Red Hawk Realty
Leaders In Lifestyle Real Estate

Residential ◆ Land ◆ Commercial ◆ Orchards ◆ Vineyards ◆ Farms ◆ Ranches

PREPARATION ◆ *PROFICIENCY* ◆ *PROVEN RESULTS*



Hawk Watch Vineyard & Estate

27054 Chihuahua Valley Road, Warner Springs, CA 92086
APN : 114-091-06-00

Set on 9.77± scenic acres in the foothills of Palomar Mountain, Hawk Watch Winery & Estate brings together an established agricultural property, private residence and boutique winery in one remarkable North San Diego County setting. The estate features a comfortable home, a 5+ acre multivarietal vineyard, private well, extensive irrigation infrastructure and an approximately 1,500-square-foot agricultural/winery building. Beautifully situated among rolling terrain and expansive countryside views, the property offers room to build upon what is already established, with potential for additional vineyard acreage, crops or other agricultural pursuits. Scenic country roads provide convenient access to Temecula Valley and the I-15 corridor, offering a rare combination of rural privacy and regional accessibility.



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RedHawkRealty.com
800.371.6669

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Property Highlights

Available for $1,595,000

- ***Private Vineyard Estate*** – **A comfortable 3-bedroom, 2-bath residence surrounded by vineyard acreage and beautiful countryside.**
- ***5+ Acre Multivarietal Vineyard*** – **An established vineyard with multiple grape varietals and room to build upon what's already in place.**
- ***Room to Grow*** – **Nearly 10 acres offer potential for vineyard expansion, orchards, specialty crops or other agricultural uses.**
- ***Established Infrastructure*** – **Private well, extensive irrigation and an approximately 1,500-square-foot agricultural/winery building.**
- ***Distinctive Mountain Setting*** – **Higher elevation, cooling breezes and sweeping vineyard, mountain and countryside views.**
- ***Spaces to Gather*** – **Tasting room, shaded patios and gazebo areas create inviting spaces to entertain and enjoy the setting.**
- ***Conveniently Connected*** – **Peaceful backcountry living with scenic-road access to Temecula Valley and the I-15 corridor.**
- ***Valuable Existing Entitlements*** – **An existing Major Use Permit adds opportunities not commonly found with other winery properties.**

Hawk Watch Vineyard & Estate







Hawk Watch Winery & Estate presents a unique opportunity to acquire an established vineyard property with the acreage, infrastructure and versatility to evolve with its next owner. Continue the existing winery and vineyard, expand agricultural production, introduce additional crops or simply enjoy the residence and acreage as a private country estate. With its productive land, established improvements, beautiful views and convenient connection to Temecula Valley and the I-15 corridor, the property offers an exceptional foundation for both agricultural and lifestyle pursuits.
Discover the possibilities of vineyard estate living in the beautiful North San Diego County backcountry.



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Hawk Watch Winery

27054 Chihuahua Valley Road, Warner Springs, CA 92086

Property Highlights:

Hawk Watch Winery ~ A rare opportunity to own an established Southern California boutique vineyard and winery with an owner's main residence on 9.77+/- acres in the North San Diego County picturesque community of Warner Springs. Situated in a renowned wine-producing region, the property's proximity to other attractions while being surrounded by natural beauty makes it a desirable destination for wine enthusiasts and tourists.

Nestled amongst the foothills of Palomar Mountain and the awe-inspiring valley floor, this scenic backdrop offers breathtaking views and an inviting, tranquil atmosphere. The 1,500+/- sf winery building is perched overlooking the multi-varietal vineyard as it stretches across the manicured landscape with verdant foliage adding to the charm of the setting. The authentically designed tasting room elevates the wine tasting experience – from a framework of delicious barrels of wine in the making to the outdoor, shaded gathering areas. Whether indoors or outdoors, guest will savor their favorite wines with captivating ambiance. As you step outside, you are greeted by rows of lush and meticulously manicured grapevines, showcasing the agricultural allure of the winery. Comfortable patio and gazebo areas provide many seating options to appreciate the panoramic views of the surrounding countryside allowing guests to soak in the beauty of the landscape. Following the natural contour of rolling terrain highlighted by impressive boulders and massive rock formations, the turn-key vineyard is planted with popular varietals including Syrah, Cabernet Sauvignon, Cabernet Franc, Merlot, Grenache, Malbec, Petite Sirah and Tannat.

HAWK WATCH



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Hawk Watch Winery

Conveniently situated near the tasting room, the thoughtfully designed 1,919 +/- sf 3 bed/2 bath residence offers comfortable living spaces and modern conveniences for the winery operator. Step inside to discover a warm and inviting interior, where natural light streams through large windows, illuminating the living areas and creating a sense of openness. The convenient layout of the kitchen and dining area provides a cozy space for gatherings and sharing meals with loved ones with new appliances and ample storage. The home offers comfortable bedrooms, providing a peaceful sanctuary for rest and relaxation. The expansive yard embraces the outdoor lifestyle with space for gardening, entertaining, or simply enjoying the fresh air and natural beauty that surrounds you. Take in the breathtaking views of the mountains and valley while relishing in the peace and tranquility that comes with living in this serene location so private yet conveniently located near the winemaking and tasting room facility.

There is additional space for expanding the operation or further development. The property and climate are perfect for lush gardens, vegetables, a fruit orchard, or a variety of animals allowable under the County's least restrictive zoning. The beautiful, usable terrain of the property offers an incredible canvas to customize and utilize for a variety of uses.

Well thought out and developed infrastructure has been established including water, power, and road systems. The sustainability of the private water system helps to ensure there is enough water to maintain the agricultural and residential requirements for a variety of current and future intended uses via a private water well and 10k gallons of water storage.

High elevation vineyard with a unique microclimate, including cool breezes and temperature differentials, create favorable conditions for grape cultivation and wine production. Hawk Watch Winery is known for its contributions to the growing reputation of this emerging wine region - one of four local wineries that comprise the North Mountain Wine Trail nested along the scenic Highway 79, the Southern gateway to the premier Temecula Valley Wine Country.

With a reputation for producing exceptional wines and providing a memorable tasting experience, Hawk Watch Winery is dedicated to quality craftsmanship and committed to offering premium, award-winning wines that appeal to every preference and palate. From the crisp, refreshing fruit driven whites to rich, full-bodied reds, Hawk Watch wines are hand-crafted from only the finest fruit using hands-on, old world wine making techniques. Each bottle truly represents enthusiasm and passion of the winemakers. Hawk Watch Winery received scores of 90 or above on 11 of the 33 wines submitted to Wine Enthusiast.

HAWK WATCH

Hawk Watch Winery

The winery has been featured or special acknowledgement in several publications including “Edible San Diego”, "Coronado Magazine", "Alaska Airlines In-Flight Magazine", and the novel "Lost Valley" by author Walt Browning. Equipment, furniture, and fixtures shall convey with an acceptable offer, and current owner is willing to provide consulting to the next entrepreneurial winemaker of this incredible venture. Hawk Watch Winery has the unique distinction of being one of only a few San Diego County wineries with a Major Use Permit. The Major Use Permit allows for many benefits such as less restrictions on production volume or retail sales, special events, more flexible operating hours, and other benefits not afforded most San Diego County wineries.

Hawk Watch Winery allows you to live, work and play in the beautiful San Diego County backcountry and offers so many compelling reasons to pursue this opportunity.

ESTABLISHED REPUTATION: By acquiring the winery, you inherit its established brand and customer base, providing a solid foundation for continued success.

PRIME LOCATION: Located in the peaceful rural backcountry, home to many fine restaurants and lodging accommodations along with other wineries, art galleries, music, shopping, and many enjoyable venues attracting a steady flow of visitors to Hawk Watch Winery. The area offers a variety of hiking and biking trails, as well as opportunities for fishing, hunting, and camping. Major shopping and resources are no more than 35 minutes to Temecula Valley, with the San Diego and Orange County metropolitan areas and beautiful beaches approximately 90-minutes away.

GROWTH POTENTIAL: In addition to existing success, there is room for growth and expansion at Hawk Watch Winery. You can explore avenues such as increasing production, expanding distribution channels, and developing new wine varietals or blends to tap into evolving consumer preferences.

