



PROPERTY REPORT

ADDRESS: 1236 Volcan View Dr., Julian, CA 92036

DESCRIPTION: Incredible views, privacy and opportunity are waiting to be discovered at this wonderful home nestled in the hills of Julian. Situated in the Whispering Pines community on 2 parcels totaling just over ½ acre, the property features the main home with 3 bedrooms, 2 and ½ baths and 1886 esf. of living space. In addition, there is a detached studio and separate garage; ideal for a potential guest unit or art studio. Large, plentiful windows welcome in natural light and beautiful views of Volcan Mountain. The wraparound deck provides an ideal spot to enjoy the beauty and tranquility of the space. Whether a weekend getaway or full-time residence, this property offers great opportunity to enjoy the desirable mountain community lifestyle.

PRICE: \$399,000.00 to \$419,000.00

APN: 250-207-13-00

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

Meriah Druliner; Meriah@Donn.com; 760-420-5131

Volcan View Home

1236 Volcan View Dr., Julian, CA 92036



\$399,000 to \$419,000

Incredible views, privacy and opportunity are waiting to be discovered at this wonderful home nestled in the hills of Julian. Situated in the Whispering Pines community on 2 parcels totaling just over ½ acre, the property features the main home with 3 bedrooms, 2 and ½ baths and 1886 esf. of living space. In addition, there is a detached studio with a 1/2 bath and wood burning stove along with a separate garage; ideal for a potential guest unit or art studio. Large, plentiful windows welcome in natural light and beautiful views of Volcan Mountain. A floor to ceiling, natural stone fireplace in the living area creates a warm and impressive focal area within. The wraparound deck provides an ideal spot to enjoy the beauty and tranquility of the space. Whether a weekend getaway or full-time residence, this property offers great opportunity to enjoy the desirable mountain community lifestyle.



RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070
CA DRE#01997162

Meriah@Donn.com

www.DONN.com

We Know The Backcountry!

RED HAWK REALTY
MERIAH
RANCHES • HOMES • LAND • LOANS
760-420-5131
We Know The Backcountry!

RED HAWK REALTY
DONN BREE
RANCHES • HOMES • LAND • LOANS
800-371-6669
We Know The Backcountry!

RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070
CA DRE#01078868

Donn@Donn.com

www.DONN.com

We Know The Backcountry!





Property Description

1236 Volcan View Dr.

Julian, CA 92036

APN 250-207-13-00



INTRODUCTION & OVERVIEW

Experience the beauty and privacy of this wonderful home in the Whispering Pines community of Julian. Additional features of the home and property include;

HOME

- Double door entry
- Tri-level
 - Entry level with kitchen, living area and half bath
 - Kitchen with butcher block, ample cabinet space, tile flooring
 - Impressive natural stone fireplace with blower and wood storage
 - Upper level with a cozy loft space
 - Lower level with master bed and en-suite bath, access to deck
 - 2 additional bedrooms and full bath
 - Utility/laundry room

PROPERTY

- Detached garage with automatic opener
- Detached studio with half bath and wood burning stove
- Wraparound deck
- Forced central heating and air

NATURAL SETTING

Topographically the property is moderately sloped, creating a sense of privacy and presenting incredible views. The property and surrounding area are filled with Black Oaks, pines, Manzanita and a wealth of native flora and fauna, adding to the beauty and fragrance of four appreciable seasons.

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. A variety of birds make this area home including hummingbirds, woodpeckers and blue jays.

