



RANCHES • HOMES LAND • LOANS



PROPERTY REPORT

DESCRIPTION: On 46 +/- acres, in an exclusive gated community, this 4 bd, 3 ½ ba, 4,500 esf custom built ranch home offers fine craftsmanship with exquisite handpicked materials, beautiful natural light, ample space and inviting design. Complete with a great room featuring floor to ceiling windows & antique beams, spacious kitchen, grand fireplaces, animal facilities w/ arena & separate guest quarters. Exquisite views abound throughout the home, expansive decks & terraces and a secret sunset nook, making it an ideal setting for family gatherings, as a full-time residence or weekend retreat.

PRICE: \$2,100,000

APN: 289-470-37-00 & 289-470-35-00

CONTACT: **Donn Bree; Marketing@Donn.com; 800-371-6669**
Meriah Druliner; Meriah@Donn.com; 760-420-5131

We Know The Backcountry!



RANCHES • HOMES LAND • LOANS



PROPERTY DESCRIPTION

INTRODUCTION & OVERVIEW

Situated on 46 +/- stunning acres and located in the gated and lovely Hoskings Ranch community of Julian, this private ranch retreat consists of a 4,500 esf, 4 spacious bedrooms and 3 1/2 bathrooms.

HOME

Situated on 46 +/- stunning acres and located in the gated and lovely Hoskings Ranch community of Julian, this private ranch retreat consists of a 4,500 esf, 4 spacious bedrooms and 3 1/2 bathrooms. This custom-built home boasts magnificent detail and craftsmanship and includes a spectacular great room with 12' high, triple hung "Jeffersonian" windows which open up as doors to the patios on either side. A unique and beautiful way to welcome in light and nature. Other features include new rustic style chandeliers, two expansive fireplaces, a spacious country kitchen with refinished butcher block countertops, a large laundry room with a new washer, and new paint and carpet throughout. A cozy loft area overlooking the great room is the perfect alcove for a game room, sports watching, or family movie night. New Restoration Hardware outdoor furniture and indoor couch add style, comfort, and ambience. Of note, some of the charming furnishings can convey with the sale of the home. Wrap-around porches and expansive decks offer seamless indoor-outdoor enjoyment with spectacular views.

The home also offers three new Nest thermostats for mobile temperature monitoring and control, high speed internet throughout, and Blink Motion activated security camera system inside and out. The warm, welcoming and thoughtful design of this extraordinary home make it the place to be to celebrate the holidays and any special occasion. There is also a separate guest home with a 2-car garage ideal for a vacation rental.

Precisely built to support the look and feel of the 1800's decade and inspired by Thomas Jefferson's Monticello, years of traveling and meticulous research were involved prior to construction of the home. Some of the handpicked materials used for its construction include pre-civil war antique beams, hand hewn beams, 19th century barn wood siding, hickory wood railings, Douglas Fir, Pennsylvania Blue Stone, floor-to-ceiling sliding Thermopane French windows, flagstone, Long Leaf Yellow Heart Pine Flooring from New England, and custom wrought iron work from Julian artisan Dexter Mugford of Iron Mountain Forge. The home's planning and design retained from L.A. Architectural firm of Carme, Farnum, & Igondo. This extraordinary home truly has a vibrant and rich story to show, tell, and share.

PROPERTY

Additional features of the property include:

- Waterfall in the "backyard"
- Water well with 10K gallon storage tank
- Custom made front gate
- Expanded driveway
- "The Frame" TV and Dish network
- Casper disappearing screen system throughout home
- New lighting fixtures throughout
- Framed mirrors
- New window coverings in master
- All heater and A/C units serviced
- Cat door in garage
- Regular pest control
- Septic maintained and treated regularly

NATURAL SETTING

The grounds are exceptional. 46+/- expansive acres of completely fenced and cross-fenced, gently sloping pastures. Studded with beautiful oak trees, and new landscaping features include rosebushes, daffodils and lilies. There is an equestrian infrastructure in place with horse corrals, an arena, shed row, and hay shed. Sweeping, breathtaking views throughout with a new, secret sunset viewing spot! This delightful area also overlooks a waterfall, trails and on a clear day, the ocean. An exceptional recreation property and with easy access to endless outdoor activities and adventures.

AREA INFORMATION

Close to the Interstate freeway system, the opportunities and amenities of San Diego are an hour away while Orange County, and Los Angeles are within a 2-hour drive. This property truly offers the best of both worlds: easy access to metropolitan areas and country living at its finest and most beautiful.

RECREATION AND LIFESTYLE

Hoskings Ranch offers a welcoming community of opportunities for social gatherings along with privacy and serenity. It is close to the live music and vibrant food and drink scene of Julian and Wynola and offers year-round, family friendly activities and events. There is also a robust agricultural and wine community to enjoy and connect with. Hoskings Ranch offers easy access to endless outdoor activities and adventures, hiking, horse trail riding, mountain biking, and exploring.

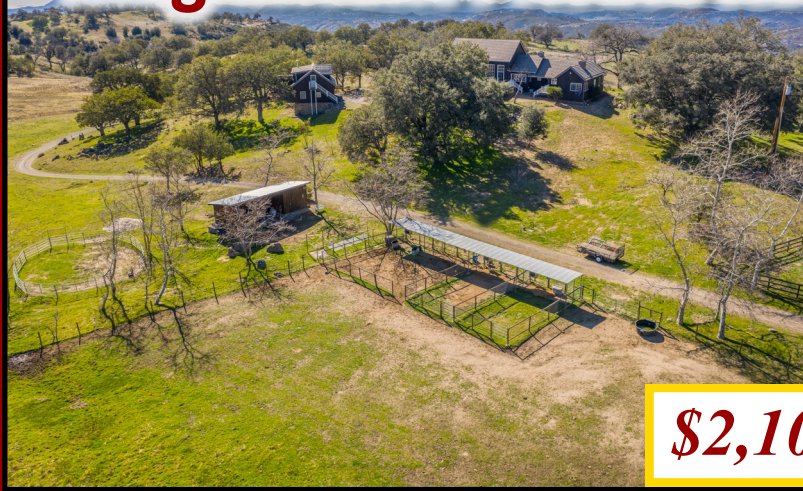
****Buyer to investigate Subject Property and intended use, including but not limited to, permits, zoning and code enforcement, build-ability, and utilities with governing authority and/or licensed and bonded professionals****

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RANCHES • HOMES LAND • LOANS

Magnificent Private Retreat in Hoskings Ranch



\$2,100,000

2901 Hoskings Ranch Road, Santa Ysabel, CA 92070

4,500+/- esf Main House | 46 +/- Acres | 4 Bed | 3.5 Bath | 2-Car Garage | Guest Quarters | Wraparound Deck

- Private mountain retreat
- Equestrian lovers delight
- Desirable, exclusive gated community of Hoskings Ranch
- 1800s style custom built ranch home with magnificent detail and craftsmanship
- Extraordinary great room with 12' floor to ceiling sliding Thermopane French windows
- Expansive wood burning fireplaces
- Antique beams, barn wood siding, Long Leaf Yellow Heart Pine Flooring
- Spacious loft bonus space area game room
- Country kitchen with new butcher block island
- Spectacular views and secret sunset spot
- Close to dining, music, outdoor recreation



