



PROPERTY REPORT

ADDRESS: Calico Ranch Road, Julian, CA 92036

DESCRIPTION: JUST REDUCED (from \$249,000)

8.47 acres of beautiful and usable acreage located in highly desirable Wynola, a picturesque rural community bridging San Diego County's favorite backcountry destination, Julian, and the cattle ranching community of Santa Ysabel! This spacious property is spread out in a park-like setting and sets the stage for several picturesque home sites! Featuring a quaint and thriving commercial village, Wynola is home to some of Southern California's prettiest ranch property. **High ground water beneath the rolling meadow terrain** in the Wynola area supports a healthy and wide range of plant and animal life.

PRICE: **\$229,000.00**

APN: 248-170-16-00

MLS: 170003706

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

CALICO RANCH

Calico Ranch Road, Julian, CA 92036



~~\$249,000~~
\$229,000

8.47 ACRES

JUST REDUCED

8.47 acres of beautiful and usable acreage located in highly desirable Wynola, a picturesque



rural community bridging San Diego County's favorite backcountry destination, Julian, and the cattle ranching community of Santa

Ysabel! This spacious property is spread out in a park-like setting and sets the stage for several picturesque home sites! Featuring a quaint and thriving commercial village, Wynola is home to some of Southern California's prettiest ranch property. **High ground water beneath the rolling meadow terrain** in the Wynola area supports a healthy and wide range of plant and animal life.



CREB# 01109566

NMLS# 243741



RED HAWK REALTY

Junction Hwy 78 & Hwy 79

Santa Ysabel, CA 92070

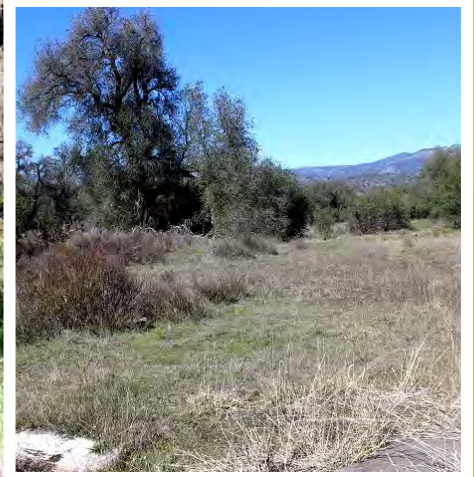
Donn@Donn.com

Www.DONN.com

We Know The Back Country!



APN 248-170-1600



RELAX and UNWIND in WYNOLA!

8.47 acres of beautiful and usable acreage located in highly desirable Wynola, a picturesque rural community bridging

San Diego County's favorite

backcountry destination, Julian, and the cattle ranching community of Santa Ysabel! This spacious property is spread out in a park-like setting

and sets the stage for several picturesque home sites! Featuring a quaint and thriving commercial village, Wynola is home to some of Southern California's prettiest ranch property. **High ground water beneath the rolling meadow terrain in the Wynola area supports a healthy and wide range of plant and animal life.** Ancient oaks and rock formations in the general area give this site privacy and character. The surrounding area is sparsely populated with custom homes and ranches blending into a landscape of rolling hills and valleys. **Wildlife is abundant in the area:** deer and turkey, bobcats and fox 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!**

"We Know The Back Country!"

Lots/Land
MLS #: **170003706**

Current Status: **ACTIVE**

Current Price: **\$229,000**

Client Preferred **1**

Address: **0 Calico Ranch Rd. 0**

Original Price: **\$229,000**

MT

City,St: **Julian, CA** Zip: **92036**

Sold Price:

DOMLS **0**

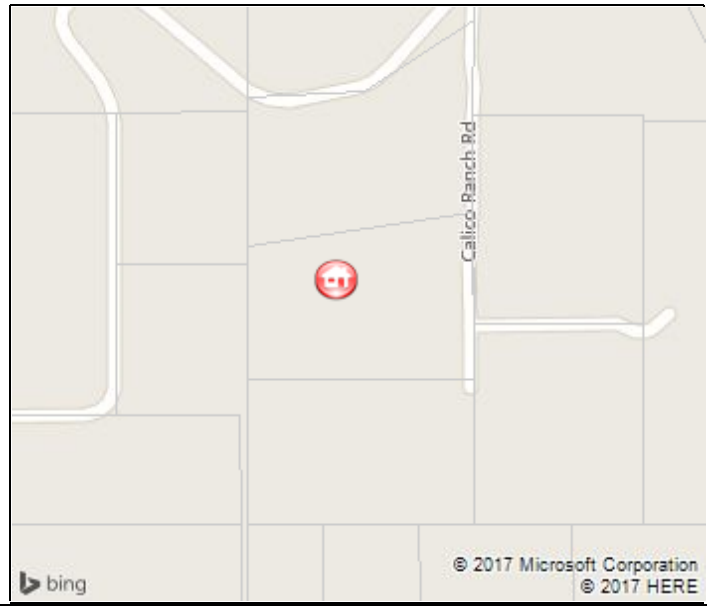
Parcel Map: Tentative Map:
APN#2:
APN#3:
APN#4:

Community: **JULIAN**
Neighborhood: **Calico Ranch**
Complex:
Restrictions: **Call Agent**
MandRem **None Known**

List Date: **1/22/2017**
COE Date:
Short Sale: **No**



Virtual Tour



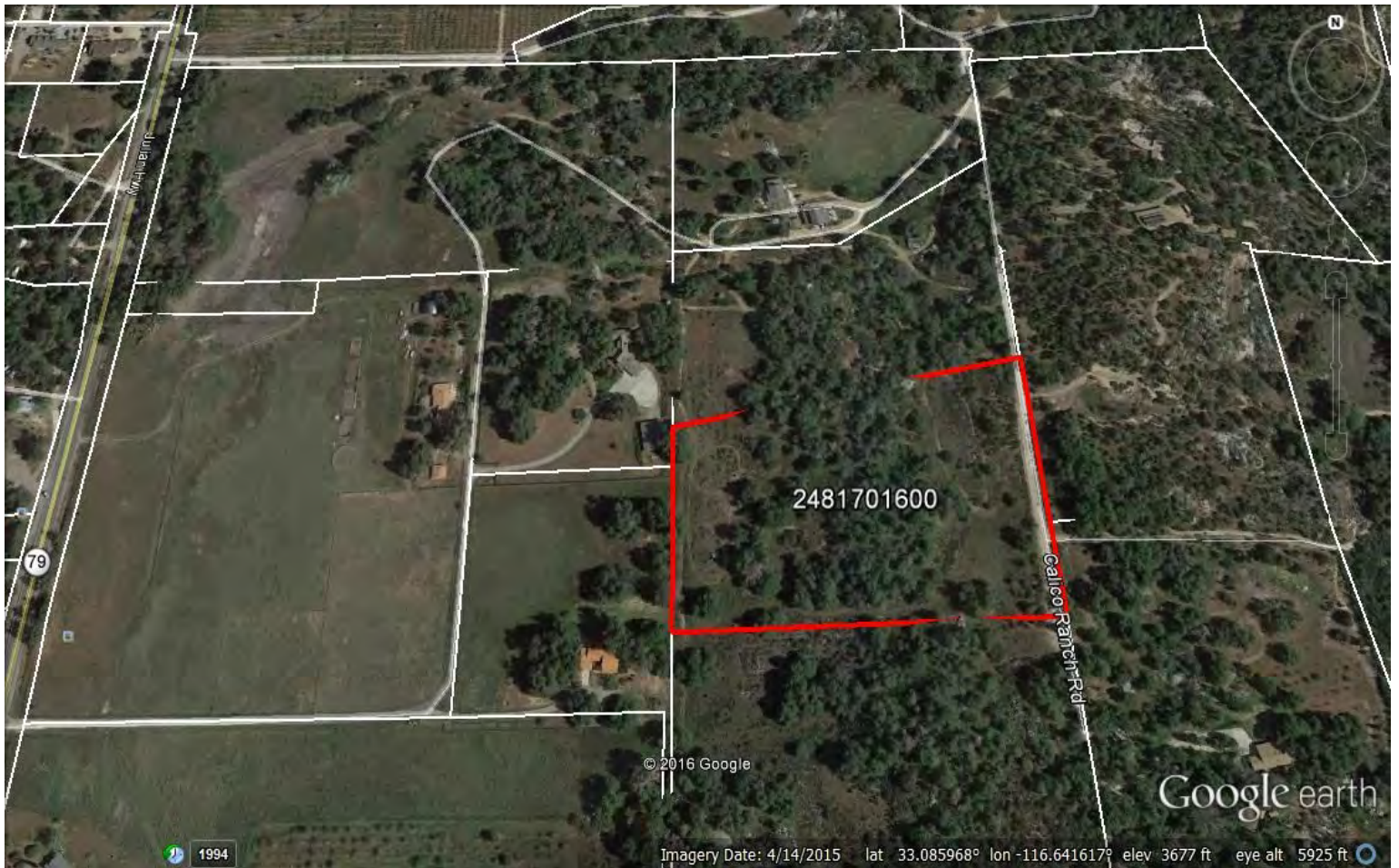
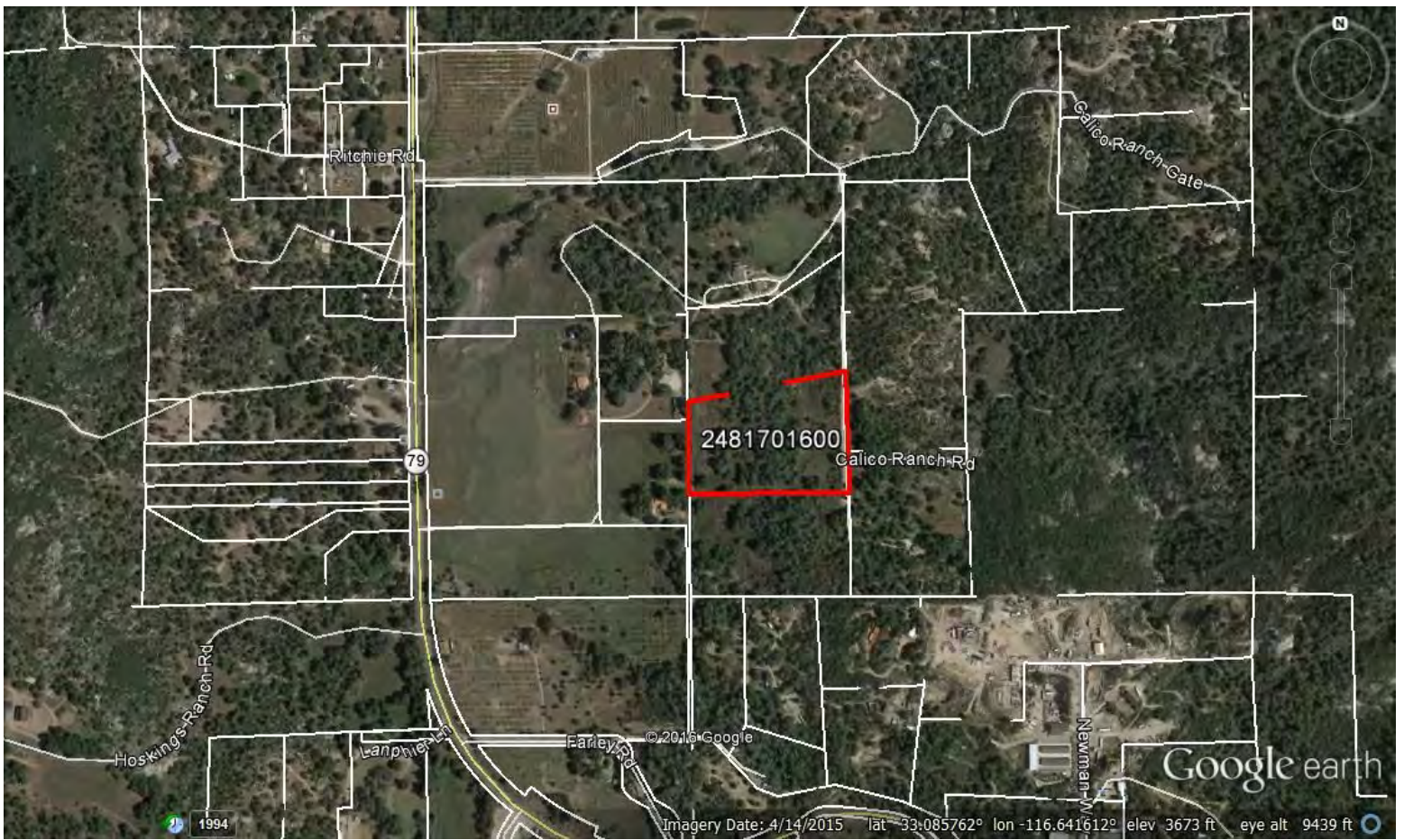
Directions:
8.47 acres of beautiful and usable acreage located in highly desirable Wynola, a picturesque rural community bridging San Diego County's favorite backcountry destination, Julian, and the cattle ranching community of Santa Ysabel! This spacious property is spread out in a park-like setting and sets the stage for several picturesque home sites. Featuring a quaint and thriving commercial village, Wynola is home to some of Southern California's prettiest ranch property.

