



RED HAWK REALTY

RESIDENTIAL | LAND | COMMERCIAL | ORCHARDS / VINEYARDS | FARMS / RANCHES

PROPERTY REPORT

17550 Harrison Park Road
Julian, CA 92036

206+/- Acre Classic Country Ranch



DESCRIPTION: In the heart of Southern California's pristine mountains, centered between the Cuyamaca Mountain Range and the historic town of Julian, sits a picturesque and private 206+/- acre Classic Ranch Retreat where one can embrace the quintessential country lifestyle. This spectacular large acreage property features two custom residences, two sizable animal barns, a tack room, an expansive multi-purpose agricultural/event building with restroom facility, outdoor riding arena, two pristine natural ponds and much more. Ideal for a variety of individual, agricultural or recreational pursuits, such as a legacy ranch, working farm, venue, boutique winery and vineyard, equestrian estate, or multi-family compound, the lifestyle possibilities available at this rare and diverse property are literally endless.

Rich in history and known as one of the oldest intact ranches in the area, this offering provides a unique opportunity to become "good stewards" of this land for generations to come. A private, gated entrance winds through the prolific fruit orchard and rolling meadows to the impressive main home. Originally built in 1933, the 2,700+/- sq. ft. single story ranch-style rambler was recently renovated with exquisite custom detail and "modern farmhouse" inspired design. The 3-bedroom, 3½ bath with open concept layout features large picture windows, beamed ceilings and upgraded finishes throughout. A bright and airy country chic living space with an inviting warmth and coziness. The home boasts exceptional attention to detail from the lighting fixtures to the one-of-a-kind range hood in the kitchen which was handcrafted from Oak wood harvested on the property. The kitchen is the heart and functional center of the home with a large island, natural stone counters, high-end stainless-steel appliances, ample prep space and cabinetry, and incredible views of the scenic land. Two stone woodburning fireplaces reside in the home, a dramatic floor to ceiling fireplace in the massive **great room** and the other compliments the spacious master en-suite with large walk-in closet and soaking tub with views! This home also features a large mud-room entry, guest bath, two additional en-suite bedrooms and more. Enjoy seamless indoor and outdoor living by spending peaceful mornings or evenings relaxing on the handsome covered timber porch or grassy yard with a built-in rock BBQ all the while taking in the breathtaking, mountain landscapes.



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Near the main home sits a charming, vintage guest studio, the perfect little cottage for visiting friends and family or a potential vacation rental. The ranch also features a second, recently renovated 1,232+/- sq ft 3-bedroom, 2 bath ranch-style home perfect for family living or a caretaker's home. The layout provides a comfortable flow, updated kitchen with stainless steel appliances, private stone patio, view deck and oversized single vehicle attached garage with bonus loft space.

Aesthetic and functional in orientation, the additional structures offer much potential for a variety of uses and activities as well as ample space for further development and customization. Ranch improvements include: two vintage barns (45'x30' & 34'x52') with existing stalls for horses and livestock, a separate tack shed, round pen, arena, fenced pastures, root/wine cellar, and an impressive barn/event building. This large multi-purpose building was formerly the home of a local cidery and tasting room, and ideal for large events (county permits may be required) and gatherings, warehouse or an additional animal facility. This building is complete with restroom facilities including a shower, large loft area, high-beamed ceilings and two ceiling-to-floor, roll-up garage doors on opposite sides of the structure providing ease of access for set-ups or deliveries.

Comprehensive infrastructure is found throughout the ranch. Well-groomed ranch roads and miles of trails provide accessibility for use and enjoyment of this pristine environment. The well-developed water system includes three water wells. Power to the ranch comes from public power with newer propane powered backup generators.

The absolute spotlight, and stunningly beautiful feature, of this ranch are two shimmering, sportsmen ponds each with its own dock, each with breathtaking views and lush vegetation. A gorgeous natural rock waterfall links these cascading artesian, fishing ponds which are teeming with large-mouth bass, blue gill, catfish, crawfish and frogs, and are also perfect for swimming on a warm summer day.