Garage w/ Guest Quarters



RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070

Meriah@Donn.com

www.DONN.com



RED HAWK REALTY

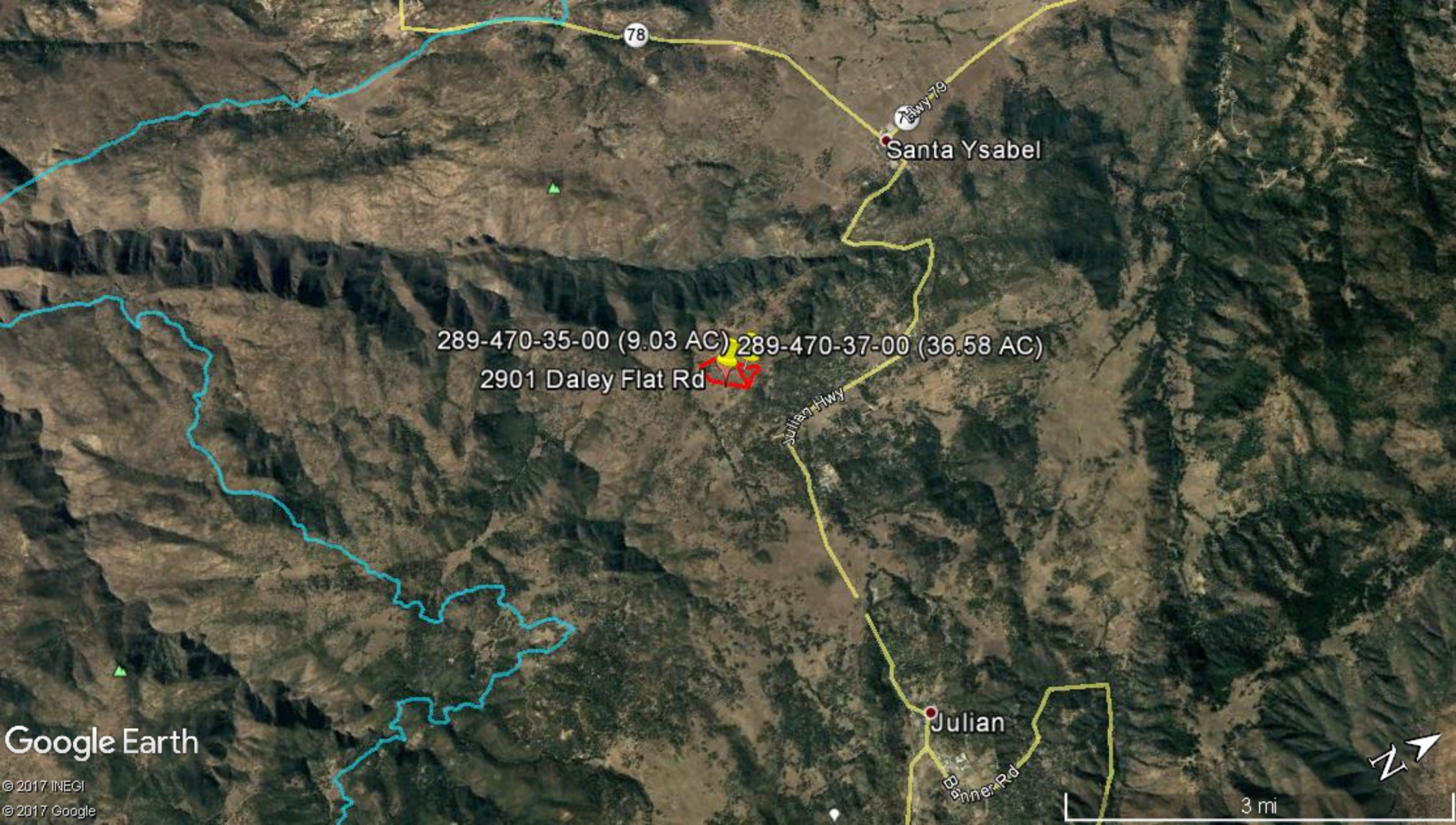
Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070

Donn@Donn.com



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78

Hwy 79

Santa Ysabel

289-470-35-00 (9.03 AC) 289-470-37-00 (36.58 AC)

2901 Daley Flat Rd

Julian Hwy

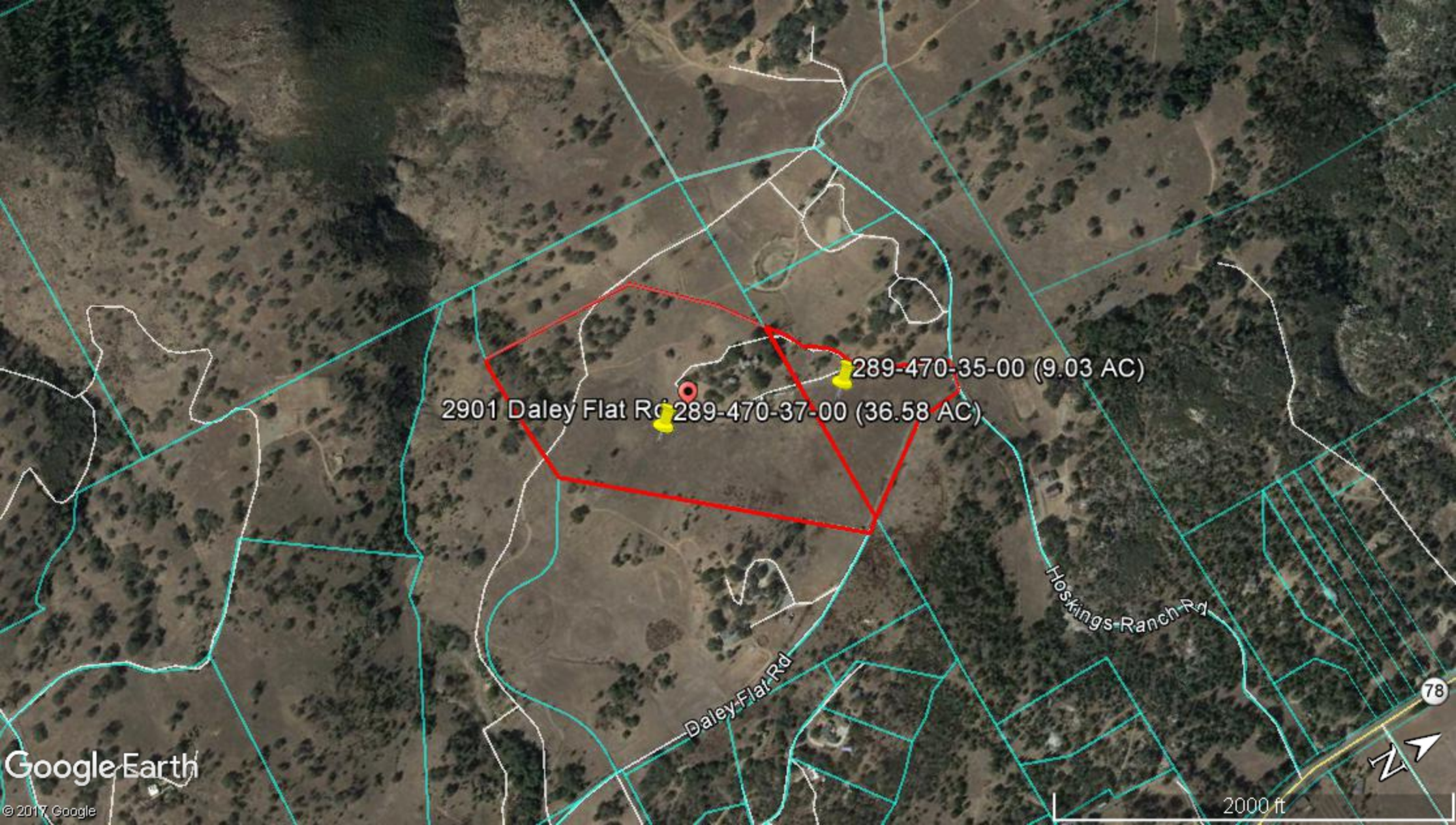
Julian

Banner Rd

3 mi

Google Earth

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2901 Daley Flat Rd

289-470-37-00 (36.58 AC)

289-470-35-00 (9.03 AC)

