



**RANCHES • HOMES
LAND • LOANS**



PROPERTY REPORT

ADDRESS: Illahee Ct., Alpine, CA 91901

DESCRIPTION: A rare and exciting opportunity awaits at this 15-acre property located in the exclusive Rancho Japatul Estates. Situated within the Japatul Valley area of Alpine, this property includes two parcels and is rich with possibilities. Enjoy extraordinary views of the Cleveland National Forest along the southern property boundary and unobstructed views to the west from one of several potential home sites. Serenity and privacy define this incredible locale. The Rancho Japatul Estates community is comprised of million-dollar homes and beautiful equestrian properties. With power nearby and healthy wells neighboring the property, this offering is rich with opportunity. Come explore and make this the site of your dream home!

*****APN 523-210-12-00 - 10.81 acres offered at \$250,000*****

*****APN 523-210-13-00 – 4.2 acres offered at \$330,000*****

*****APNs 523-210-12-00 and 13-00 – 15 acres offered at \$500,000*****

APN: 523-210-12-00, 13-00

CONTACT: Lisa Wappler; lisawappler222@gmail.com; 760-594-7461

Jim Kylstad; Skandia7@aol.com; 952-270-7910



Illahee Dr

Illahee Ct

APN 523-210-13-00

Potential Home Site

APN 523-210-12-00

Google Earth

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APN 523-210-13-00



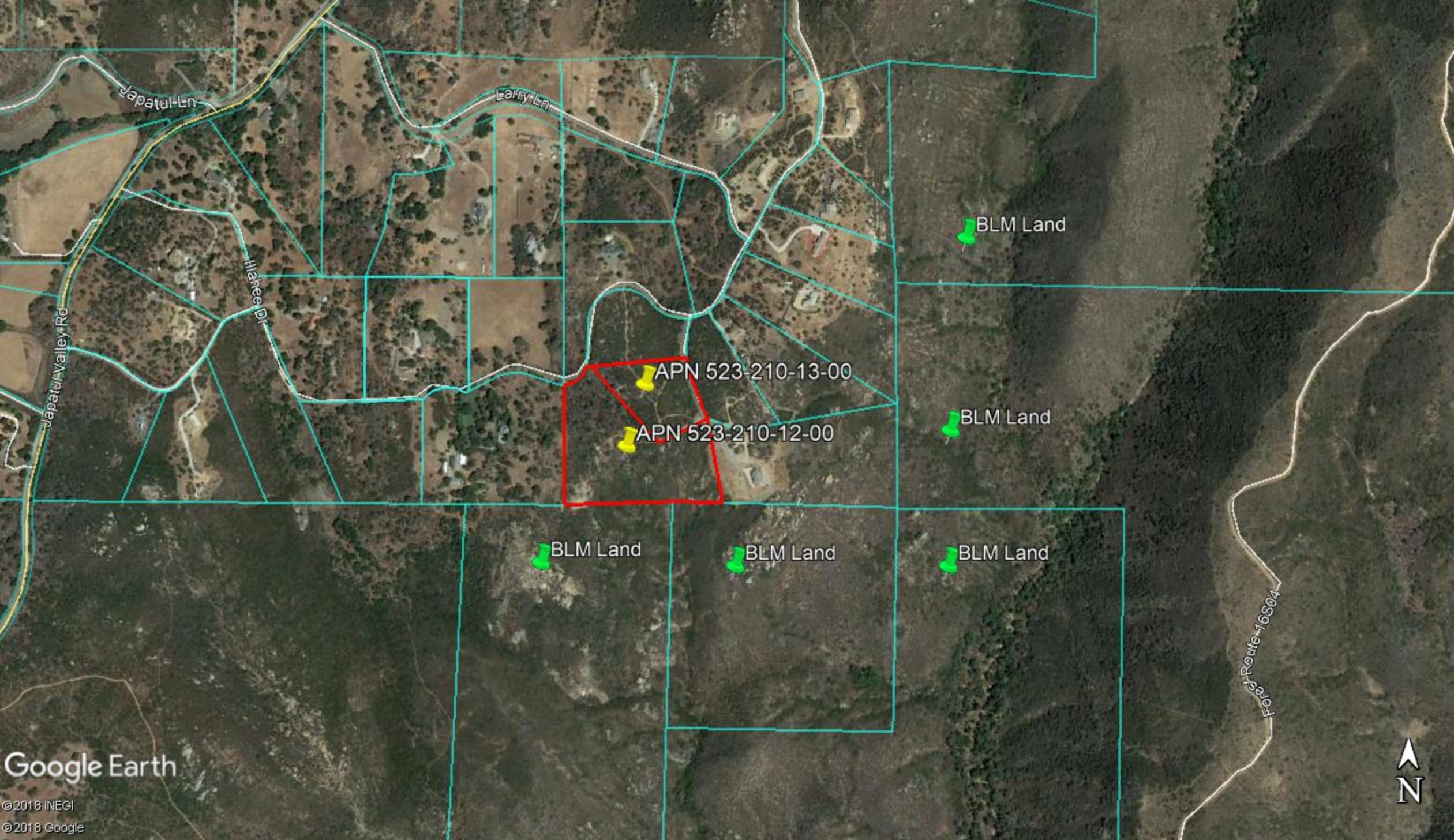
APN 523-210-12-00



Google Earth

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Japatul Ln

Early Ln

Japatul Valley Rd

Wilkes Dr

Forest Route 16S04

BLM Land

APN 523-210-13-00

APN 523-210-12-00

BLM Land

BLM Land

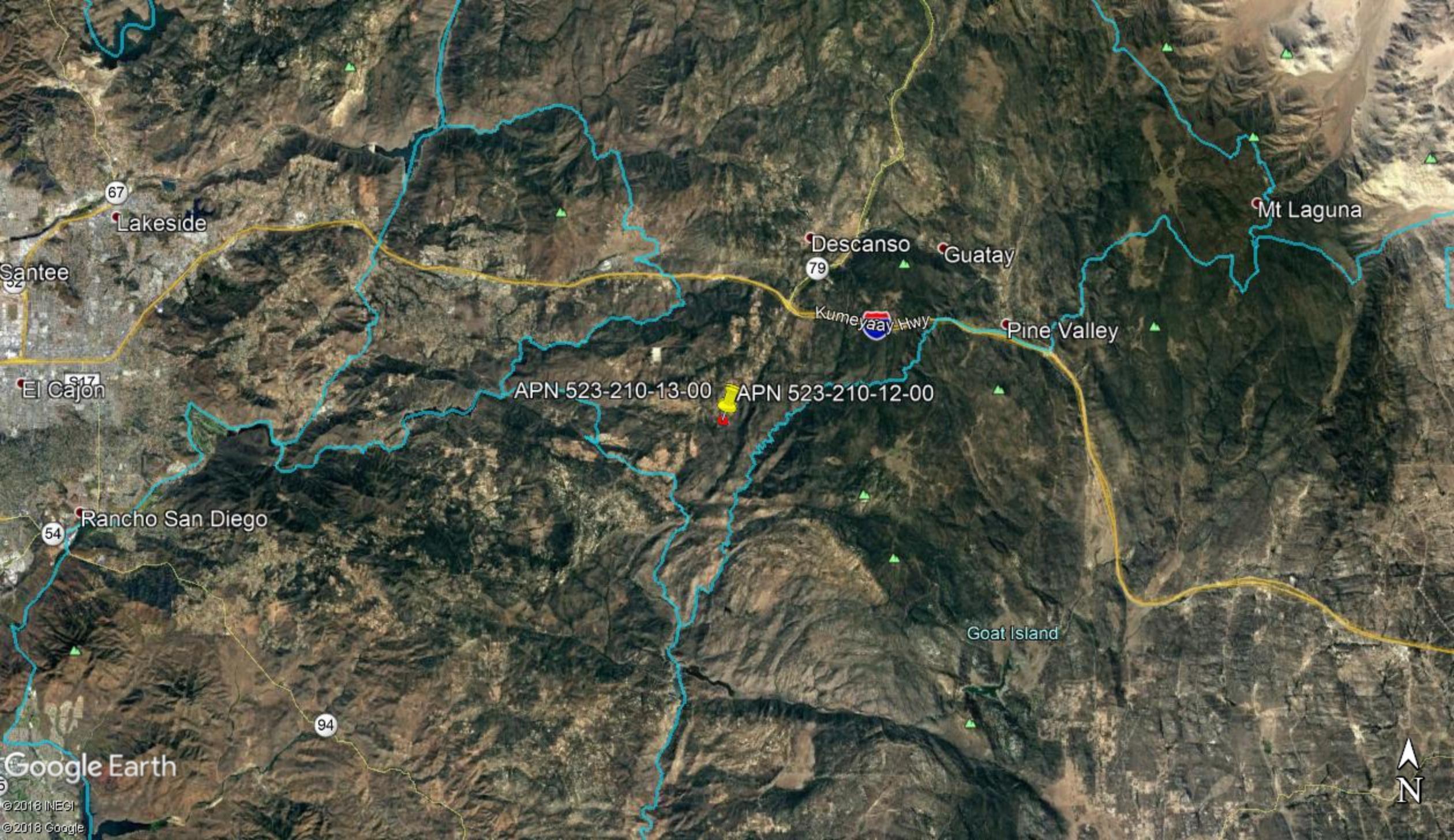
BLM Land

BLM Land

Google Earth

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67

Lakeside

Santee

El Cajon

APN 523-210-13-00

APN 523-210-12-00

Descanso

Guatay

Mt Laguna

79

Kumeyaay Hwy

Pine Valley

Rancho San Diego

54

Goat Island

94

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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: | 8/2/2019 7:39:54 AM |
| Project Manager: | |
| Land Development Manager: | |
| Project Record ID: | |
| Project Environmental Review (ER) ID: | |
| Assessor's Parcel Number(s): | 5232101300,5232101200 |
| Project Name: | |

| | 5232101300 | 5232101200 |
|---|--|--|
| General Information | | |
| USGS Quad Name/County Quad Number: | Viejas Mountain/83 | Viejas Mountain/83 |
| Section/Township/Range: | 14/16S/03E; 15/16S/03E | 14/16S/03E; 15/16S/03E |
| Tax Rate Area: | 51062 | 51062 |
| Thomas Guide: | / | / |
| Site Address: | 0 Illahee Ct Alpine 91901 | 0 Illahee Ct Alpine 91901 |
| Parcel Size (acres): | 4.20 | 10.81 |
| Board of Supervisors District: | 2 | 2 |
| Public Service and Utility Districts | | |
| Water/Irrigation District: | None | None |
| Sewer District: | None | None |
| Fire Agency: | (See Map); County Service Area No 135; Csa 135 | (See Map); County Service Area No 135; Csa 135 |
