



**RANCHES • HOMES
LAND • LOANS**



PROPERTY REPORT

ADDRESS: 35683 Breezy Ln., Ranchita, CA 92066

DESCRIPTION: Unique opportunity to acquire a profitable business and attractive turnkey home in the beautiful backcountry of San Diego County. Situated on 9.54 acres, this self-sustaining business affords the rare opportunity to live and work from home. Easily accessed immediately off state highway S-22, the property is fully fenced with gated access and an additional agricultural gate. The 2066 sq. ft. manufactured home includes 3 bedrooms, 2 baths and a wealth of upgrades. A large, detached garage provides ample storage and workspace. Multiple agricultural buildings house the business beyond. The flat topography allows for full utility of the property and provides the opportunity for expansion and additional uses. Flexible A70 zoning and “O” animal designator allows for further customization. One year of business education and transitional support to be provided by seller*. Enjoy convenience, profitability and the tranquility of the backcountry lifestyle. Contact us to explore the possibilities!

PRICE: \$950,000.00

APN: 196-160-63-00

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

Starlene Bennin; Starlene.Bennin@gmail.com; 760-908-2546

We Know The Backcountry!

*Terms to be determined between principals at time of sale.

Weber's Game Birds

35683 Breezy Ln., Ranchita, CA 92066



\$950,000

Unique opportunity to acquire a profitable business and attractive turnkey home in the beautiful backcountry of San Diego County. Situated on 9.54 acres, this self-sustaining business affords the rare opportunity to live and work from home. Easily accessed immediately off state highway S-22, the property is fully fenced with gated access and an additional agricultural gate. The 2066 sq. ft. manufactured home includes 3 bedrooms, 2 baths and a wealth of upgrades. A large, detached garage provides ample storage and work-space. Multiple agricultural buildings house the business beyond. The flat topography allows for full utility of the property and provides the opportunity for expansion and additional uses. Flexible A70 zoning and "O" animal designator allows for further expansion and customization. One year of business education and transitional support to be provided by current owner who is retiring after 35 years in the industry*. Enjoy convenience, profitability and the tranquility of the backcountry lifestyle.

Contact us to explore the possibilities!

Property Features

- Immaculate home and property
- Turnkey business operation with exceptional profit margins
- Vast potential for expansion
- Current owner retiring after 35 years of successful operations
- Kohler backup generator with 3 auxiliary propane tanks
- Abundant water supply
- Beautiful views of the surrounding countryside



RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070
(760)908-2546

Starlene.Bennin@gmail.com

www.DONN.com

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RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070

Donn@Donn.com

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HOME

Built in 1999, the 2066 sq. ft. home is turnkey and ready to welcome its new owners. Remodeled in 2014, the home features a wealth of custom upgrades throughout including Italian tile and distressed Acacia wood flooring, granite countertops and stainless steel appliances. The open floor plan and ample windows bring natural light and warmth to the home. Enjoy formal and casual dining areas, a fireplace in the living area and a granite framed Jacuzzi jetted tub in the

master bath. Pride of ownership is evident and no detail has been overlooked.

PROPERTY

The grounds of this 9.54 acre parcel are immaculate and provide an abundance of room for expansion. A small-scale orchard, complete with irrigation, includes a variety of fruit and nut trees. The large detached garage provides plenty of space for storage, a workshop area and beyond. The newly installed Kohler backup generator with its 3 auxiliary propane tanks serves the home as well as the agricultural buildings, providing energy security throughout the property.

BUSINESS

A rare and profitable business operation creates a self-sustaining lifestyle, allowing you to enjoy the backcountry way of life, all while generating income from home. Visionaries and entrepreneurs, this is your opportunity to assume and operate a unique business while learning from a professional with over 35 years of experience and expertise in the industry. The current owner will provide one full year of mentorship, education, support and business partner transition to ensure a smooth and seamless process*. Proprietary in nature, further details will be discussed by appointment.

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PROPERTY DESCRIPTION



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Ranchita, CA 92066
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INTRODUCTION & OVERVIEW

Located in the tranquil San Diego County backcountry community of Ranchita, this unique offering holds a wealth of opportunity. Live and work on your own property, all while enjoying a self-sustainable lifestyle. After 35 successful years in the industry, the current owner is retiring and offering this highly profitable game bird business for sale. Business consists of sale of Squab (juvenile pigeon) and Chukar Partridge and eggs to established markets. The business and operation have a high level of bio security as there are no other commercial poultry operations within 30 miles of the property. In anticipation of the learning curve involved with assuming a rather unique business, the current owner will provide education and support for husbandry techniques to help support continued operational and business success. * Additional features of the home and property include;

Home

- Gated, paved entry to property with large parking area
- Living room with granite faced fireplace and distressed Acacia wood flooring
- Upgraded kitchen with
 - Walk-in pantry
 - Graal pattern Italian tile flooring
 - Granite countertops with 6” backsplash
 - Dishwasher, refrigerator and 5 burner propane range
- Open and bright dining room with Italian tile flooring
- Separate family room with Italian tile flooring and bar area featuring granite countertops and 6” backsplash
- Master bedroom with distressed Acacia wood floors
 - en-suite bath featuring dual sinks, tile flooring, granite countertops, Jacuzzi jetted bathtub framed with granite and separate shower
- Two additional bedrooms with distressed Acacia wood flooring
- Second full bath with granite countertops
- Laundry room with built-in cabinetry
 - Newer Whirlpool washer and dryer will convey with acceptable offer
 - Door to exterior covered porch
- Central heating and cooling