UNIQUE EXPERIENCE: Hawk Watch Winery offers a distinctive experience for wine lovers. The tranquil setting, breathtaking views, and personalized service create a memorable atmosphere that sets it apart from larger, more impersonal commercial wineries. Owning such a unique establishment allows you to provide guests with an authentic and intimate wine-tasting experience.

LIFESTYLE AND PASSION: Acquiring Hawk Watch Winery presents an opportunity to pursue your passion for wine and immerse yourself in the world of winemaking. It offers a fulfilling lifestyle, allowing you to combine your love for wine with entrepreneurial endeavors and creative expression.

BUSINESS POTENTIAL: As the owner of Hawk Watch Winery, you have the potential to generate revenue through various channels, including on-site tasting room sales, wine club memberships, online sales, and distribution to local restaurants and retailers. The winery also provides opportunities for hosting private events, weddings, and corporate functions, further enhancing its revenue streams.

HAWK WATCH

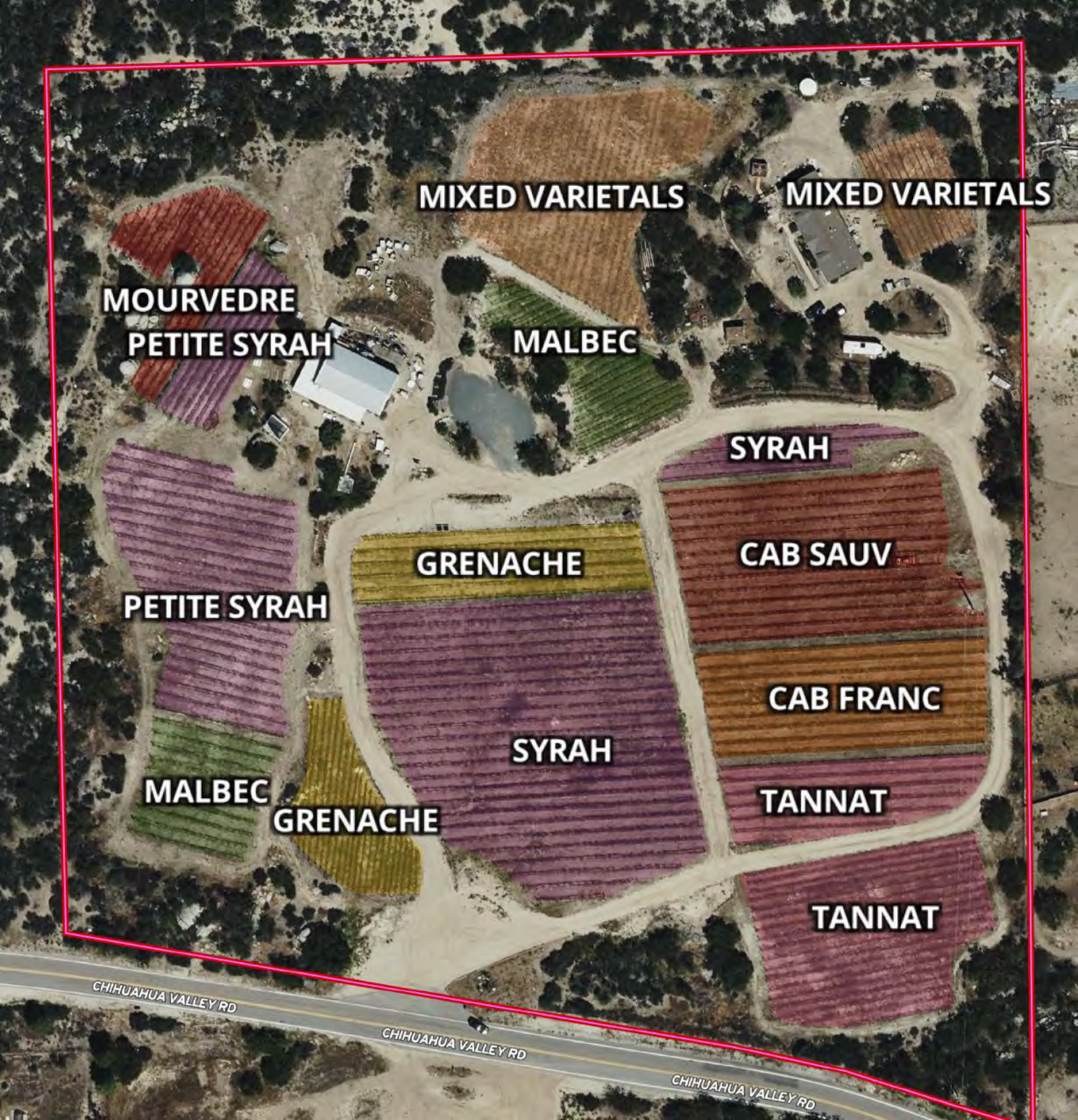
Hawk Watch Winery

Hawk Watch Winery combines the beauty of nature with the enjoyment of wine, offering a truly enchanting and immersive experience in the heart of Southern California wine country. Whether you're a wine connoisseur or a casual enthusiast, this property provides an incredible opportunity to pursue your passion for wine, embrace sustainable farming practices and enjoy a quiet rural lifestyle.



HAWK WATCH

*Buyer to investigate Subject Property and intended use, including but not limited to, permits, zoning and code enforcement, buildability, and utilities with governing authority and/or licensed and bonded professionals. This property is located in a high to very high fire severity zone. Buyer is advised to investigate the cost of fire insurance and requirements of local governing fire agencies, preferably prior to submitting an offer."


MIXED VARIETALS
MIXED VARIETALS
MOURVEDRE
PETITE SYRAH
MALBEC
SYRAH
GRENACHE
CAB SAUV
PETITE SYRAH
CAB FRANC
SYRAH
MALBEC
TANNAT
GRENACHE
TANNAT
CHIHUAHUA VALLEY RD
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Hawk Watch Winery
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Google Earth
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Previt Canyon
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Hawk Watch Winery
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Google Earth
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PLANNING & DEVELOPMENT SERVICES

Preliminary Review of Resources for IS/EA Preparation

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

Report Run Date/Time:	4/7/2022 1:57:39 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	1140910600
Project Name:	

	1140910600
General Information	
USGS Quad Name/County Quad Number:	Warner Springs/84
Section/Township/Range:	26/09S/02E
Tax Rate Area:	98000
Thomas Guide:	/
Site Address:	27054 Chihuahua Valley Rd Warner Springs 92086-9278
Parcel Size (acres):	9.77
Board of Supervisors District:	5
Public Service and Utility Districts	
Water/Irrigation District:	None
Sewer District:	None
Fire Agency:	County Service Area No 135; Csa 135
School District:	Unified Warner

	1140910600
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:	North Mountain
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None
Zoning Information	
Use Regulation:	A70
Animal Regulation:	O
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%.	No
The site is located within Dark Skies "Zone A".	Yes
Agricultural Resources	
The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	No
The site contains Prime Soils.	Yes
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery
Sunset Zone:	18
The site is located within an Agricultural Preserve.	No
The site is in a Williamson Act Contract.	No

	1140910600
Biological Resources	
Eco-Region:	Oakgrove-San Jacinto Foothill
Vegetation Map	37300 Red Shank Chaparral
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.	No
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; D
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

	1140910600
Mineral Resources	
The site is located within a Mineral Resource Category.	No Mrz (No Alluvium/No Mines)

Hazard Flooding	
The site is located within a FEMA flood area.	No
The site is located within 1/2 mile from a FEMA flood area.	No
The site is located within a County Flood Plain area.	No
The site is located within 1/2 mile from a County Flood Plain area.	No
The site is located within a County Floodway.	No
The site is located within 1/2 mile from a County Floodway.	No
The site is located within a Dam Inundation Zone.	No

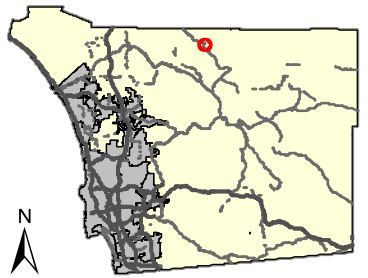
Hazardous Materials	
Schools are located within 1/4 mile of the project.	Yes
The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.	No
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	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