Desirable A70 zoning and an "L" animal designation provides an incredible opportunity to enjoy your own turn-key mountain ranch paradise with approximately 100 acres of beautiful, usable rolling meadows; abundant orchards featuring some of the oldest apple trees in Julian as well as a variety of plum, pear, peach and persimmon trees; an irrigated and fenced garden area, full perimeter fencing and cross fenced pastures; and direct access to the adjacent William Heise County Park's 900+ acre pristine forest. The natural habitat found on the ranch and the surrounding area is home to a variety of wildlife and flora. Wild turkey and Mule deer roam freely among the lush vegetation of Pine and Oak varieties, White Fir, Poplar and Willows.

Explore and appreciate all that this spectacular, private country ranch retreat has to offer, and experience your country living dreams come to life.



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AREA INFORMATION:

This property is located between the charming and historic mountain town of Julian and Lake Cuyamaca. Julian, best known for its many apple orchards and apple pies, is also a rich agricultural center of ranching, farming, and viticulture. Julian also offers year-round family friendly activities and events along with a thriving music community. Known for its wine and foodies, the town boasts wonderful restaurants and wine tasting opportunities. There are also many delightful shops to enjoy and convenient amenities such as groceries, dental/medical, schools, and family resources. Julian is known for its natural beauty and bondless outdoor recreation opportunities including hiking, biking, horseback riding, and off-roading. Lake Cuyamaca is a beautiful little gem of pristine natural beauty and offers camping, fishing, dining, lodging, and a laid-back country vibe. This property offering, while private and peaceful, is close to the interstate freeway system and an hour to metropolitan San Diego.

APNs - 293-031-02-00

PRICE - \$3,750,000

CONTACT - Donn Bree; Donn@Donn.com 800-371-6669 office

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

****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****



WWW.DONN.COM | 800.371.6669



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\$3,750,000

17550 Harrison Park Road, Julian, CA 92036

206 +/- Acre Classic Country Ranch

206 +/- Acres | 2 Custom Residences | Two Large Barns | Tack Room
Outdoor Riding Arena | Expansive Multipurpose Building | Three Water Wells
A70 Zoning With "L" Animal Designator | Two Pristine Sportsmen Ponds



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Donn Bree - CADRE # 01078868