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RANCHES • HOMES LAND • LOANS

Business and Property

- 9.54 flat and useable acres, fully fenced
- Energy security to home and outbuildings from Kohler propane generator
- Agricultural building - 128x18
- Additional agricultural building - 128x30
- Detached garage with bird incubators - 40x30
- Flight bird building - 160x10
- Breeder building - 128x30
- 2 pigeon buildings - 128x10
- Items to convey with acceptable offer include;
 - Taylor Dunn golf cart
 - 2001 Ford F-250
 - Massey Ferguson tractor
 - John Deere manure spreader
 - Disk and drag
 - Harrow
 - Mower
 - 12" auger
 - Gannon
 - 2007 quad, Honda TRX 420 Rancher
 - 2009 quad, Suzuki LTA 400F
 - All incubators
 - All livestock and breeders
 - All brooders and water equipment plus all items related to existing business
 - Storage container
 - All in-home appliances plus freezer in incubator room
 - 2018 24kw Kohler propane generator
 - Work shed

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NATURAL SETTING

Topographically, the property is flat making it very attractive for a variety of agricultural uses. The property is surrounded by mature Pines, Torrey Pines, California Live Oak and Juniper.

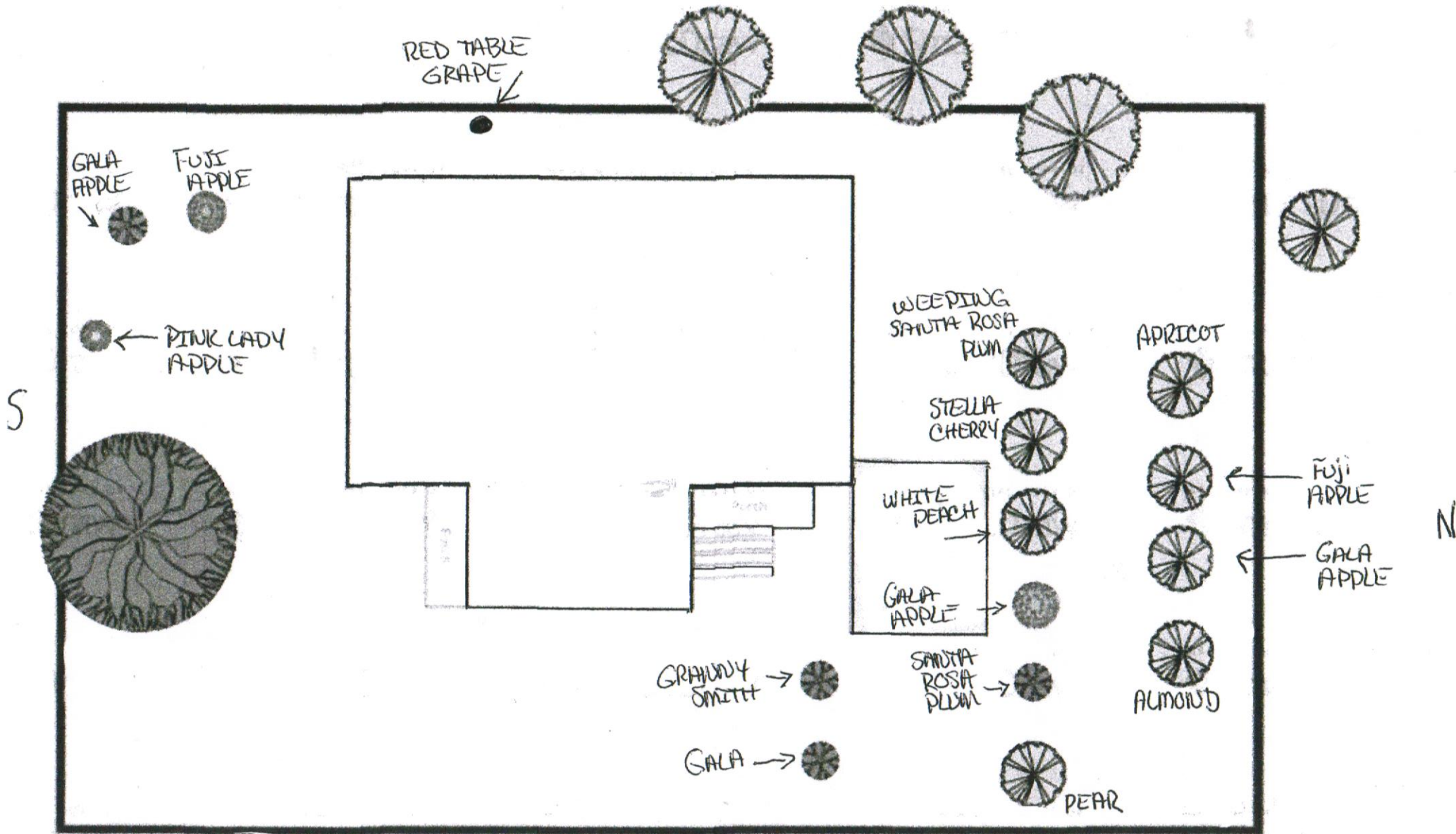
AREA INFORMATION

The community of Ranchita lies at an approximate elevation of 4000 ft., roughly 9 miles southwest of Borrego Springs. The nearby community of Warner Springs offers golfing, dining, hiking and k-12 schools. Major shopping and resources are approximately 45 minutes away. Enjoy the local township of Julian, fishing and boating at nearby Lake Henshaw and a variety of other activities for the entire family.