Daley Flat Rd

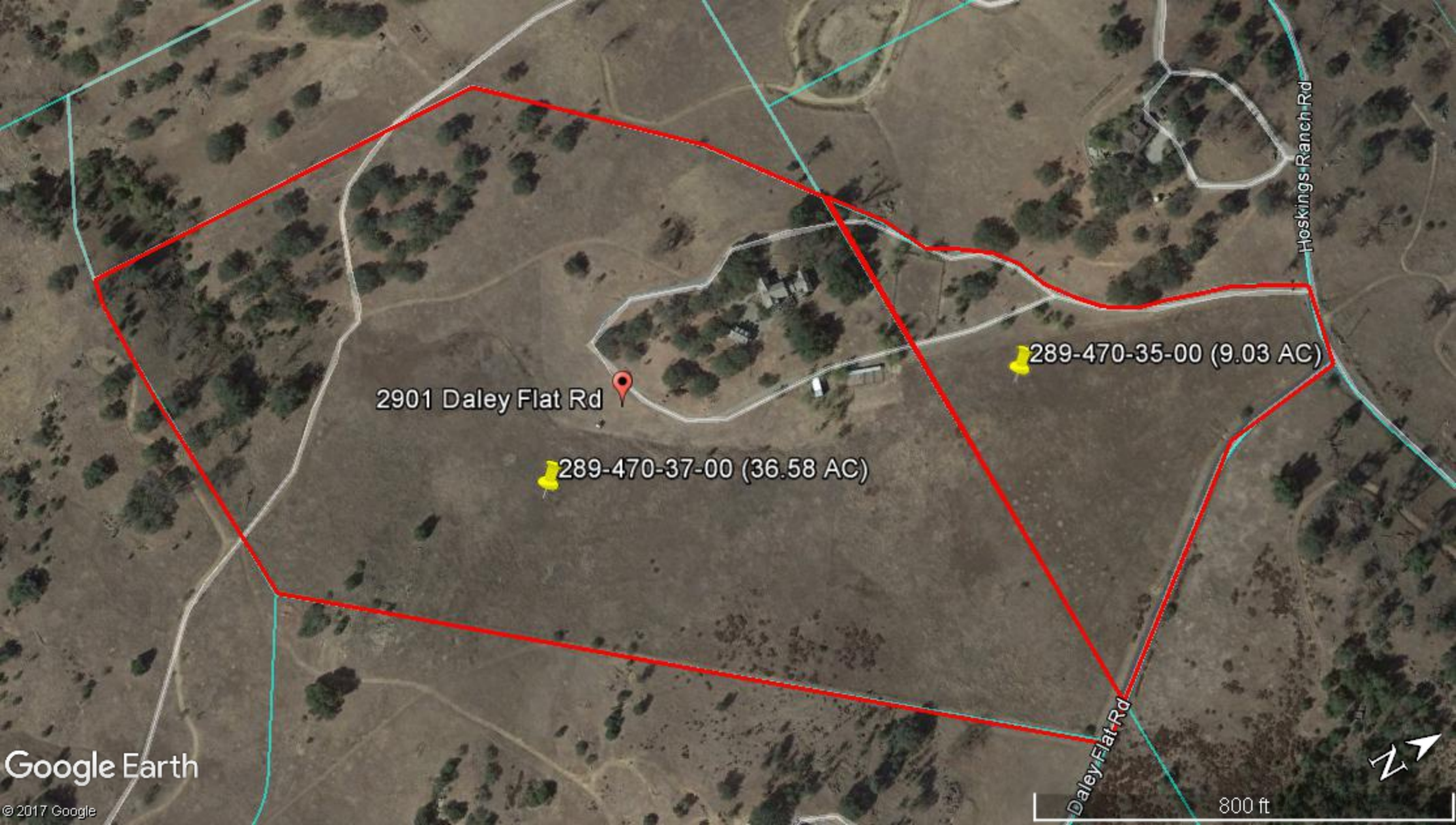
Hoskins Ranch Rd

78

Google Earth

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2000 ft



2901 Daley Flat Rd

289-470-37-00 (36.58 AC)

289-470-35-00 (9.03 AC)

Hoskings Ranch Rd

Daley Flat Rd

Google Earth

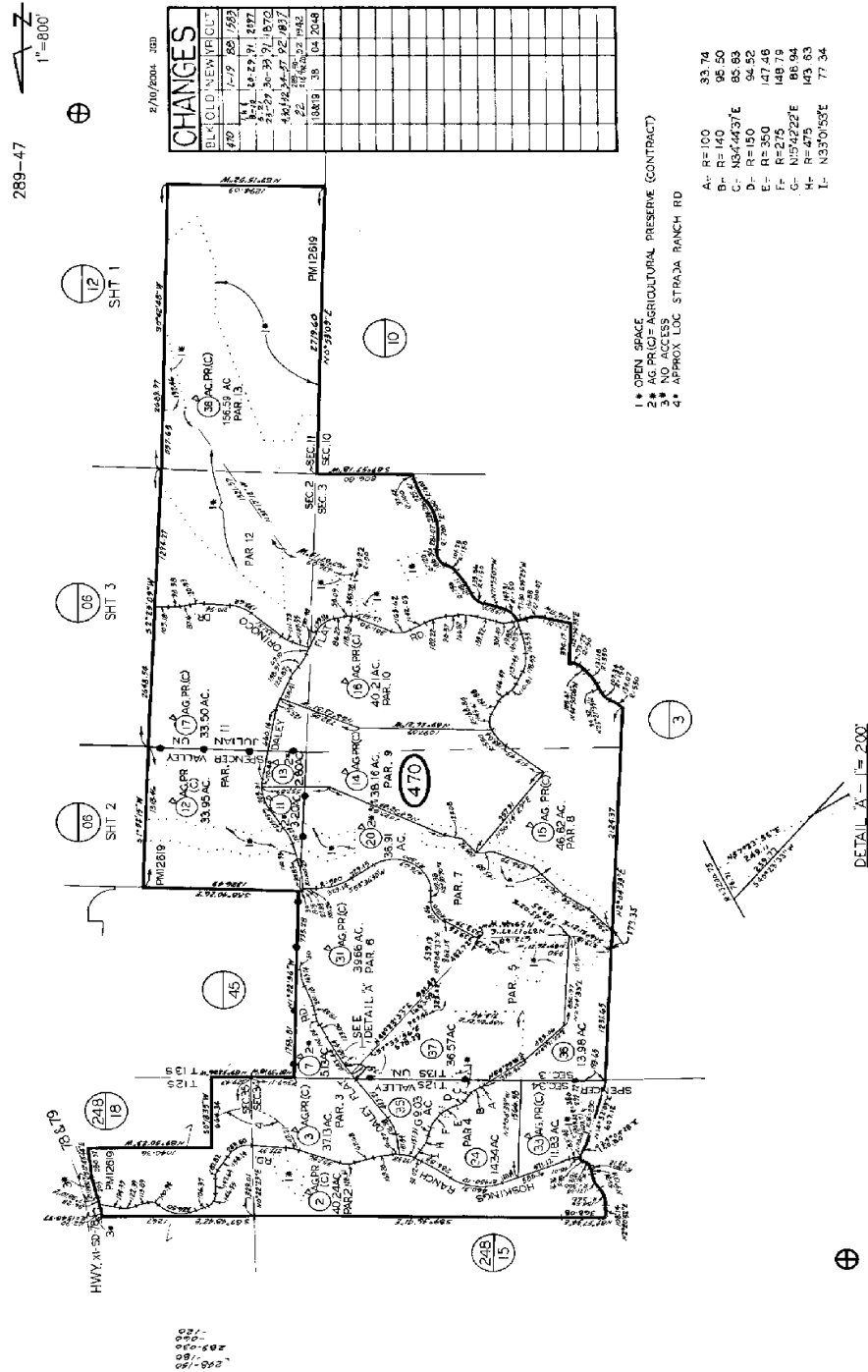
© 2017 Google

800 ft





[Click here to get the map in TIF](#)



SEC 34&35 - T12S - R3E - PORS.
SEC 2,3&11 - T13S - R3E - PORS.
R.O.S.10707

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 289 PAGE 47



PLANNING & DEVELOPMENT SERVICES

Preliminary Review of Resources for IS/EA Preparation

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

| | |
|---------------------------------------|-----------------------|
| Report Run Date/Time: | 2/28/2020 1:02:07 PM |
| Project Manager: | |
| Land Development Manager: | |
| Project Record ID: | |
| Project Environmental Review (ER) ID: | |
| Assessor's Parcel Number(s): | 2894703700,2894703500 |
| Project Name: | |

| | 2894703700 | 2894703500 |
|------------------------------------|---------------------------------------|------------------------------------|
| General Information | | |
| USGS Quad Name/County Quad Number: | Santa Ysabel/68 | Santa Ysabel/68 |
| Section/Township/Range: | 3/13S/03E | 3/13S/03E; 34/12S/03E |
| Tax Rate Area: | 81059 | 89000 |
| Thomas Guide: | / | / |
| Site Address: | 2901 Daley Flat Rd Santa Ysabel 92070 | 0 Daley Flat Rd Santa Ysabel 92070 |
| Parcel Size (acres): | 36.57 | 9.03 |
| Board of Supervisors District: | 2 | 2 |

| | | |
|---|--|--|
| Public Service and Utility Districts | | |
| Water/Irrigation District: | None | None |
| Sewer District: | None | None |
| Fire Agency: | Julian-Cuyamaca Fire Protection District | Julian-Cuyamaca Fire Protection District |
| School District: | Gen Elem Julian Union; High Julian Union | Gen Elem Spencer Valley; High Julian Union |