	1140910600
Hydrology and Water Quality	
Hydrologic Unit:	Santa Margarita
Sub-basin:	902.92/Previtt Canyon
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: Santa Margarita Lagoon; Santa Margarita River (Lower); Santa Margarita River (Upper); Temecula Creek; Redhawk Channel
The site is tributary to an Environmentally Sensitive Area.	Yes
The site is located in a Source Water Protection Area.	No
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:	18 To 21; 21 To 24 Inches
Noise	
The site is within noise contours.	Yes
Fire Services	
The site is located in an Urban-Wildland Interface Zone.	Yes
FRA/LRA/SRA:	Sra
Additional Information	
The site is located within 150 feet of Mexican Border.	No
The site is located within a Resource Conservation Area.	No
The site is located in a Special Area.	No
There are existing or proposed trails on site or adjacent properties.	Yes
The site is located in an urbanized area as defined by the U.S. Census Bureau.	Yes
The population has a density of 1,000 per square mile or greater.	No
The site APN is listed in the GP Housing Element inventory.	No
CEQA-Public Review Distribution Matrix	
The site is located in the Desert.	No
The site is located east of the County Water Authority boundary.	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

Notes:

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NAD 1983 StatePlane California VI FIPS 0406 Feet

Planning and Development Services

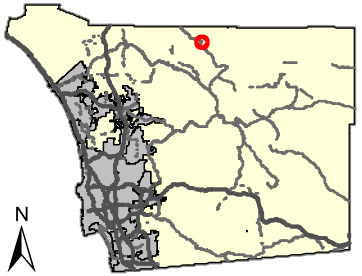
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LUEG GIS

1997 COLOR INFRARED





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PROJECT AREA

Notes:

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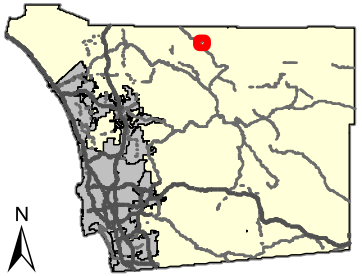
Planning and Development Services

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1995 AERIAL





Legend:

PROJECT AREA

Notes:

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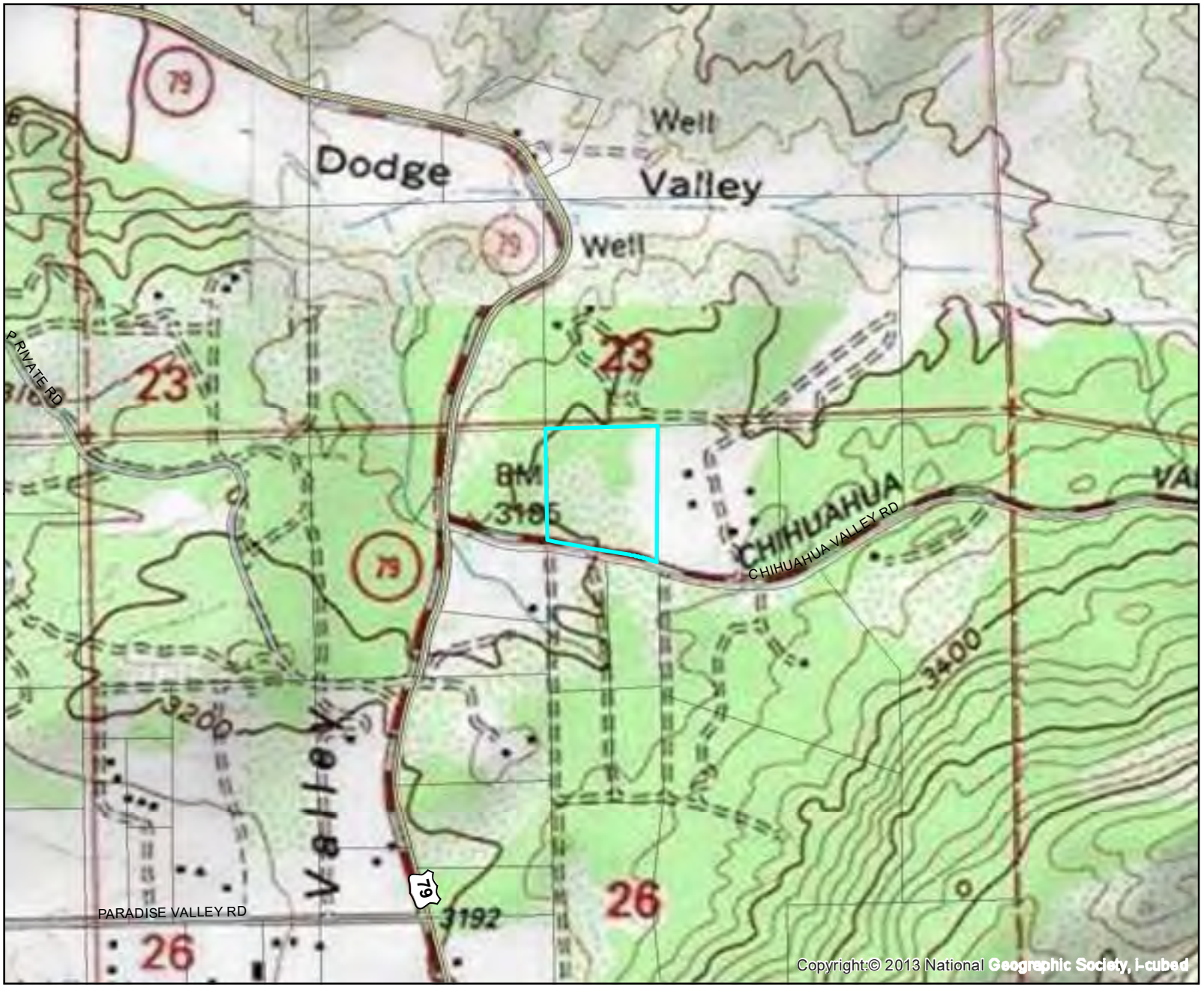
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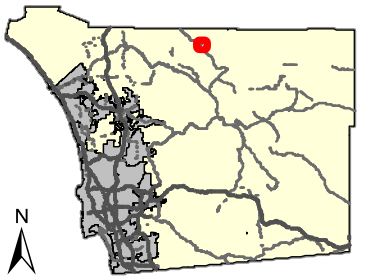
Planning and Development Services

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TOPO MAP





Legend:

PROJECT AREA

Notes:

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NAD 1983 StatePlane California VI FIPS 0406 Feet

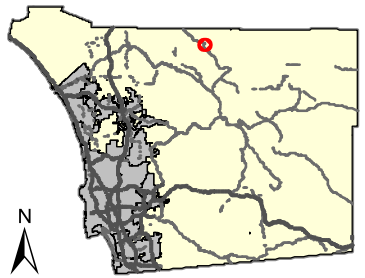
Planning and Development Services

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GENERAL PLAN - LAND USE





Legend:

- PROJECT AREA

GENERAL PLAN (AUGUST 2011)