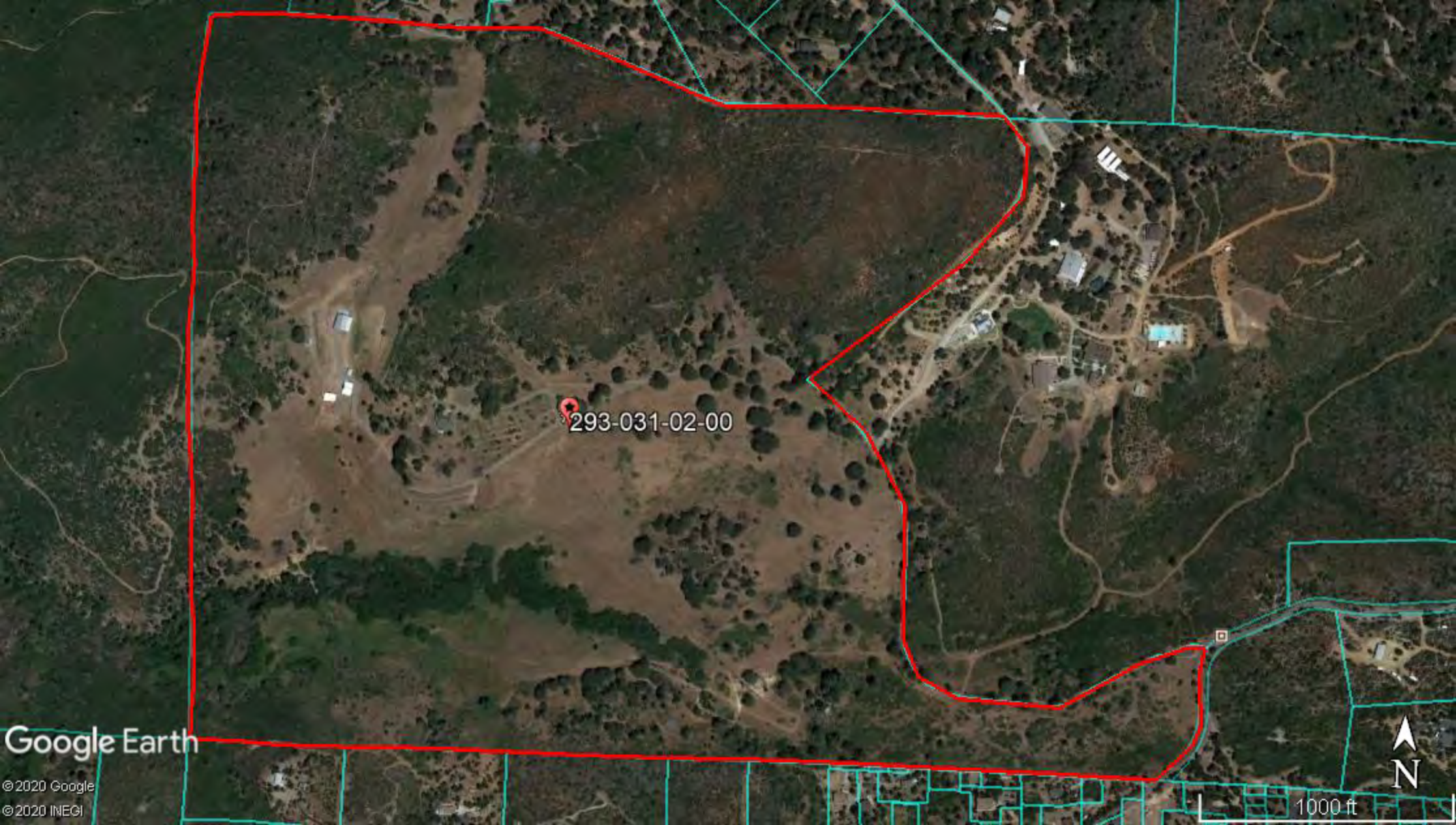


In the heart of Southern California's pristine mountains, centered between the Cuyamaca Mountain Range and the historic town of Julian, sits a picturesque and private 206+/- acre Classic Ranch Retreat where one can embrace the quintessential country lifestyle



- Private Gated Entrance
- One of the Oldest Intact Ranches in the Area
- Breathtaking Backcountry Views
- Prolific Fruit Orchard and Fenced Garden Area
- Fenced and Cross Fenced Rolling Meadow Pasture Land
- Recently Renovated Residences with Exquisite Custom Detail
- Seamless Indoor and Outdoor Living
- Comprehensive Infrastructure
- Adjacent to William Heise County Park
- Ideal for a Variety of Individual, Agricultural or Recreational pursuits





293-031-02-00

Google Earth

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County of San Diego 898 + Acres