| | 2894703700 | 2894703500 |
|---|--------------------------------|--------------------------------|
| General Plan Information | | |
| General Plan Regional Category: | Rural | Rural |
| General Plan Land Use Designation: | Rural Lands (RI-40) 1 Du/40 Ac | Rural Lands (RI-40) 1 Du/40 Ac |
| Community Plan: | Julian | Julian |
| 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. | Yes | Yes |
| 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. | Yes | Yes |
| The site contains Prime Soils. | Yes | Yes |
| There is evidence of active agriculture on the project site. | Please Refer To Aerial Imagery | Please Refer To Aerial Imagery |
| Sunset Zone: | 18 | 18 |
| The site is located within an Agricultural Preserve. | Yes | Yes |
| The site is in a Williamson Act Contract. | Yes | Yes |

| | | |
|--|--|---|
| | 2894703700 | 2894703500 |
| Biological Resources | | |
| Eco-Region: | Central Mountains | Central Mountains |
| Vegetation Map | 12000 Urban/Developed; 42000 Valley And Foothill Grassland; 71181 Open Engelmann Oak Woodland | 42000 Valley And Foothill Grassland; 71182 Dense Engelmann Oak Woodland |
| 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 | No |
| Flat-Topped Buckwheat/Montane Buckwheat Scrub | No | No |
| None of the above | Yes | Yes |
| 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 |

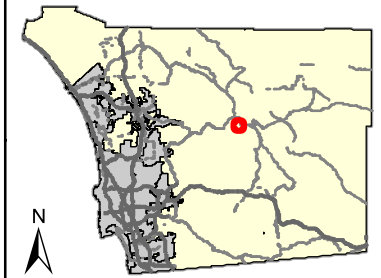
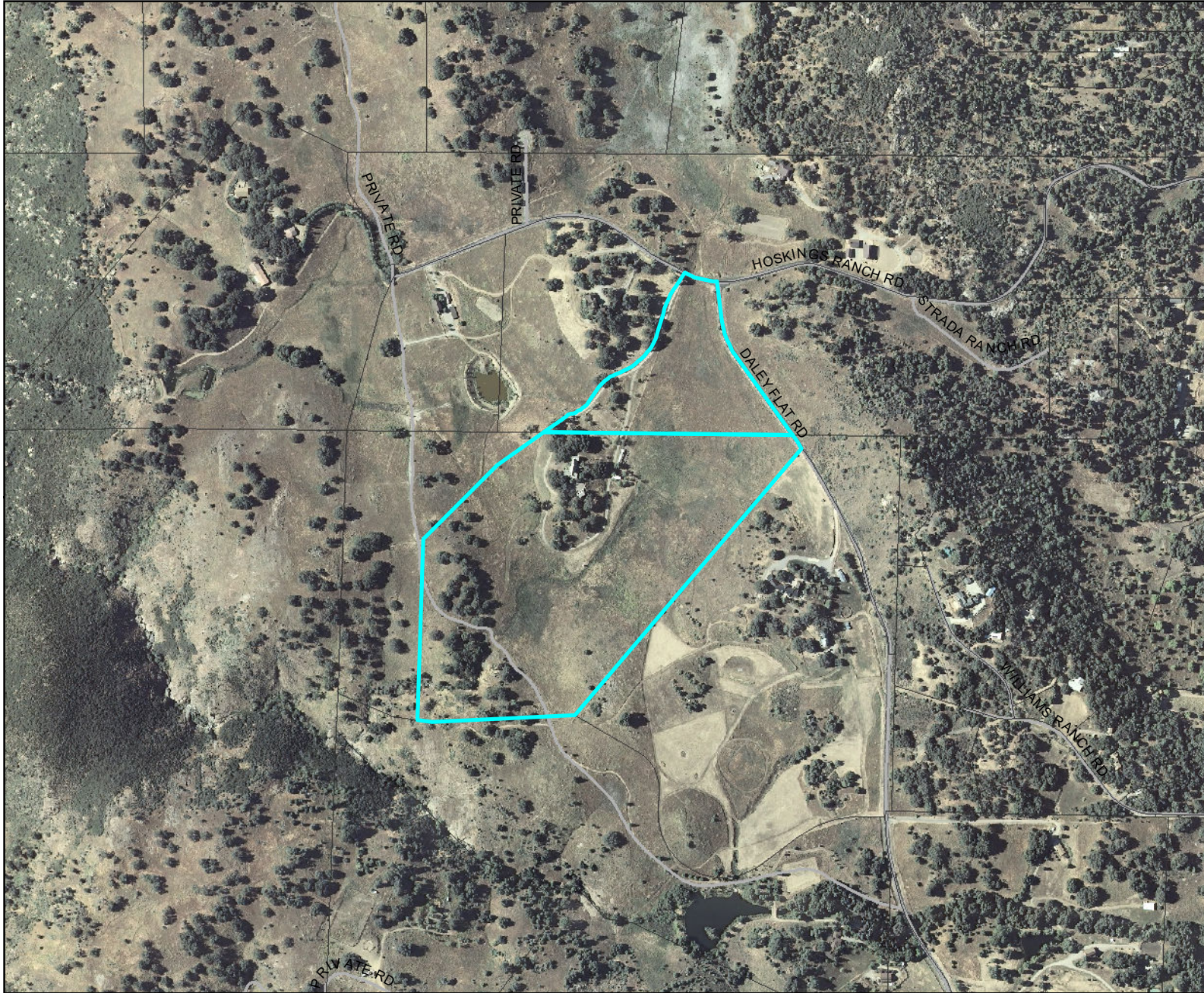
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|--|---|--|
| Cultural and Paleontological Resources (*always confirm with Cultural and Paleontology Specialists) | | |
| Geological Formation: | Cretaceous Plutonic; Pre-Cretaceous Metasedimentary | Pre-Cretaceous Metasedimentary |
| Paleo Sensitivity: | Marginal; Zero | Marginal |
| Paleo Monitoring: | Monitoring By Grading/Excavation Contractor | Monitoring By Grading/Excavation Contractor |

| | | |
|---|-------------------|-------------------|
| 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: | C | B; C |
| 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. | Yes: Santa Ysabel | Yes: Santa Ysabel |

| | 2894703700 | 2894703500 |
|--|--------------------------------|--------------------------------|
| 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. | Yes | Yes |
| 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 |

| | 2894703700 | 2894703500 |
|--|---|---|
| Hydrology and Water Quality | | |
| Hydrologic Unit: | San Diego | San Diego |
| Sub-basin: | 907.41/Inaja | 907.41/Inaja |
| The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody. | Yes: San Diego River (Lower); El Capitan Lake | Yes: San Diego River (Lower); El Capitan 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: | 21 To 24 Inches | 21 To 24 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. | No | No |
| The site is located in a Special Area. | No | No |
| There are existing or proposed trails on site or adjacent properties. | No | No |
| 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. | Yes | Yes |
| 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. | No | 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 |

2014 ORTHOPHOTO



Legend:

PROJECT AREA

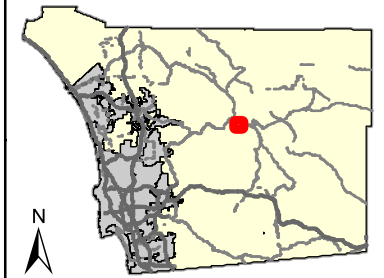
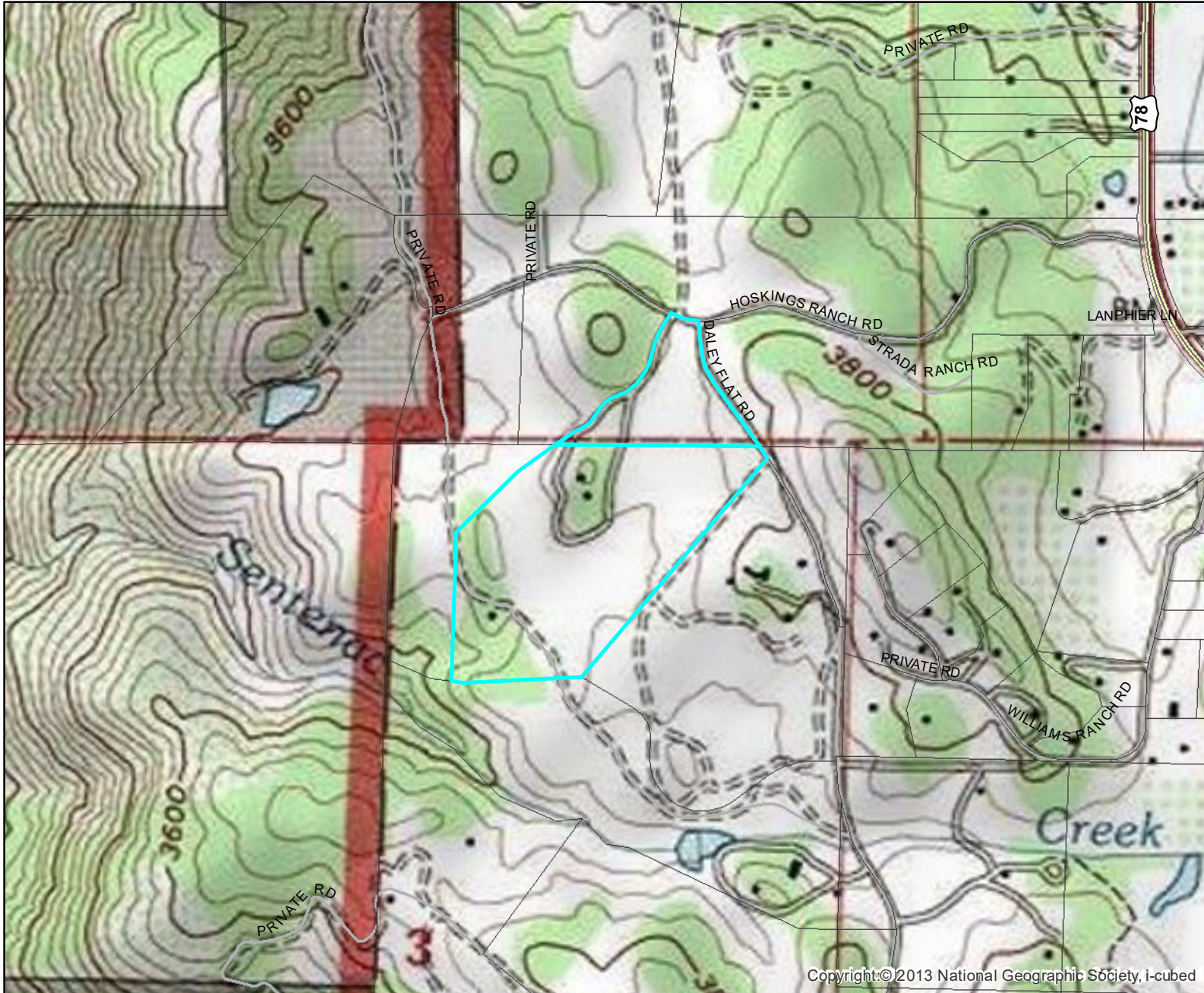
0 0.095 0.19 0.285 0.38 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

TOPO MAP



Legend:

PROJECT AREA

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

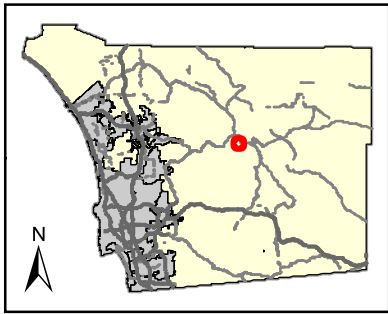
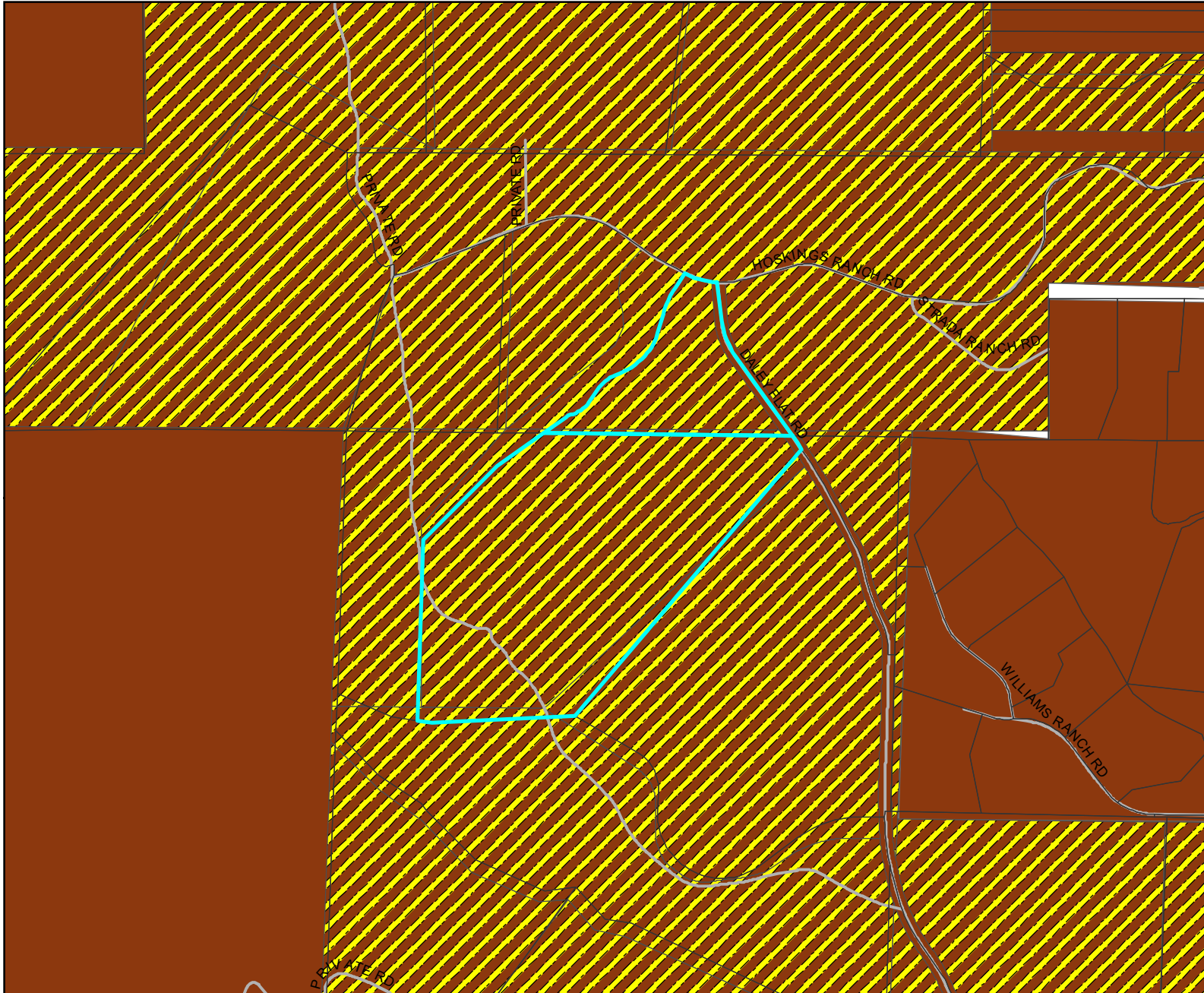


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Notes:

AG. PRESERVES/WILLIAMSON ACT



Legend:

- PROJECT AREA
- WILLIAMSON ACT CONTRACT
- AGRICULTURAL PRESERVE

0 0.095 0.19 0.285 0.38 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services

