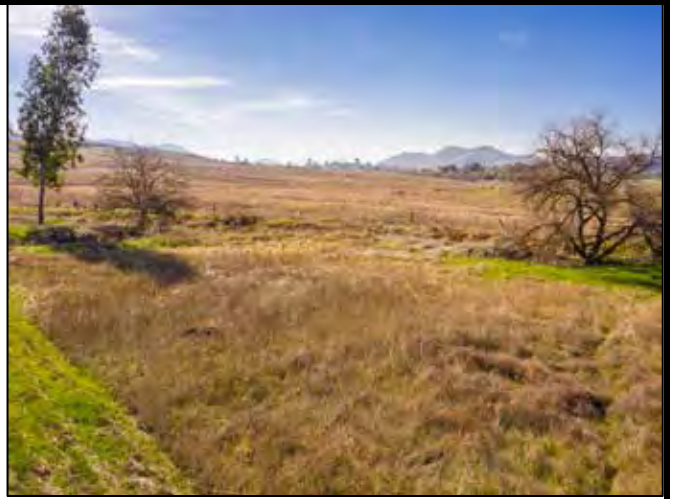




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PROPERTY REPORT

BEAUTIFUL RAMONA PROPERTY HOME SITE
00 Hwy 67, Ramona, CA 92065



DESCRIPTION: This ~3.06 acre property consisting of 2 APNs on the western edge of Ramona is one of the few remaining vacant lots along Highway 67 in this vicinity. Minutes from town, easily accessible, wonderful views of the surrounding valley, and an ideal location for a custom ranch home. Good, level soil offers micro-agricultural possibilities as well.

PRICE: \$210,000

APN: 282-180-01-00, 282-180-02-00

CONTACT: **Kent Dover**; kentdoverproperties@gmail.com; 415.205.8742

****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****

We Know The Backcountry!



**RANCHES • HOMES
LAND • LOANS**

\$210,000

Beautiful Ramona Property Homesite



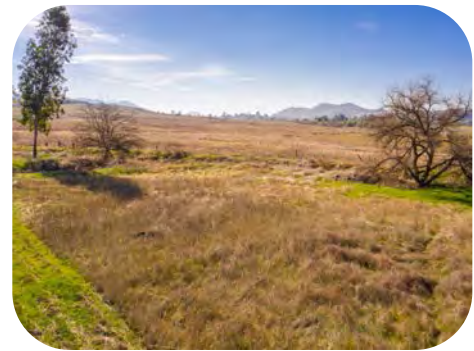
Boundary Lines Are Approximate

00 Hwy 67, Ramona, CA 92036

3.06 +/- Acres | Minutes From The Town Of Ramona | Ideal Location For A Custom Ranch Home



This ~3.06 acre property consisting of 2 APNs on the western edge of Ramona is one of the few remaining vacant lots along Highway 67 in this vicinity. Minutes from town, easily accessible, wonderful views of the surrounding valley, and an ideal location for custom ranch home. Good, level soil offers micro-agricultural possibilities as well.



KENT DOVER

**RANCHES • HOMES
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RED HAWK REALTY

Junction Hwy 78 & Hwy 79

Santa Ysabel, CA 92070

KentDoverProperties@Gmail.Com

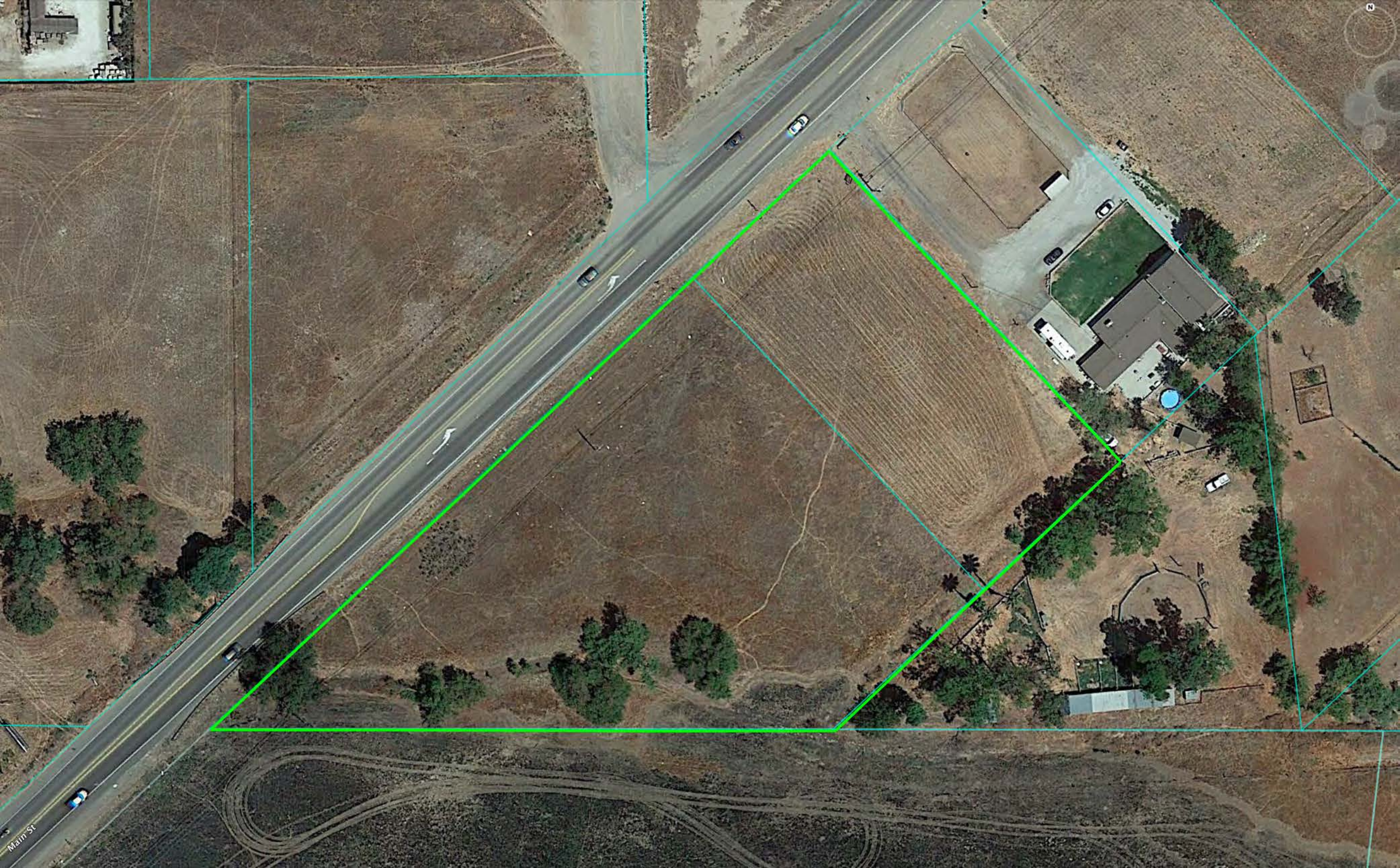
CA DRE #02047735

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Main St



PLANNING & DEVELOPMENT SERVICES

Preliminary Review of Resources for IS/EA Preparation

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

Report Run Date/Time:	4/5/2019 4:14:54 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2821800100,2821800200
Project Name:	

	2821800100	2821800200
General Information		
USGS Quad Name/County Quad Number:	San Pasqual/69	San Pasqual/69
Section/Township/Range:	Valle De Pamo Or Santa Maria	Valle De Pamo Or Santa Maria
Tax Rate Area:	65010	65010
Thomas Guide:	/	/
Site Address:	0 Highway 67 Ramona 92065	0 Highway 67 Ramona 92065
Parcel Size (acres):	2.14	0.92
Board of Supervisors District:	2	2
Public Service and Utility Districts		
Water/Irrigation District:	Ramona Muni Water Imp Dist A; Ramona Municipal Water District	Ramona Muni Water Imp Dist A; Ramona Municipal Water District
Sewer District:	None	None
Fire Agency:	Ramona Municipal Water District	Ramona Municipal Water District
School District:	Unified Ramona	Unified Ramona

	2821800100	2821800200
General Plan Information		
General Plan Regional Category:	Semi-Rural	Semi-Rural
General Plan Land Use Designation:	Semi-Rural Residential (Sr-1) 1 Du/Ac	Semi-Rural Residential (Sr-1) 1 Du/Ac
Community Plan:	Ramona	Ramona
Rural Village Boundary:	None	None
Village Boundary:	None	None
Special Study Area :	None	None

Zoning Information		
Use Regulation:	A70	A70
Animal Regulation:	L	L
Density:	-	-
Minimum Lot Size:	1Ac	1Ac
Maximum Floor Area Ratio:	-	-
Floor Area Ratio:	-	-
Building Type:	C	C
Height:	G	G
Setback:	C	C
Lot Coverage:	-	-
Open Space:	-	-
Special Area Regulations:	C;Por F	C;Por F

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.	No	No
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:	21	21
The site is located within an Agricultural Preserve.	No	No
The site is in a Williamson Act Contract.	No	No

	2821800100	2821800200
Biological Resources		
Eco-Region:	Central Foothills	Central Foothills
Vegetation Map	42110 Valley Needlegrass Grassland	42110 Valley Needlegrass Grassland
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.	No	No
The site contains Wetlands.	Yes	Yes
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: No)	No (Draft: No)
The site is within MSCP Boundaries.	No (Draft: North)	No (Draft: North)
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.	Yes: Very High	Yes: Very High
The site is located within the Ramona Grassland area.	Yes	Yes
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:	Quaternary Alluvium	Quaternary Alluvium
Paleo Sensitivity:	Low	Low
Paleo Monitoring:	Monitoring By Grading/Excavation Contractor	Monitoring By Grading/Excavation Contractor

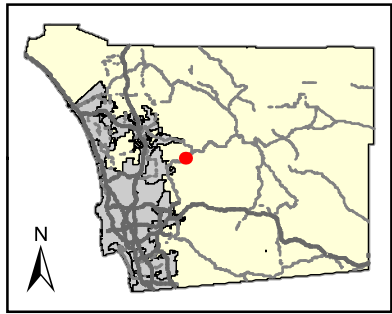
Geology

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

	2821800100	2821800200
Mineral Resources		
The site is located within a Mineral Resource Category.	Yes: Mrz-3 (Yes Alluvium/No Mines)	Yes: Mrz-3 (Yes Alluvium/No Mines)
Hazard Flooding		
The site is located within a FEMA flood area.	Yes	Yes
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.	Yes	Yes
The site is located within 1/2 mile from a County Flood Plain area.	Yes	Yes
The site is located within a County Floodway.	Yes	No
The site is located within 1/2 mile from a County Floodway.	Yes	Yes
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	Yes: Baja Parts & Machine Shop\Deh2002-Hupfp-108957
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.	Yes: 6	Yes: 6
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	Yes	Yes
The site is within one mile of a private airport. If yes, list the name of the airport.	No	No

	2821800100	2821800200
Hydrology and Water Quality		
Hydrologic Unit:	San Dieguito	San Dieguito
Sub-basin:	905.41/Ramona	905.41/Ramona
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 Dieguito Hu); San Dieguito River; Lake Hodges	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges
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.	No	No
The site is in Borrego Valley.	No	No
The project is groundwater dependent.	No	No
Annual rainfall:	18 To 21 Inches	18 To 21 Inches
Noise		
The site is within noise contours.	Yes	Yes
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.	Yes	Yes
The site is located in an urbanized area as defined by the U.S. Census Bureau.	Yes	Yes
The population has a density of 1,000 per square mile or greater.	Yes	Yes
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.	No	No
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.	Yes	Yes
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.	No	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	No