Home Owner Fees:	Approx # of Acres: 8.4700	Wtr Dist: OUT OF AREA
Other Fees: 0.00	Approx Lot SqFt:	School Dist: Julian High School, Julian Union,
Other Fee Type: N/K	Lot Size: 4+ to 10 AC	/ Assessor Record
CFD/Mello-Roos: 0.00	Assessors Parcel: 248-170-16-00	Boat Facilities:
Total Monthly Fees: 0	Zoning:	Age Restrictions: N/K
Terms: Other/Remarks		
Assessments:		

Complex Features N/K	Additional Property Use ORMKS
Current Use Natural Vegetation	Prop. Restrictions Known None Known
Development N/K	Home Owners Fee Includes N/K
Fencing Partial	Terms Other/Remarks
Frontage Other/Remarks	Topography Level, Rolling
Highest Best Use Residential	Utilities Available Other/Remarks
Irrigation N/K	Utilities to Site Above Ground
Pool N/K	View Mountains/Hills, Panoramic
Pool Heat None Known	Water Other/Remarks
Possession Call Listing Agent	
Sewer/Septic Other/Remarks	
Site N/K	
Structures N/K	

FrntgDim	Animal Designation Code
LotDimApx	Approved Plans
LndUse	Jurisdiction

High ground water beneath the rolling meadow terrain in the Wynola area supports a healthy and wide range of plant and animal life.



CORINTHIAN TITLE COMPANY ORDER NO. 67970-PD

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, AND DESCRIBED AS FOLLOWS:

PARCEL A OF PARCEL MAP NO. 11796, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 21, 1981 AS FILE NO. 81-343271 OF OFFICIAL RECORDS (APN: 248-170-16-00)

PARCEL B AN EASEMENT AND RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES OVER, UNDER, ALONG AND ACROSS THAT CERTAIN STRIP OF LAND LYING WITHIN PARCELS 2 AND 3 OF PARCEL MAP NO. 11796, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE NORTHEAST QUARTER, THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER, THENCE SOUTH 88°51'09" EAST, 218.64 FEET, THENCE NORTH 74°37'56" EAST, 283.73 FEET, THENCE SOUTH 51°48'56" EAST, 113.45 FEET, THENCE SOUTH 109°51' WEST, 75.16 FEET, THENCE NORTH 51°48'56" WEST, 128.45 FEET, THENCE SOUTH 74°37'56" WEST, 262.16 FEET, THENCE NORTH 89°51'09" WEST, 226.56 FEET TO THE WESTERLY LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 35; THENCE NORTH 02°32'24" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL C AN EASEMENT FOR ROAD PURPOSES, OVER, UNDER, ALONG AND ACROSS A 60.00 FOOT WIDE STRIP OF LAND LYING WITHIN PARCELS 2 AND 3 OF PARCEL MAP NO. 11796, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 35, SAID POINT BEING DISTANT 25 FEET EASTERLY OF THE CENTER LINE OF STATE HIGHWAY 78 AND 79; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89°51'47" EAST, 854.39 FEET, THENCE NORTH 61°02'21" EAST, 633.33 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°51'09" WEST, 226.56 FEET TO THE WESTERLY LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 35; SAID EASEMENT TO TERMINATE ALONG SAID CENTERLINE.

PARCEL D AN EASEMENT FOR ROAD PURPOSES OVER, UNDER, ALONG AND ACROSS THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 3 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, COMMENCING AT THE NORTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35; THENCE SOUTH 02°32'24" WEST, 494.91 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 35 TO THE INTERSECTION OF THE SOUTHERLY LINE OF SAID CENTERLINE WITH THE WESTERLY LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 35; THENCE WESTERLY ALONG SAID WESTERLY LINE, A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 83°26'36" WEST ALONG SAID SOUTHERLY LINE 88.54 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 86°43'54" EAST, 76.41 FEET TO SAID NORTH-SOUTH CENTERLINE OF SECTION 35; THENCE NORTH 02°32'24" EAST ALONG SAID NORTH-SOUTH CENTERLINE OF SECTION 35, 33.88 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL E AND RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES OVER, UNDER, ALONG AND ACROSS THAT CERTAIN STRIP OF LAND LYING WITHIN PARCELS 2 AND 3 OF PARCEL MAP NO. 11769, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 3 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, COMMENCING AT THE NORTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35; THENCE SOUTH 02°32'24" WEST, 494.91 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 35 TO THE INTERSECTION OF THE SOUTHERLY LINE OF SAID CENTERLINE WITH THE WESTERLY LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 35; THENCE WESTERLY ALONG SAID WESTERLY LINE, A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 83°26'36" WEST ALONG SAID SOUTHERLY LINE 88.54 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 86°43'54" EAST, 76.41 FEET TO SAID NORTH-SOUTH CENTERLINE OF SECTION 35; THENCE NORTH 02°32'24" EAST ALONG SAID NORTH-SOUTH CENTERLINE OF SECTION 35, 33.88 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL F AND RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES OVER, UNDER, ALONG AND ACROSS THAT CERTAIN STRIP OF LAND LYING WITHIN PARCEL 3 ABOVE. EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL A ABOVE.