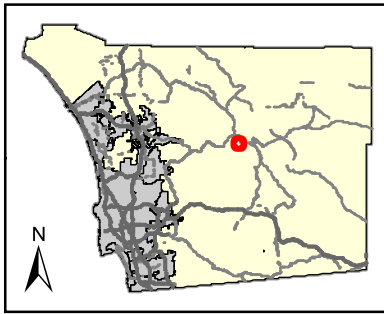
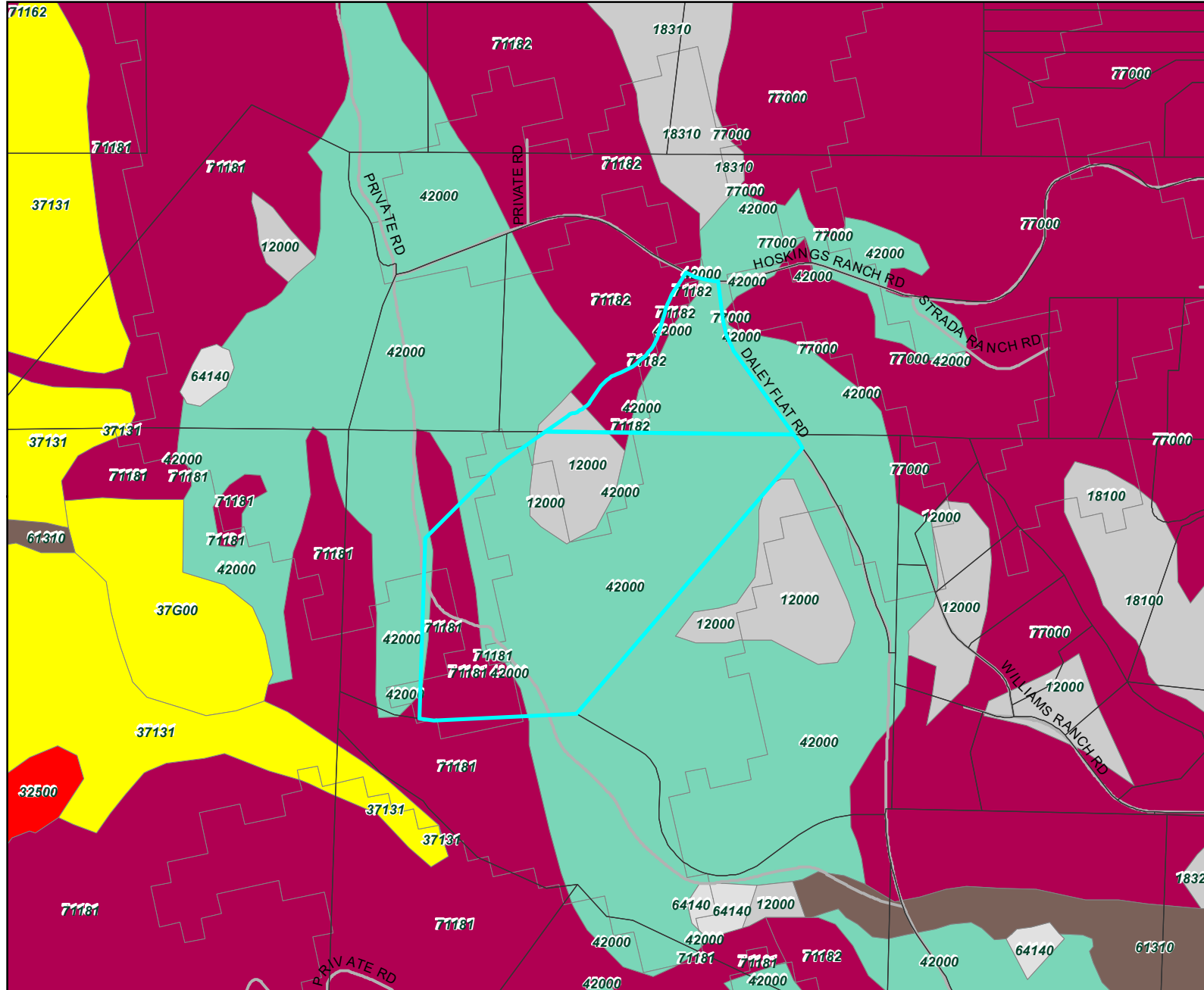


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Notes:

| SOIL | DESCRIPTION | CAP CLASS | STORIE INDEX | SHRINK/SWELL | EROSION INDEX |
|------|---|-----------|--------------|--------------|---------------|
| CtE | Crouch coarse sandy loam, 5 to 30 percent slopes | 6e-1(20) | 46 | Low | Severe 16 |
| HmD | Holland fine sandy loam, 5 to 15 percent slopes | 4e-1(20) | 65 | Moderate | Severe 16 |
| HnE | Holland stony fine sandy loam, 5 to 30 percent slopes | 6e-7(20) | 32 | Moderate | Severe 16 |

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

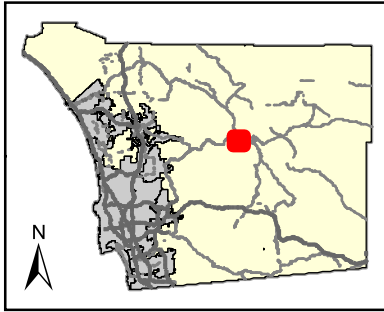
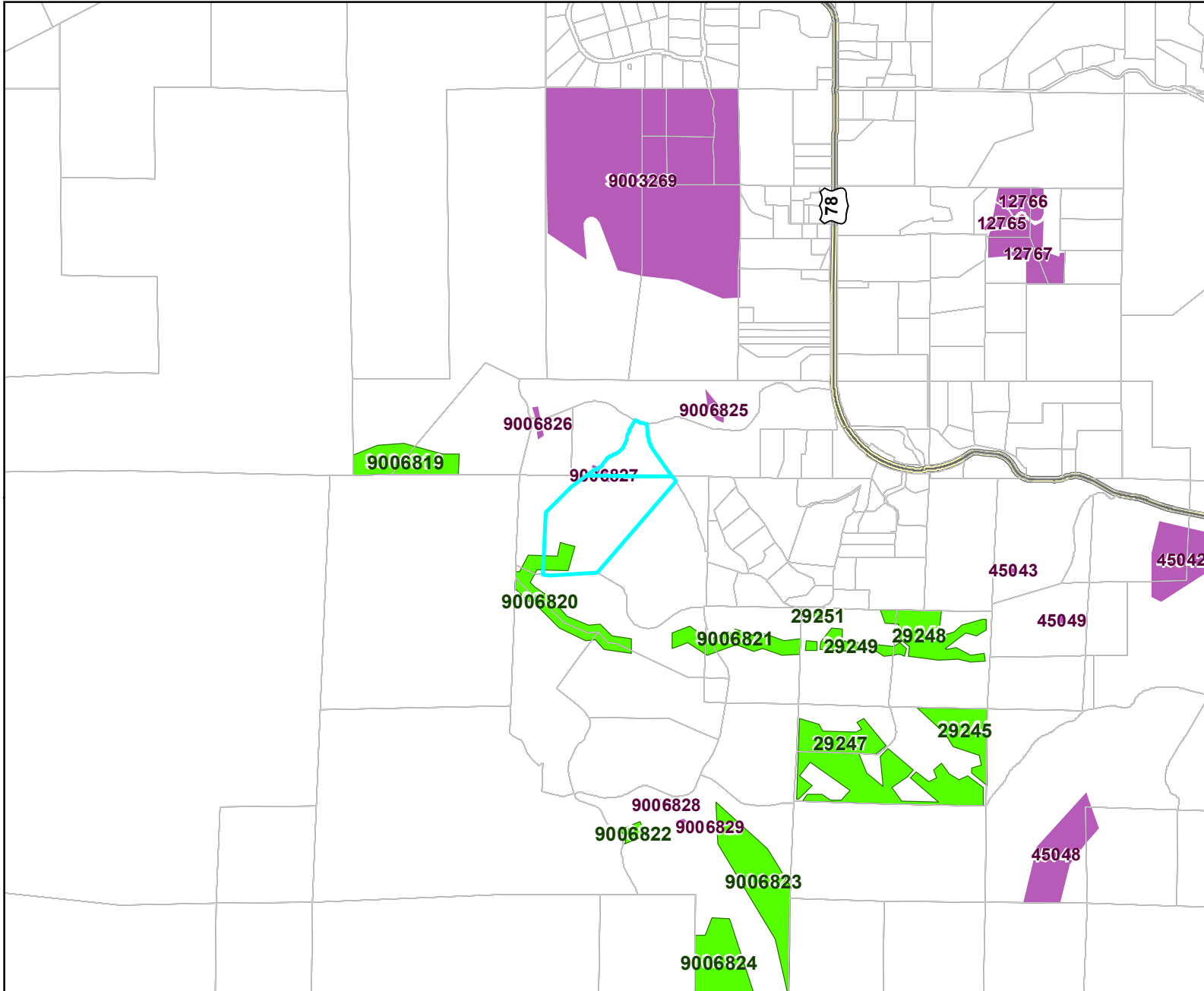
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Notes:

OPEN SPACE EASEMENTS



Legend:

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

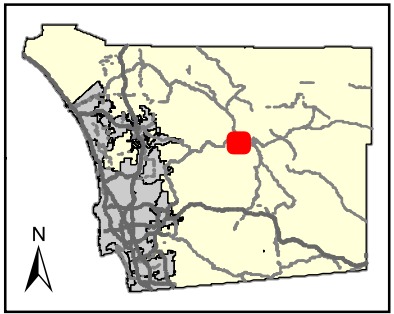
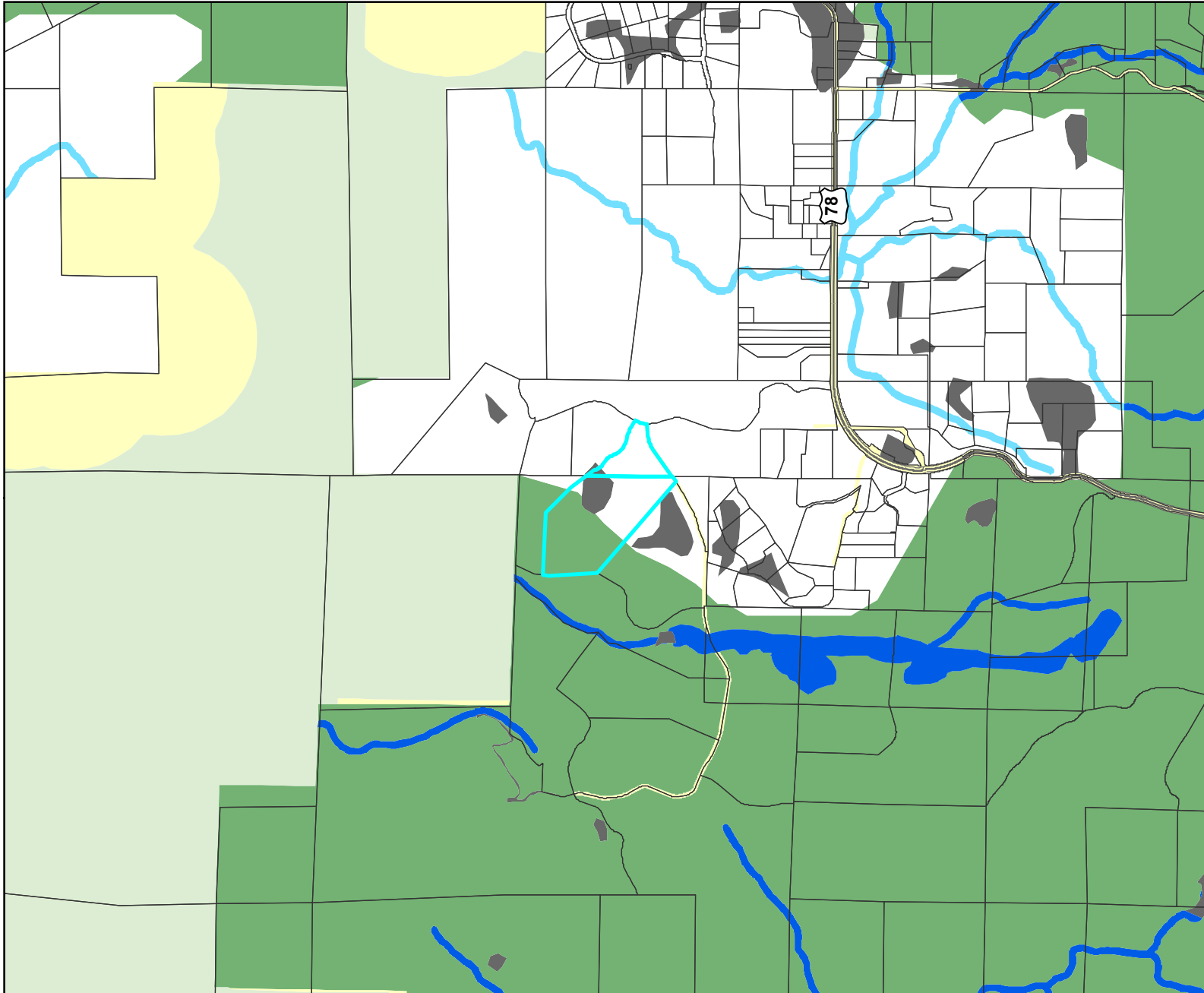
0 0.25 0.5 0.75 1 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

MSCP



Legend:

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

0 0.25 0.5 0.75 1 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services

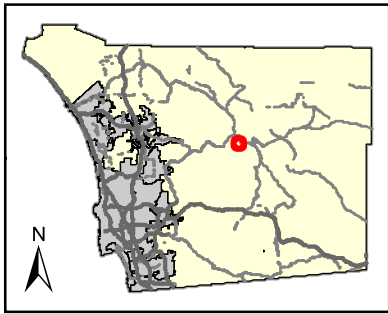
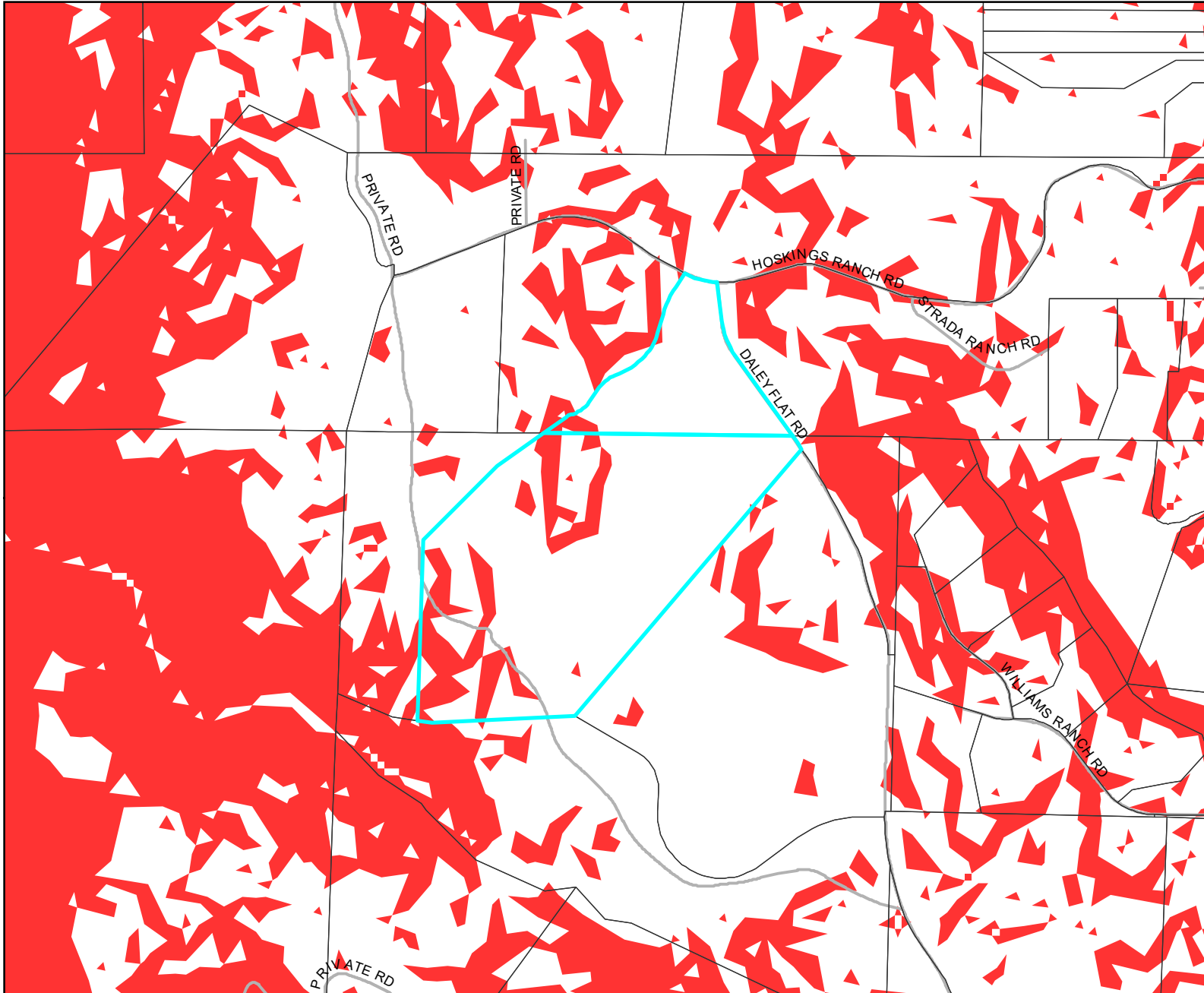


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Notes:

MSCP = Multiple Species
Conservation Program

STEEP SLOPES



Legend:

- PROJECT AREA
- STEEP SLOPE (> 25%)

0 0.095 0.19 0.285 0.38 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

A72 GENERAL AGRICULTURAL USE REGULATIONS

2720 INTENT.

The provisions of Section 2720 through Section 2729, inclusive, shall be known as the A72 General Agricultural Use Regulations. The A72 Use Regulations are intended to create and preserve areas for the raising of crops and animals. Processing of products produced or raised on the premises would be permitted as would certain commercial activities associated with crop and animal raising. Typically, the A72 Use Regulations would be applied to areas distant from large urban centers where the dust, odor, and noise of agricultural operations would not interfere with urban uses, and where urban development would not encroach on agricultural uses.