293-031-02-00

Troyon Mountain Ln

Julian Estates Rd

Oak Ln

Melody Ln

Big Pine Ln

Lilac Ln

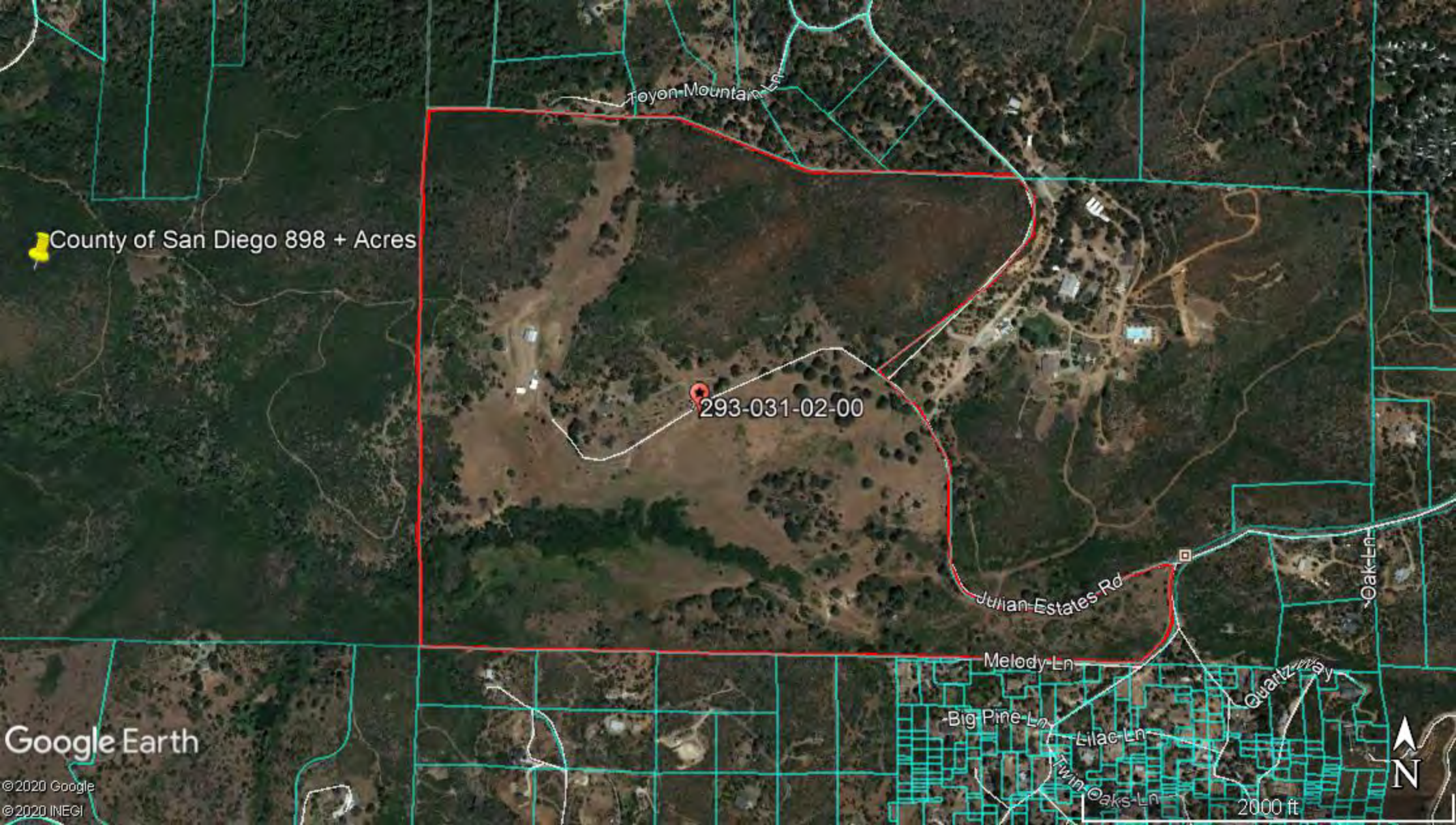
Twin Oaks Ln

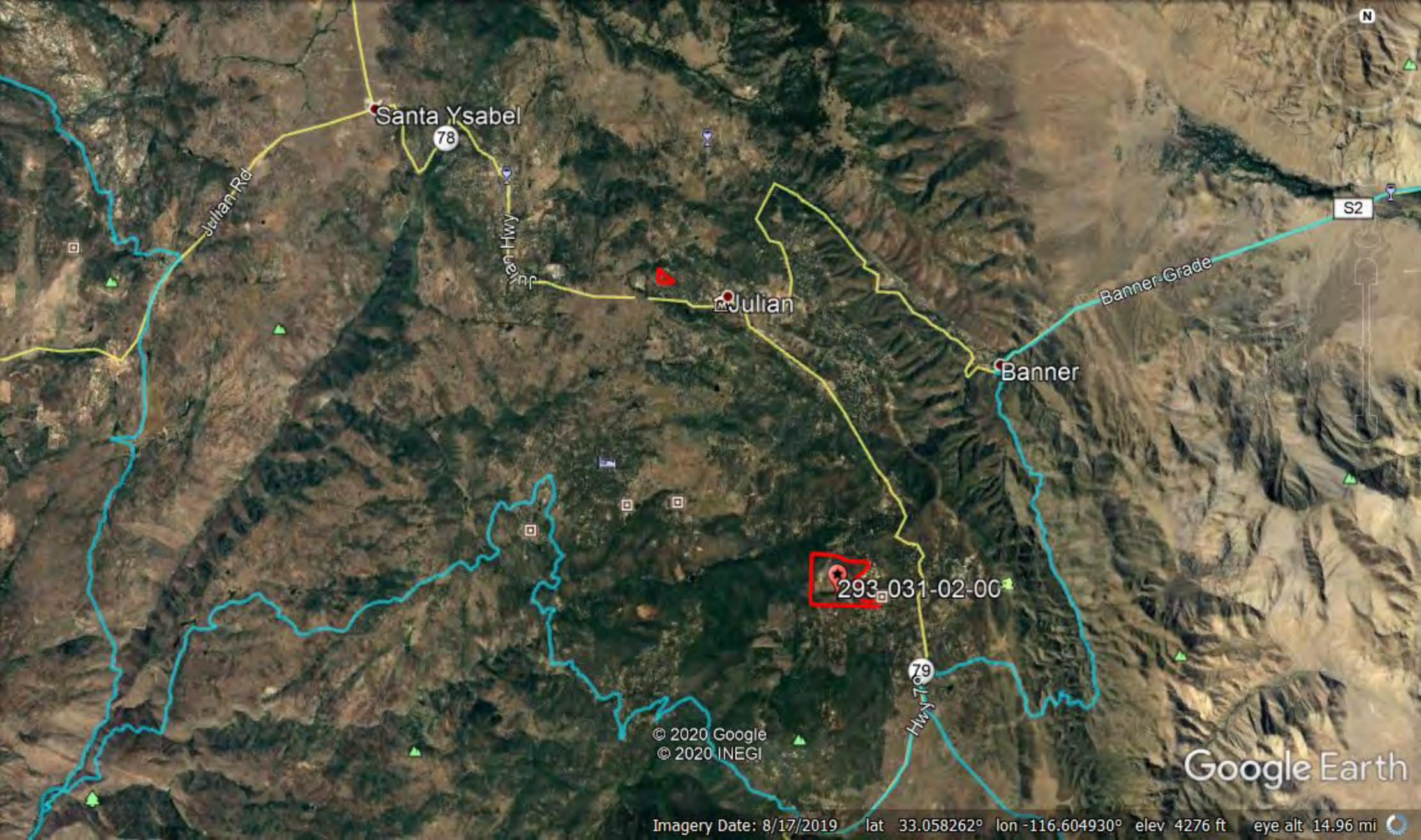
Quartz Way

Google Earth

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2000 ft





Santa Ysabel

78

Julian Rd

Julian Hwy

Julian

Banner

Banner-Grade

S2

293_031-02-00

79

Hwy 79

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Google Earth

Imagery Date: 8/17/2019 lat 33.058262° lon -116.604930° elev 4276 ft eye alt 14.96 mi



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:	2/17/2021 6:15:33 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2930310200
Project Name:	

2930310200

General Information

USGS Quad Name/County Quad Number:	Julian/38
Section/Township/Range:	16/13S/04E; 21/13S/04E
Tax Rate Area:	81064
Thomas Guide:	/
Site Address:	17550 Harrison Park Rd Julian 92036-0427
Parcel Size (acres):	206.65
Board of Supervisors District:	2

Public Service and Utility Districts

Water/Irrigation District:	None
Sewer District:	None
Fire Agency:	Julian-Cuyamaca Fire Protection District; County Service Area No 135; Csa 135
School District:	Gen Elem Julian Union (See Map); High Julian Union

General Plan Information

General Plan Regional Category:	Rural
General Plan Land Use Designation:	Rural Lands (RI-40) 1 Du/40 Ac
Community Plan:	Julian
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

Zoning Information

Use Regulation:	A70
Animal Regulation:	L
Density:	-
Minimum Lot Size:	4Ac
Maximum Floor Area Ratio:	-
Floor Area Ratio:	-
Building Type:	C
Height:	G
Setback:	C
Lot Coverage:	-
Open Space:	-
Special Area Regulations:	-

Aesthetic

The site is located within one mile of a State Scenic Highway.	Yes
The site contains steep slopes > 25%.	Yes
The site is located within Dark Skies "Zone A".	Yes

Agricultural Resources

The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	Yes
The site contains Prime Soils.	Yes
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery
Sunset Zone:	18
The site is located within an Agricultural Preserve.	No
The site is in a Williamson Act Contract.	No