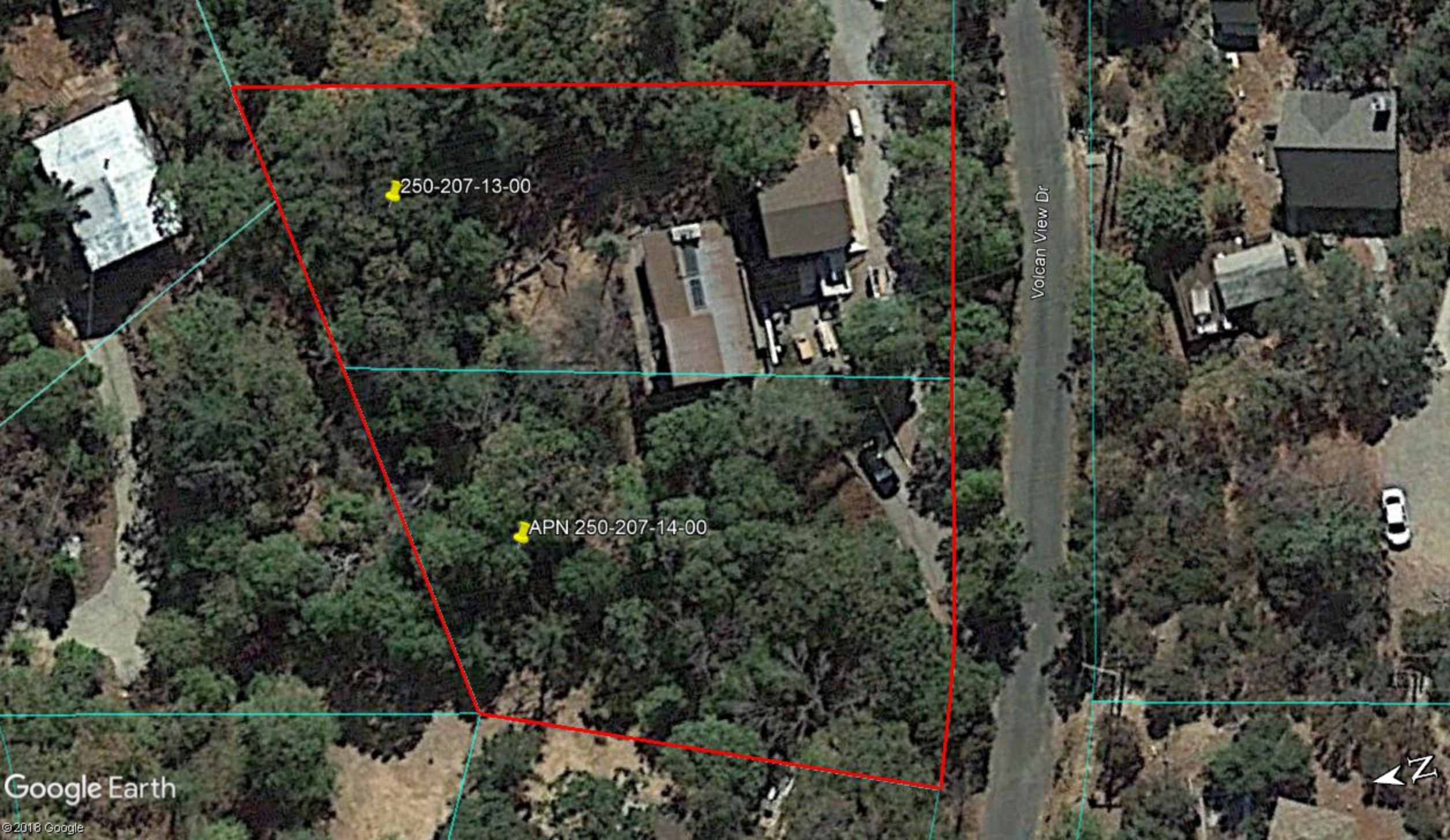
AREA INFORMATION

Just a short drive away lies the historic mountain township of Julian. The area is a well-known get-a-way for city residents from all over. The nearby community of Wynola is home to a rich local music and food community. Tourism is now the primary draw with many fine restaurants and lodging accommodations in the immediate area of this centrally located property. Wineries,



art galleries, music and shopping are nearby and offer many enjoyable venues from which to discover the fine local artist. Hiking, equestrian trails and world- renowned observatories are all within 30 minutes or less. Major shopping and resources are no more than 35 minutes away.