LEGEND

- () INDICATES RECORD DATA PER PM 11769
- FOUND MONUMENT AS DESCRIBED
- BOUNDARY
- EASEMENT
- EXISTING CONTOUR
- EXISTING FENCE

ABBREVIATIONS

I.P. IRON PIPE

EXCLUSIONS

PER ORDER NUMBER 67970-PD

- 1 ITEM 2 - AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHT INCIDENTAL THERETO AS RESERVED IN A DOCUMENT RESERVED BY DA M. McDONALD AND INSTRUMENT NO. 80296 OF OFFICIAL RECORDS WHICH AFFECTS A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
- 2 ITEM 3 - AN IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY RECORDED SEPTEMBER 12, 1979 AS INSTRUMENT NO. 1979-382300 OF OFFICIAL RECORDS WHEREIN A PORTION OF SAID LAND WAS OFFERED FOR DEDICATION TO PUBLIC USE FOR PUBLIC HIGHWAY PURPOSES, WHICH AFFECTS AS SHOWN ON SAID MAP.
- 3 ITEM 4 - AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT FROM NOT SET OUT, AS GRANTOR, TO NOT SET OUT AS GRANTEE, FOR THE PURPOSE OF WATER, ROAD AND UTILITY, RECORDED OCTOBER 3, 1979 AS INSTRUMENT NO. 1979-417630 OF OFFICIAL RECORDS WHICH AFFECTS A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
- 4 ITEM 6 - AN IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY RECORDED SEPTEMBER 09, 1981 AS INSTRUMENT NO. 81-288228 OF OFFICIAL RECORDS WHEREIN A PORTION OF SAID LAND WAS OFFERED FOR DEDICATION TO PUBLIC USE FOR HIGHWAY PURPOSES, WHICH AFFECTS A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
- 5 ITEM 7 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT.
- 6 ITEM 9 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHT INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT.
- 7 ITEM 11 - AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT FROM NOT SET OUT, AS GRANTOR, TO SAN DIEGO GAS AND ELECTRIC COMPANY AS GRANTEE, FOR THE PURPOSE OF PUBLIC UTILITIES INGRESS, RECORDED JANUARY 21, 1982 AS INSTRUMENT NO. 1982-000000 OF OFFICIAL RECORDS, AFFECTS THE EXACT LOCATION OF THE EASEMENT IS NOT DISCLOSED OF RECORD.

BASIS OF BEARINGS:

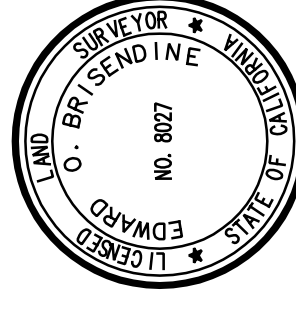
THE SOUTHERLY LINE OF PARCEL 3 AS SHOWN ON PARCEL MAP NO. 11769. I.E. NORTH 89°51'13" WEST

SURVEYOR'S CERTIFICATE

TO: ECOS ENERGY LLC
CORINTHIAN TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(b), 7(c), 8, 11(b), 15 AND 20(G) FROM TABLE A. THE FIELD WORK WAS COMPLETED ON JULY 8, 2013.

Edward O. Brisendine
EDWARD O. BRISENDINE, PLS 8027
DATED: JULY 30, 2013



ZONING INFORMATION

USE REGULATIONS	DESIGNATION	LIMITED AGRICULTURAL USE
ANIMAL REGULATIONS	A-70	
DENSITY	L	
LOT SIZE (MIN)	B	
BUILDING TYPE	C	
MAXIMUM FLOOR AREA		
FLOOR AREA RATIO		
HEIGHT		3.5 FEET, 2 STORIES
LOT COVERAGE		
SETBACK		60' STANDARD FRONT, 35' EXTERIOR SIDE, 15' INTERIOR SIDE, 25' REAR
OPEN SPACE		
SPECIAL AREA REGULATIONS		