Biological Resources

Eco-Region:	Central Mountains
Vegetation Map	37000 Chaparral; 42000 Valley And Foothill Grassland; 84230 Sierran Mixed Coniferous Forest
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes
The site is located within a Quino Checkerspot Butterfly Survey Area.	Yes
The site contains Wetlands.	Yes
The site is within one mile of Biological Easements.	Yes
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: East)
The site is within MSCP Boundaries.	No (Draft: East)
The site is outside of MSCP and within 500 feet of:	
Coastal Sage Scrub	No
Maritime Succulent Scrub	No
Diegan Coastal Sage Scrub	No
Inland Form (>1,000 ft. elevation)	No
Coastal Sage - Chaparral Scrub	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No
None of the above	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	No
The site is located within the Ramona Grassland area.	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No

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

Geological Formation:	Cretaceous Plutonic; Quaternary Alluvium
Paleo Sensitivity:	Low; Zero
Paleo Monitoring:	Monitoring By Grading/Excavation Contractor

Geology

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

Mineral Resources

The site is located within a Mineral Resource Category.	No Mrz (Yes Alluvium/No Mines)
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Hazard Flooding

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

Hazardous Materials

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

Airport Hazards

The site is located in a FAA Notification Zone. If yes, list the height restrictions.	No
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	No
The site is located within an airport safety zone. If yes, list the zone number.	No
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	No
The site is within one mile of a private airport. If yes, list the name of the airport.	No

Hydrology and Water Quality

Hydrologic Unit:	San Diego
Sub-basin:	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
The site is tributary to an Environmentally Sensitive Area.	Yes
The site is located in a Source Water Protection Area.	Yes

Water Supply/Groundwater

The site is located outside (east) of the County Water Authority boundary.	Yes
The site is in Borrego Valley.	No
The project is groundwater dependent.	Yes
Annual rainfall:	24 To 27; 27 To 30 Inches

Noise

The site is within noise contours.	No
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Fire Services