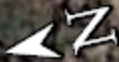
*****All information contained herein has been obtained from independent sources, including, but not limited to, the Seller and governing agencies. Buyer to investigate Subject Property, including but not limited to, permits, code enforcement, build ability, and utilities with governing authority and/or licensed and bonded professionals*****

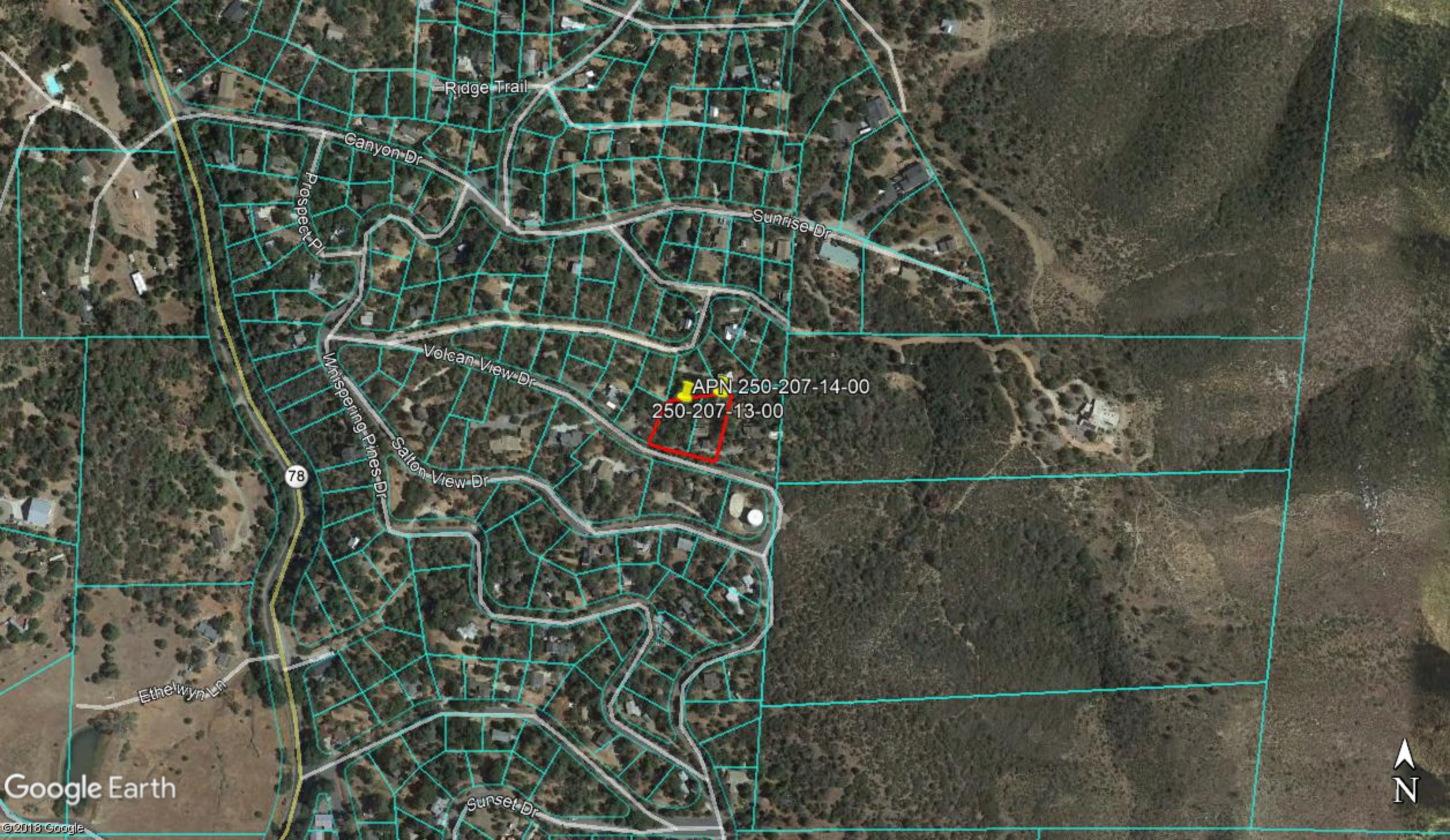


250-207-13-00

APN 250-207-14-00

Volcan View Dr





Ridge Trail

Canyon Dr

Sunrise Dr