2722 PERMITTED USES.

The following use types are permitted by the A72 Use Regulations:

- a. Residential Use Types.
 - Family Residential
- b. Civic Use Types.
 - Essential Services
 - Fire Protection Services (see Section 6905)
 - Law Enforcement Services (see Section 6905)
- c. Agricultural Use Types.
 - Horticulture (all types)
 - Tree Crops
 - Row and Field Crops
 - Packing and Processing: Limited
 - Packing and Processing: Wholesale Limited Winery

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

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

(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. 9101 (N.S.) adopted 12-8-99)

(Amended by Ord. No. 9422 (N.S.) adopted 1-9-02)

2723 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the A72 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

- a. Residential Use Types
 - Mobile home Residential "18"
- b. Commercial Use Types
 - Animal Sales and Services: Veterinary (Large Animals) "6"
 - Animal Sales and Services: Veterinary (Small Animals) "6"
 - Cottage Industries "17" (see Section 6920)
 - Recycling Collection Facility, Small "2"
 - Recycling Processing Facility, Wood and Green Materials "3"
- c. Agricultural Use Types
 - Packing and Processing: Boutique Winery "22" (see Section 6910)

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

(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6783 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)

2724 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the A72 Use Regulations upon issuance of a Minor Use Permit.

a. Residential Use Types.

Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.

b. Civic Use Types.

Minor Impact Utilities
Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))
(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)
(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

2725 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the A72 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use types.

Administrative Services
Ambulance Services
Child Care Center
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Group Care
Lodge, Fraternal and Library Services
Major Impact Services and Utilities
Parking Services
Postal Services
Religious Assembly

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)
Animal Sales and Services: Auctioning
Explosive Storage (see Section 6904)
Gasoline Sales

Participant Sports and Recreation: Outdoor
Transient Habitation: Campground (see Section 6450)
Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Agricultural Equipment Storage
Animal Waste Processing (see Section 6902)
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. 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. 9690 (N.S.) adopted 12-15-04)

Animal Schedule

(Part of Section 3100)

| ANIMAL USE TYPE (See Note 4) | Restrictions and Density Range | DESIGNATOR | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|--|
| | | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | S | T | U | V | W | X | | |
| ANIMAL SALES AND SERVICES: HORSE STABLES | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (a) Boarding or Breeding | Permitted | | | | | | | X | X | X | | | | | | X | | | | | | | | | X | X | |
| | MUP required | | | | | | | | | | X | | X | X | X | | | | | | | X | X | | | | |
| | ZAP required | | | | X | X | X | | | | | | | | | | | | | | | | | | | | |
| (b) Public Stable | Permitted | | | | | | | | | | | | | | | X | | | | | | | | | X | | |
| | MUP required | | | | X | X | X | | | | X | | X | X | X | | | | | | | X | X | | X | | |
| | ZAP required | | | | | | | X | X | X | | | | | | | | | | | | | | | | | |
| ANIMAL SALES AND SERVICES: KENNELS (see Note 1) | Permitted | | | | | | | | | | | | | | | X | | | X | | X | | | | | | |
| | Permitted provided fully enclosed | | | | | | | X | X | X | | | | | | | | | | | | | | | | | |
| | MUP required | | | | | | | | | | | | X | X | X | | | | | | | | X | X | | | |
| | ZAP required | | | | X | X | X | X | X | X | | | | | | | | | | | | | | | | | |
| | One acre + by MUP | X | X | X | | | | | | | | | | | | | | | | | | | | | | | |
| ANIMAL RAISING (see Note 6) | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (a) Animal Raising Projects (see Section 3115) | Permitted | | | | | | | X | X | X | | | | | | | | | | | | | | | | X | |
| | ½ acre+ by ZAP | | | | X | X | X | | | | X | | X | X | X | X | X | | | | | | X | X | | | |
| | 1 acre+ by MUP | X | X | X | | | | | | | | | | | | | | | | | | | | | | | |
| (b) Small Animal Raising (includes Poultry) | Permitted | | | | | | | | | | | | X | X | X | X | | | | | | | | X | | | |
| | ½ acre+ permitted | | | | | | | X | X | X | | | | | | | | | | | | | | | | | |
| | 100 maximum | | | | | | | | | | | X | | | | | | | | | | | | | | | |
| | 25 maximum | | | | X | X | X | | | | X | | X | | | | | X | X | | | | X | | X | | |
| | ½ acre+: 10 max | X | X | X | | | | | | | | | | | | | | | | | | | | | | | |
| | Less than ½ acre: 100 Maximum | | | | | | | X | X | X | | | | | | | | | | | | | | | | | |
| | ½ acre+ 25 max by ZAP | X | X | X | | | | | | | | | | | | | | | | | | | | | | | |
| | 100 max by ZAP | | | | X | X | X | | | | | | | | | | | | | | | | | | | X | |
| | MUP required | | | | | | | | | | | | X | | | | | | | | | | | | | | |
| (c) Large Animal Raising (Other than horsekeeping) | 4 acres + permitted | | | | | | | | | | | | | | | X | | | | | | | | X | | | |
| | 8 acres + permitted | | | | | | | X | X | X | | | | | | | | | | | | | | | | | |
| | 2 animals plus 1 per ½ acre over 1 acre | | | | X | X | X | | | | | | | | | | | | | | | | | | X | | |
| | 4 animals plus 4 for each ½ acre over ½ acre | | | | | | | X | X | X | | | | | | | | | | | | | | | | | |
| | 1 ½ acres or less: 2 animals | | | | | | | | | | | X | X | X | X | X | | | | | | | | X | | | |
| | 1 ½ to 4 acres: 1 per ½ acre | | | | | | | | | | | X | X | X | X | X | | | | | | | | X | | | |
| | 4 acres+, 8 animals + 1 cow or sheep per 1 acre over 4 acres | | | | | | | | | | | X | X | X | X | | | | | | | | | | | | |

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

MUP = Major Use Permit

+ = plus

ZAP = Minor Use Permit

Notes:

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

3112

3112 ANIMAL ENCLOSURE SETBACK TABLE.

Notwithstanding the provisions of an applicable setback designator, enclosures containing the animal-related use types listed in Section 3110 shall have the minimum setbacks specified in the Animal Enclosure Setback Table. The Animal Enclosure Setback Table is incorporated into this section, and all references to this section shall include references to it. Animals subject to the Animal Setback Table must be confined within the appropriate enclosure.

| ANIMAL ENCLOSURE LOCATION | ANIMAL ENCLOSURE SETBACKS (a) | | |
|---|---------------------------------|--|--|
| | MOST RESTRICTIVE (b) | MODERATE (b) | LEAST RESTRICTIVE (b) |
| Distance from Street Center Line | Same as for main building(c) | Same as for main building | Zero (0) feet (from street line) |
| Distance from Interior Side Lot Line | 15 feet | Five(5)feet | Zero (0) feet for open enclosure. Five (5) feet for roofed enclosure. |
| Distance from Rear Lot Line | 10 feet | Zero (0) feet for open enclosure. Five(5)feet for roofed enclosure. | Zero (0) feet |

NOTES:

- a. Animal enclosure includes pens, coops, hutches, stables, barns, corrals, and similar structures used for the keeping of poultry or animals.
- b. A fenced pasture containing a minimum of 2 acres, with no building used for human habitation and having no interior cross-fencing, is exempt from the animal enclosure setback requirements.
- c. Refer to applicable setback designator and setback schedule at Section 4810.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)
 (Amended by Ord. No. 7740 (N.S.) adopted 3-28-90)
 (Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)