The site is within noise contours.	No	No
Fire Services		
The site is located in an Urban-Wildland Interface Zone.	Yes	Yes
FRA/LRA/SRA:	Sra	Fra/Sra
Additional Information		
The site is located within 150 feet of Mexican Border.	No	No
The site is located within a Resource Conservation Area.	Yes	Yes
The site is located in a Special Area.	No	No
There are existing or proposed trails on site or adjacent properties.	No	No
The site is located in an urbanized area as defined by the U.S. Census Bureau.	No	No
The population has a density of 1,000 per square mile or greater.	No	No
The site APN is listed in the GP Housing Element inventory.	No	No
CEQA-Public Review Distribution Matrix		
The site is located in the Desert.	No	No
The site is located east of the County Water Authority boundary.	Yes	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No	No
The site is located immediately adjacent to a State Highway or Freeway.	No	No
The site is located south of State Highway 78.	No	No
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No	No
The site is located in the Sweetwater Basin.	No	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	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

2014 ORTHOPHOTO



Legend:

 PROJECT AREA

0 0.25 0.5 0.75 1 Miles

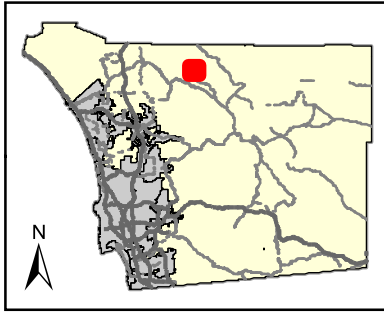
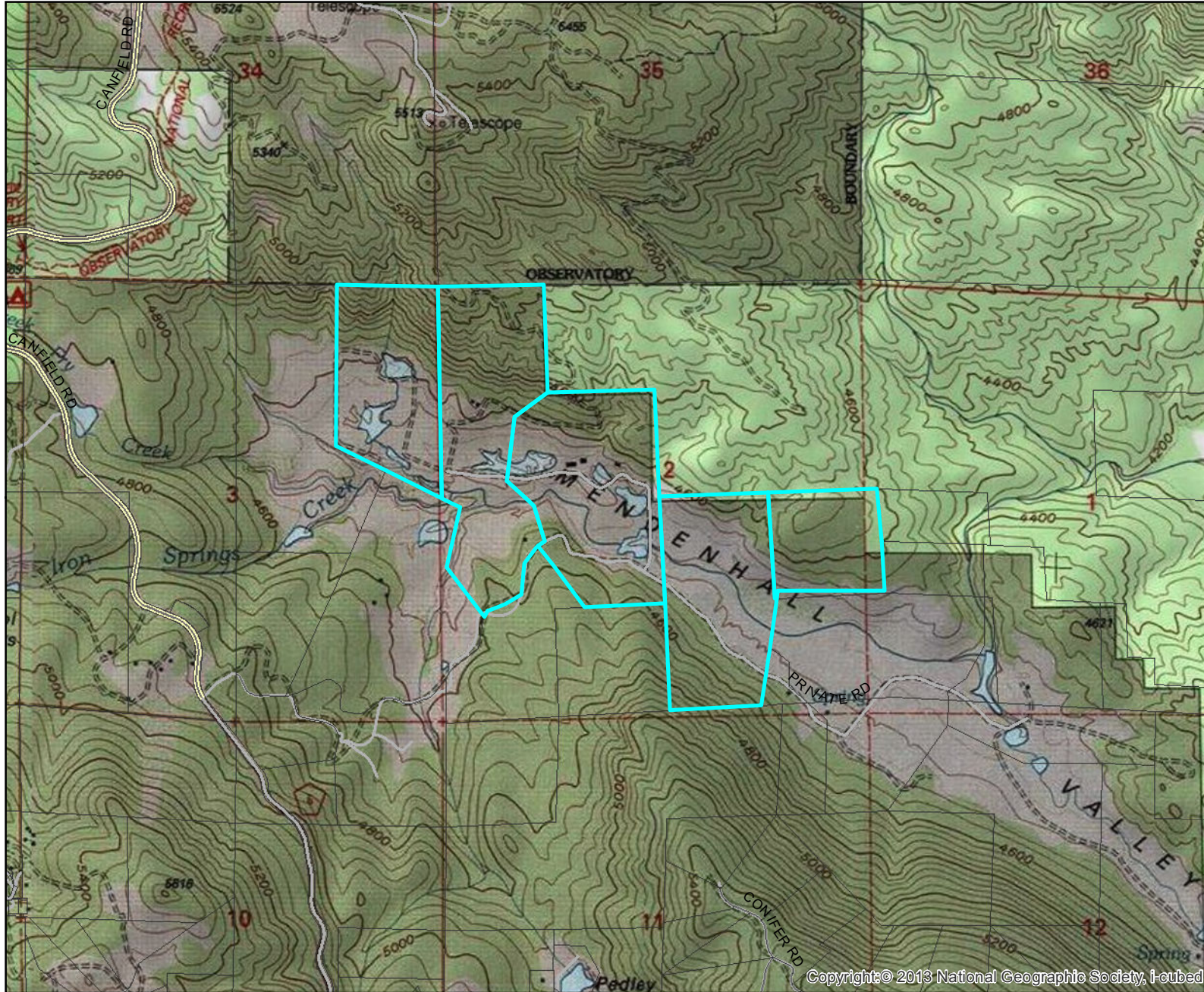
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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:

TOPO MAP



Legend:

PROJECT AREA

0 0.25 0.5 0.75 1 Miles

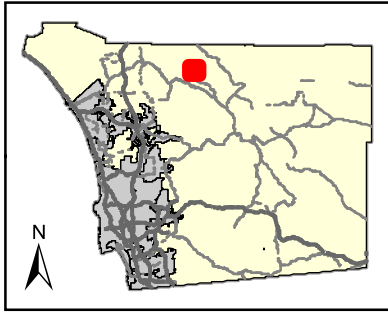
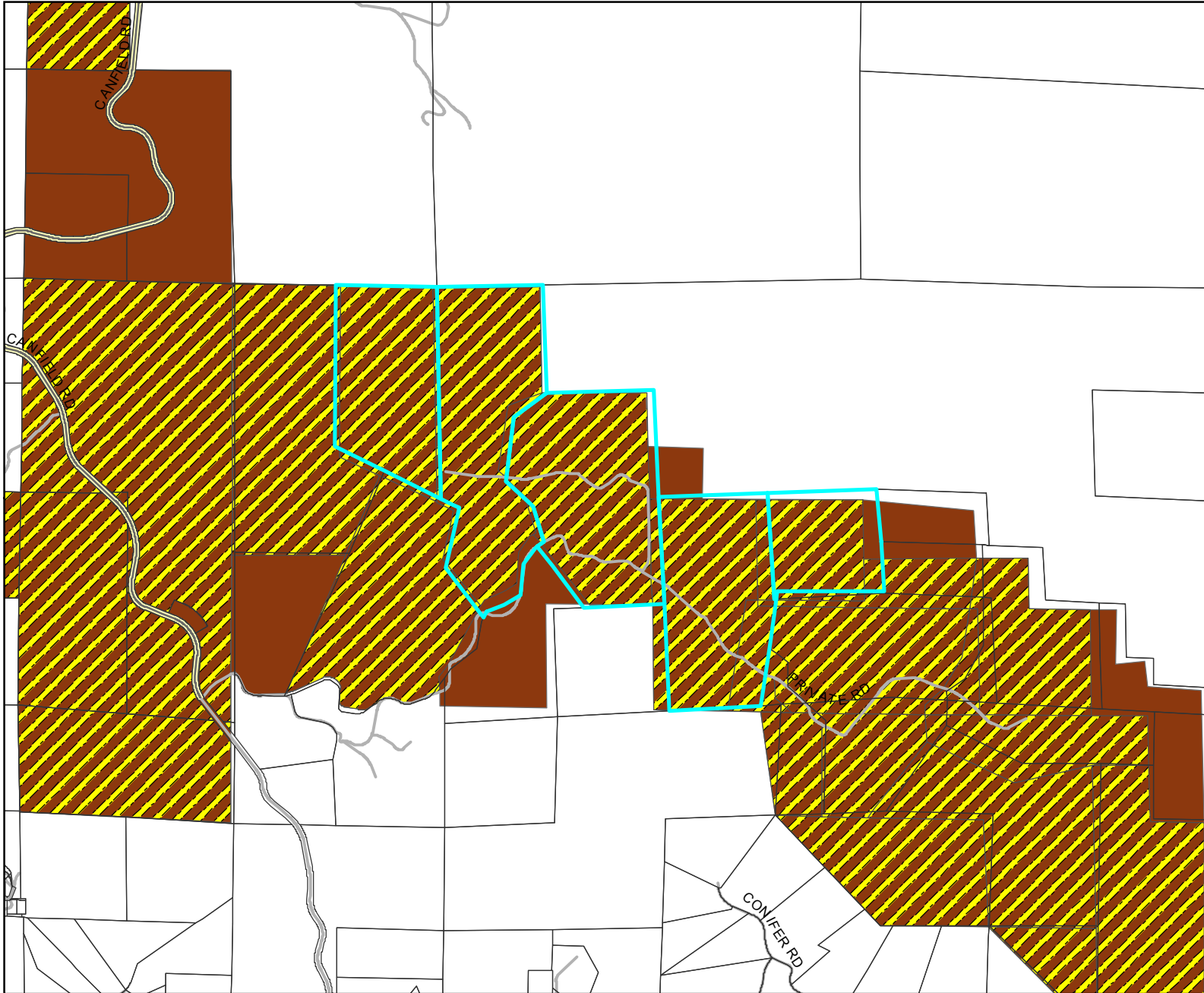
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