Prospect Pl

APN 250-207-14-00
250-207-13-00

Volcan View Dr

Whispering Pines Dr

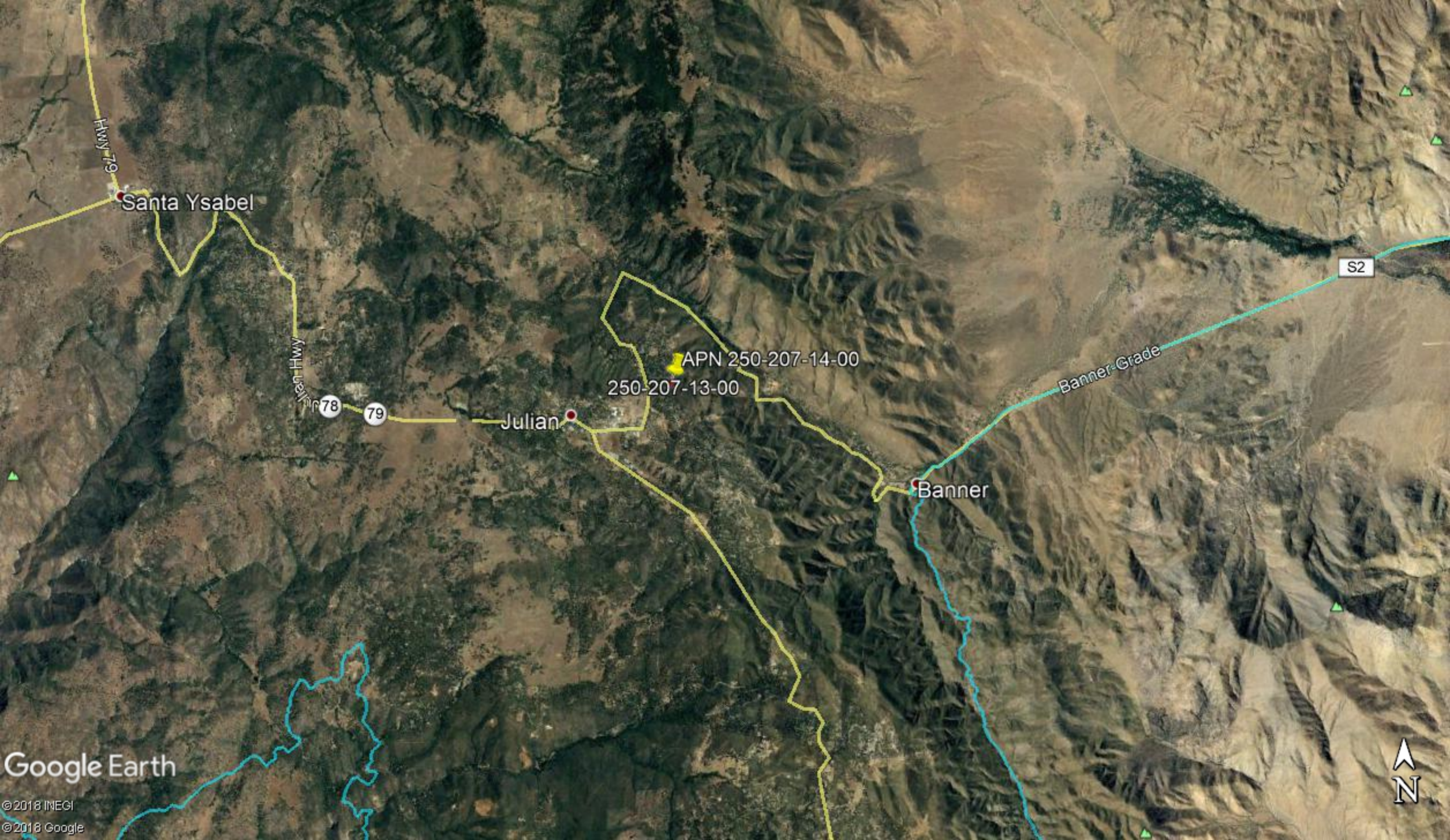
Salton View Dr

78

Ethelwyn Ln

Sunset Dr





HWY 79

Santa Ysabel

Banner Hwy

78

79

Julian

250-207-13-00

APN 250-207-14-00

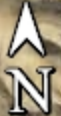
Banner

S2

Banner-Grade

Google Earth

© 2018 INEGI
© 2018 Google





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:	6/3/2019 12:23:07 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2502071300
Project Name:	