2014 ORTHOPHOTO



Legend:

 PROJECT AREA

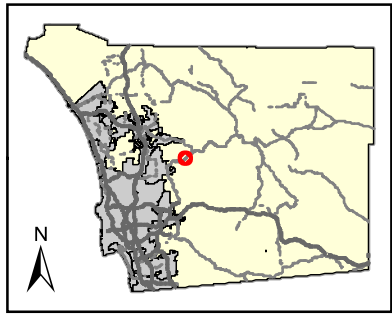
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NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services




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Notes:

1997 COLOR INFRARED



Legend:

 PROJECT AREA

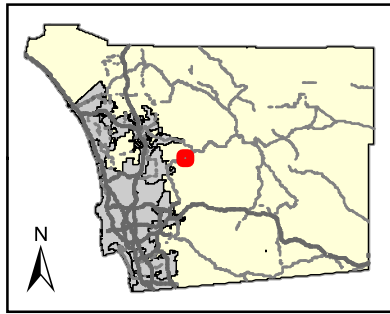
Notes:

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 Planning and Development Services



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1995 AERIAL



Legend:

 PROJECT AREA

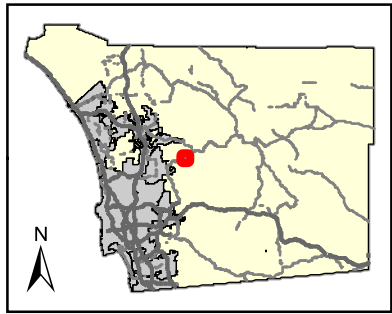
Notes:

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




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TOPO MAP



Legend:

 PROJECT AREA

Notes:

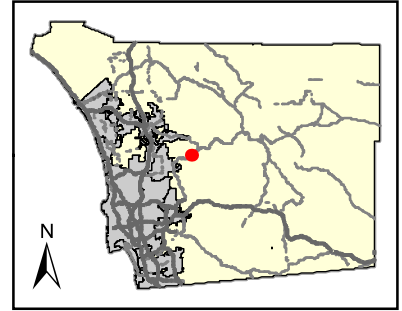
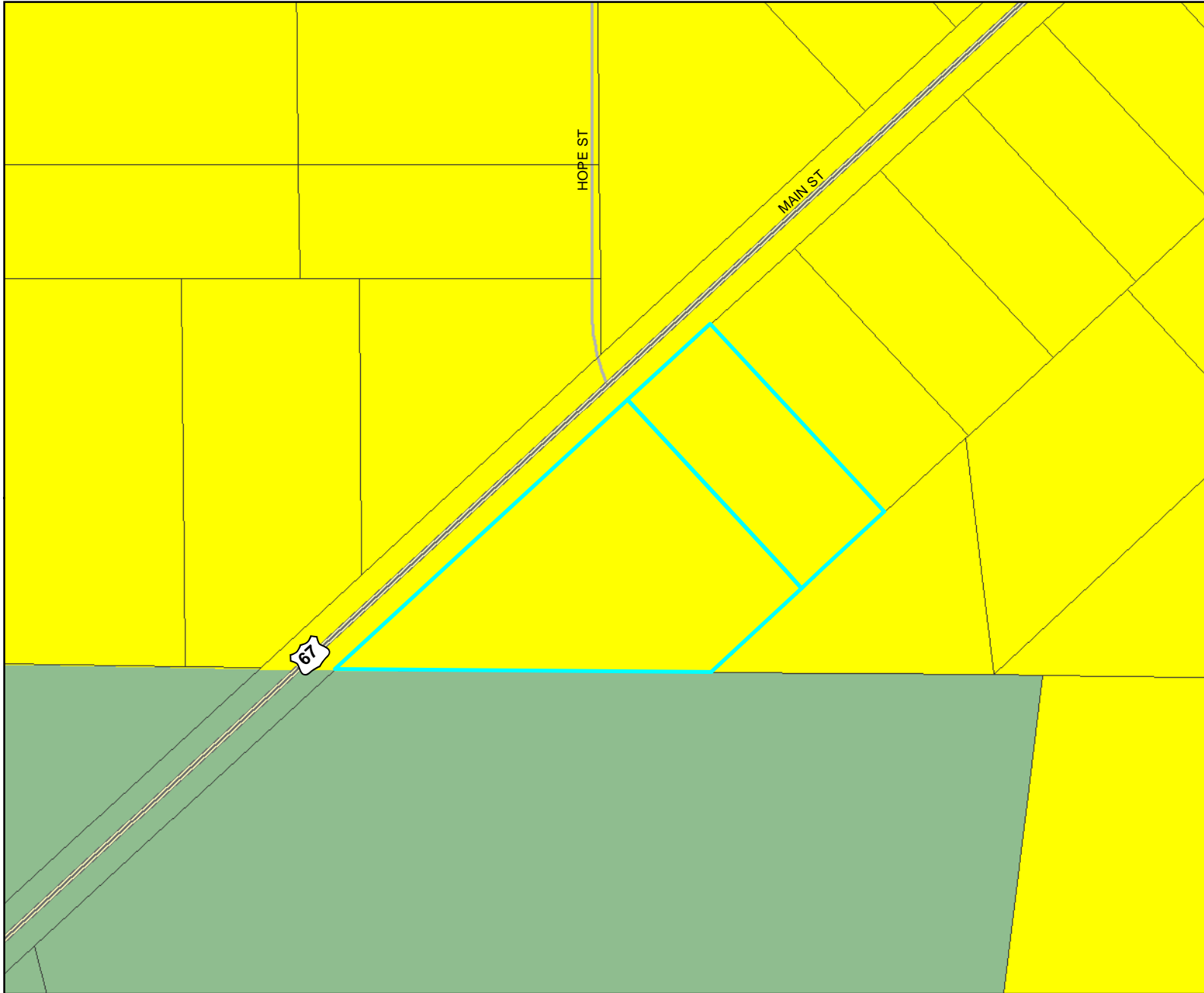
0 0.1 0.2 0.3 0.4 Miles
 NAD 1983 State Plane California VI FIPS 0406 Feet
 Planning and Development Services



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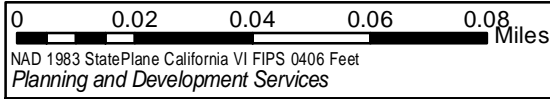
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GENERAL PLAN - LAND USE



Legend:

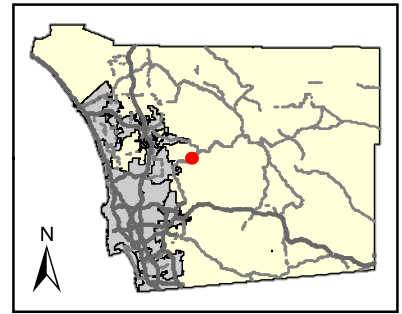
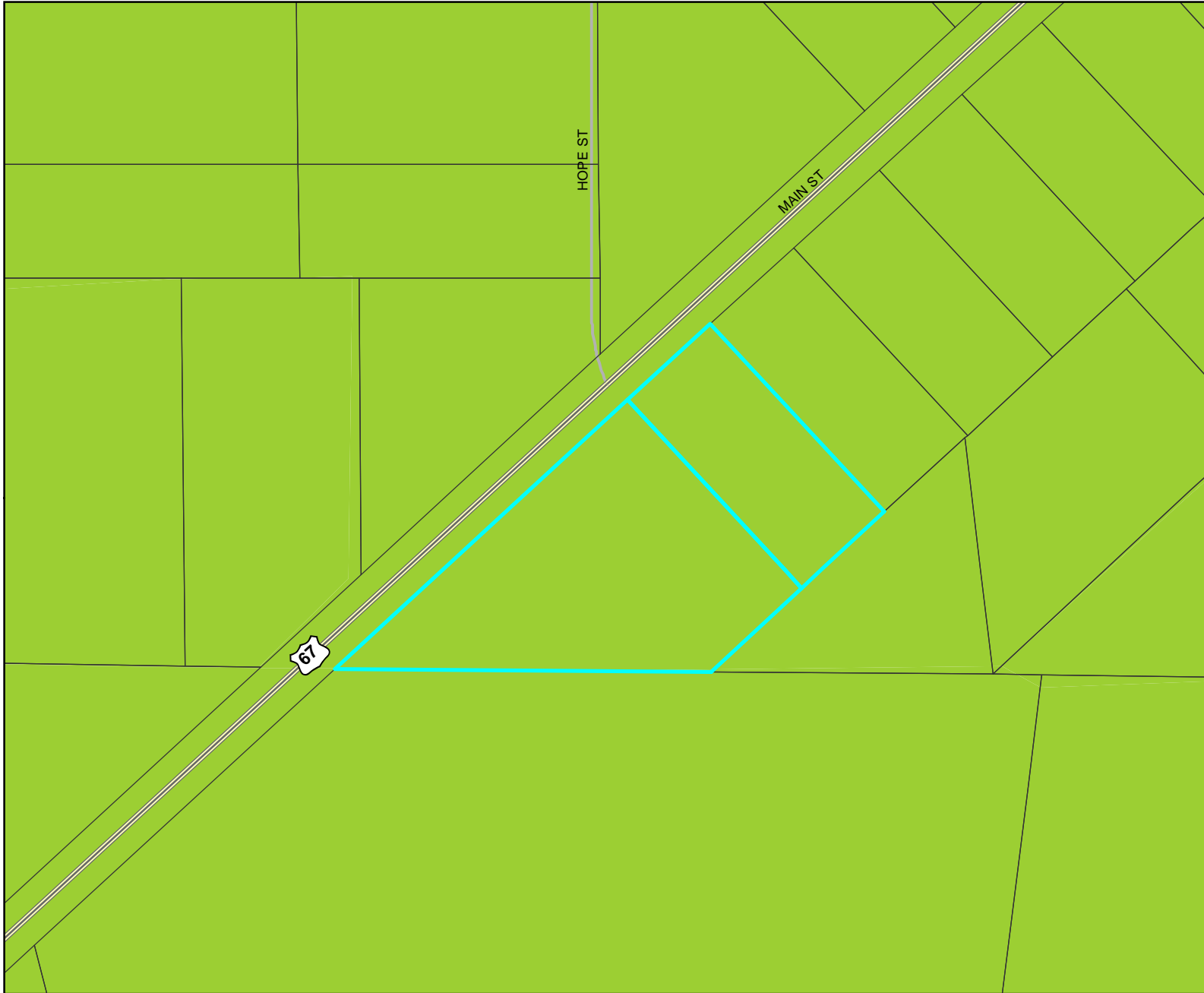
- PROJECT AREA
- GENERAL PLAN (AUGUST 2011)**
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village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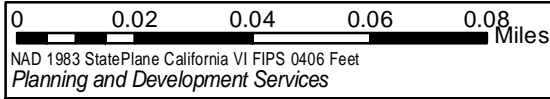
Notes:
 *Residential densities in italics

ZONING - USE



Legend:

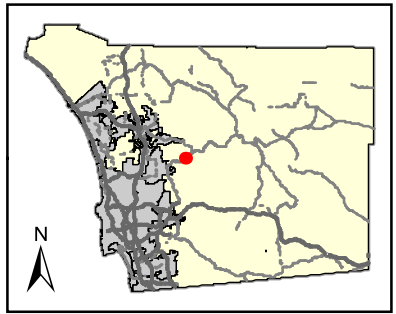
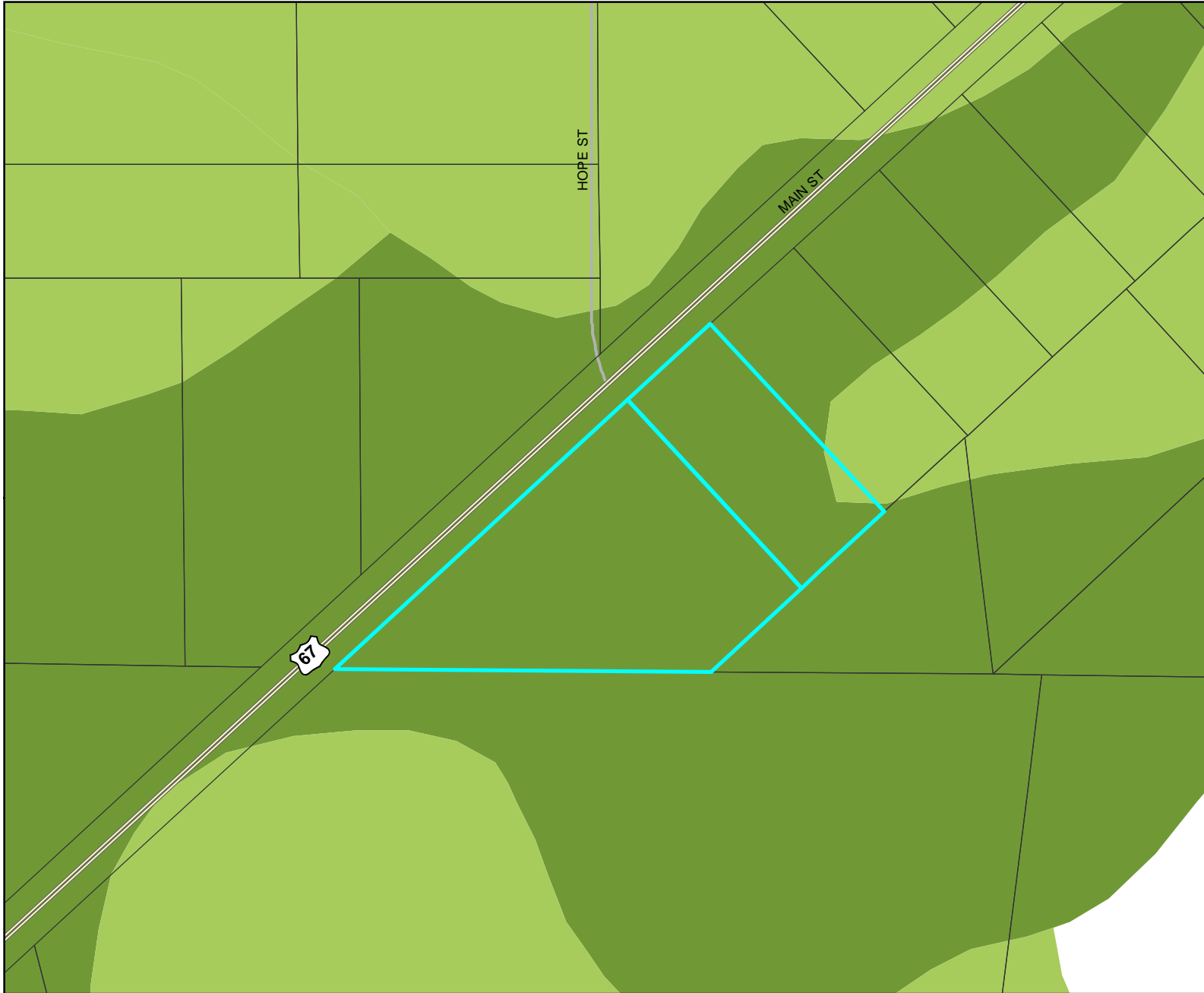
- PROJECT AREA
- ZONING**
- USE REGULATION**
- Agriculture
- Commerical and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Village Civic District
- Village
- Village
- Village
- Village
- 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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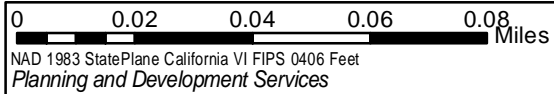
Notes:

PRIME SOILS



Legend:

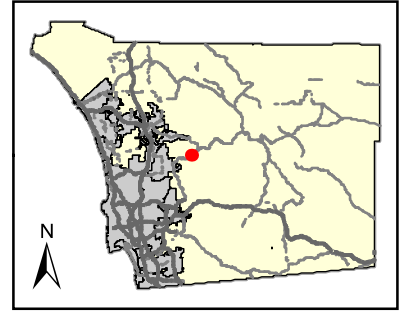
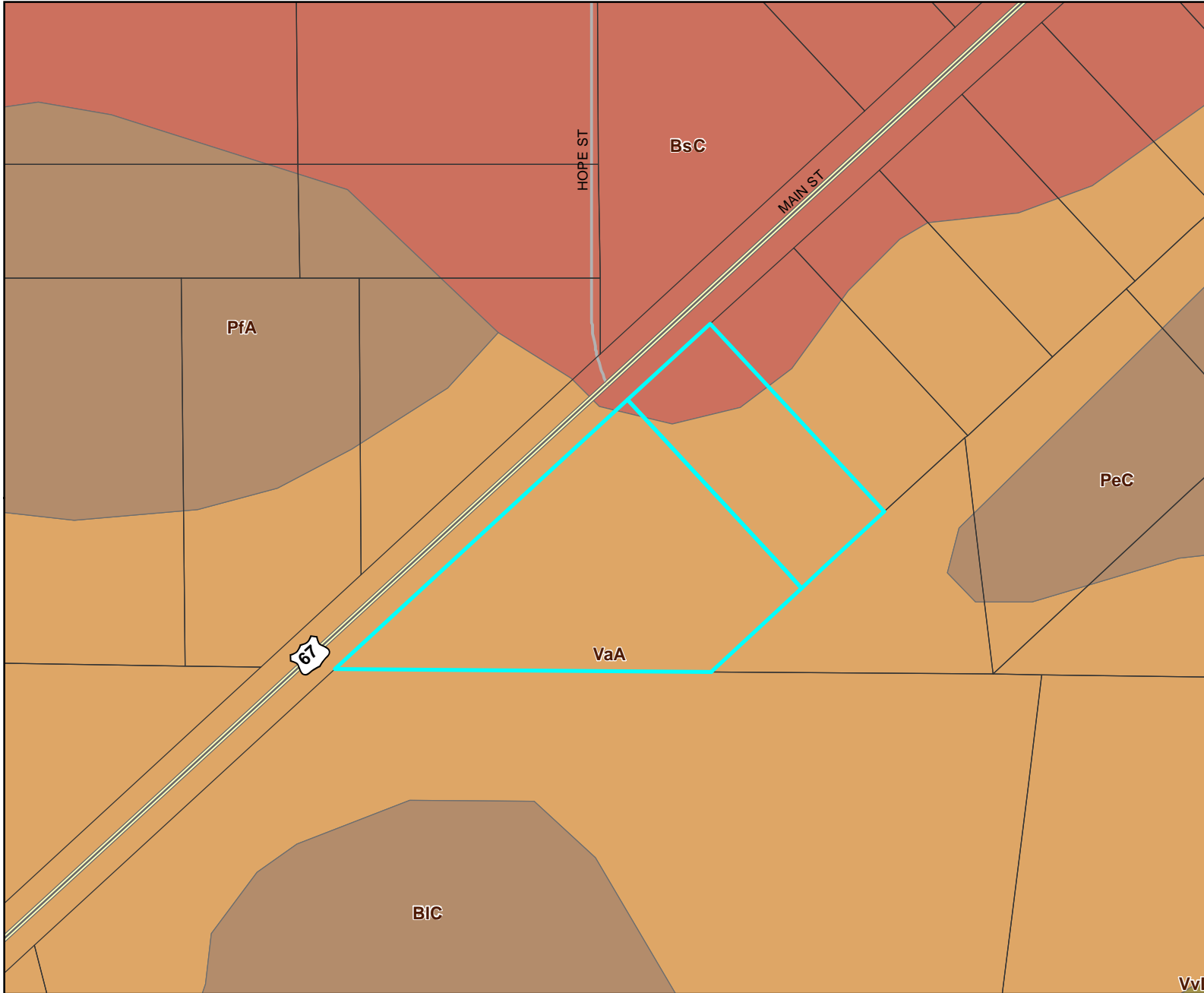
-  PROJECT AREA
- PRIME SOILS**
-  Prime Farmland Soils
-  Statewide Significance Soils



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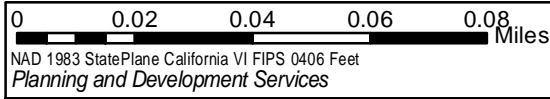
Notes:

SOIL



Legend:

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

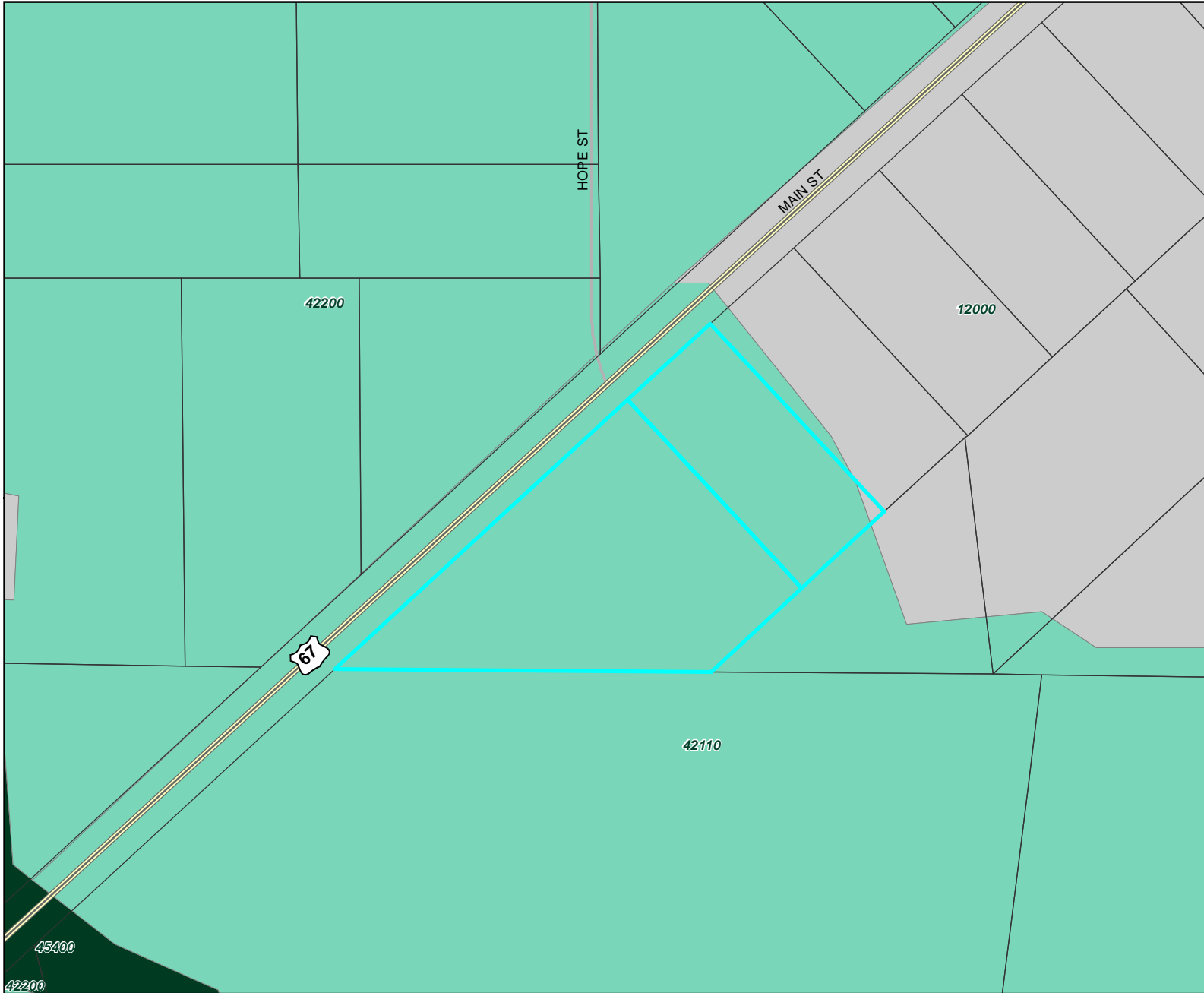
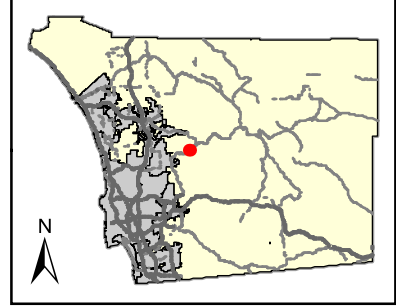