*Terms to be negotiated between principals at time of sale.

*****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*****

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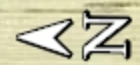
Breezy Ln

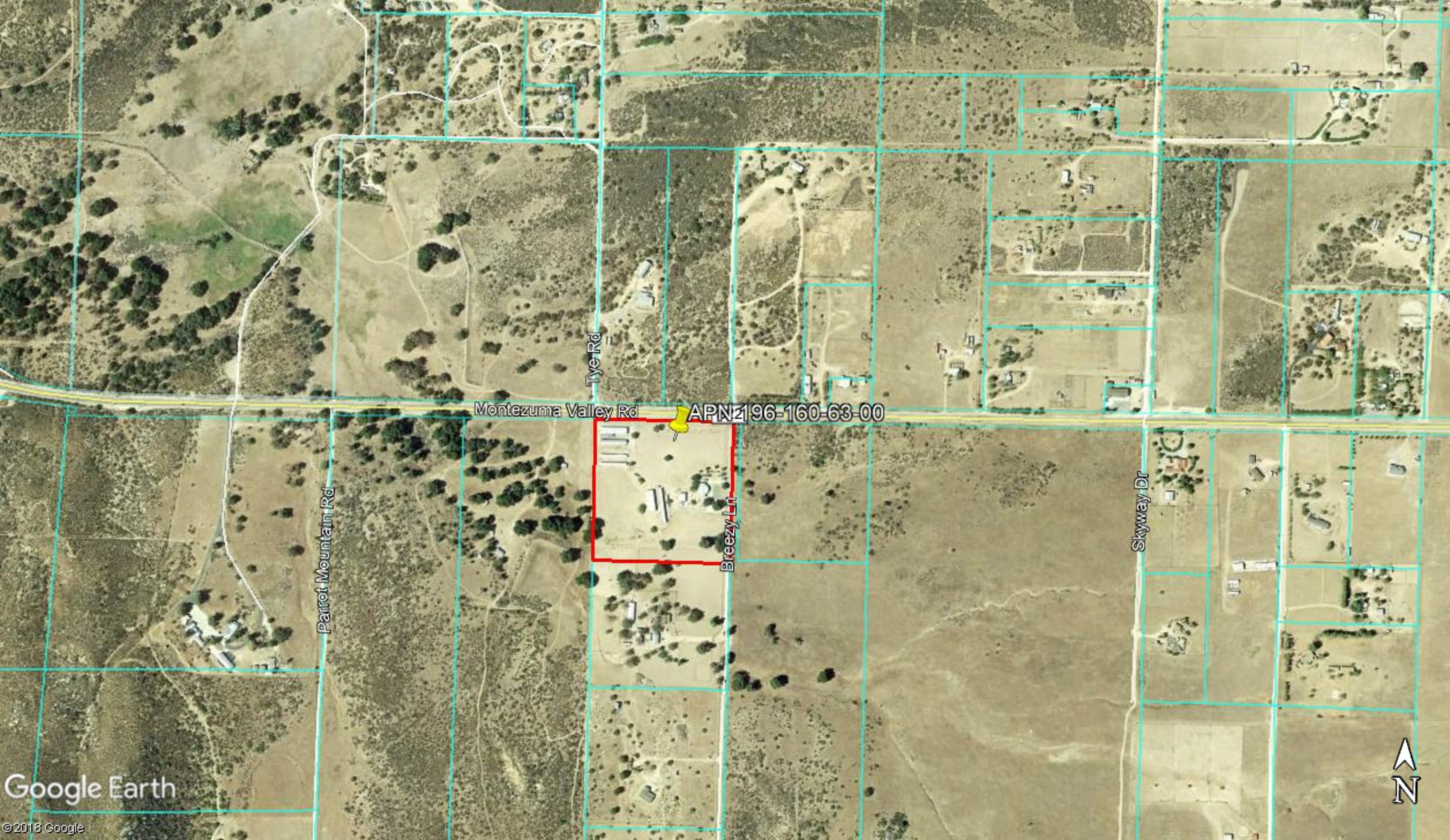
Home

APN 196-160-63-00

S22

Montezuma Valley Rd





Montezuma Valley Rd

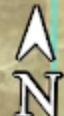
APN 196-160-63-00

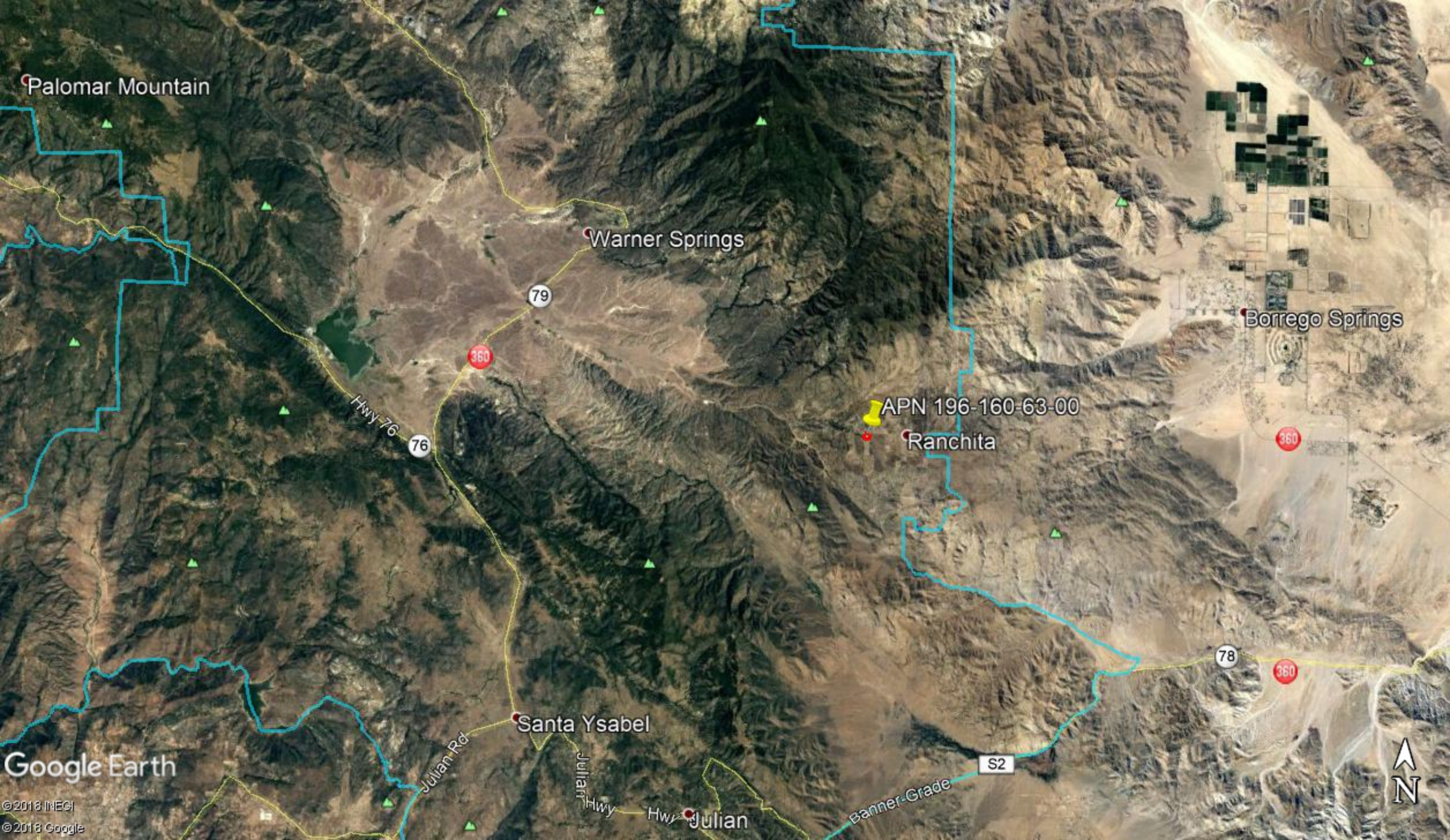
Tye Rd

Patriot Mountain Rd

Breezy Ln

Skyway Dr





Palomar Mountain

Warner Springs

Borrego Springs

APN 196-160-63-00

Ranchita

Santa Ysabel

Julian

Hwy 76

76

79

360

78

360

360

S2

Banner-Grade

Julian Rd

Julian Hwy

Hwy

Google Earth

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©2018 Google





**COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES
PROPERTY SUMMARY REPORT**

GENERAL PARCEL INFORMATION

APN:	196-160-63-00
ADDRESS:	35683 BREEZY LN, RANCHITA
PARCEL AREA:	9.54
CENSUS TRACT:	209.03
DOMAIN:	County of San Diego
PLANNING AREA:	North Mountain
GENERAL PLAN DESIGNATION:	RURAL LANDS (RL-40)
EXPIRED PERMITS:	No
FLAGS:	No