| School District: | Gen Elem Alpine Union; High Grossmont Union | Gen Elem Alpine Union; High Grossmont Union |

| | 5232101300 | 5232101200 |
|------------------------------------|--|--|
| General Plan Information | | |
| General Plan Regional Category: | Semi-Rural | Semi-Rural |
| General Plan Land Use Designation: | Semi-Rural Residential (Sr-10) 1 Du/10 Ac | Semi-Rural Residential (Sr-10) 1 Du/10 Ac |
| Community Plan: | Alpine | Alpine |
| Rural Village Boundary: | None | None |
| Village Boundary: | None | None |
| Special Study Area : | None | None |

| Zoning Information | | |
|---------------------------|-----|-----|
| Use Regulation: | A72 | A72 |
| Animal Regulation: | O | O |
| Density: | - | - |
| Minimum Lot Size: | 8Ac | 8Ac |
| Maximum Floor Area Ratio: | - | - |
| Floor Area Ratio: | - | - |
| Building Type: | C | C |
| Height: | G | G |
| Setback: | C | C |
| Lot Coverage: | - | - |
| Open Space: | - | - |
| Special Area Regulations: | - | - |

| Aesthetic | | |
|--|-----|-----|
| The site is located within one mile of a State Scenic Highway. | No | No |
| The site contains steep slopes > 25%. | Yes | Yes |
| The site is located within Dark Skies "Zone A". | No | No |

| Agricultural Resources | | |
|---|--------------------------------|--------------------------------|
| The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland. | No | No |
| The site contains Prime Soils. | No | No |
| There is evidence of active agriculture on the project site. | Please Refer To Aerial Imagery | Please Refer To Aerial Imagery |
| Sunset Zone: | 19 | 19 |
| The site is located within an Agricultural Preserve. | No | No |
| The site is in a Williamson Act Contract. | No | No |

| | 5232101300 | 5232101200 |
|--|---|---|
| Biological Resources | | |
| Eco-Region: | Southern Foothills | Southern Foothills |
| Vegetation Map | 37131 Granitic Northern Mixed Chaparral | 37131 Granitic Northern Mixed Chaparral |
| The site may contain rare/listed plants and animals found in the Sensitive Species matrix. | Yes | Yes |
| The site is located within a Quino Checkerspot Butterfly Survey Area. | Yes | Yes |
| The site contains Wetlands. | No | No |
| The site is within one mile of Biological Easements. | Yes | Yes |
| The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA). | No (Draft: East) | No (Draft: East) |
| The site is within MSCP Boundaries. | No (Draft: East) | No (Draft: East) |
| The site is outside of MSCP and within 500 feet of: | | |
| Coastal Sage Scrub | No | No |
| Maritime Succulent Scrub | No | No |
| Diegan Coastal Sage Scrub | No | No |
| Inland Form (>1,000 ft. elevation) | No | No |
| Coastal Sage - Chaparral Scrub | No | Yes |
| Flat-Topped Buckwheat/Montane Buckwheat Scrub | No | No |
| None of the above | Yes | No |
| The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value. | No | No |
| The site is located within the Ramona Grassland area. | No | No |
| The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge. | No | No |