2502071300

General Information

USGS Quad Name/County Quad Number:	Julian/38
Section/Township/Range:	32/12S/04E
Tax Rate Area:	81047
Thomas Guide:	/
Site Address:	1236 Volcan View Dr Julian 92036-9462
Parcel Size (acres):	Data Not Available
Board of Supervisors District:	2

Public Service and Utility Districts

Water/Irrigation District:	None
Sewer District:	None
Fire Agency:	Julian-Cuyamaca Fire Protection District (See Map)
School District:	Gen Elem Julian Union; High Julian Union

General Plan Information

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

Zoning Information

Use Regulation:	Rr
Animal Regulation:	J
Density:	-
Minimum Lot Size:	.5Ac
Maximum Floor Area Ratio:	-
Floor Area Ratio:	-
Building Type:	C
Height:	G
Setback:	H
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.	No
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.	No
The site is in a Williamson Act Contract.	No

Biological Resources

Eco-Region:	Central Mountains
Vegetation Map	84500 Mixed Oak/Coniferous/Bigcone/Coulter Forest
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:	Pre-Cretaceous Metasedimentary
Paleo Sensitivity:	Marginal
Paleo Monitoring:	Monitoring By Grading/Excavation Contractor

Geology

Alquist-Priolo Zone:	No
County Special Study Zone:	No
Quaternary/Pre-Quaternary Fault:	No
Potential Liquefaction Area:	No
Soils Hydrologic Group:	C
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)
---	-------------------------------

Hazard Flooding

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

Hazardous Materials

Schools are located within 1/4 mile of the project.	No
The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.	No
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	No
The site is located within 1000 feet of buried waste in a landfill.	No
The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.	No
The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).	No
The site is listed on the Geotracker listing.	No
The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.	No
The site is listed in the EPA's Superfund CERCLIS database.	No
The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.	Please Refer To Aerial Imagery
The site contains existing homes or other buildings constructed prior to 1980.	Please Refer To Aerial Imagery

Airport Hazards

The site is located in a FAA Notification Zone. If yes, list the height restrictions.	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:	Anza Borrego
Sub-basin:	722.40/Same As Haname
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: Salton Sea; San Felipe Creek; Banner Creek
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:	15 To 18 Inches