AGENCY INFORMATION *For agency contact information refer to PDS 804*

EXISTING SEWER:	No
FIRE DISTRICT:	CSA 135
ELEMENTARY SCHOOL DISTRICT:	UNIFIED WARNER
HIGH SCHOOL DISTRICT:	
WATER DISTRICT:	
SANITATION DISTRICT:	

CONSTRUCTION DESIGN INFORMATION

FIRE HAZARD SEVERITY ZONE:	Very High <i>Refer to PDS 198 for fire resistive construction info. http://www.sdcounty.ca.gov/pds/docs/pds198.pdf</i>
CEC CLIMATE ZONE:	14 <i>Refer to PDS 409 for energy efficiency standards info. http://www.sdcounty.ca.gov/pds/docs/pds409.pdf</i>
CBC & CRC SEISMIC DESIGN CATEGORY:	CBC D, CRC D2
ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE:	

STORMWATER MANAGEMENT INFORMATION

EXISTING STRUCTURAL BMP:	No <i>Refer to Stormwater website for more information</i>
PRIORITY DEVELOPMENT PROJECT	No
ENVIRONMENTALLY SENSITIVE AREA	No
HILLSIDE DEVELOPMENT	Yes

LAND DEVELOPMENT INFORMATION

FLOOD:	NO
DRAINAGE DISTRICT:	N/A <i>Refer to the drainage fee ordinance for more information. Drainage fee ordinance, Spring Valley Drainage ordinance.</i>
COUNTY MAINTAINED ROAD:	Abuts County Maintained Road
REGIONAL CATEGORY:	Rural
TIF REGIONAL CATEGORY:	NONE