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Notes:

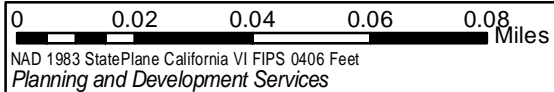
SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
VaA	Visalia sandy loam, 0 to 2 percent slopes	1-1(19)	90	Low	Severe 16
BsC	Bosanko clay, 2 to 9 percent slopes	3e-5(19)	32	High	Moderate 16

VEGETATION



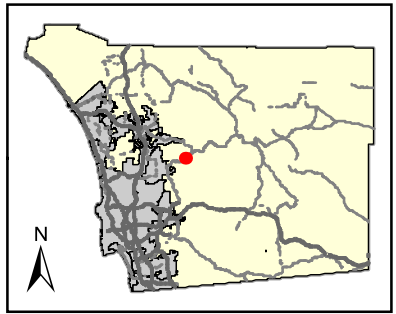
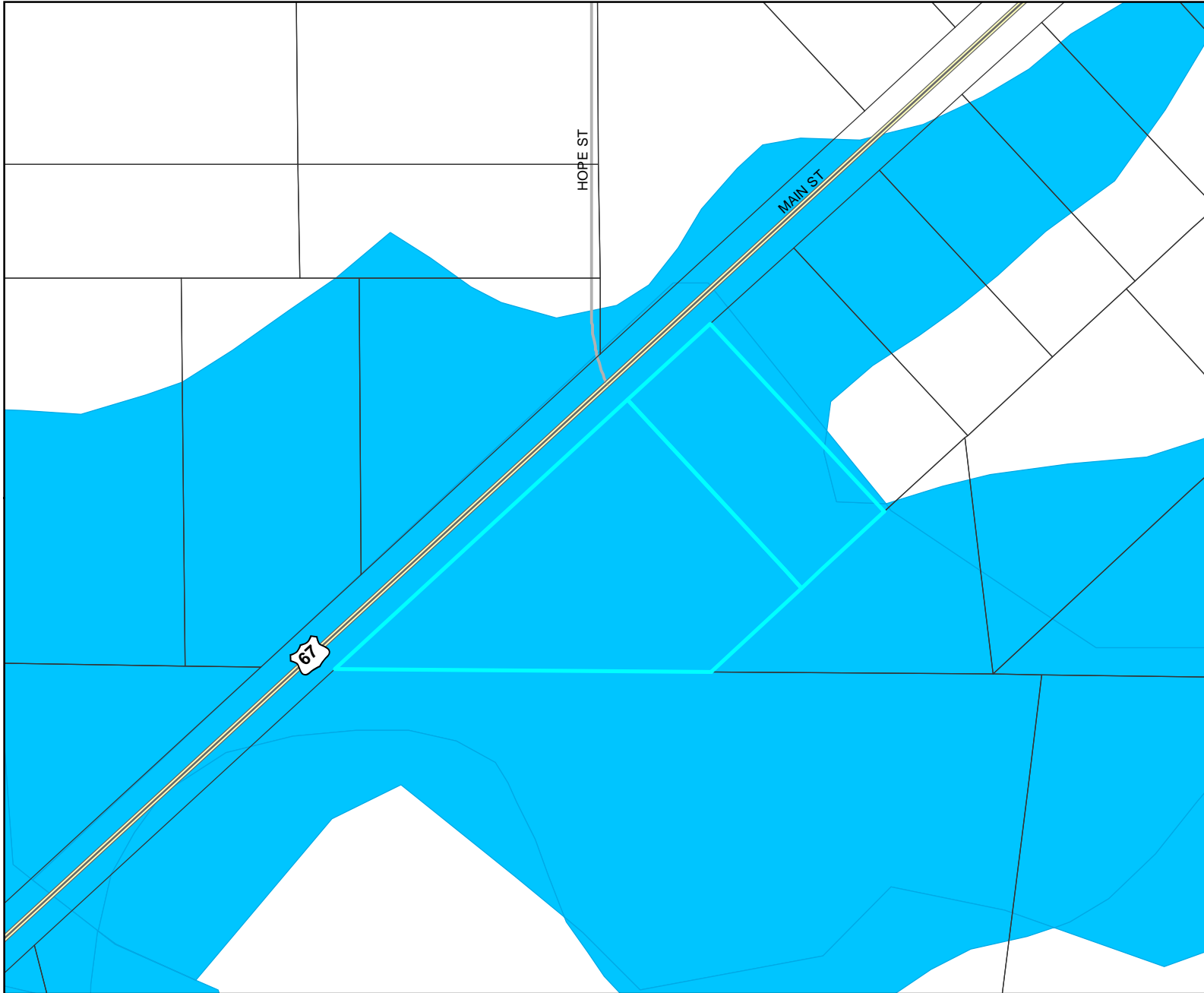
- Legend:**
- PROJECT AREA
 - VEGETATION CATEGORY**
 - Southern Foredunes, Beach, Saltpan
Mudflats
 - Coastal Sage Scrub
 - Chaparral
 - Grassland
 - Riparian Scrub
 - Riparian Woodland
 - Riparian Forest
 - Pinyon Juniper Woodlands
 - Other Woodlands
 - Oak Forest
 - Vernal Pool, Meadow and Seep
 -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

Notes:



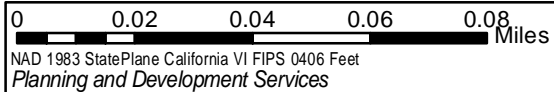
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WETLANDS



Legend:

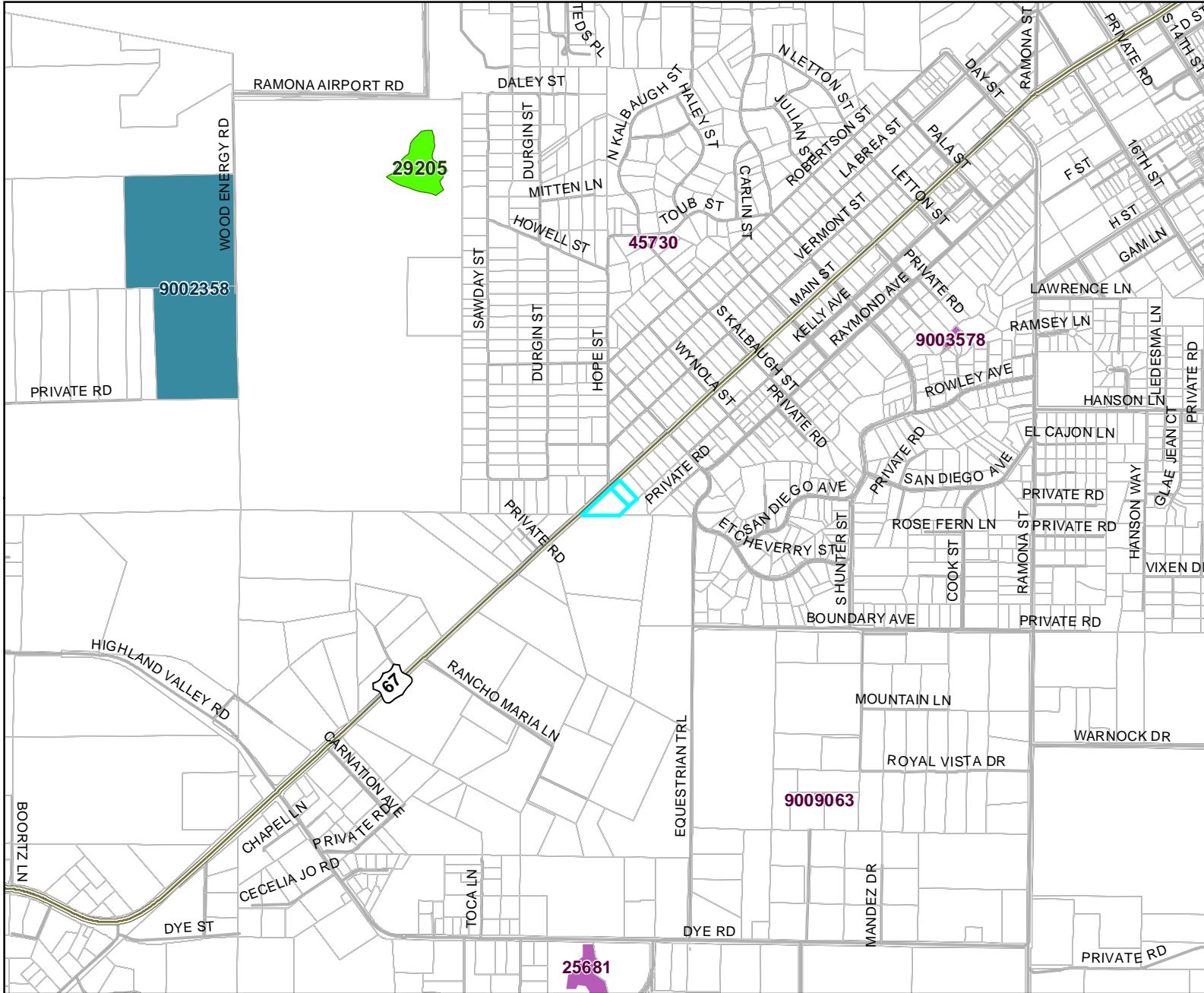
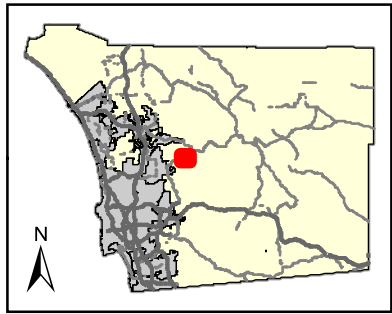
-  PROJECT AREA
-  WETLANDS



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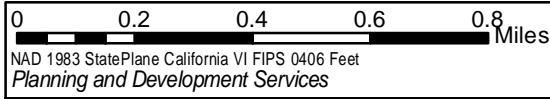
Notes:

OPEN SPACE EASEMENTS



Legend:

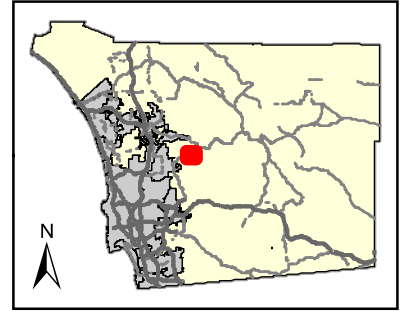
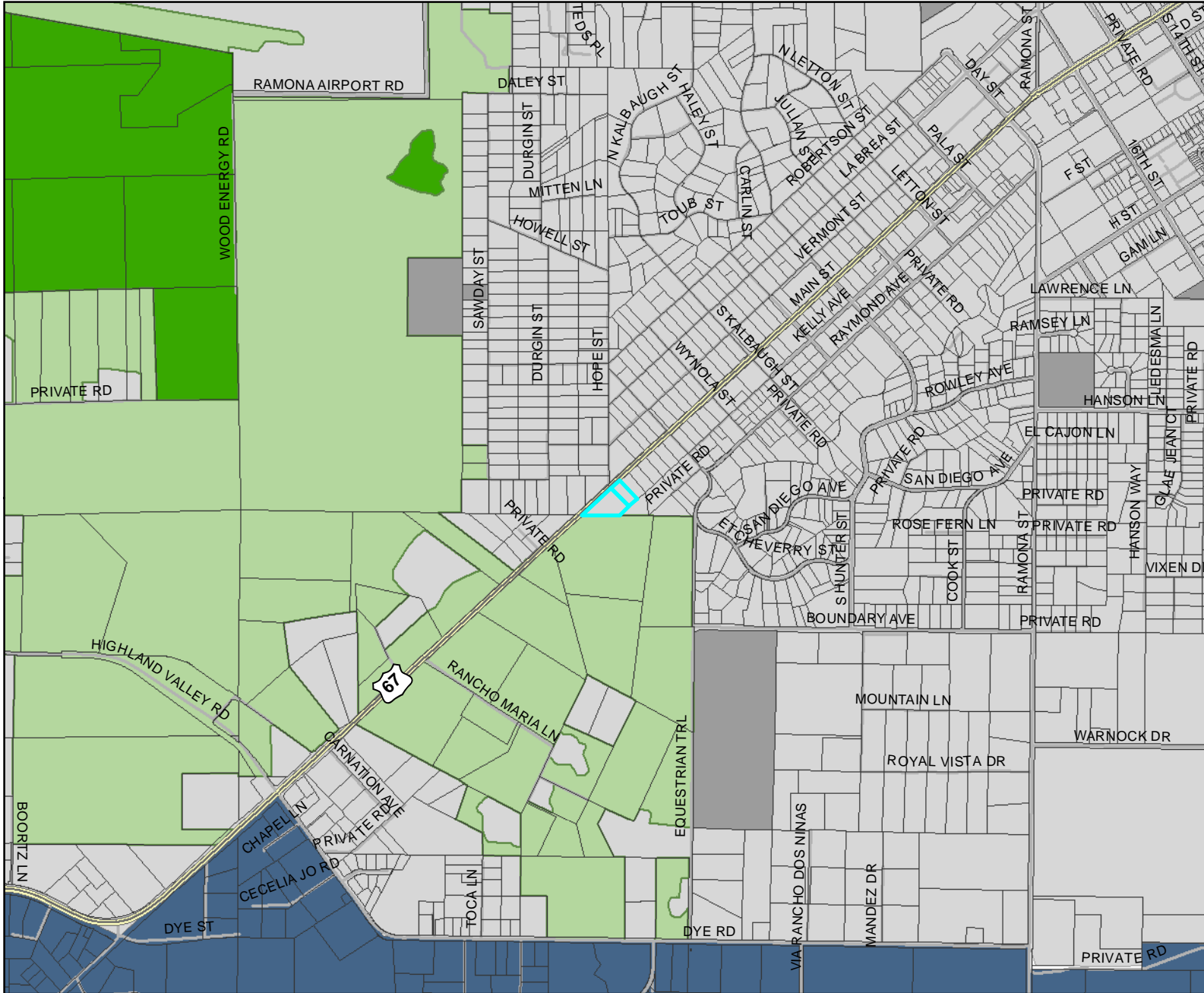
- PROJECT AREA
- OPEN SPACE EASEMENT**
- Biological
- Conservation
- Open Space
- Private Open Space
- Recreational



Notes:

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MSCP



Legend:

- PROJECT AREA

MSCP DESCRIPTION

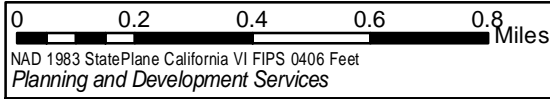
- State and Federal Pre-Approved Mitigation Area (PAMA)
- Hardline Preserve
- Take Authorized Area
- Conserved Subject to Agreement with Wildlife Agencies
- Otay Ranch Areas Where no Take Permits will be Issued
- Major Amendment Area
- Minor Amendment Area
- Minor Amendment Area Subject to Special Considerations
- Santa Fe Valley Sensitive Biological Habitat 'D' Designator Areas
- Golf Course Related Development Allowed in Santa Fe Valley Open Space II Areas
- Unincorporated Land in Metro-Lakeside-Jamul Segment

NMSCP (DRAFT) DESCRIPTION

- Preserve Areas
- Pre-Approved Mitigation Area (PAMA)
- Outside PAMA
- Pre-negotiated (Hardlined) Take Authorized Areas
- Special Districts
- Tribal Lands in Fee
- Tribal Lands in Trust
- Gregory Canyon Landfill
- Other Lands
- US Forest Service

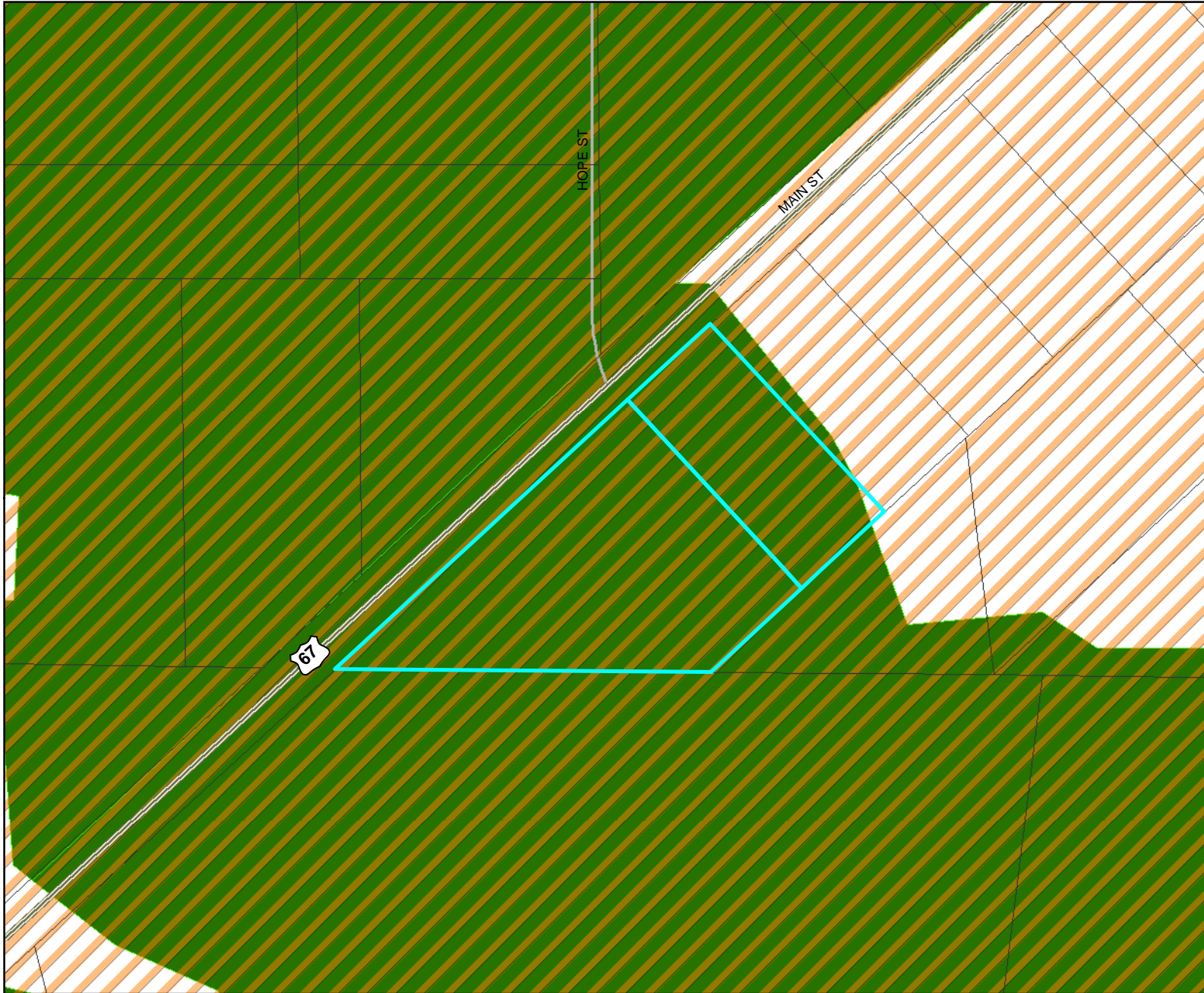
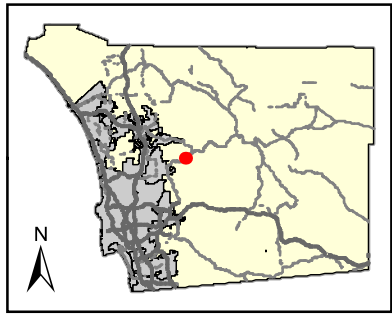
Notes:

MSCP = Multiple Species Conservation Program






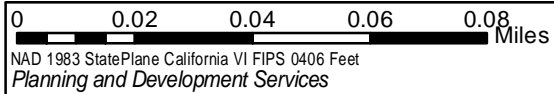
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RAMONA GRASSLANDS



Legend:

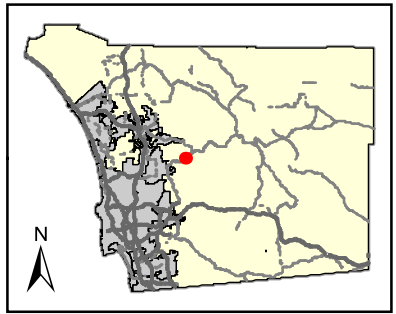
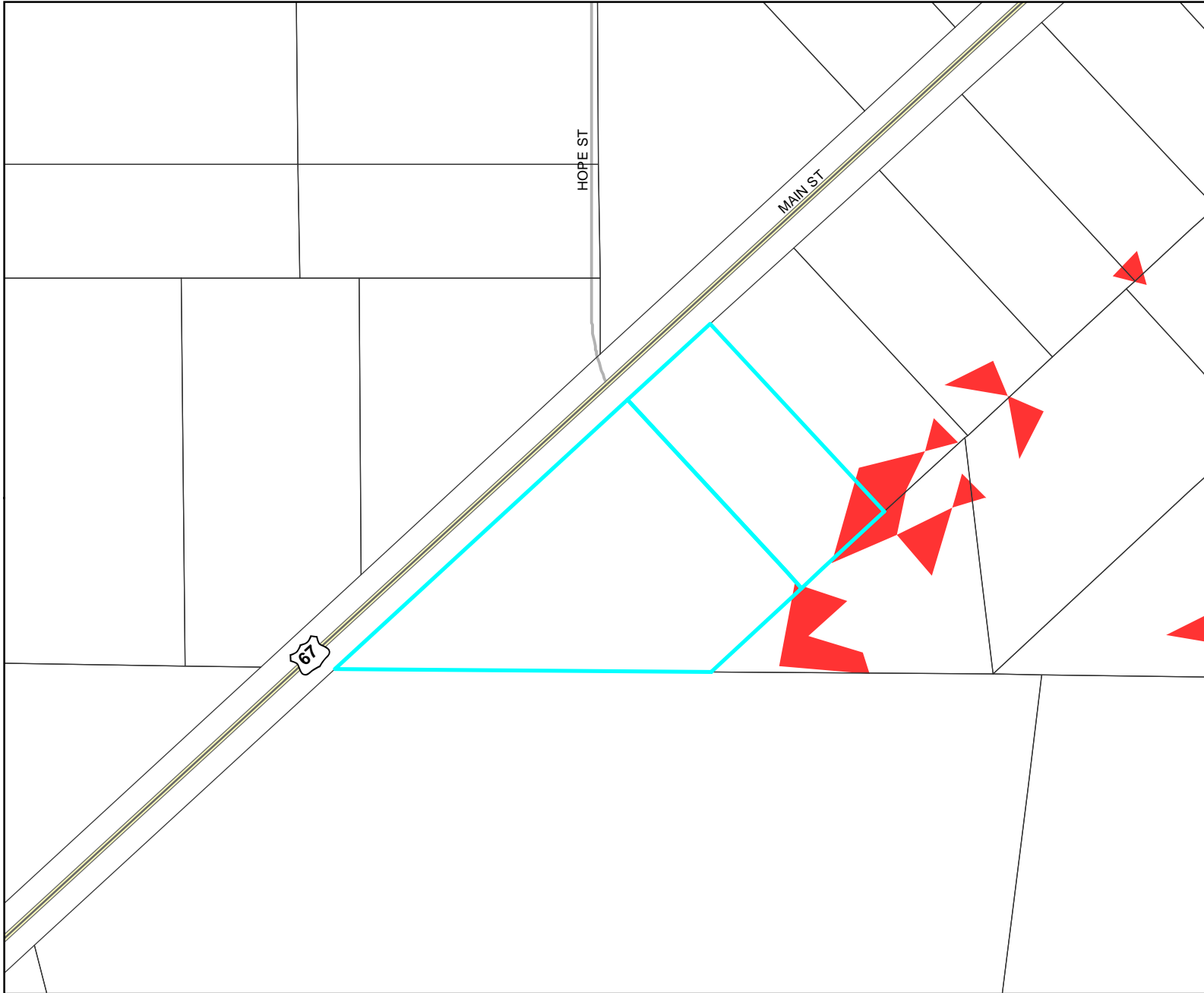
-  PROJECT AREA
-  RAMONA
-  GRASSLANDS





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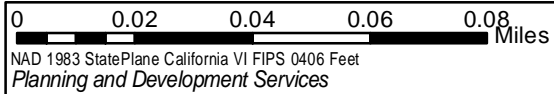
Notes:

STEEP SLOPES



Legend:

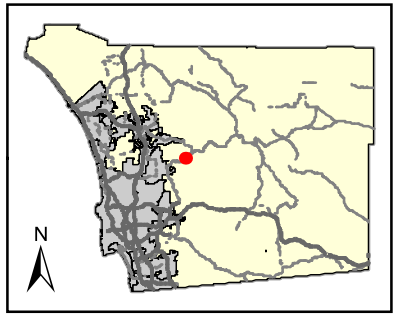
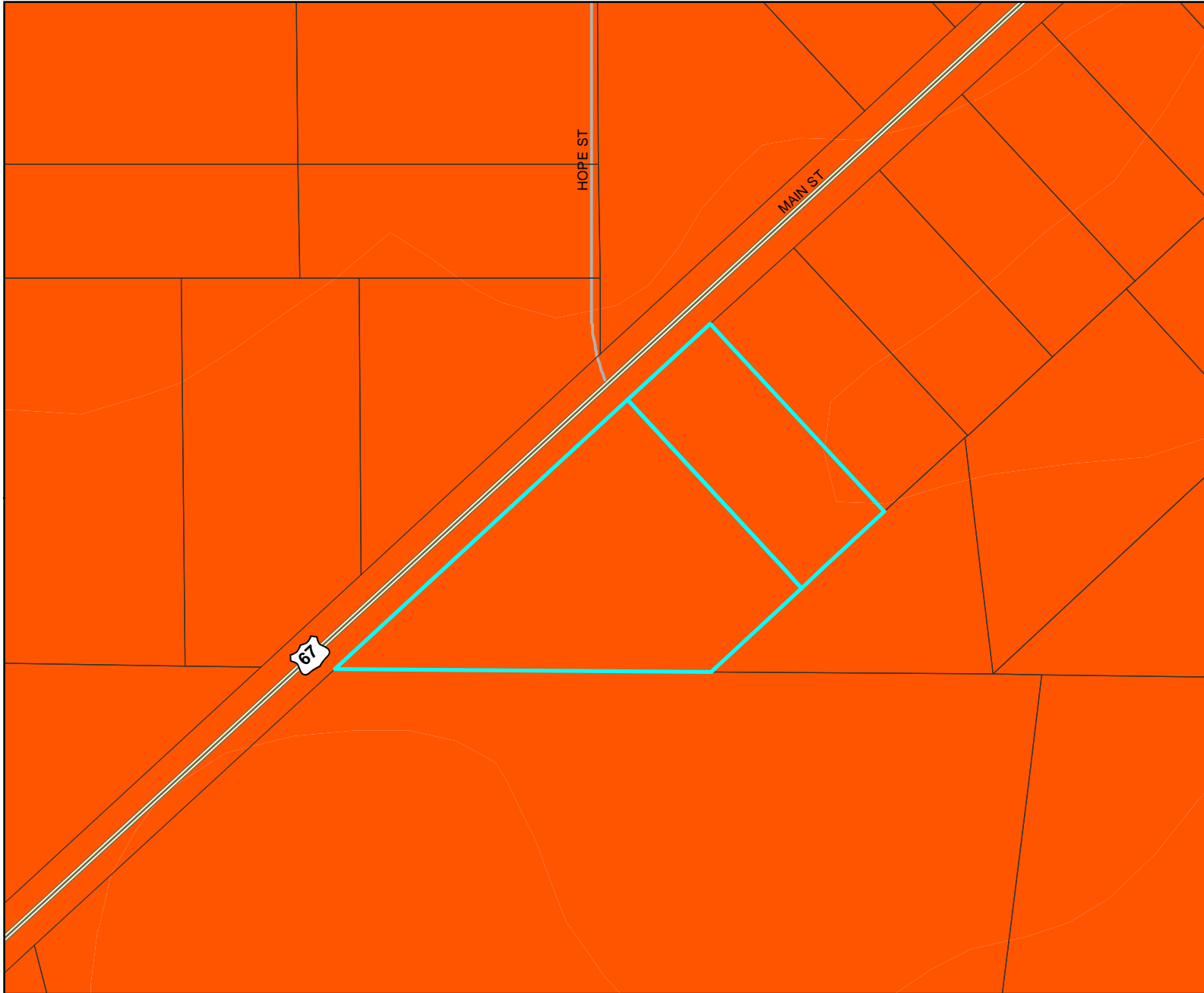
-  PROJECT AREA
-  STEEP SLOPE (> 25%)





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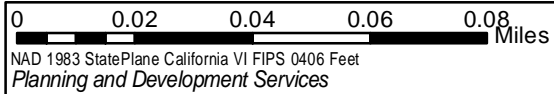
Notes:

POTENTIAL LIQUEFACTION



Legend:

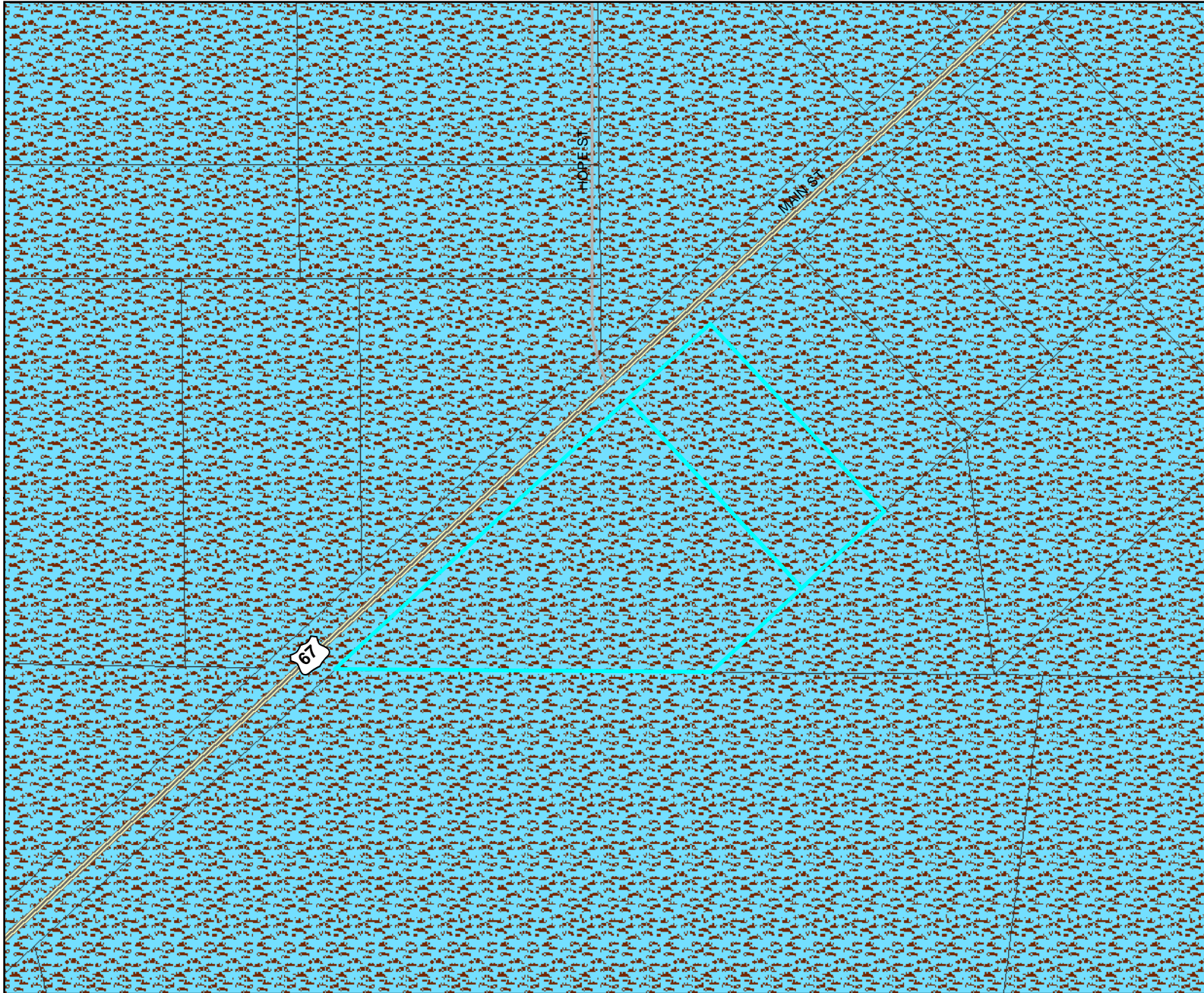
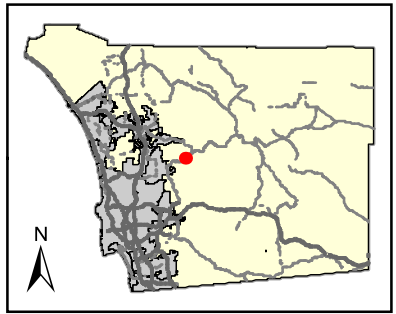
-  PROJECT AREA
-  POTENTIAL LIQUEFACTION AREA