FLOOD ZONE INFORMATION

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

WETLAND INFORMATION

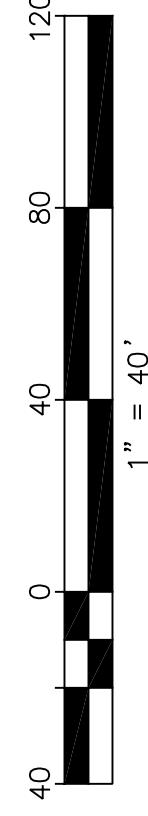
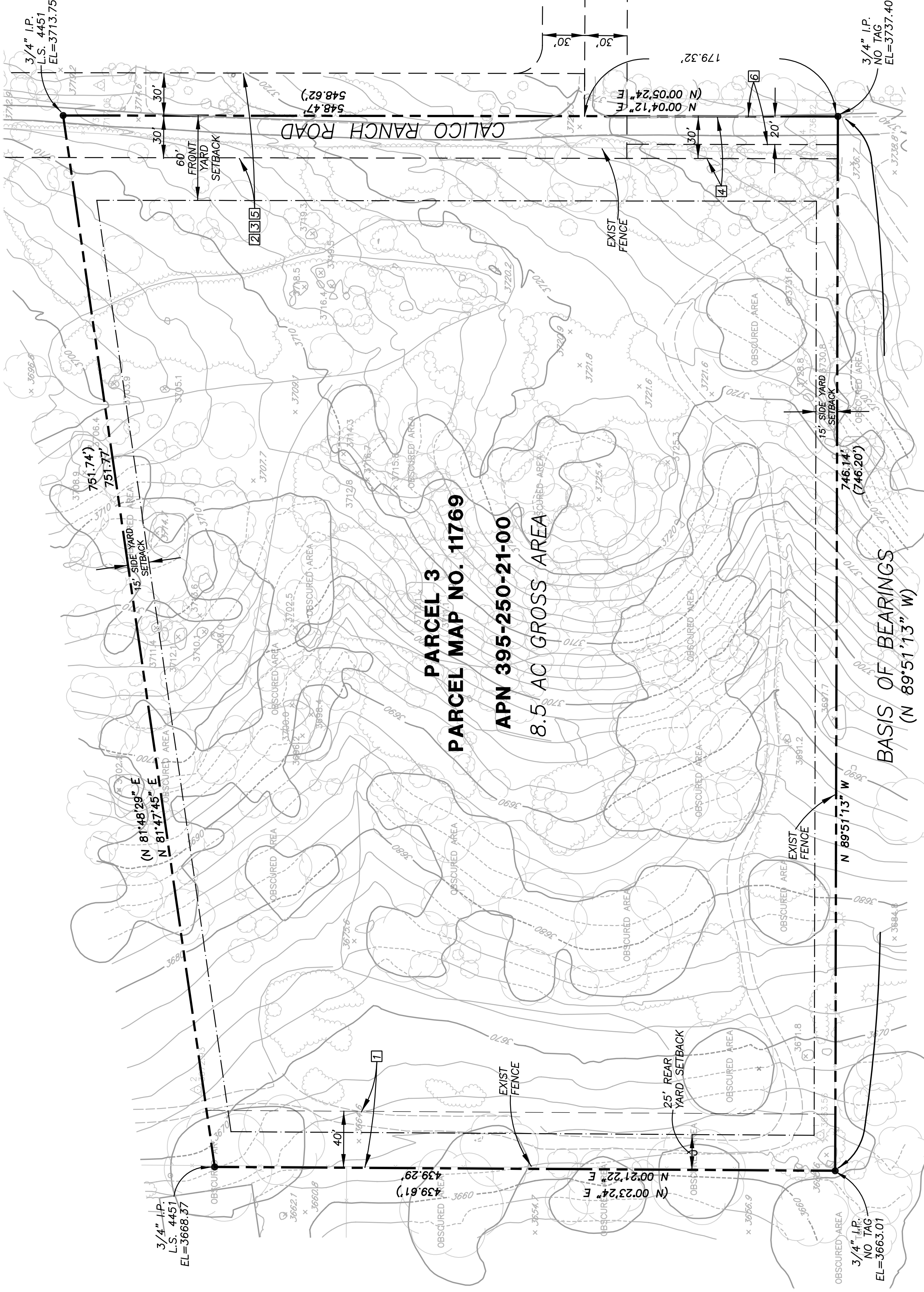
THERE ARE NO WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES LOCATED ON SUBJECT PROPERTY