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

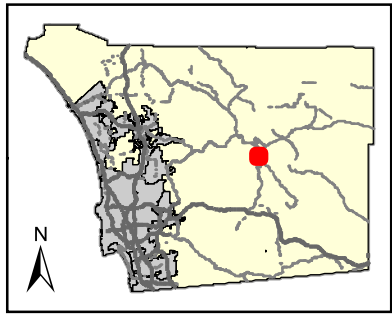
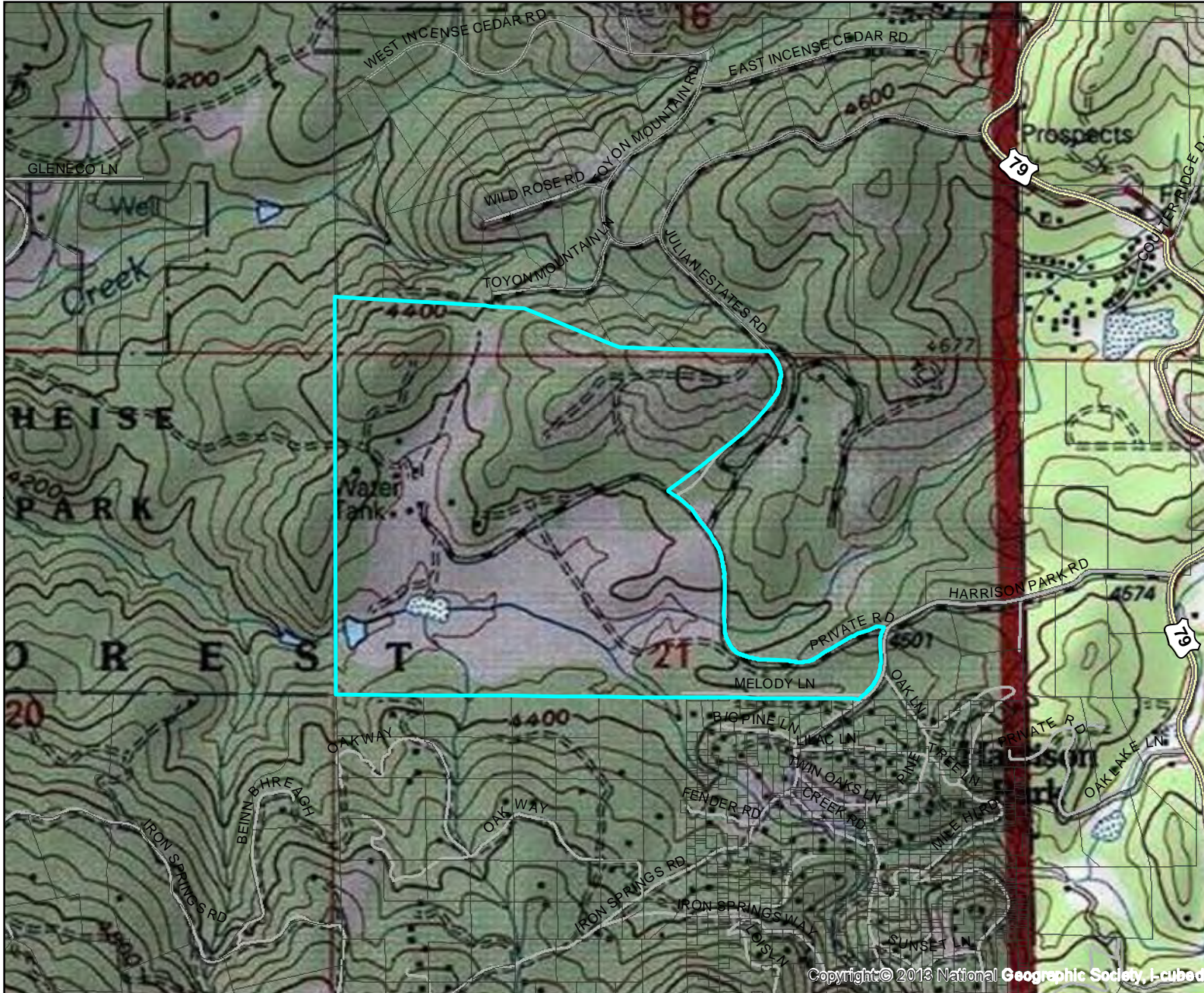
Additional Information

The site is located within 150 feet of Mexican Border.	No
The site is located within a Resource Conservation Area.	No
The site is located in a Special Area.	No
There are existing or proposed trails on site or adjacent properties.	Yes
The site is located in an urbanized area as defined by the U.S. Census Bureau.	Yes
The population has a density of 1,000 per square mile or greater.	No
The site APN is listed in the GP Housing Element inventory.	No

CEQA-Public Review Distribution Matrix

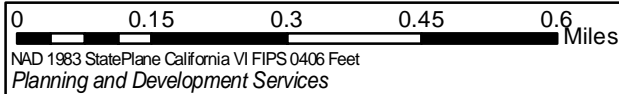
The site is located in the Desert.	Yes
The site is located east of the County Water Authority boundary.	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No
The site is located immediately adjacent to a State Highway or Freeway.	No
The site is located south of State Highway 78.	Yes
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No
The site is located in the Sweetwater Basin.	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	No
There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s).	No