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

0 0.035 0.07 0.105 0.14 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

Planning and Development Services

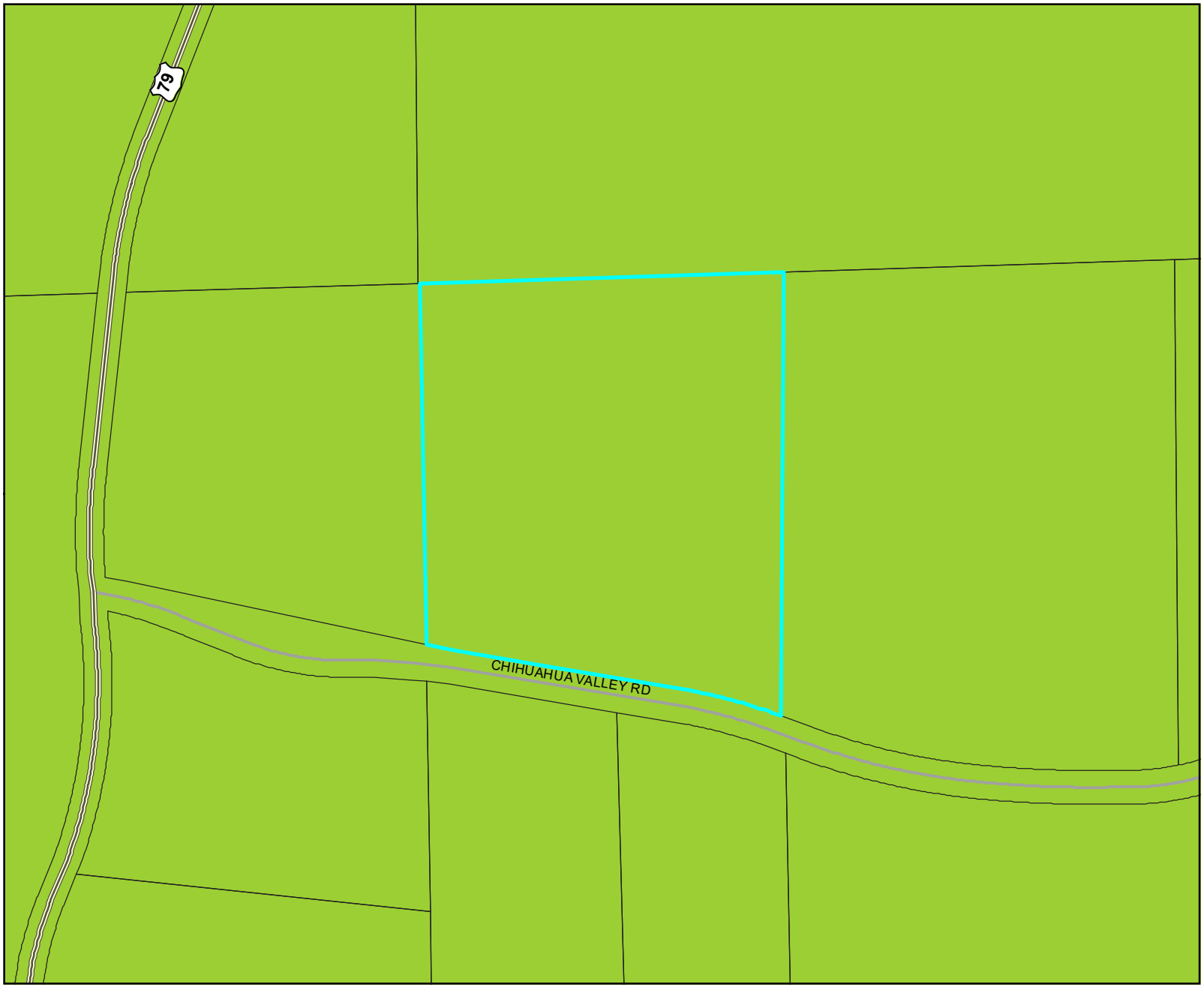
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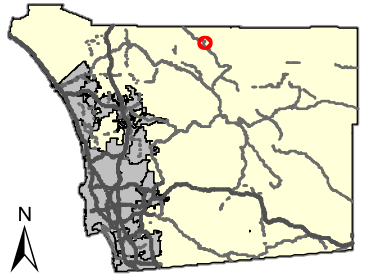
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Notes:

*Residential densities in italics

ZONING - USE





Legend:

PROJECT AREA

ZONING

USE REGULATION

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

0 0.035 0.07 0.105 0.14 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

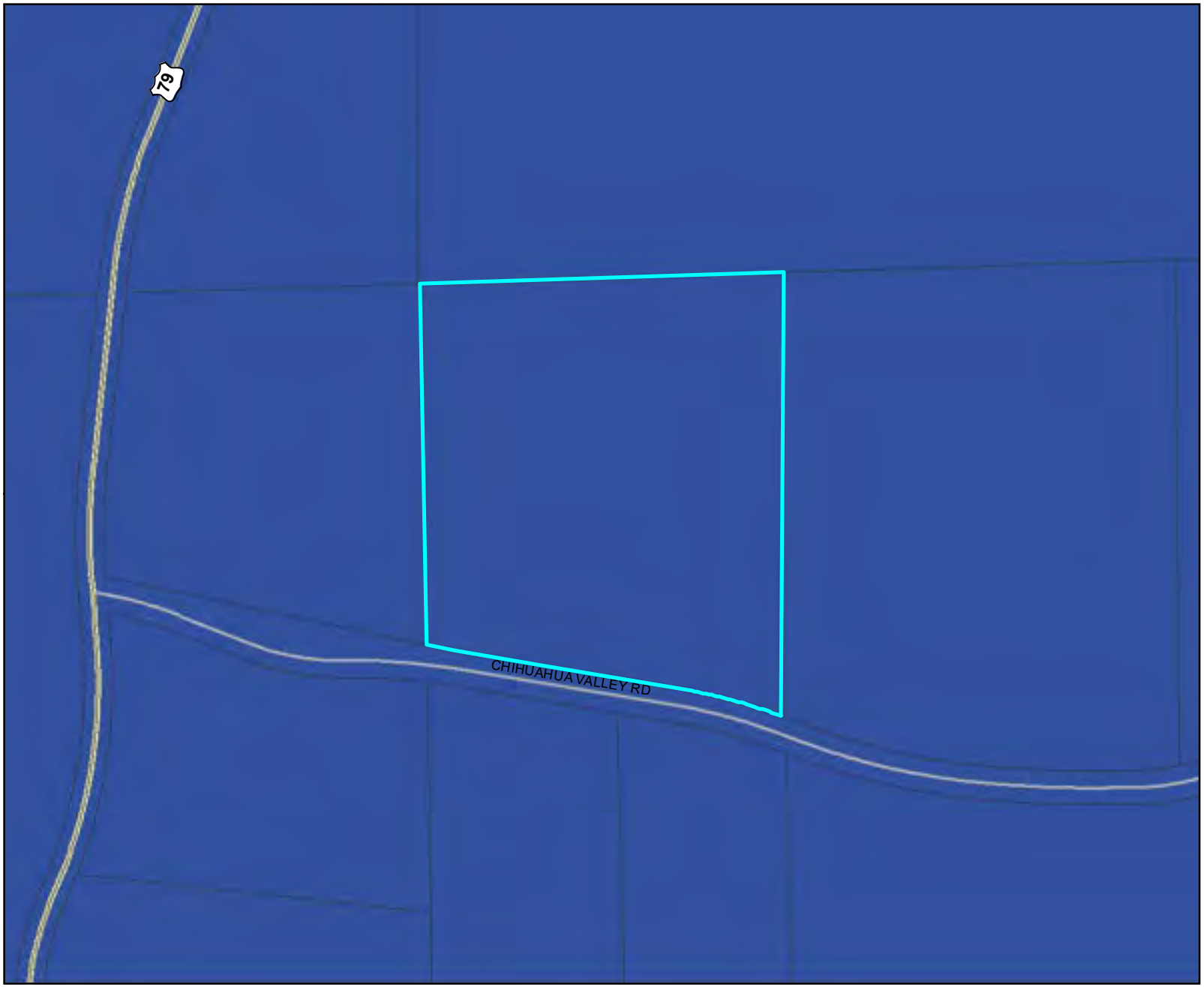
Planning and Development Services

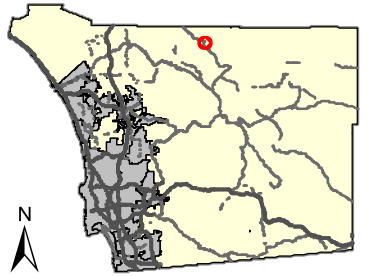
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Notes:

DARK SKIES





Legend:

- PROJECT AREA
- DARK SKIES ZONE A

Notes:

0 0.035 0.07 0.105 0.14 Miles

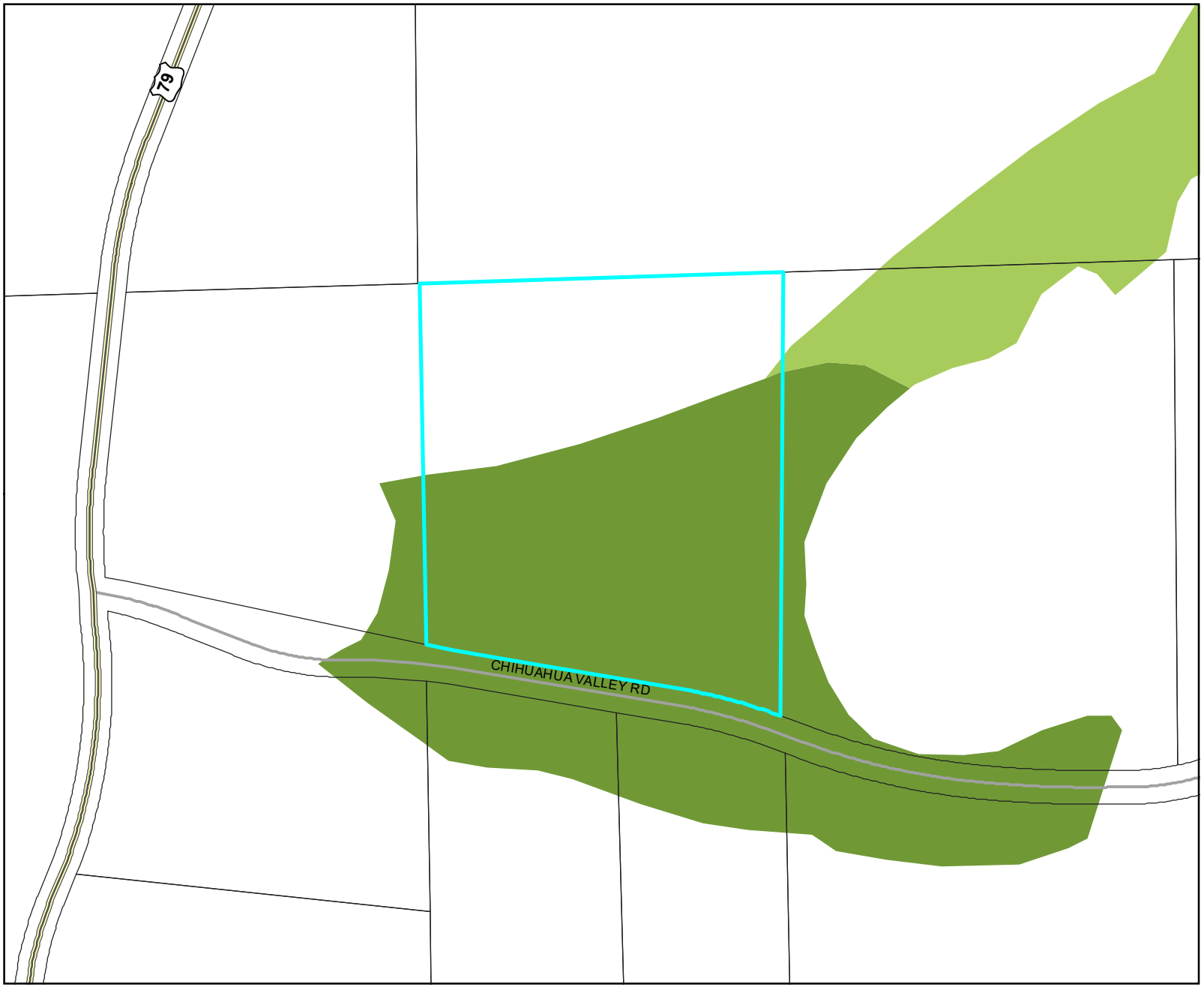
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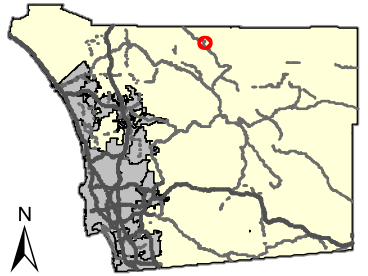
Planning and Development Services

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PRIME SOILS





Legend:

- PROJECT AREA

PRIME SOILS

- Prime Farmland Soils
- Statewide Significance Soils

0 0.035 0.07 0.105 0.14 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

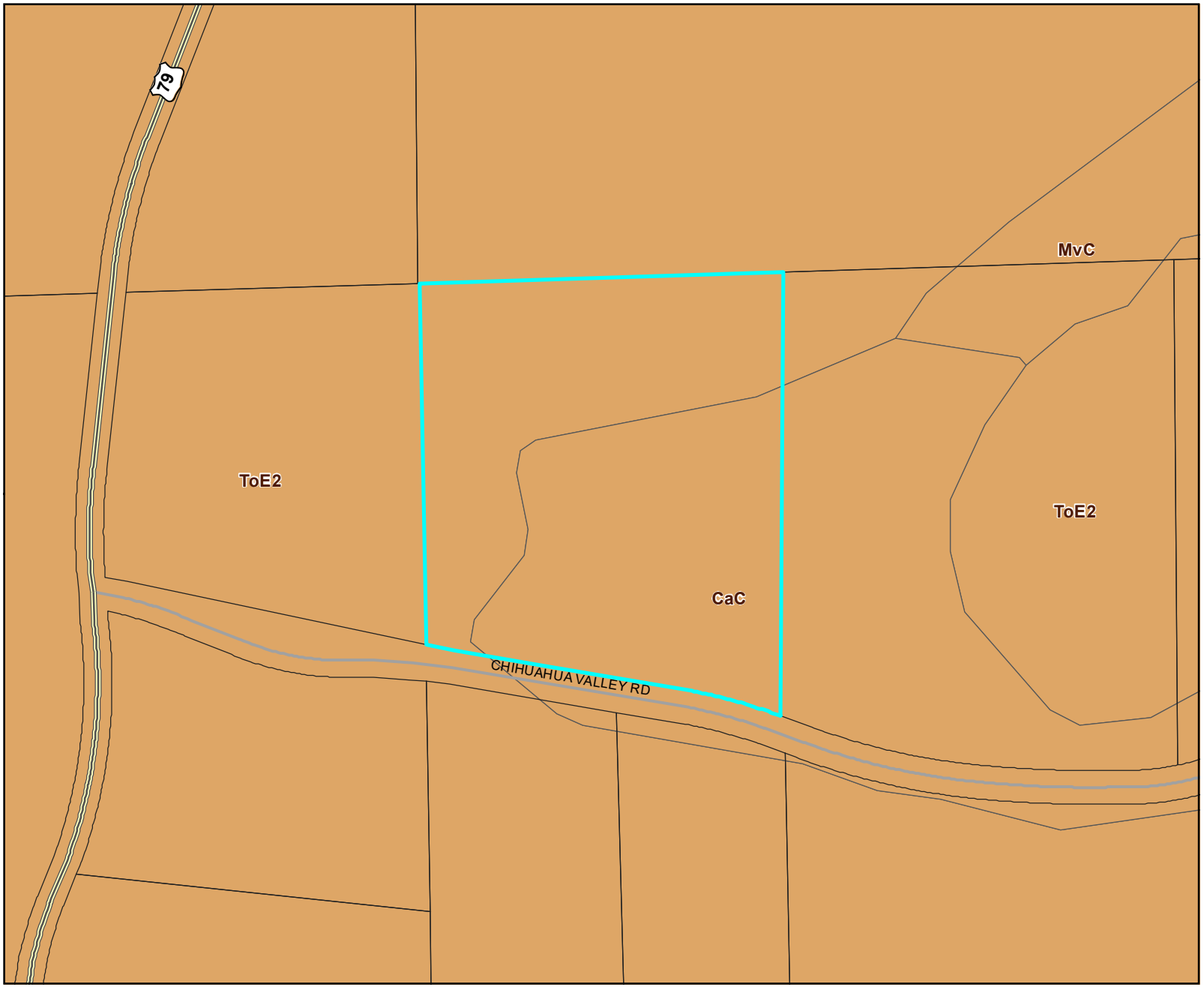
Planning and Development Services

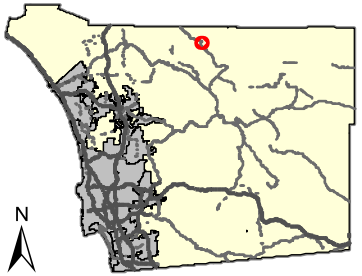
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Notes:

SOIL





Legend:

- PROJECT AREA

SOILS

- ALFISOLS
- ENTISOLS
- INCEPTISOLS
- MOLLISOLS
- VERTISOLS
- OTHER
- URBAN
- WATER
- UNKNOWN

0 0.035 0.07 0.105 0.14 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

Planning and Development Services

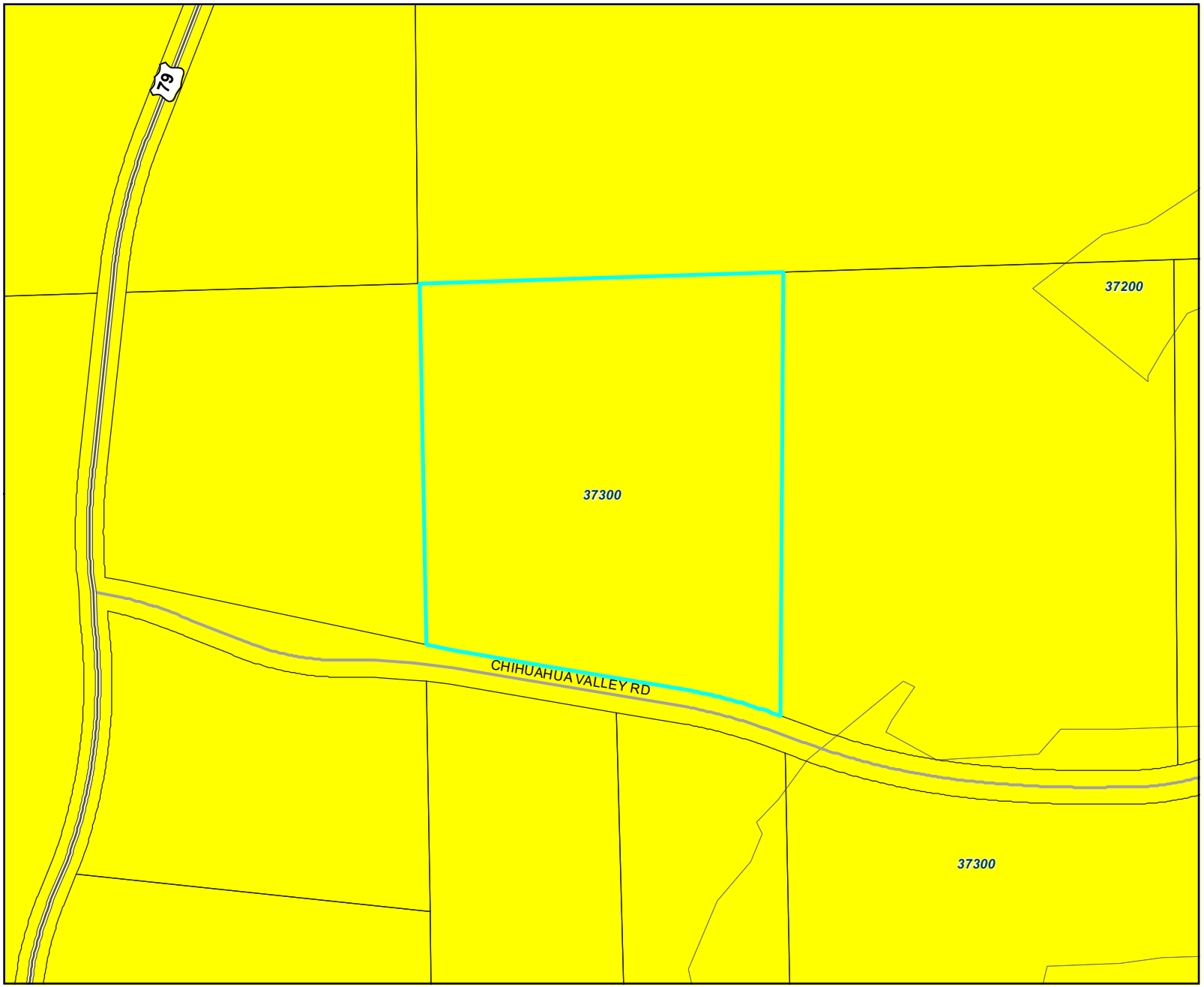
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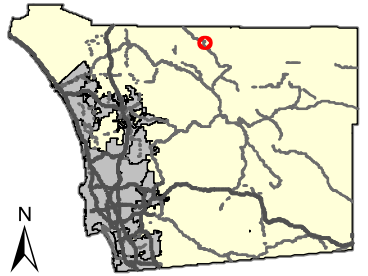
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Notes:

SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
ToE2	Tollhouse rocky coarse sandy loam, 5 to 30 percent slopes, eroded	7e-7(20)	9	Low	Severe 9
CaC	Calpine coarse sandy loam, 5 to 9 percent slopes	4ec-1(20)	55	Low	Moderate 2

VEGETATION





Legend:

- PROJECT AREA

VEGETATION CATEGORY

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

Notes:

0 0.035 0.07 0.105 0.14 Miles

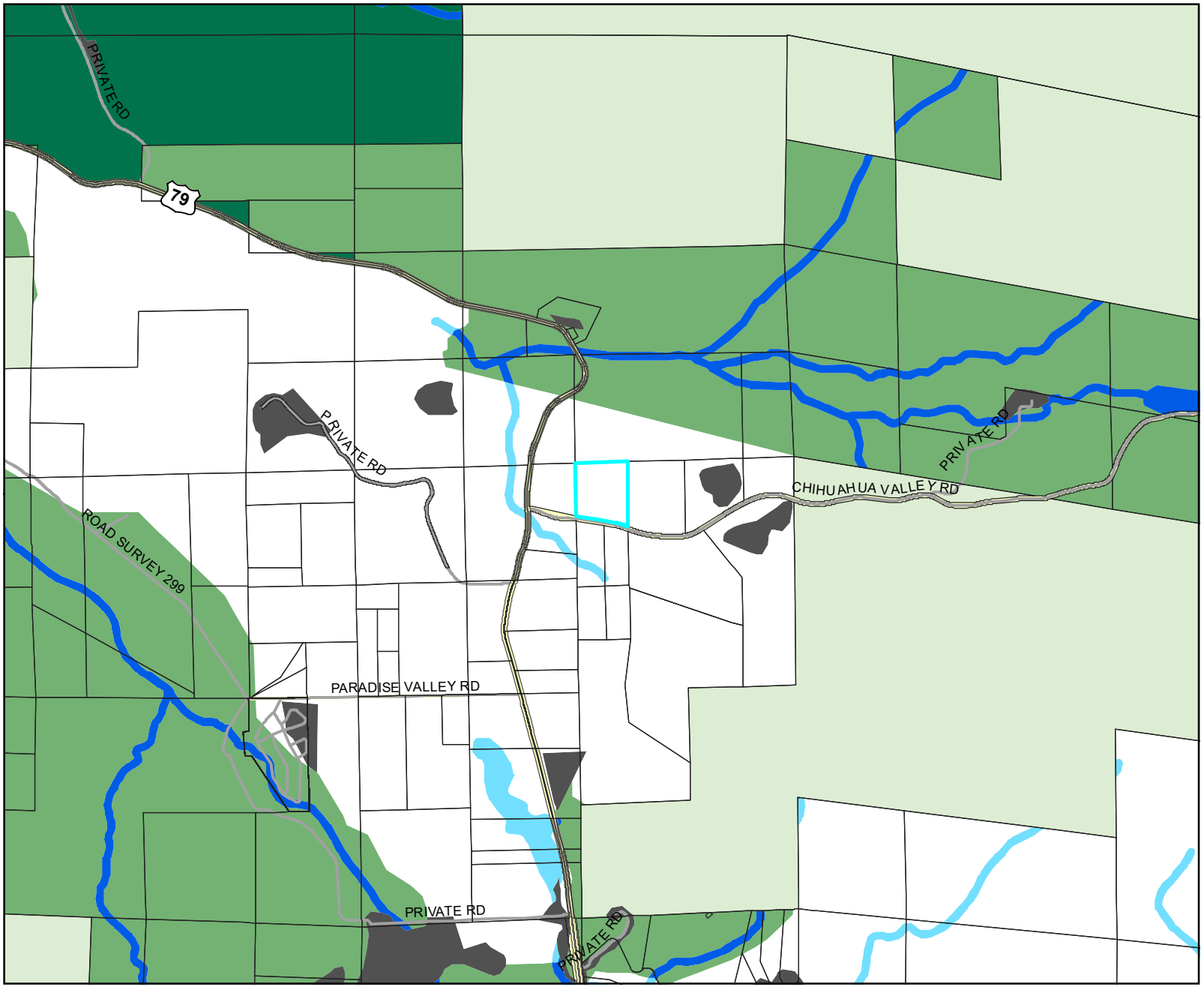
NAD 1983 StatePlane California VI FIPS 0406 Feet