TOPOGRAPHIC MAPPING

AERIAL TOPOGRAPHIC MAPPING IS PROVIDED BY SAN-LO AERIAL SURVEYS, FLOWN DATE: 7-13-2013. ELEVATIONS ARE BASED ON NGS OPUS SOLUTION USING NAVD88 DATUM (COMPUTED USING GEOID12A) NAVD88 ELEVATIONS ARE PROVIDED AT EACH PROPERTY CORNER MONUMENT FOR REFERENCE

TABLE 'A' NOTES

ITEM 2	NO ADDRESS HAS BEEN DISCLOSED FOR THIS PROPERTY
ITEM 3	PROVIDED
ITEM 4	PROVIDED
ITEM 5	PROVIDED
ITEM 6(b)	PROVIDED
ITEM 7(c)	THERE ARE NO EXISTING BUILDINGS ON THE PROPERTY
ITEM 8	THERE ARE NO SUBSTANTIAL FEATURES ON THE PROPERTY
ITEM 11(b)	THERE IS NO OBSERVED EVIDENCE, OR EVIDENCE FROM PLANS OR MARKINGS FROM UTILITY COMPANIES
ITEM 15	PROVIDED AS A SEPARATE DOCUMENT
ITEM 20	PROVIDED





PLANNING & DEVELOPMENT SERVICES

Preliminary Review of Resources for IS/EA Preparation

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

Report Run Date/Time:	2/23/2016 4:02:08 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2481701600
Project Name:	

2481701600

General Information

USGS Quad Name/County Quad Number:	Santa Ysabel/68
Section/Township/Range:	35/12S/03E
Tax Rate Area:	89000
Thomas Guide:	1135/0
Site Address:	0 Calico Ranch Rd Julian 92036
Parcel Size (acres):	8.47
Board of Supervisors District:	2

Public Service and Utility Districts

Water/Irrigation District:	None
Sewer District:	None
Fire Agency:	Julian-Cuyamaca Fire Protection District
School District:	Gen Elem Spencer Valley; High Julian Union

General Plan Information

General Plan Regional Category:	Semi-Rural
General Plan Land Use Designation:	Semi-Rural Residential (Sr-10) 1 Du/10 Ac
Community Plan:	Julian
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

Zoning Information

Use Regulation:	A70
Animal Regulation:	L
Density:	-
Minimum Lot Size:	8Ac
Maximum Floor Area Ratio:	-
Floor Area Ratio:	-
Building Type:	C
Height:	G
Setback:	C
Lot Coverage:	-
Open Space:	-
Special Area Regulations:	-

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.	Yes
The site contains Prime Soils.	No
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery
Sunset Zone:	18
The site is located within an Agricultural Preserve.	Yes
The site is in a Williamson Act Contract.	No

Biological Resources

Eco-Region:	Central Mountains
Vegetation Map	18100 Orchards And Vineyards; 71182 Dense Engelmann Oak Woodland
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes
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).	No (Draft: East)
The site is within MSCP Boundaries.	No (Draft: East)
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:	Cretaceous Plutonic
Paleo Sensitivity:	Zero
Paleo Monitoring:	No Monitoring Required

Geology

Alquist-Priolo Zone:	No
County Special Study Zone:	No
Quaternary/Pre-Quaternary Fault:	No
Potential Liquefaction Area:	No
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.	No Mrz (No Alluvium/No Mines)
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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.	Yes
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.	No
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	No
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).	No
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 Diego
Sub-basin:	907.42/Spencer
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: San Diego River (Lower); El Capitan Lake
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.	Yes
The site is in Borrego Valley.	No
The project is groundwater dependent.	Yes
Annual rainfall:	21 To 24 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

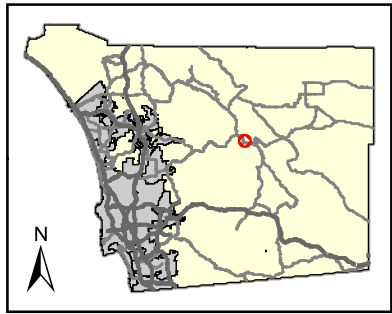
Additional Information

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.	No
The site is located in an urbanized area as defined by the U.S. Census Bureau.	No
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.	Yes
The site is located east of the County Water Authority boundary.	Yes
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.	No
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