AG. PRESERVES/WILLIAMSON ACT



Legend:

- PROJECT AREA
- WILLIAMSON ACT CONTRACT
- AGRICULTURAL PRESERVE

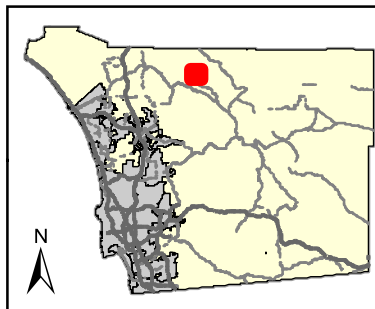
Notes:

0 0.25 0.5 0.75 1 Miles

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



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PROJECT AREA

VEGETATION CATEGORY

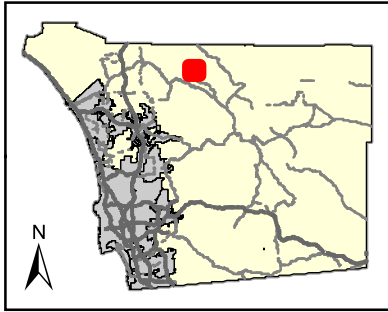
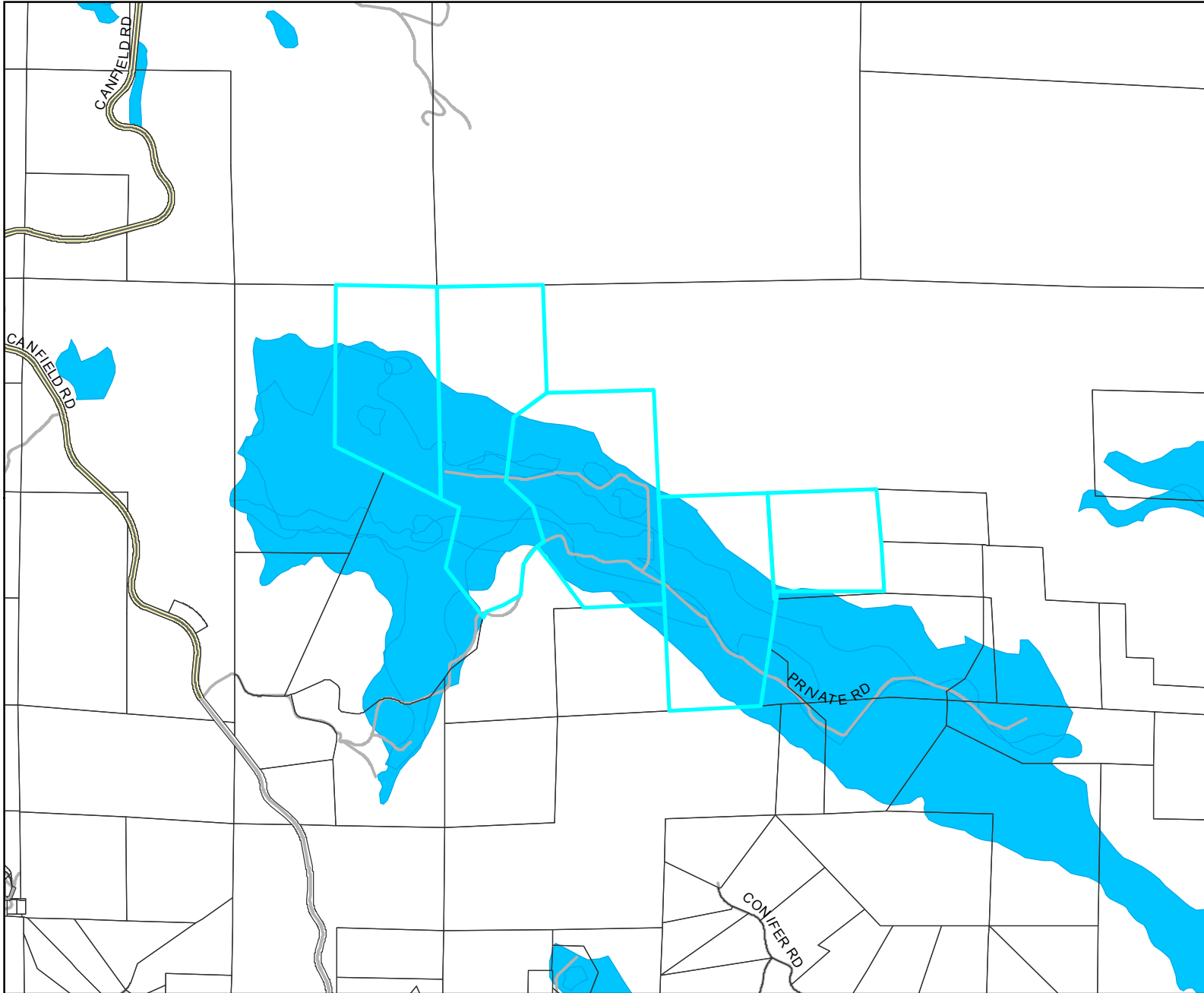
- Southern Foredunes, Beach, Saltpan
Mudflats
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Vernal Pool, Meadow and Seep
- Marsh
- Coniferous Forest
- Desert Dunes (22100, 22300, 24000)
-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