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

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

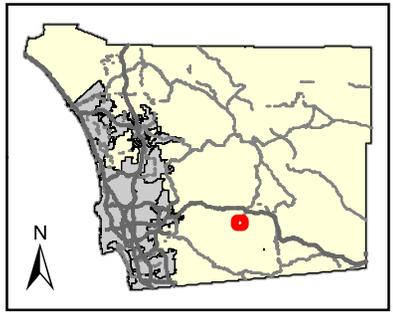
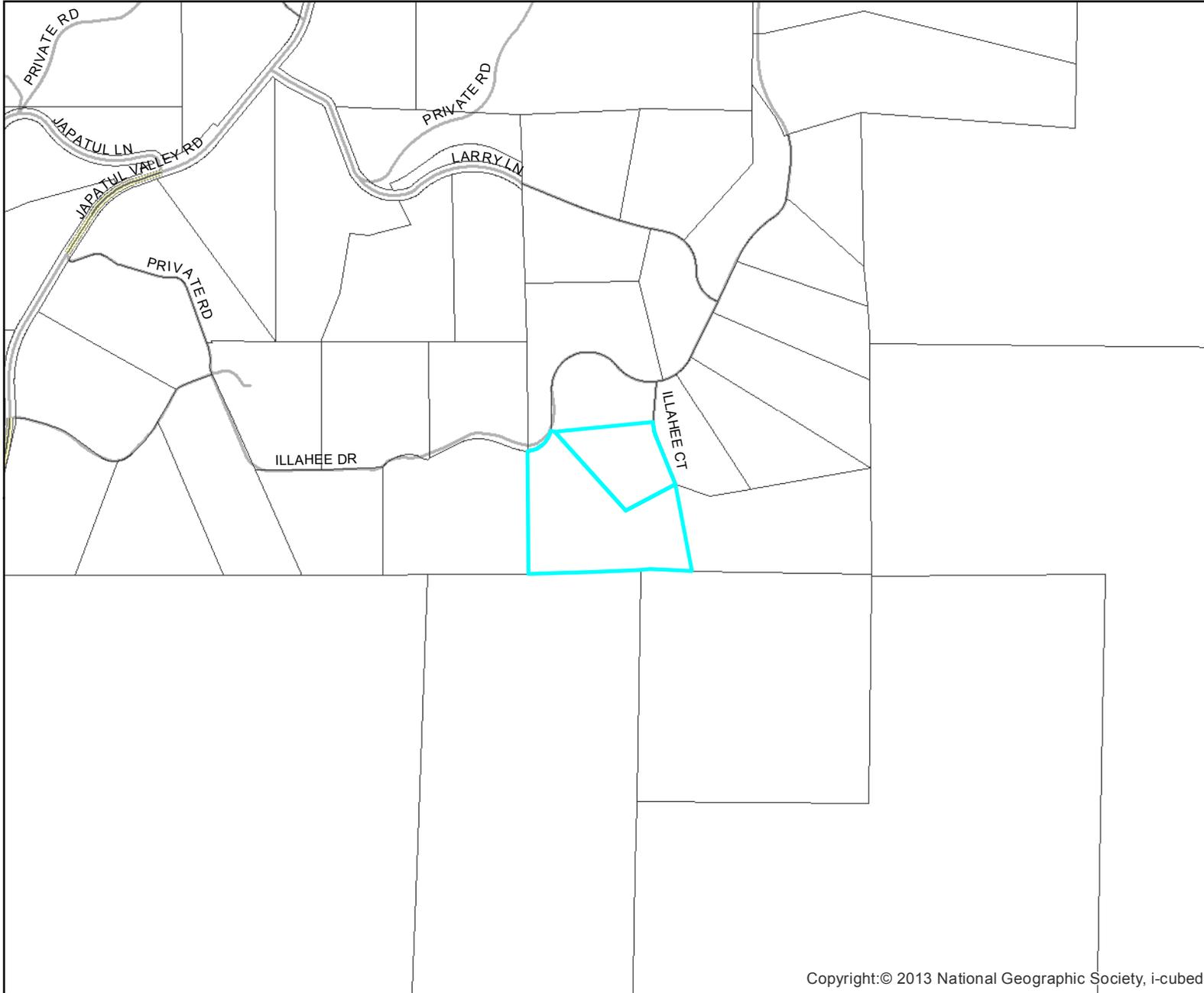
Geology

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

| | 5232101300 | 5232101200 |
|--|--------------------------------|--------------------------------|
| Mineral Resources | | |
| The site is located within a Mineral Resource Category. | No Mrz (No Alluvium/No Mines) | No Mrz (No Alluvium/No Mines) |
| Hazard Flooding | | |
| The site is located within a FEMA flood area. | No | No |
| The site is located within 1/2 mile from a FEMA flood area. | No | No |
| The site is located within a County Flood Plain area. | No | No |
| The site is located within 1/2 mile from a County Flood Plain area. | No | No |
| The site is located within a County Floodway. | No | No |
| The site is located within 1/2 mile from a County Floodway. | No | No |
| The site is located within a Dam Inundation Zone. | No | No |
| Hazardous Materials | | |
| Schools are located within 1/4 mile of the project. | No | No |
| The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site. | No | No |
| The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance). | No | No |
| The site is located within 1000 feet of buried waste in a landfill. | No | No |
| The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number. | No | No |
| The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database). | No | No |
| The site is listed on the Geotracker listing. | No | No |
| The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers. | No | No |
| The site is listed in the EPA's Superfund CERCLIS database. | No | No |
| The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite. | Please Refer To Aerial Imagery | Please Refer To Aerial Imagery |
| The site contains existing homes or other buildings constructed prior to 1980. | Please Refer To Aerial Imagery | Please Refer To Aerial Imagery |
| Airport Hazards | | |
| The site is located in a FAA Notification Zone. If yes, list the height restrictions. | No | No |
| The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport. | No | No |
| The site is located within an airport safety zone. If yes, list the zone number. | No | No |
| The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation). | No | No |
| The site is within one mile of a private airport. If yes, list the name of the airport. | No | No |

| | 5232101300 | 5232101200 |
|--|---|---|
| Hydrology and Water Quality | | |
| Hydrologic Unit: | Sweetwater | Tijuana |
| Sub-basin: | 909.32/Japatul | 911.30/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: San Diego Bay Shoreline; San Diego Bay; Paradise Creek; Sweetwater River (Lower); Sweetwater Reservoir; Loveland Reservoir | Yes: Pacific Ocean Shoreline (Tijuana Hu); Tijuana River Estuary; Tijuana River; Cottonwood Creek; Barrett Lake |
| The site is tributary to an Environmentally Sensitive Area. | Yes | Yes |
| The site is located in a Source Water Protection Area. | Yes | Yes |
| Water Supply/Groundwater | | |
| The site is located outside (east) of the County Water Authority boundary. | Yes | Yes |
| The site is in Borrego Valley. | No | No |
| The project is groundwater dependent. | Yes | Yes |
| Annual rainfall: | 18 To 21 Inches | 18 To 21 Inches |
| Noise | | |
| The site is within noise contours. | No | No |
| Fire Services | | |
| The site is located in an Urban-Wildland Interface Zone. | Yes | Yes |
| FRA/LRA/SRA: | Sra | Sra |
| Additional Information | | |
| The site is located within 150 feet of Mexican Border. | No | No |
| The site is located within a Resource Conservation Area. | Yes | Yes |
| The site is located in a Special Area. | No | No |
| There are existing or proposed trails on site or adjacent properties. | Yes | Yes |
| The site is located in an urbanized area as defined by the U.S. Census Bureau. | No | No |
| The population has a density of 1,000 per square mile or greater. | No | No |
| The site APN is listed in the GP Housing Element inventory. | No | No |
| CEQA-Public Review Distribution Matrix | | |
| The site is located in the Desert. | No | No |
| The site is located east of the County Water Authority boundary. | Yes | Yes |
| All or a portion of the site is east of the Tecate Watershed Divide. | No | No |
| The site is located immediately adjacent to a State Highway or Freeway. | No | No |
| The site is located south of State Highway 78. | Yes | Yes |
| The site is located in the Coastal Zone requiring a Coastal Development Permit. | No | No |
| The site is located in the Sweetwater Basin. | Yes | No |
| The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest. | Yes | Yes |
| There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s). | No | No |

TOPO MAP



Legend:

 PROJECT AREA

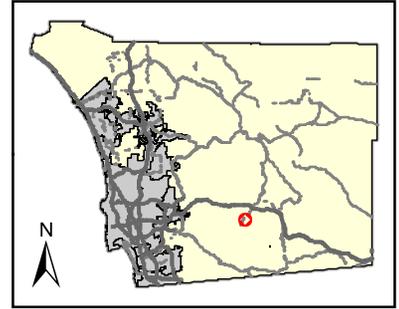
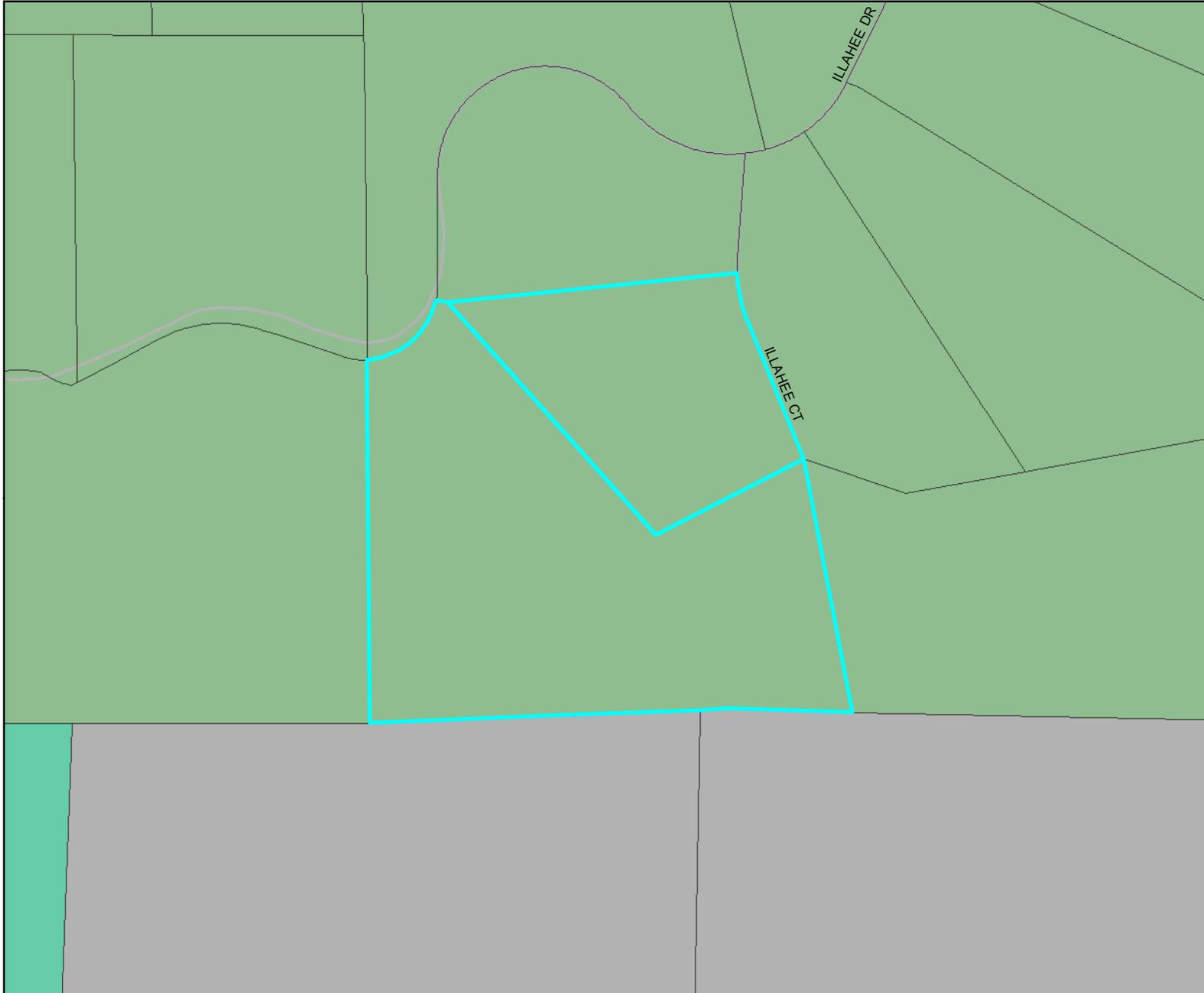
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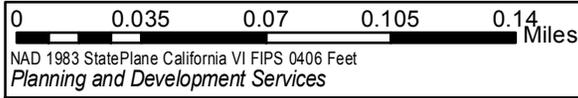
Notes:

GENERAL PLAN - LAND USE



Legend:

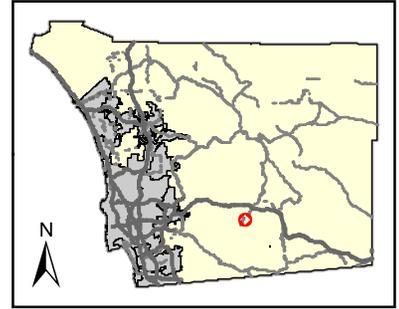
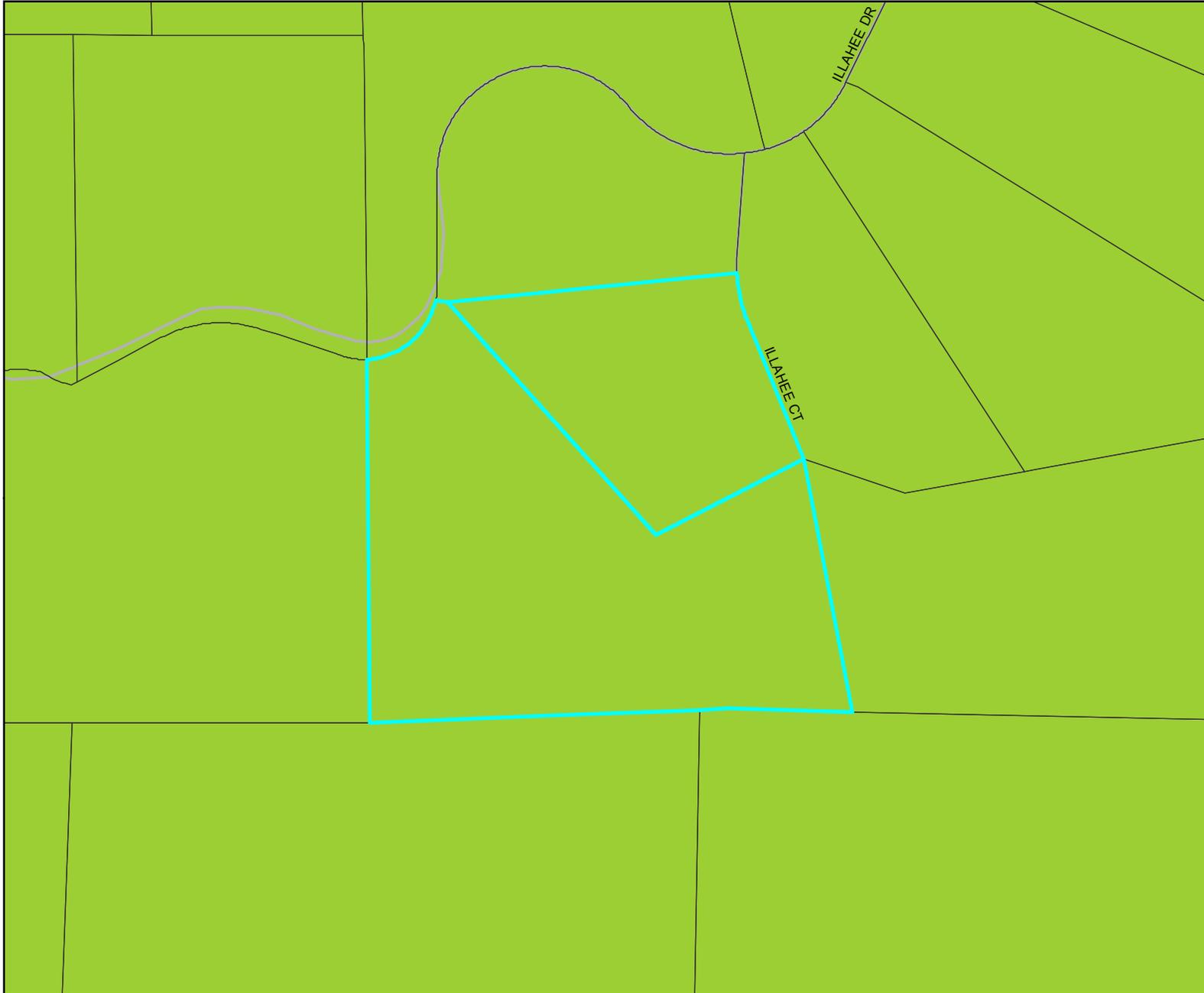
- PROJECT AREA
- GENERAL PLAN (AUGUST 2011)**
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village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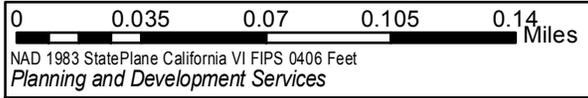
Notes:
 *Residential densities in italics