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THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes:

MINERAL RESOURCES



Legend:

- PROJECT AREA
- ALLUVIUM
- MINE
- MINE

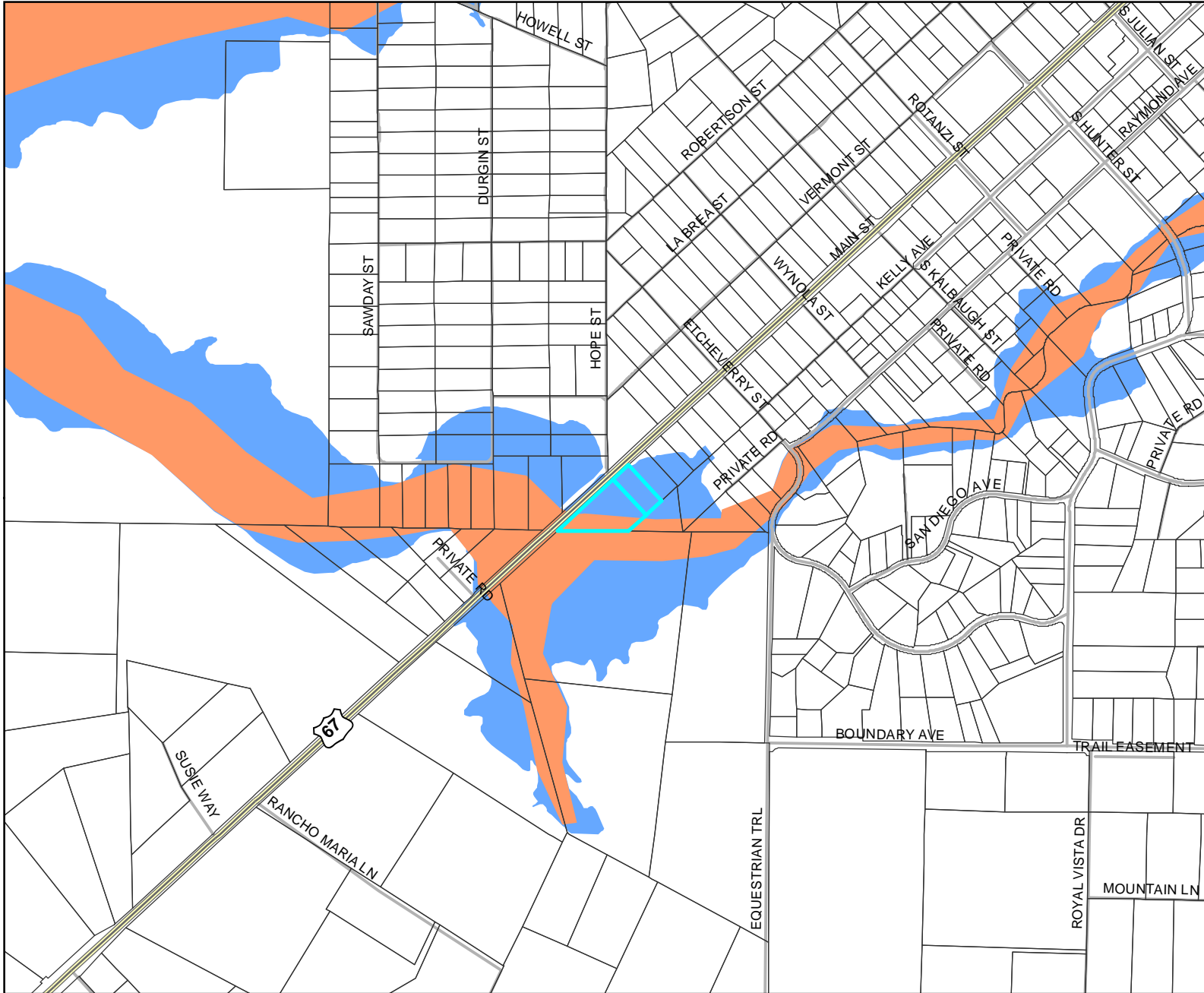
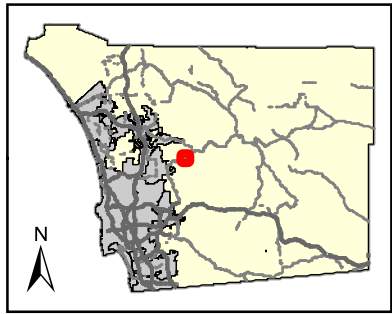
MINERAL RESOURCE ZONES

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

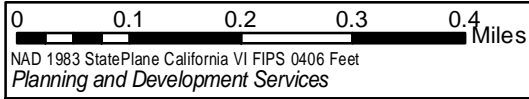
Notes:



COUNTY FLOOD AREAS



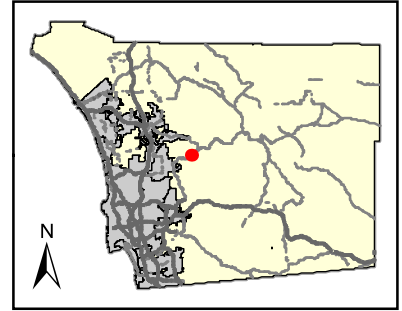
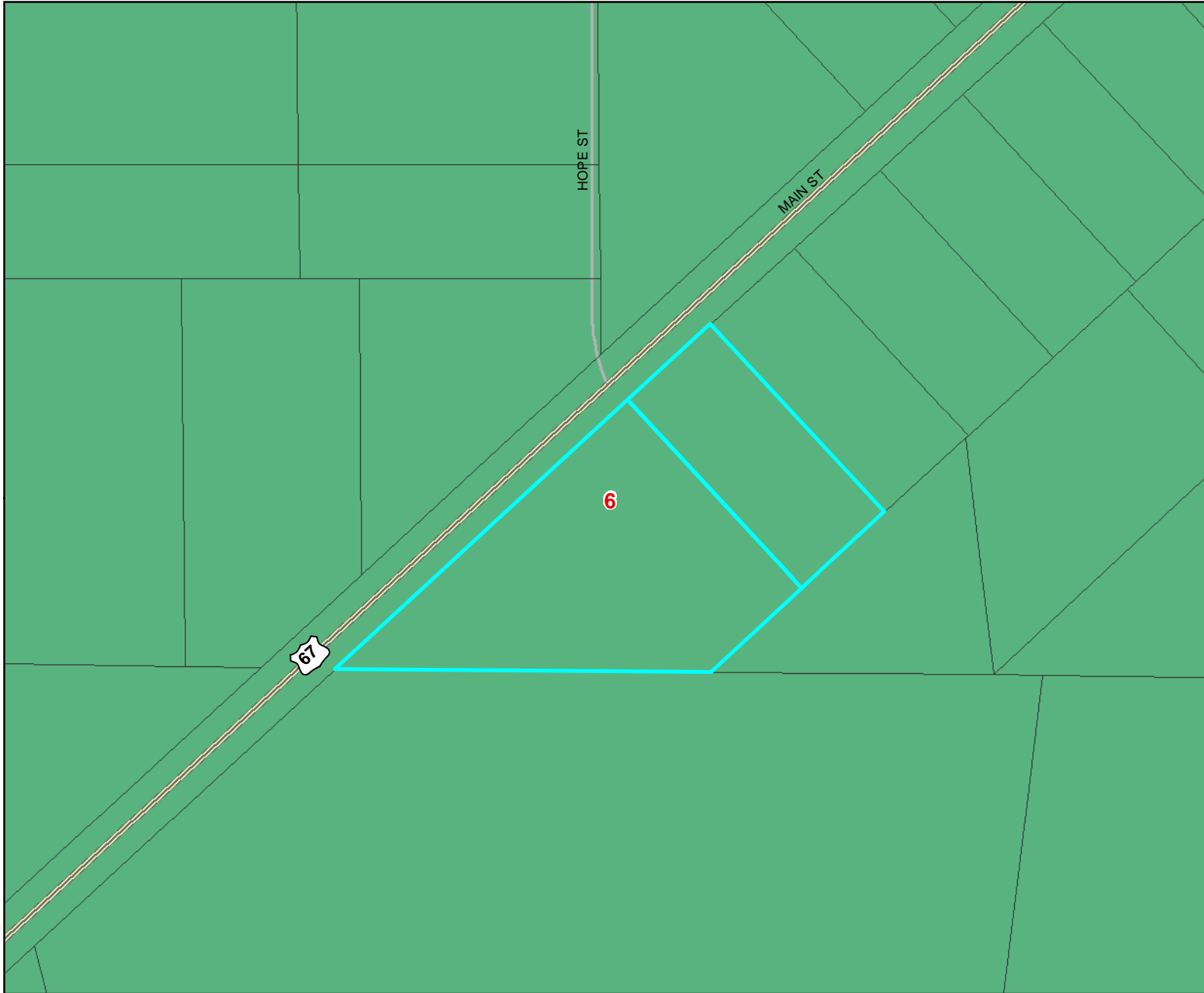
- Legend:**
- PROJECT AREA
 - COUNTY 100 YEAR FLOODWAY
 - COUNTY 100 YEAR FLOODPLAIN



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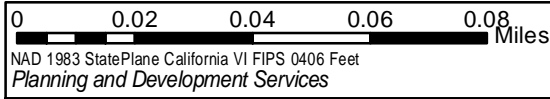
Notes:

AIRPORT SAFETY ZONES



Legend:

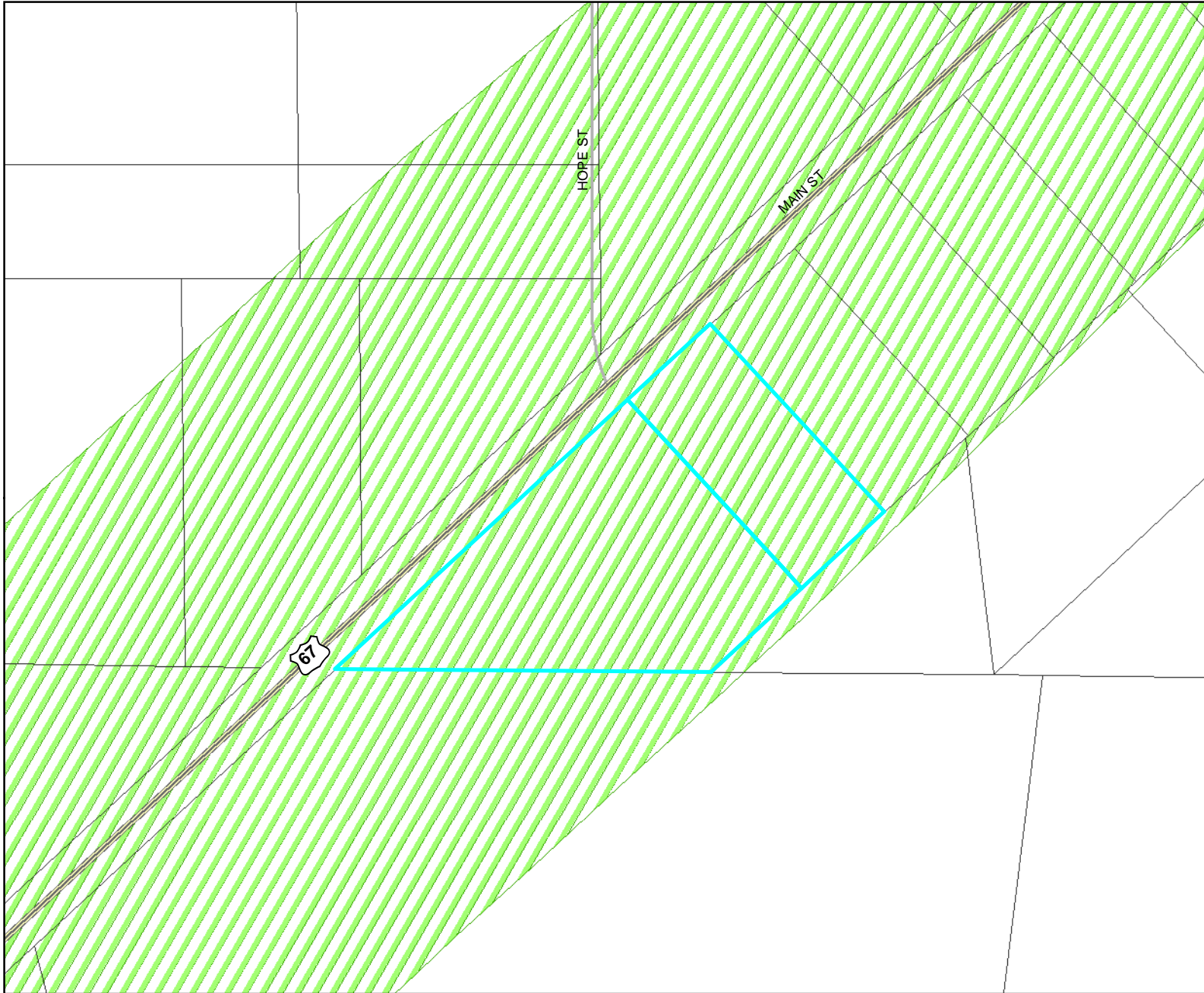
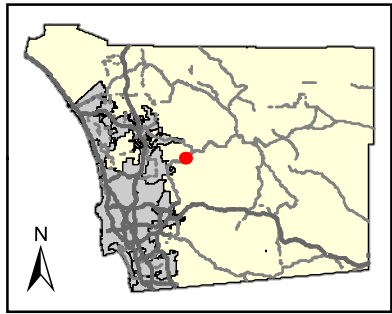
- PROJECT AREA
- SAFETY ZONES**
- 0 - Runway
- 1 - Airport Property/Runway Protection Zone
- 2 - Inner Safety Zone
- 3 - Inner Turning Zone
- 4 - Outer Safety Zone
- 5 - Sideline Zone
- 6 - Traffic Pattern Zone
- INFLUENCE AREAS**
- 99 - Airport Influence Area 1
- 99 - Airport Influence Area 2



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Notes:

NOISE



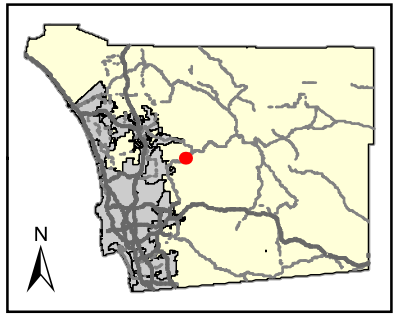
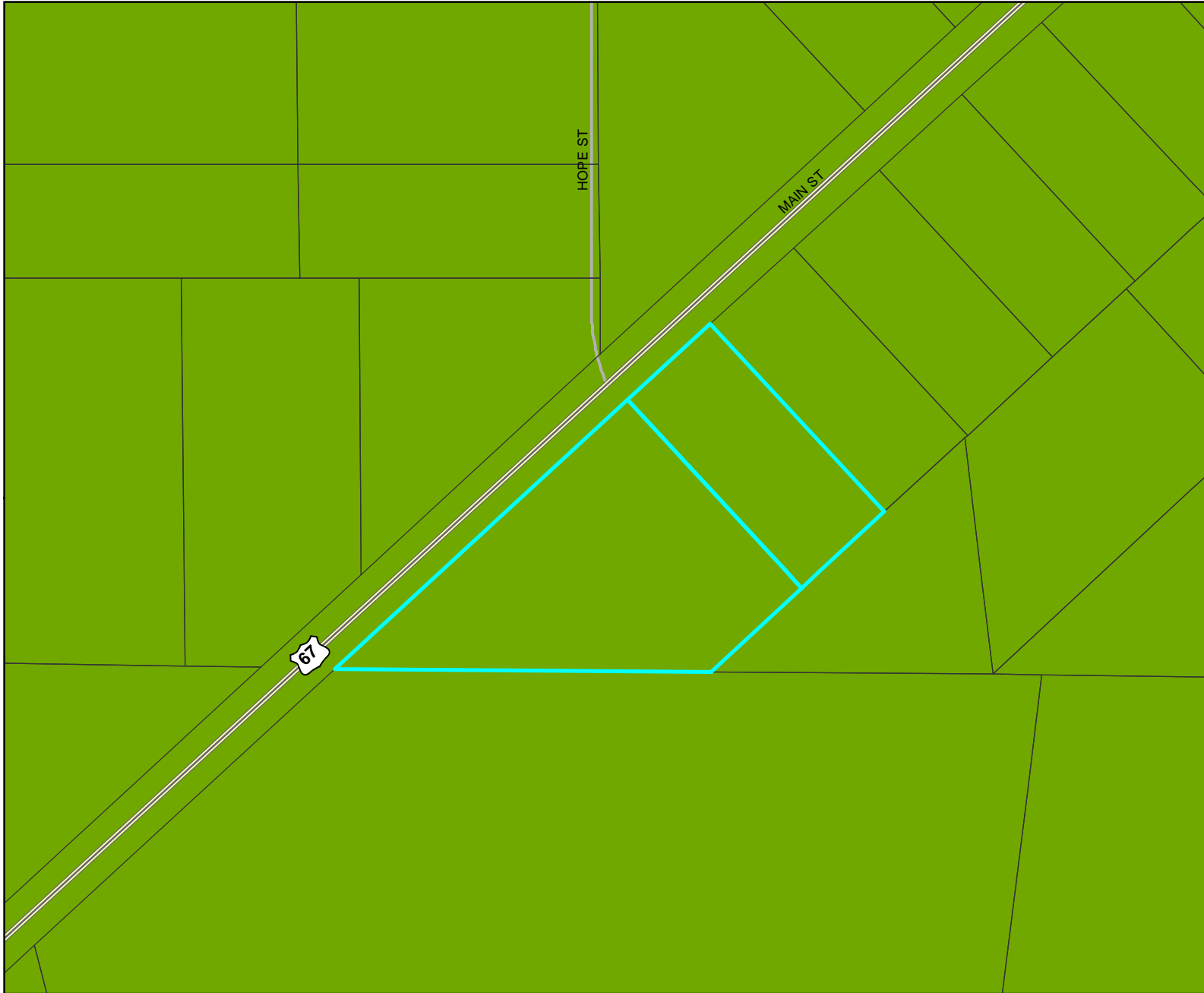
Legend:

- PROJECT AREA
- TRAIN
- TROLLEY
- RAIL NOISE**
(Community Noise Equivalent Level)
- 60
- 75
- ROAD NOISE**
(Community Noise Equivalent Level)
- 60
- 75
- AIR NOISE**
(Community Noise Equivalent Level)
- 60
- 65
- 70
- 75
- 80





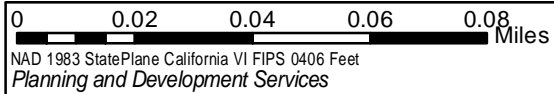
Notes:

URBAN-WILDLAND INTERFACE



Legend:

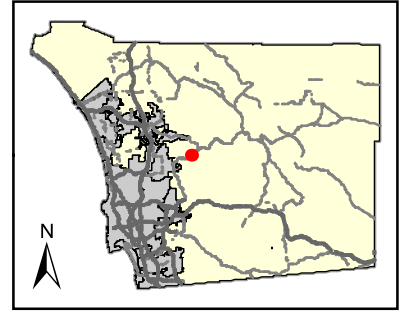
-  PROJECT AREA
-  URBAN-WILDLAND INTERFACE ZONE



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Notes:

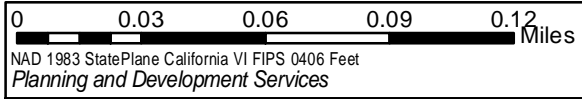
TRAILS



Legend:

- PROJECT AREA
- TRAIL EASEMENT
- PROPOSED COMMUNITY PLAN TRAILS

Notes:



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AGRICULTURAL USE REGULATIONS

A70 LIMITED AGRICULTURAL USE REGULATIONS

2700 INTENT.

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

2702 PERMITTED USES.

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

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

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

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

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

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

2703 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the A70 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

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

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

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

(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)

(Amended by Ord. No. 6783 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)

2704 USES SUBJECT TO A MINOR USE PERMIT.

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

- a. Residential Use Types.
 - Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.
- b. Civic Use Types.
 - Law Enforcement Services
 - Minor Impact Utilities
 - Small Schools

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

2705 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the A70 Use Regulations upon issuance of a Major Use Permit

- a. Residential Use Types.
 - Group Residential
- b. Civic Use Types.
 - Administrative Services
 - Ambulance Services
 - Child Care Center
 - Clinic Services
 - Community Recreation
 - Cultural Exhibits and Library Services
 - Group Care
 - Lodge, Fraternal and Civic Assembly
 - Major Impact Services and Utilities
 - Partying Services
 - Postal Services
 - Religious Assembly
- c. Commercial Use Types.
 - Agricultural and Horticultural Sales (all types)
 - Explosive Storage (see Section 6904)
 - Participant Sports and Recreation: Outdoor
 - Transient Habitation: Campground (see Section 6450)
 - Transient Habitation: Resort (see Section 6400)
- d. Agricultural Use Types.
 - Agricultural Equipment Storage

Packing and Processing: Winery
Packing and Processing: General
Packing and Processing: Support
e. Extractive Use Types.
Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)

Animal Schedule

(Part of Section 3100)

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																								
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	
ANIMAL SALES AND SERVICES: HORSE STABLES																										
(a) Boarding or Breeding	Permitted							X	X	X						X								X	X	
	MUP required										X		X	X	X							X	X			
	ZAP required				X	X	X																			
(b) Public Stable	Permitted															X								X		
	MUP required				X	X	X				X		X	X	X							X	X		X	
	ZAP required							X	X	X																
ANIMAL SALES AND SERVICES: KENNELS (see Note 1)	Permitted															X		X		X						
	Permitted provided fully enclosed							X	X	X																
	MUP required											X	X	X								X	X			
	ZAP required				X	X	X	X	X	X																
	One acre + by MUP	X	X	X																						
ANIMAL RAISING (see Note 6)																										
(a) Animal Raising Projects (see Section 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 Chinchillas (See Note 5))	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																			
	MUP required												X													
	(c) Large Animal Raising (Other than horsekeeping)	4 acres + permitted															X							X		
8 acres + permitted							X	X	X																	
2 animals plus 1 per ½ acre over 1 acre				X	X	X																		X		
4 animals plus 4 for each ½ acre over ½ acre							X	X	X																	
1 ½ acres or less: 2 animals											X	X	X	X	X									X		
1 ½ to 4 acres: 1 per ½ acre											X	X	X	X	X									X		
4 acres+, 8 animals + 1 cow or sheep per 1 acre over 4 acres											X	X	X	X												

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