For information regarding Transportation Impact Fees (TIF) visit the [TIF](#) webpage. For an estimate of TIF or Drainage fees please refer to the [DPW Impact Fee Calculator](#)

LEGAL LOT

LEGAL LOT STATUS:	
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COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES PROPERTY SUMMARY REPORT

ZONING INFORMATION BLOCK

USE REGULATIONS:	A70	Limited Agriculture. Intended for crop or animal agriculture. Number of animals allowed are specified by animal regulations. <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> http://www.sdcountry.ca.gov/pds/zoning/z2000.pdf
ANIMAL REGULATIONS:	O	<i>Please refer to Part Three of the zoning ordinance for information regarding animal regulations.</i> http://www.sdcountry.ca.gov/pds/zoning/z3000.pdf
DENSITY:	-	If "-" refer to general plan designation. <i>Refer to Part Four section 4100 of the zoning ordinance for density information.</i> http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf
LOT SIZE:	8AC	Minimum lot size. <i>Refer to Part Four Section 4200 of the zoning ordinance for Lot Size information.</i> http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf <i>Please note the County General Plan may be more restrictive for proposed subdivisions</i>
BUILDING TYPE:	C	Residential: Single Detached (1 dwelling unit per lot). Mixed Residential/Nonresidential: Limited nonresidential Nonresidential: Detached & Attached <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> <i>For additional information please refer to Part Four Section 4300 of the zoning ordinance.</i> http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf
MAX FLOOR AREA:	N/A	<i>Refer to Part Four Section 4400 of the zoning ordinance for Max Floor Area information.</i> http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf
FLOOR AREA RATIO:	N/A	<i>Refer to Part Four Section 4500 of the zoning ordinance for Floor Area Ratio information.</i> http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf
HEIGHT:	G	Maximum height (feet): 35 Maximum number of stories: 2 <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> <i>For additional information refer to Part Four Section 4600 of the zoning ordinance.</i> http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf
LOT COVERAGE:	N/A	<i>Refer to Part Four Section 4700 of the zoning ordinance for Lot Coverage information.</i> http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf
SETBACK:	C	FY: 60' ISY: 15' ESY: 35' RY: 25' <i>*Please note there may be special setbacks for solar and fire code setback may be more restrictive.</i> <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> <i>For additional information refer to Part Four Section 4800 of the zoning ordinance.</i> http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf
OPEN SPACE:	N/A	<i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> <i>Refer to Part Four Section 4900 of the zoning ordinance for Open Space information.</i> http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf
SPECIAL AREA REGULATIONS:	N/A	A "-" indicates no special area regulations. <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> <i>For specific information regarding Special Area Regulations refer to Part Five of the zoning ordinance.</i> http://www.sdcountry.ca.gov/pds/zoning/z5000.pdf

PURPOSE OF THIS HANDOUT

This report is intended to display general property characteristics to aid in preparing plans and documentation for submittal of a building permit application to the Building Services division of Planning & Development Services. Projects must comply with all applicable requirements as displayed on this report however, this report may not be a comprehensive list of all requirements. More information may be obtained at Planning & Development Services located at 5510 Overland Avenue, San Diego, CA 92123 or by visiting <http://www.sdcountry.ca.gov/pds/>.



PLANNING & DEVELOPMENT SERVICES

Preliminary Review of Resources for IS/EA Preparation

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

Report Run Date/Time:	7/29/2019 11:42:20 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	1961606300
Project Name:	

1961606300

General Information

USGS Quad Name/County Quad Number:	Ranchita/61
Section/Township/Range:	24/11S/04E
Tax Rate Area:	98000
Thomas Guide:	/
Site Address:	35683 Breezy Ln Ranchita 92066-9747
Parcel Size (acres):	9.54
Board of Supervisors District:	5

Public Service and Utility Districts

Water/Irrigation District:	None
Sewer District:	None
Fire Agency:	(See Map); County Service Area No 135; Csa 135
School District:	Unified Warner

General Plan Information

General Plan Regional Category:	Rural
General Plan Land Use Designation:	Rural Lands (RI-40) 1 Du/40 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.	No
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.	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

Biological Resources

Eco-Region:	Northern Mountains
Vegetation Map	18310 Field/Pasture
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:	Quaternary Alluvium
Paleo Sensitivity:	Low
Paleo Monitoring:	Monitoring By Grading/Excavation Contractor

Geology

Alquist-Priolo Zone:	No
County Special Study Zone:	No
Quaternary/Pre-Quaternary Fault:	Yes
Potential Liquefaction Area:	Yes
Soils Hydrologic Group:	A; 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 (Yes 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.	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:	San Luis Rey
Sub-basin:	903.31/Warner
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: Pacific Ocean Shoreline (San Luis Rey Hu); San Luis Rey River (Lower); San Luis Rey River (Upper)
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 Inches

Noise

The site is within noise contours.	Yes
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Fire Services

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

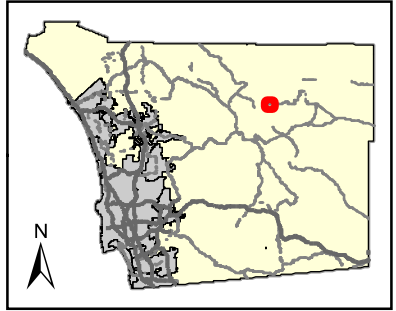
Additional Information

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.	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.	Yes
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