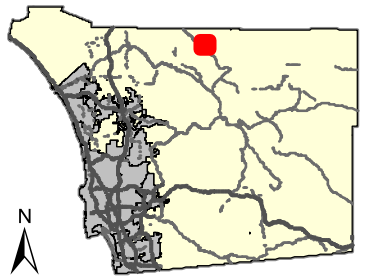
Planning and Development Services

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MSCP





Legend:

- PROJECT AREA

EMSCP (DRAFT) DESCRIPTION

- Agriculture or Natural Upland within FCA
- County Owned Preserves
- Agriculture or Natural Upland outside FCA
- Riparian/Wetland Habitat and Transition Zone within FCA
- Riparian/Wetland Habitat and Transition Zone outside of FCA
- RMS 1 - Highest Level of Ecological Protection
- RMS 2 - Land managed with Ecological Protection
- RMS 3 - Land managed as Open Space
- RMS 4 - Other Public/Semi-Public Lands
- Developed Lands
- Tribal Lands

0 0.2 0.4 0.6 0.8 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

Planning and Development Services

N

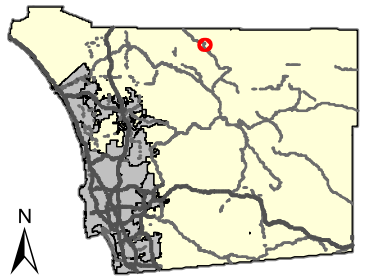
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Notes:

MSCP = Multiple Species Conservation Program

NOISE





Legend:

- PROJECT AREA
- TRAIN
- TROLLEY

RAIL NOISE
(Community Noise Equivalent Level)
- 60

ROAD NOISE
(Community Noise Equivalent Level)
- 60
- 75

AIR NOISE
(Community Noise Equivalent Level)
- 60
- 65
- 70
- 75
- 80

0 0.035 0.07 0.105 0.14 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

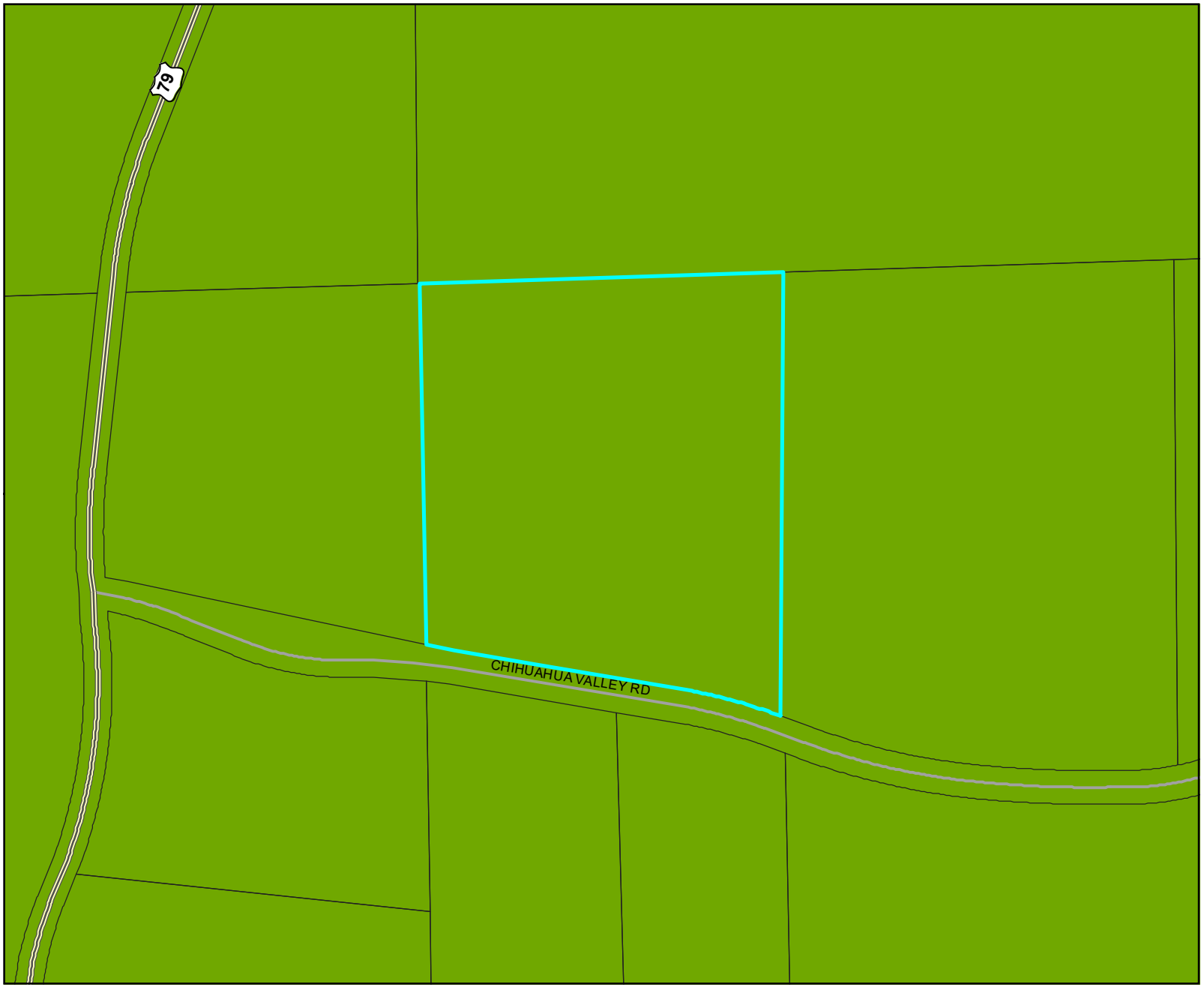
Planning and Development Services

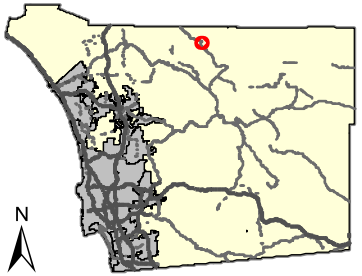
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Notes:

URBAN-WILDLAND INTERFACE





Legend:

- PROJECT AREA
- URBAN-WILDLAND INTERFACE ZONE

Notes:

0 0.035 0.07 0.105 0.14 Miles

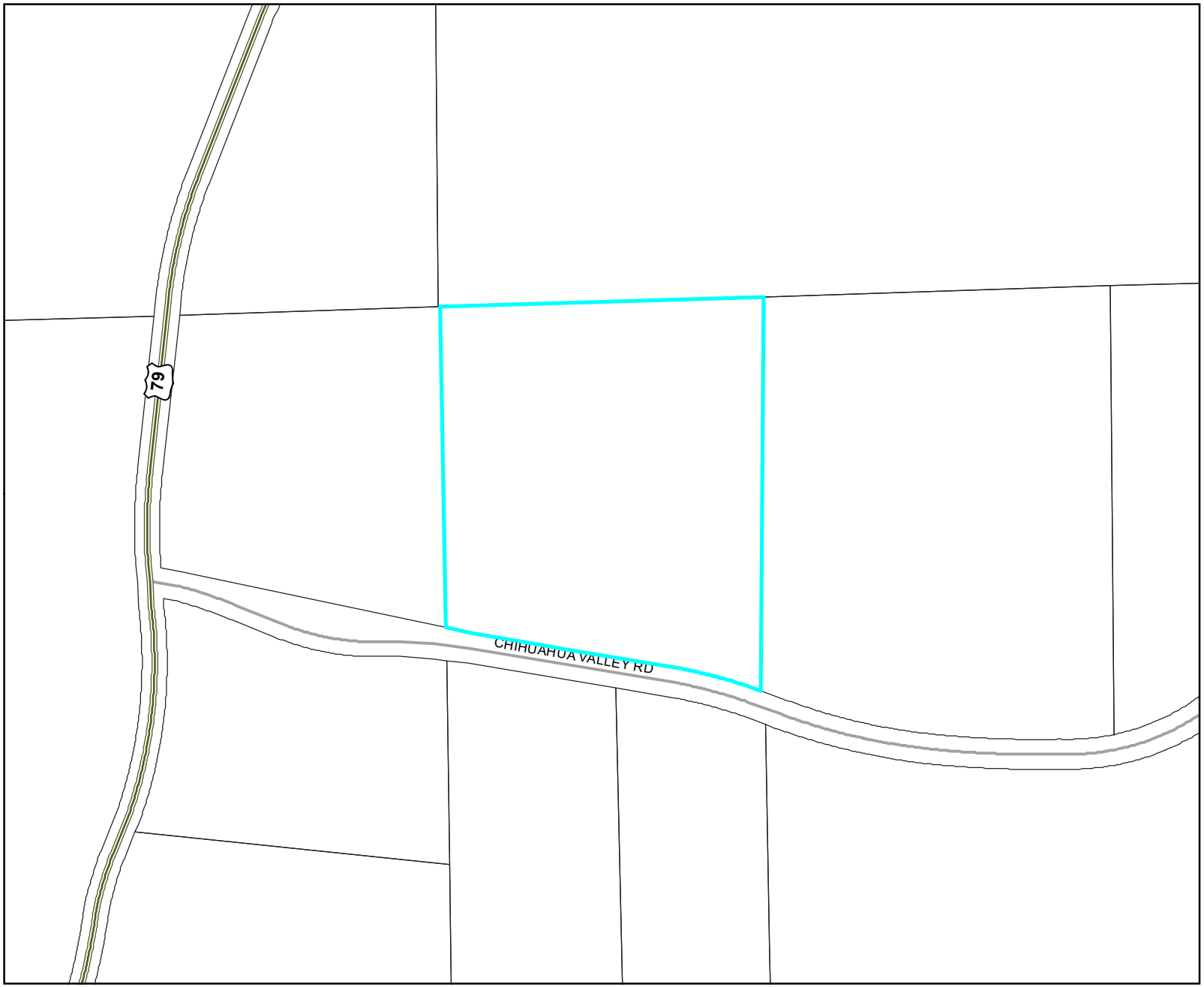
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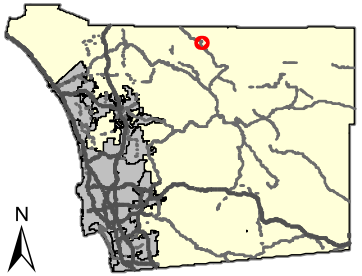
Planning and Development Services

N

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TRAILS





Legend:

- PROJECT AREA
- TRAIL EASEMENT
- PROPOSED COMMUNITY PLAN TRAILS

Notes:

0 0.04 0.08 0.12 0.16 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

Planning and Development Services

N

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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 315*)	Permitted							X	X	X															X
	½ acre+ by ZAP				X	X	X				X		X	X	X	X	X						X	X	
	1 acre+ by MUP	X	X	X																					
(b) Small Animal Raising (includes Poultry	Permitted													X	X	X	X							X	
	½ acre+ permitted							X	X	X															
	100 maximum											X													
	25 maximum				X	X	X				X		X					X	X				X		X
	½ acre+, 10 max	X	X	X																					
	Less than ½ acre: 100 Maximum							X	X	X															
	½ acre+ 25 max by ZAP	X	X	X																					
Chinchillas (*See Note 5*)	100 max by ZAP				X	X	X																		X
	MUP required												X												
(c) Large Animal Raising (Other than horsekeeping)	4 acres + permitted															X								X	
	8 acres + permitted							X	X	X															
	2 animals plus 1 per ½ acre over 1 acre				X	X	X																		X
	4 animals plus 4 for each ½ acre over ½ acre							X	X	X															
	1 ½ acres or less: 2 animals											X	X	X	X	X								X	
	1 ½ to 4 acres: 1 per ½ acre											X	X	X	X	X								X	
	4 acres+, 8 animals + 1 cow or sheep per 1 acre over 4 acres											X	X	X	X										

ANIMAL USE TYPE (*See Note 4*)	Restrictions and Density Range	DESIGNATOR																						
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X
(*See Note 2*)	2 animals										X						X	X	X				X		X
	4 acres plus by MUP											X			X										
	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																					X
	Grazing Only																			X	X				
(d) Horse keeping (other than Animal Sales and Services: Horse Stables)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X
	2 horses + 1 per ½ acre over 1 acre				X	X	X																		
	ZAP required				X	X	X																		
	½ acre plus by ZAP	X	X	X																					
(e) Specialty Animal Raising: Bees (*See Title 6, Division 2, Chapter 9, County Code*) (*See Note 7*)	Permitted				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	ZAP Required	X	X	X																					
(f) Specialty Animal Raising: Wild or Undomesticated (*See Note 3*)	ZAP Required				X	X	X	X	X	X			X	X	X	X	X			X	X	X		X	
(g) Specialty Animal Raising: Other (Excluding Birds)	25 maximum				X	X	X				X	X	X				X	X	X	X	X		X		X
	25 maximum by ZAP	X	X	X																					
	25 plus by ZAP				X	X	X				X	X	X	X			X			X	X	X	X		X
	Permitted							X	X	X					X	X								X	
(h) Specialty Animal Raising: Birds	25 maximum				X	X	X						X					X	X	X	X	X			
	100 maximum							X	X	X	X	X					X						X		
	Additional by ZAP	X	X	X				X	X	X	X	X	X				X					X	X		
	Permitted													X	X	X								X	X
(i) Racing Pigeons	100 Maximum										X	X											X		
	100 Max 1/acre plus																	X							
	Permitted												X	X	X	X	X							X	X
ANIMAL ENCLOSURE SETBACKS (*See Section 3112*)																									
Most Restrictive		X			X			X			X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Moderate			X			X			X																
Least Restrictive				X			X			X															X

MUP = Major Use Permit + = plus ZAP = Minor Use Permit

Notes:

1. Dogs and cats not constituting a kennel are accessory uses subject to the Accessory Use Regulations commencing at Section 6150
2. On land subject to the "S" and "T" Animal Designators, grazing of horses, bovine animals and sheep permitted provided no buildings, structure, pen or corral shall be designated or used for housing or concentrated feeding of animals, and the number of such animals shall not exceed 1 animal per ½ acre of land.
3. One wild or undomesticated animal, kept or maintained in conformance with State and local requirements, is an accessory use subject to the Accessory Use Regulations commencing at Section 6150, and is not subject to the Animal Schedule. (Amended by Ordinance Number 7432 (N.S.) adopted January 6, 1988.)
4. The Animal Schedule does not apply to small animals, specialty animals, dogs or cats which are kept for sale in zones where the *Retail Sales, General* Use type is permitted provided that all activities are conducted entirely within an enclosed building, the building is completely soundproof, there are no outside runs or cages, no boarding of animals, no outside trash containers and no offensive odors.
5. Chinchillas are considered small animals except that a MUP may be approved for more than 25 chinchillas on property with the "L" Designator.
6. The number of animals allowed is per legal lot.
7. Beekeeping must be located at least 600 feet from any habitable dwelling unit, other than such dwelling unit owned by the person owning the apiary.

3112 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 InteriorSide 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 4610.

(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)