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



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WETLANDS



Legend:

- PROJECT AREA
- WETLANDS

Notes:

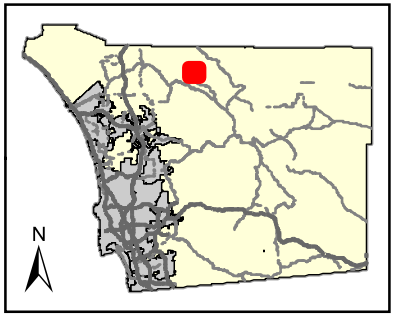
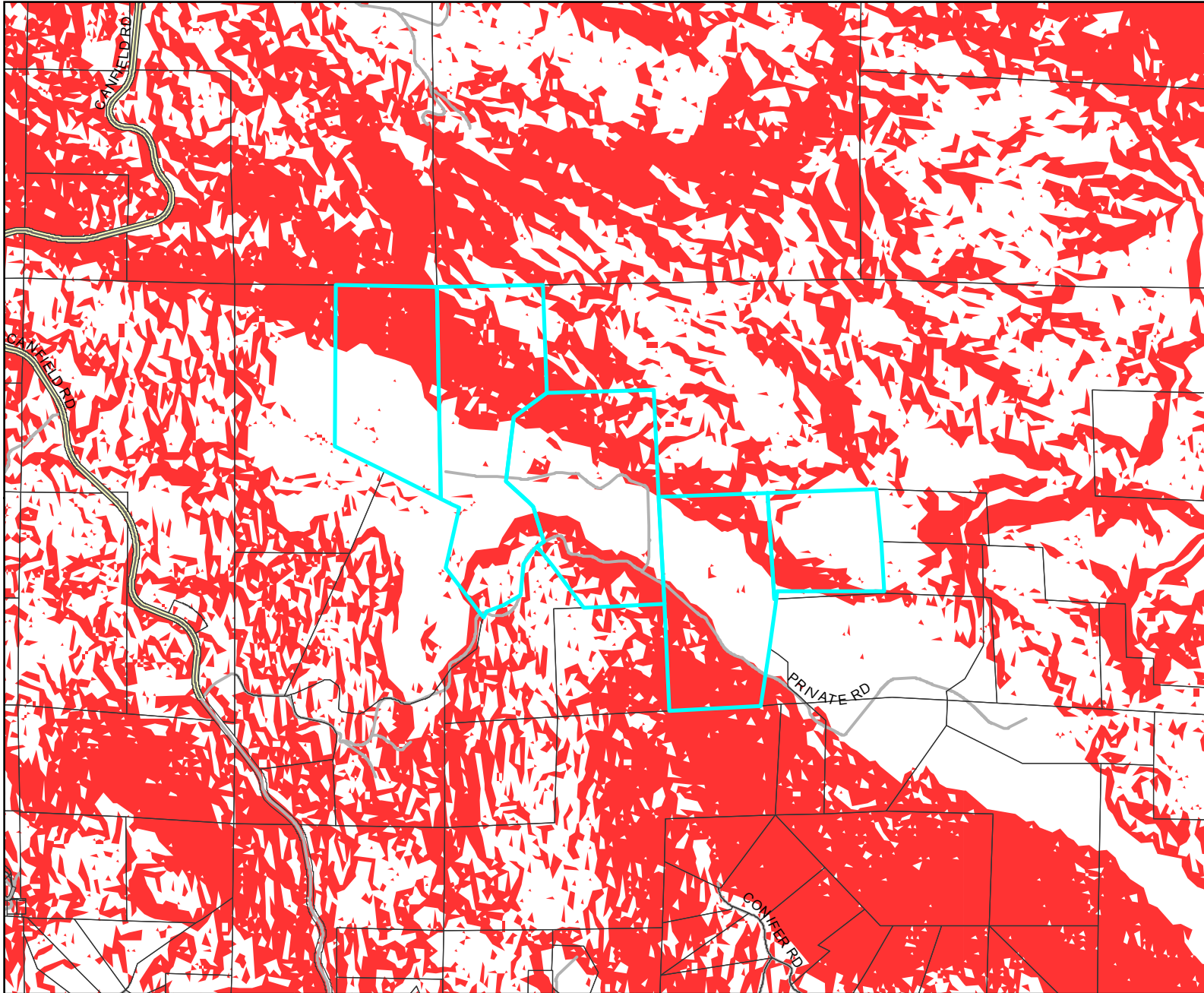
0 0.25 0.5 0.75 1 Miles