ZONING - USE



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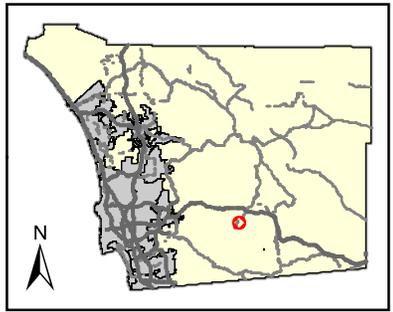
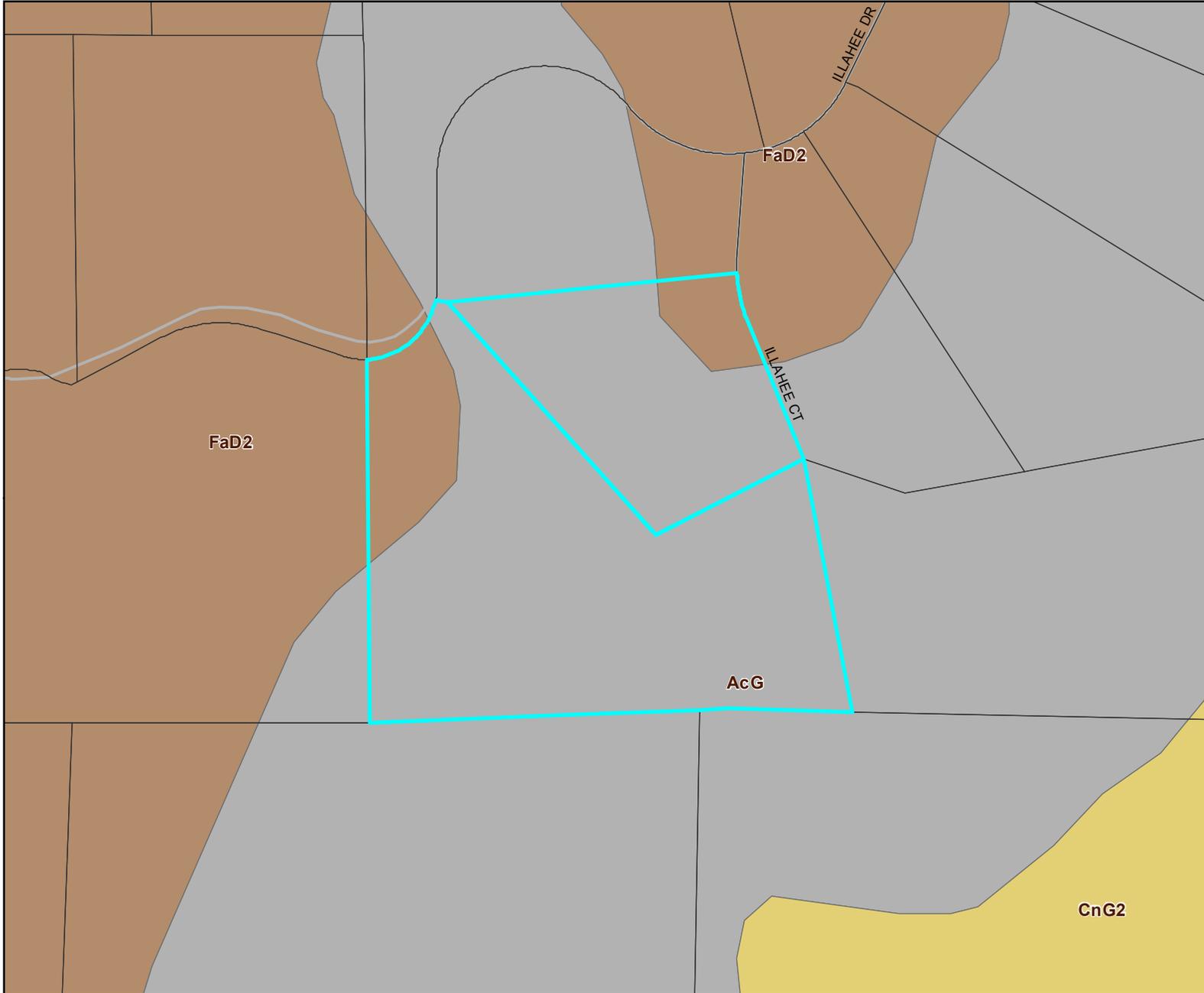
- PROJECT AREA
- ZONING**
- USE REGULATION**
- Agriculture
- Commerical and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Village Civic District
- Village
- Village
- Village
- Village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



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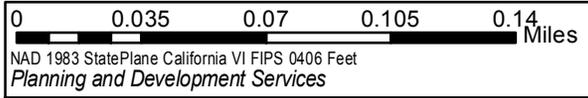
Notes:

SOIL



Legend:

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

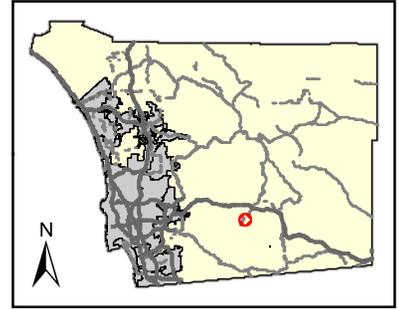
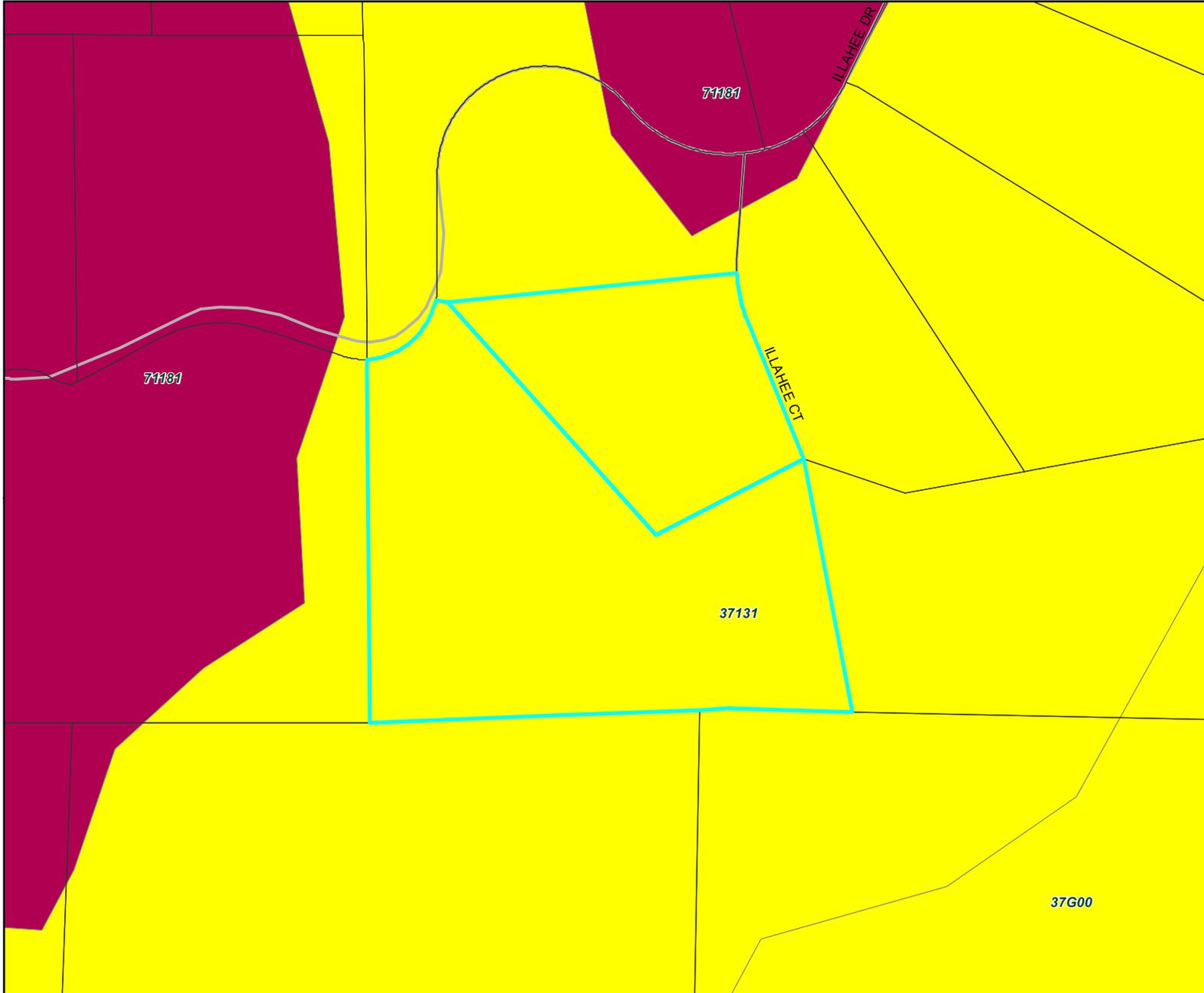


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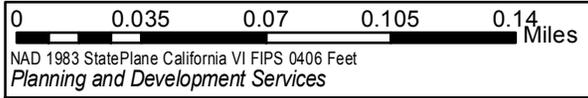
Notes:

| SOIL | DESCRIPTION | CAP CLASS | STORIE INDEX | SHRINK/SWELL | EROSION INDEX |
|------|--|----------------|--------------|--------------|---------------|
| AcG | Acid igneous rock land | 8s-1(19,20,30) | <10 | Low | Severe 1 |
| FaD2 | Fallbrook sandy loam, 9 to 15 percent slopes, eroded | 4e-1(19) | 48 | Moderate | Severe 16 |

VEGETATION



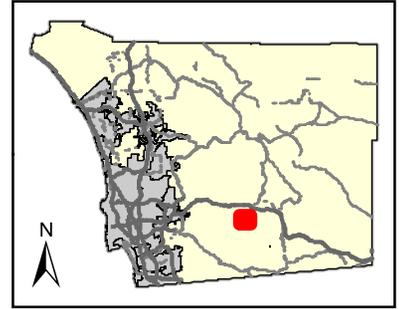
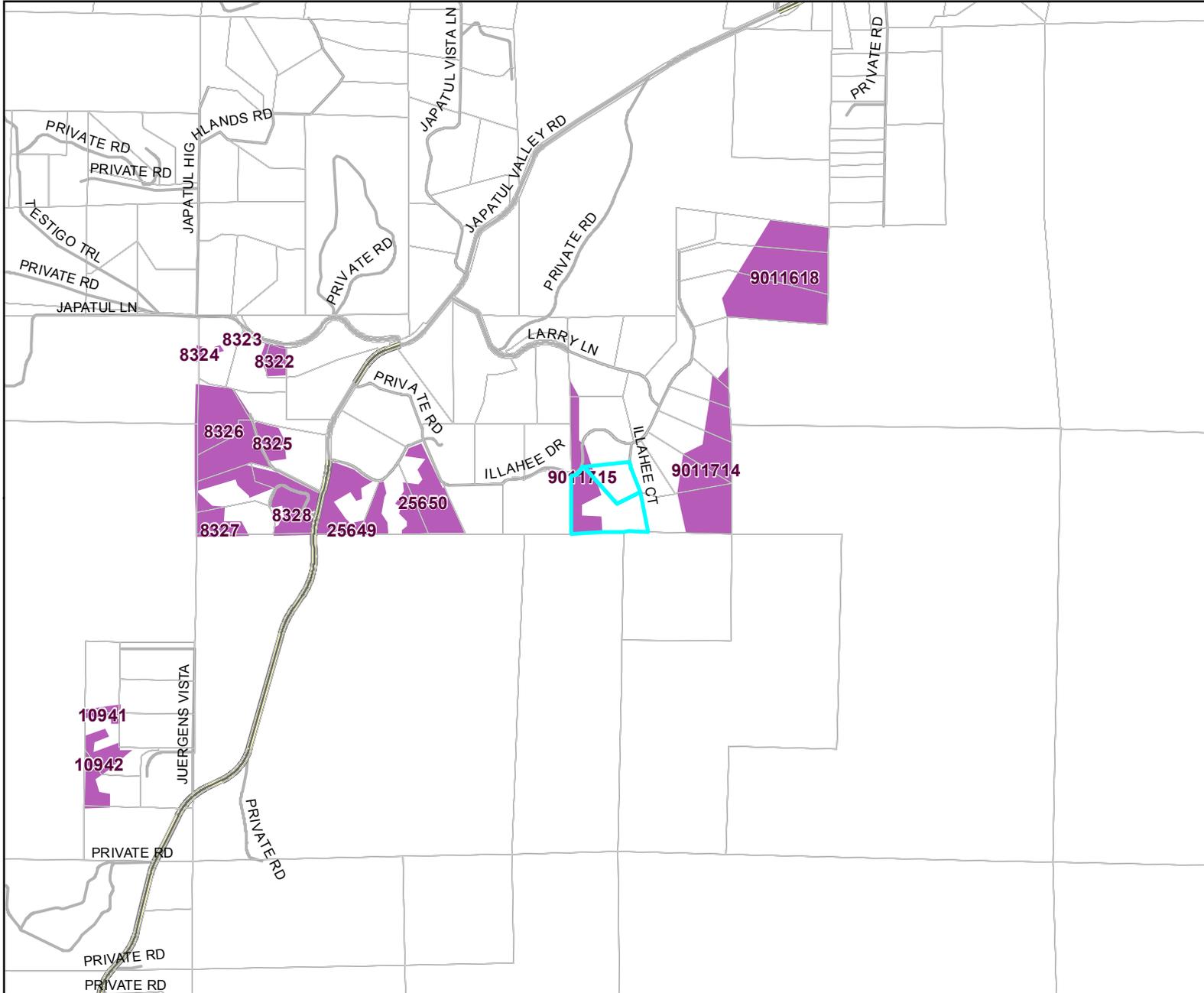
- Legend:**
- PROJECT AREA
 - VEGETATION CATEGORY**
 - Southern Foreduces, Beach, Saltpan Mudflats
 - Coastal Sage Scrub
 - Chaparral
 - Grassland
 - Riparian Scrub
 - Riparian Woodland
 - Riparian Forest
 - Pinyon Juniper Woodlands
 - Other Woodlands
 - Oak Forest
 - Vernal Pool, Meadow and Seep
 -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