0 0.025 0.05 0.075 0.1 Miles

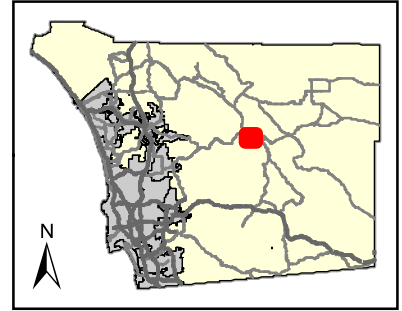
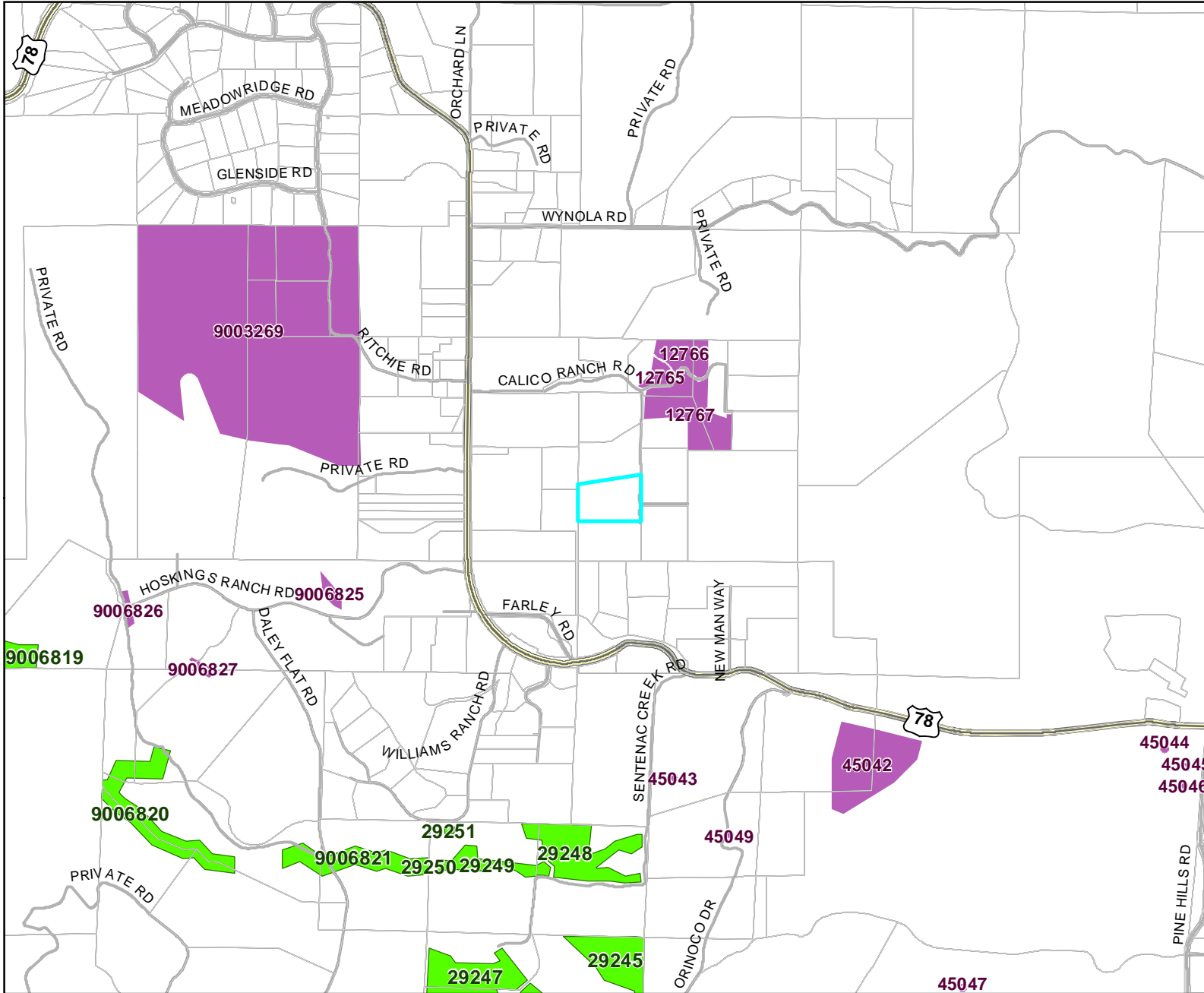
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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:

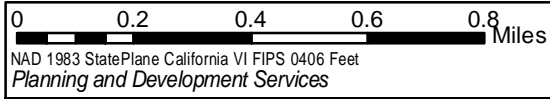
OPEN SPACE EASEMENTS



Legend:

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

Notes:



N
 This map is generated automatically from an internet mapping site and is for reference only.
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