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



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STEEP SLOPES



Legend:

- PROJECT AREA
- STEEP SLOPE (> 25%)

0 0.25 0.5 0.75 1 Miles

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



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Notes:

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 STABLE (see Section 3130)	Permitted							X	X	X						X								X	X		
	Boarding of and riding lessons for up to 3 horses not owned by the property owner				X	X	X				X		X	X	X							X	X				
	10 Horses per acre of usable area up to 50 horses and 5 acres +Zoning Verification				X	X	X				X		X	X	X							X	X				
	10 Horses per acre of usable area up to 100 horses and 10 acres +Administrative Permit				X	X	X				X		X	X	X							X	X				
	More than 100 horses and more than 10 acres of usable area + by MUP				X	X	X				X		X	X	X							X	X				
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 AD				X	X	X				X		X	X	X	X	X						X	X			
	1 acre+ by MUP	X	X	X																							
(b) Small Animal Raising (includes Poultry) (See Note 8)	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																							
Chinchillas (See Note 5)	100 max by ZAP				X	X	X						X												X		
(c) Large Animal Raising (Other than horsekeeping)	1 acre + permitted															X								X			
	8 acres + permitted							X	X	X	X	X	X	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 acre or less: 2 animals											X	X	X	X	X								X			
	1 to 8 acres: 1 per ½ acre											X	X	X	X												
	2 animals										X						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
(See Note 2)	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																	
	Grazing Only																		X	X	
(d) Horse keeping (other than Animal Sales and Services: Horse Stable) (see Section 3130)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X		X
	2 horses + 1 horse per ½ acre over ½ acre + Administrative Permit	X	X	X	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
(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
(g) Specialty Animal Raising: Other (Excluding Birds or Aquaponics)	25 maximum				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
	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
(i) Racing Pigeons	100 Maximum										X	X									X
	100 Max 1/acre plus																X				
	Permitted											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
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 and up to two pot-belly pigs are accessory uses subject to the Accessory Use Regulations commencing at Section 6150 and are not subject to the animal enclosure setbacks.
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 ZAP may be approved for more than 25 chinchillas on property with the "L" Designator.
6. The number of animals allowed is per legal lot. This number shall not apply to the keeping of earthworms.
7. Additional regulations are applicable to beekeeping, see County Code Section 62.901 et seq.
8. Additional regulations are applicable to the keeping of roosters, see County Code Section 62.690 et seq.