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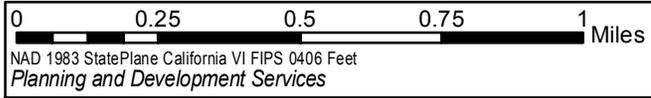
Notes:

OPEN SPACE EASEMENTS



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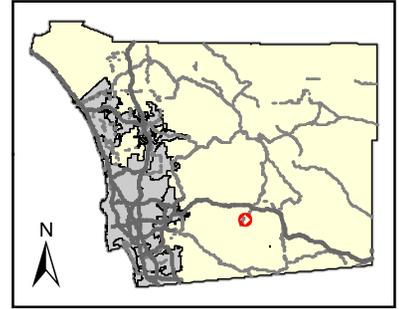
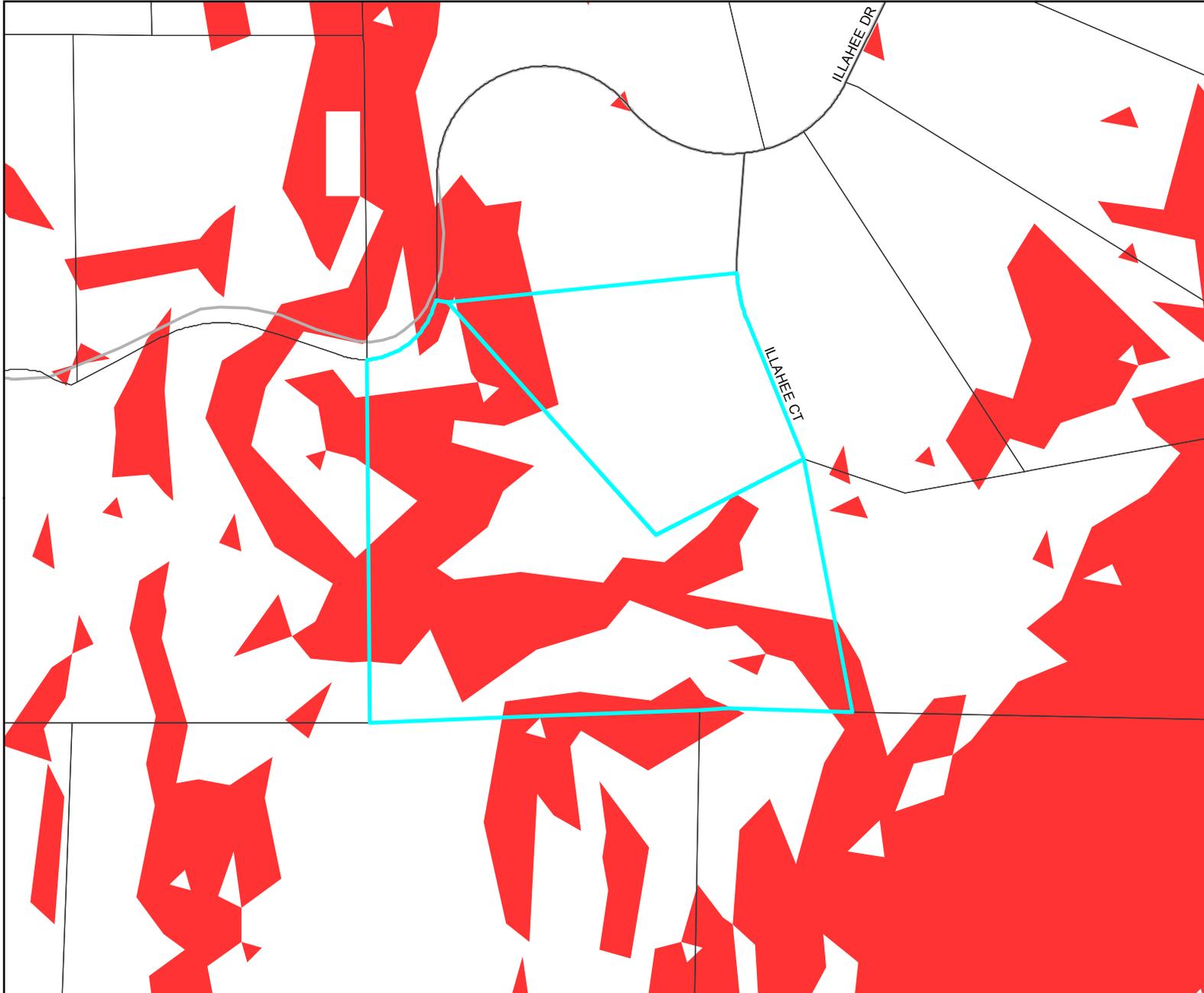
- PROJECT AREA
- OPEN SPACE EASEMENT**
- Biological
- Conservation
- Open Space
- Private Open Space
- Recreational



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Notes:

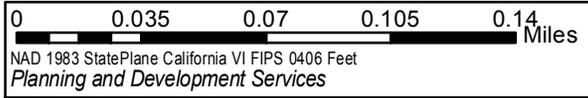
STEEP SLOPES



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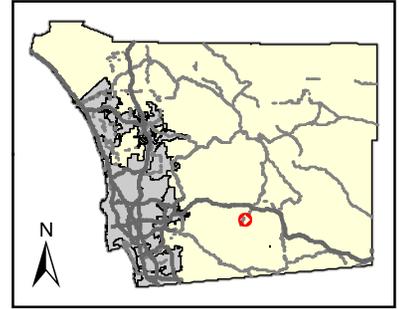
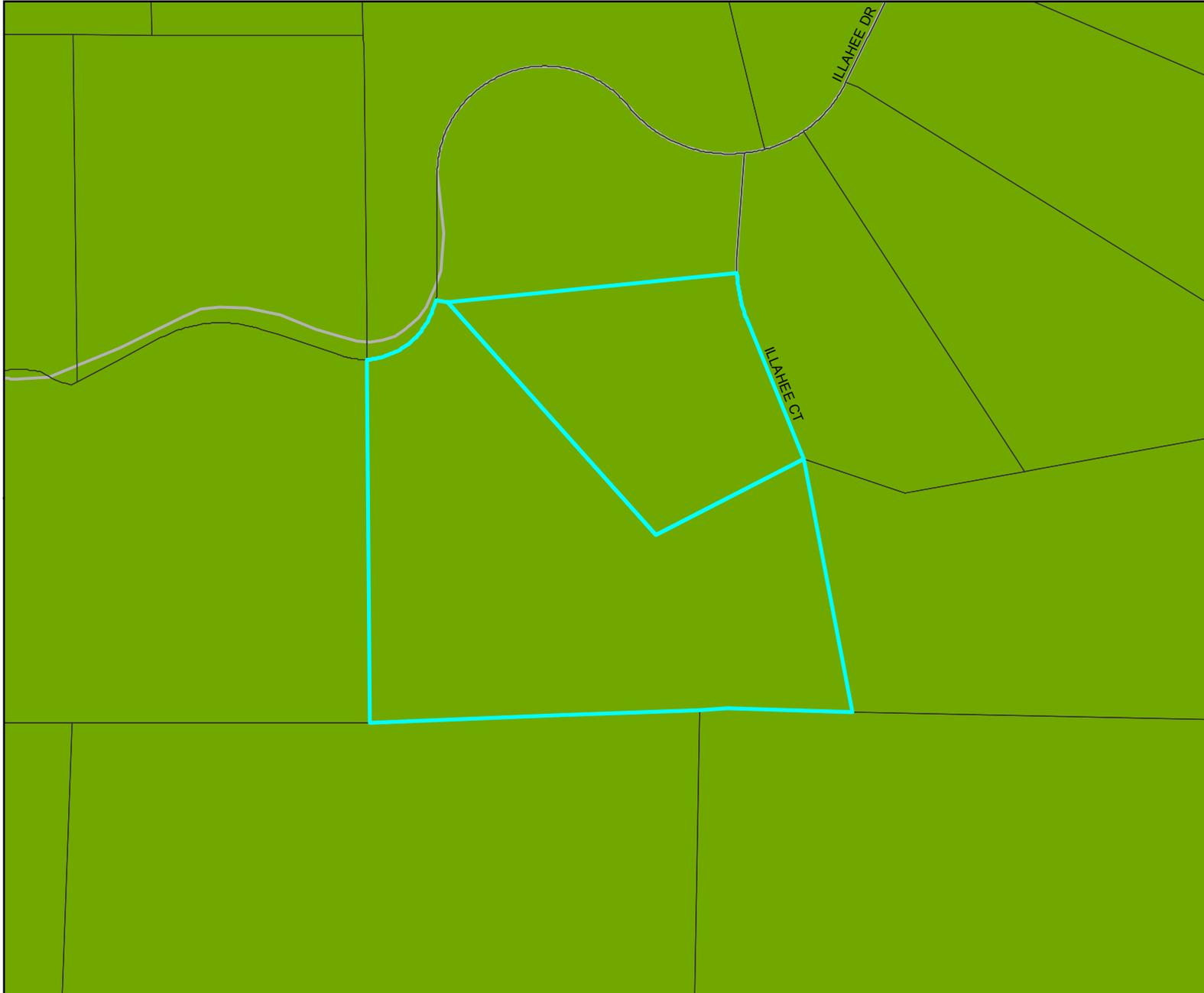
-  PROJECT AREA
-  STEEP SLOPE (> 25%)

Notes:



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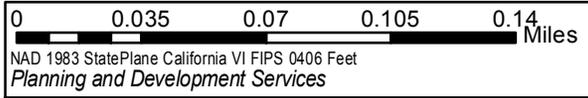
URBAN-WILDLAND INTERFACE



Legend:

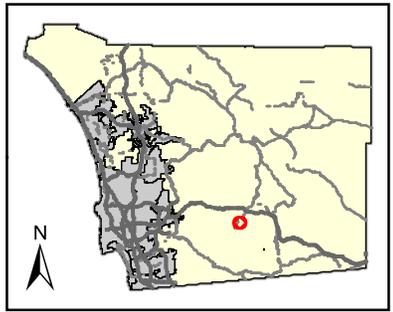
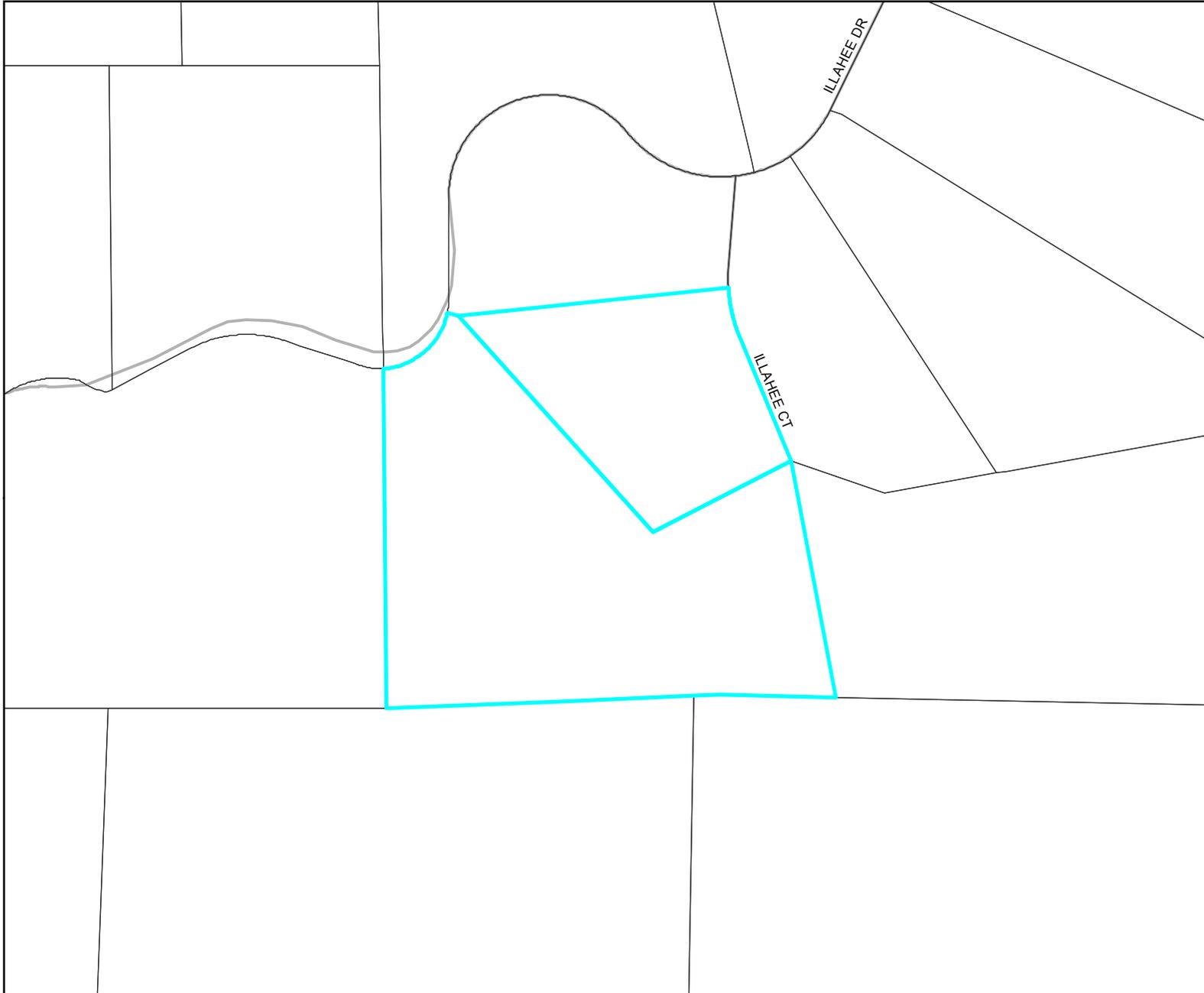
-  PROJECT AREA
-  URBAN-WILDLAND INTERFACE ZONE

Notes:

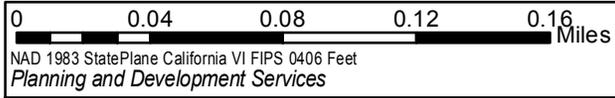


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TRAILS



- Legend:**
-  PROJECT AREA
 -  TRAIL EASEMENT
 -  PROPOSED COMMUNITY PLAN TRAILS



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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 | |
| (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 | 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 | 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.