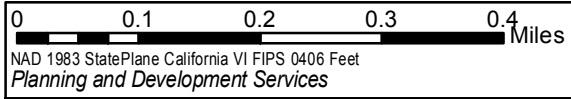
TOPO MAP



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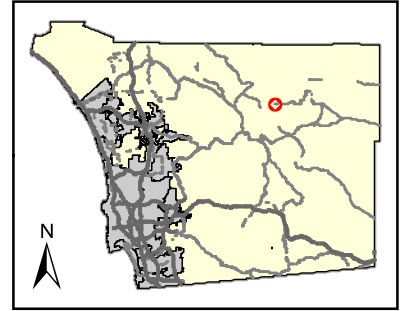
- PROJECT AREA

Notes:



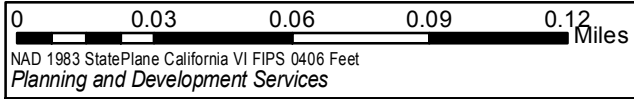
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GENERAL PLAN - LAND USE



Legend:

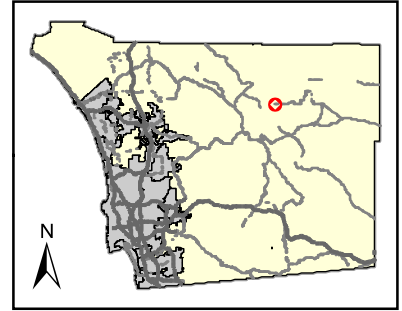
- PROJECT AREA
- GENERAL PLAN (AUGUST 2011)**
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village 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)



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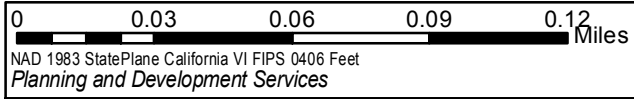
Notes:
 *Residential densities in *italics*

ZONING - USE



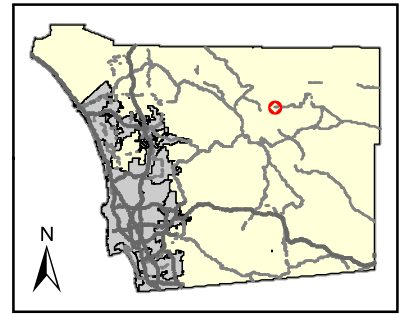
Legend:

- PROJECT AREA
- ZONING**
- 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



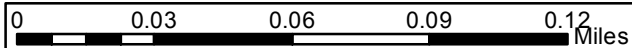
N This map is generated automatically from an internet mapping site and is for reference only.
 Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
 THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes:



Legend:

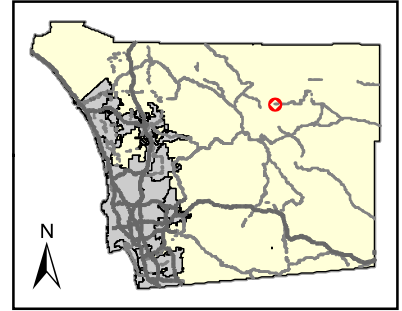
- PROJECT AREA
- FMMP**
- Farmland of Local Importance
- Farmland of Statewide Importance
- Prime Farmland
- Unique Farmland
- Grazing Land
- Other Land
- Urban Land
- Water
- Area Not Mapped



Notes:

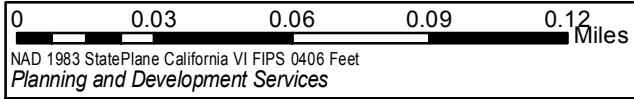
FMMP = Farmland Mapping and Monitoring Program

PRIME SOILS



Legend:

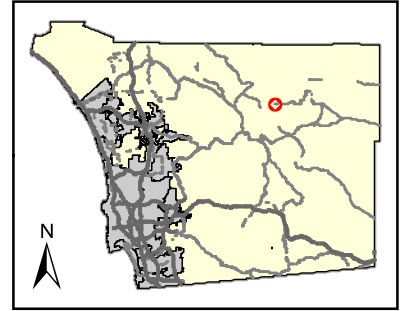
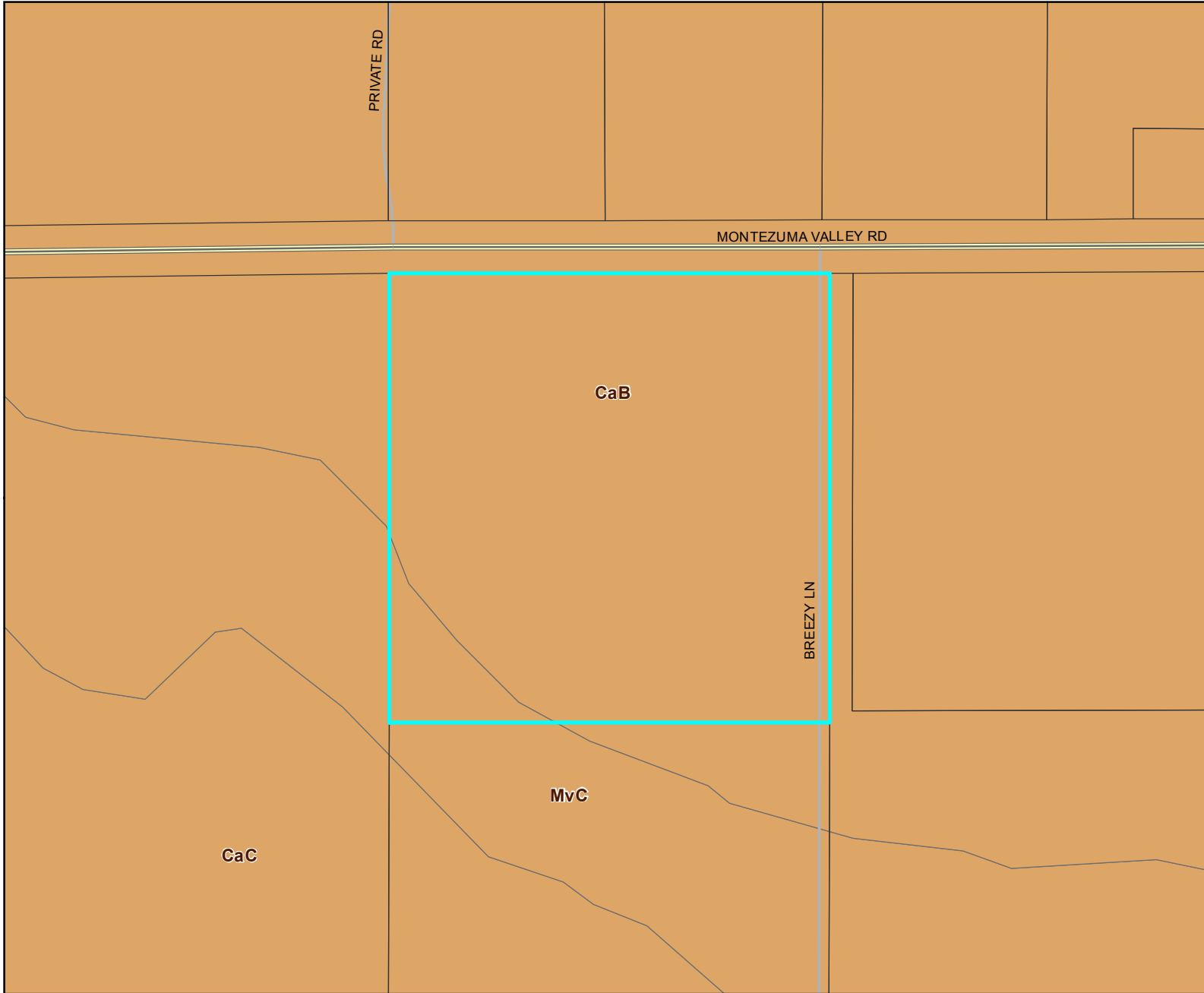
- PROJECT AREA
- PRIME SOILS**
 - Prime Farmland Soils
 - Statewide Significance Soils



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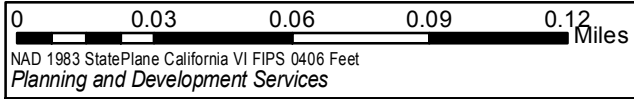
Notes:

SOIL



Legend:

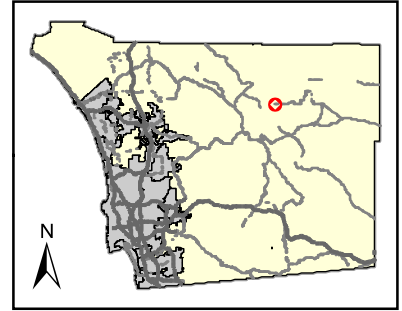
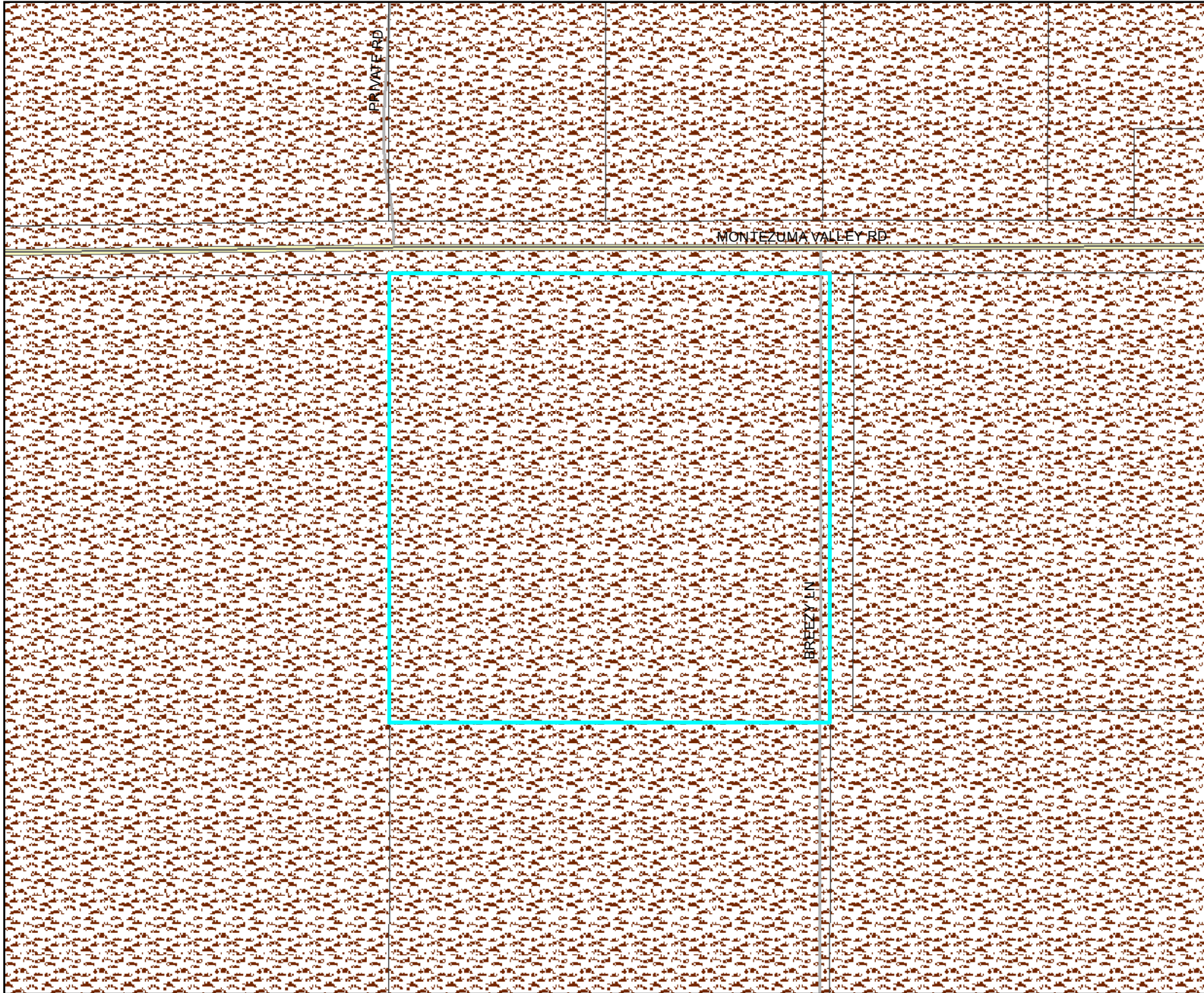
- PROJECT AREA
- SOILS**
- ALFISOLS
- ENTISOLS
- INCEPTISOLS
- MOLLISOLS
- VERTISOLS
- OTHER
- URBAN
- WATER
- UNKNOWN



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Notes:

MINERAL RESOURCES

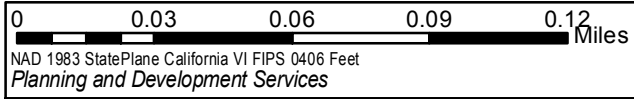


Legend:

- PROJECT AREA
- ALLUVIUM
- * MINE
- MINE

MINERAL RESOURCE ZONES

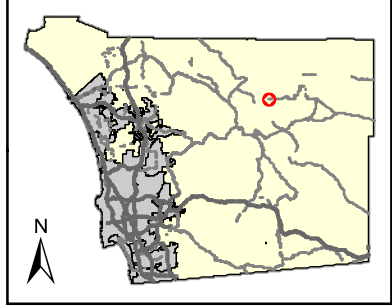
- Inconclusive
- Resource Not Present
- Resource Potentially Present
- Resource Present



N
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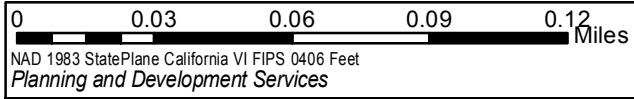
Notes:

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



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Notes:

AGRICULTURAL USE REGULATIONS

A70 LIMITED AGRICULTURAL USE REGULATIONS

2700 INTENT.

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

2702 PERMITTED USES.

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

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services

Fire Protection Services (see Section 6905)

c. Agricultural Use Types.

Horticulture (all types)

Tree Crops

Row and Field Crops

Packing and Processing: Limited

(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)

(Amended by Ord. No. 10067 (N.S.) adopted 8-4-10)

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

Mobilehome Residential "18"

2703

b. Commercial Use Types

Animal Sales and Services: Veterinary (Large Animals) "6"
Animal Sales and Services: Veterinary (Small Animals) "6"
Recycling Collection Facility, Small "2"
Recycling Processing Facility, Wood and Green Materials "3"

c. Agricultural Use Types

Packing and Processing: Small Winery "22" (see Section 6910)
Packing and Processing: Boutique Winery "22" (see Section 6910)
Packing and Processing: Wholesale Limited 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)
(Amended by Ord. No. 10035 (N.S.) adopted 1-27-10)
(Amended by Ord. No. 10067 (N.S.) adopted 8-4-10)

2704 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are allowed by the A70 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Law Enforcement Services
Minor Impact Utilities
Small Schools

b. Agricultural Use Types.

Farm Labor Camps

c. Commercial Use Types.

Cottage Industries "17" (see Section 6920)

(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)
(Amended by Ord. No. 10003 (N.S.) adopted 8-5-09)
(Amended by Ord. No. 10035 (N.S.) adopted 1-27-10)

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
 Civic, Fraternal or Religious Assembly
 Clinic Services
 Community Recreation
 Cultural Exhibits and Library Services
 Group Care
 Major Impact Services and Utilities
 Parking Services
 Postal Services

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)
 (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	
	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	
(c) Large Animal Raising <i>(Other than horsekeeping)</i>	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.