Noise

The site is within noise contours.	No
------------------------------------	----

Fire Services

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

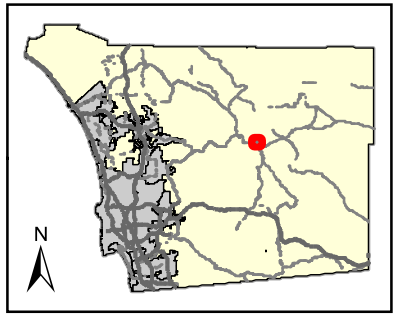
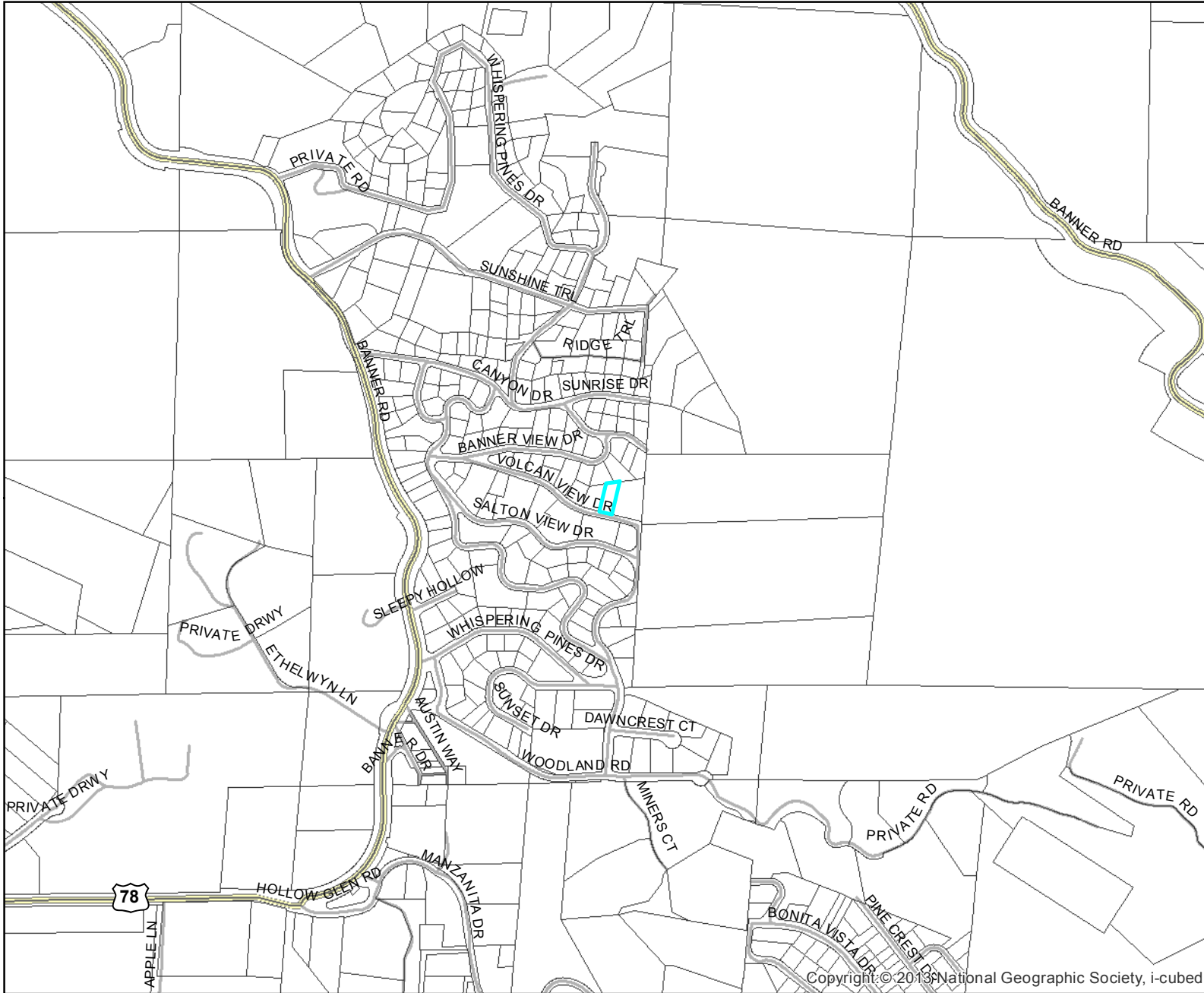
Additional Information

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.	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.	Yes
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No
The site is located in the Sweetwater Basin.	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	No
There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s).	No

TOPO MAP



Legend:

 PROJECT AREA

Notes:

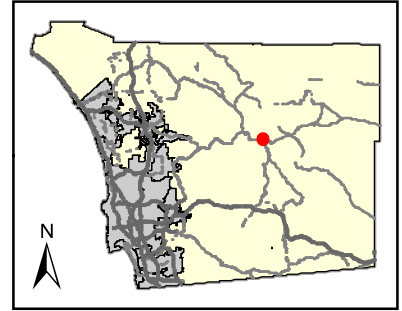
0 0.1 0.2 0.3 0.4 Miles
 NAD 1983 StatePlane California VI FIPS 0406 Feet
 Planning and Development Services



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.

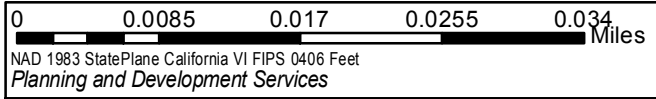
Copyright © 2013 National Geographic Society, i-cubed

ZONING - USE



Legend:

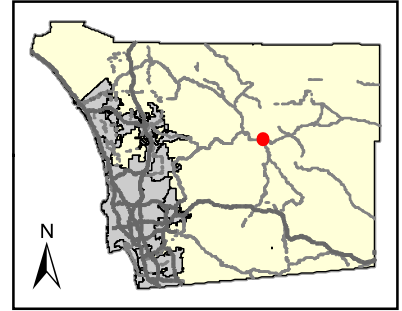
- PROJECT AREA
- ZONING**
- USE REGULATION**
- Agriculture
- Commerical and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Village Civic District
- Village
- Village
- Village
- Village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



N 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.

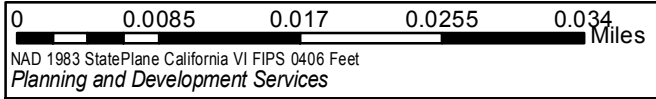
Notes:

VEGETATION



Legend:

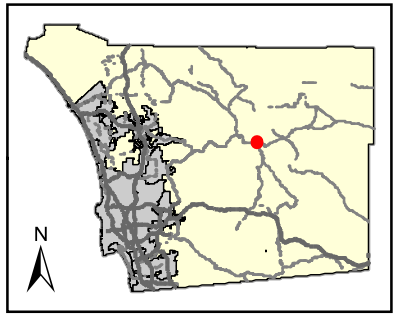
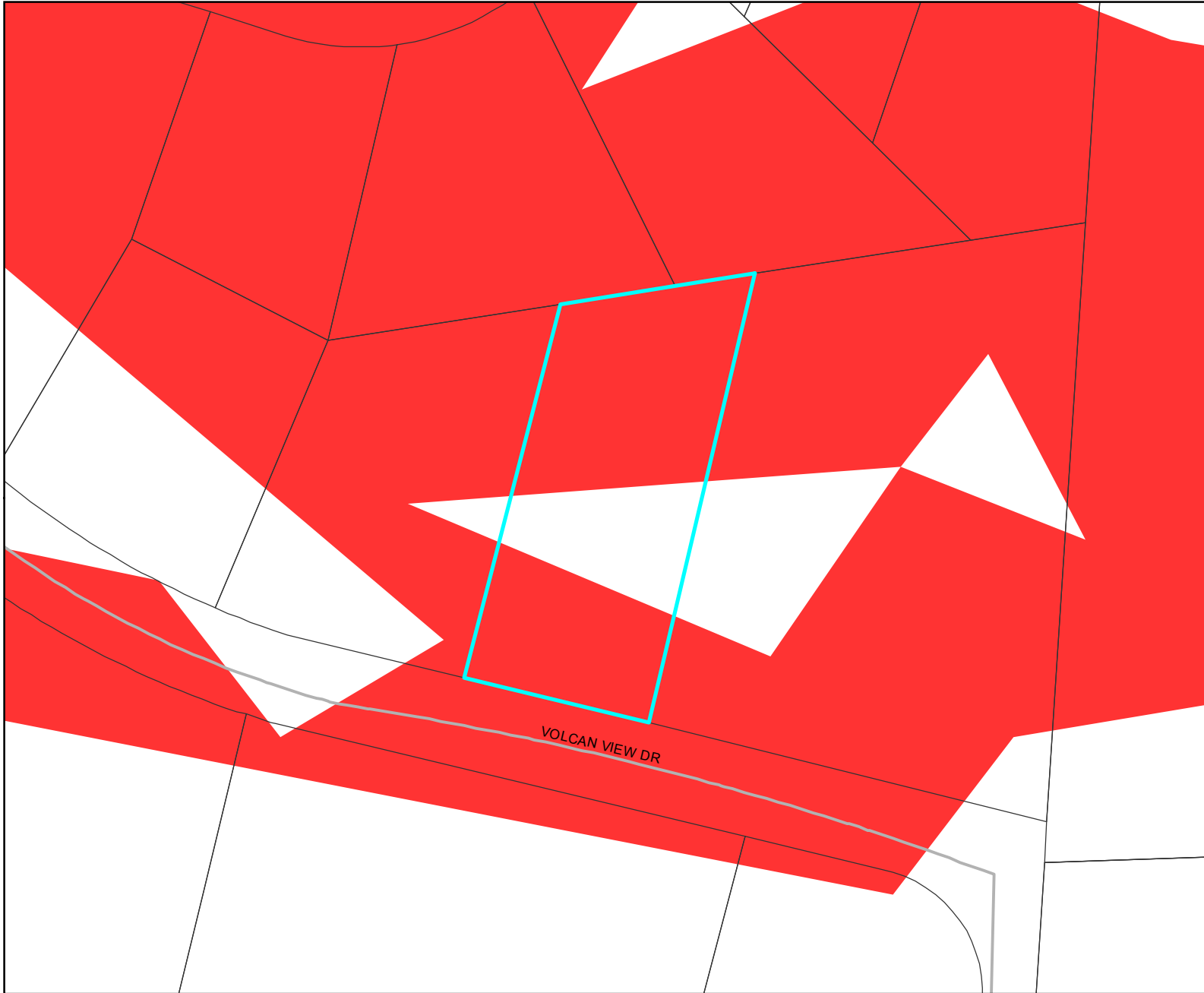
- PROJECT AREA
- VEGETATION CATEGORY**
- Southern Foredunes, Beach, Saltpan
- Mudflats
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Vernal Pool, Meadow and Seep
- Marsh
- Coniferous Forest
- 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





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:

STEEP SLOPES



Legend:

-  PROJECT AREA
-  STEEP SLOPE (> 25%)

0 0.0085 0.017 0.0255 0.034 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:

RR RURAL RESIDENTIAL USE REGULATIONS

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)

2180 INTENT.

The provisions of Section 2180 through 2189, inclusive, shall be known as the RR Rural Residential Use Regulations. The RR Use Regulations are intended to create and enhance residential areas where agricultural use compatible with a dominant, permanent residential use is desired. Typically, the RR Use Regulations would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired. Various applications of the RR Use Regulations with appropriate development designators can create buffers between residential and agricultural uses, family or small farm areas, or large lot rural residential developments.

2182 PERMITTED USES.

The following use types are permitted by the RR 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

(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)

2183 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RR 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.

Mobilehome Residential "18"

b. Commercial Use Types.

Recycling Collection Facility, Small "2"

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)

(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)

(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2184 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are allowed by the RR Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

Small Schools

b. Commercial Use Types.

Cottage Industries (see Section 6920)

c. Agricultural Use Types

Farm Labor Camps

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 7790 (N.S.) adopted 8-01-90)

(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)

(Amended by Ord. No. 8698 (N.S.) adopted 7-17-96)

(Amended by Ord. No. 10003 (N.S.) adopted 8-5-09)

2185 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the RR 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

Civic, Fraternal or Religious Assembly

Clinic Services

Community Recreation

Cultural Exhibits and Library Services

Group Care
 Law Enforcement Services
 Major Impact Services and Utilities
 Parking Services
 Postal Services

- c. Commercial Use Types.
 Participant Sports and Recreation: Outdoor
 Transient Habitation: Campground (see Section 6450)
 Transient Habitation: Resort (see Section 6400)
 Wholesaling, Storage and Distribution: Mini-Warehouses Warehouses (see Section 6300 and Section 6909)
- d. Agricultural Use Types.
 Packing and Processing: Limited
 Packing and Processing: Winery
- 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. 5612 (N.S.) adopted 10-10-79)
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
 (Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)
 (Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

Animal Schedule

Part of Section 3100

ANIMAL USE TYPE <i>(See Note 4)</i>	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 <i>(see Section 3130)</i>	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 <i>(see Note 1)</i>	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 <i>(see Note 6)</i>																												
(a) Animal Raising Projects <i>(see Section 3115)</i>	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 <i>(includes Poultry)</i> <i>(See Note 8)</i>	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			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 <i>(See Note 5)</i>	100 max by ZAP				X	X	X					X															X	
	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	U	V	W	X
(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	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	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		X	
(g) Specialty Animal Raising: Other (Excluding Birds or Aquaponics)	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		
	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	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.