TOPO MAP



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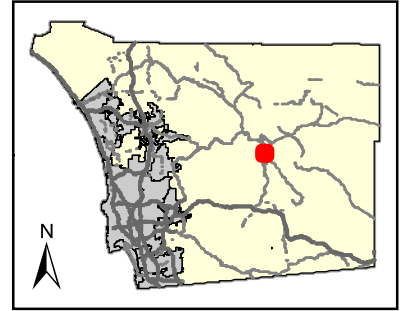
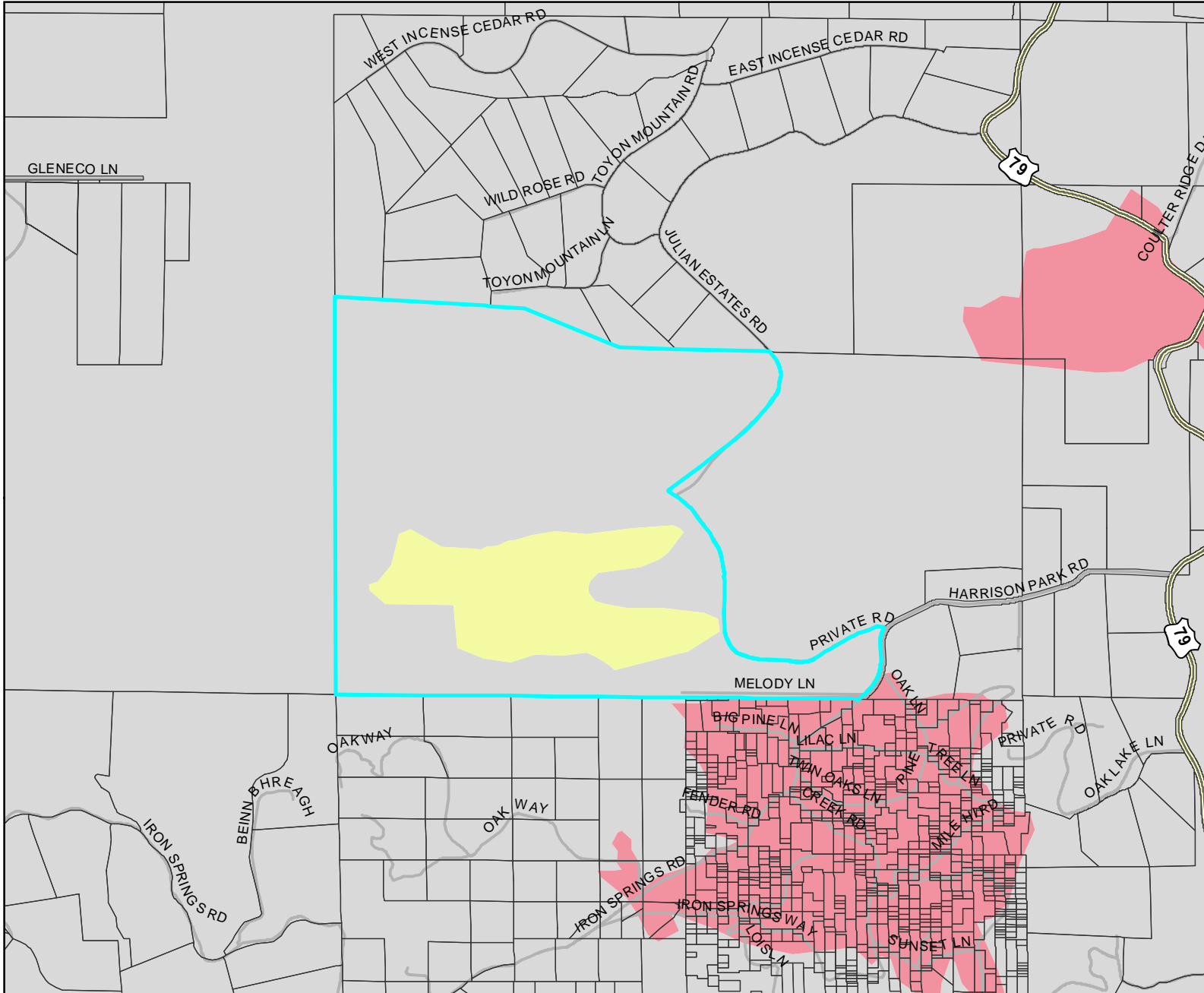
PROJECT AREA



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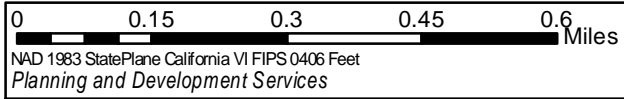
Notes:

FMMP



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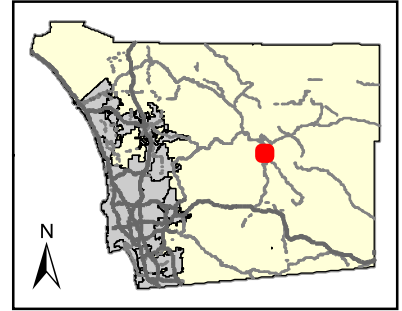
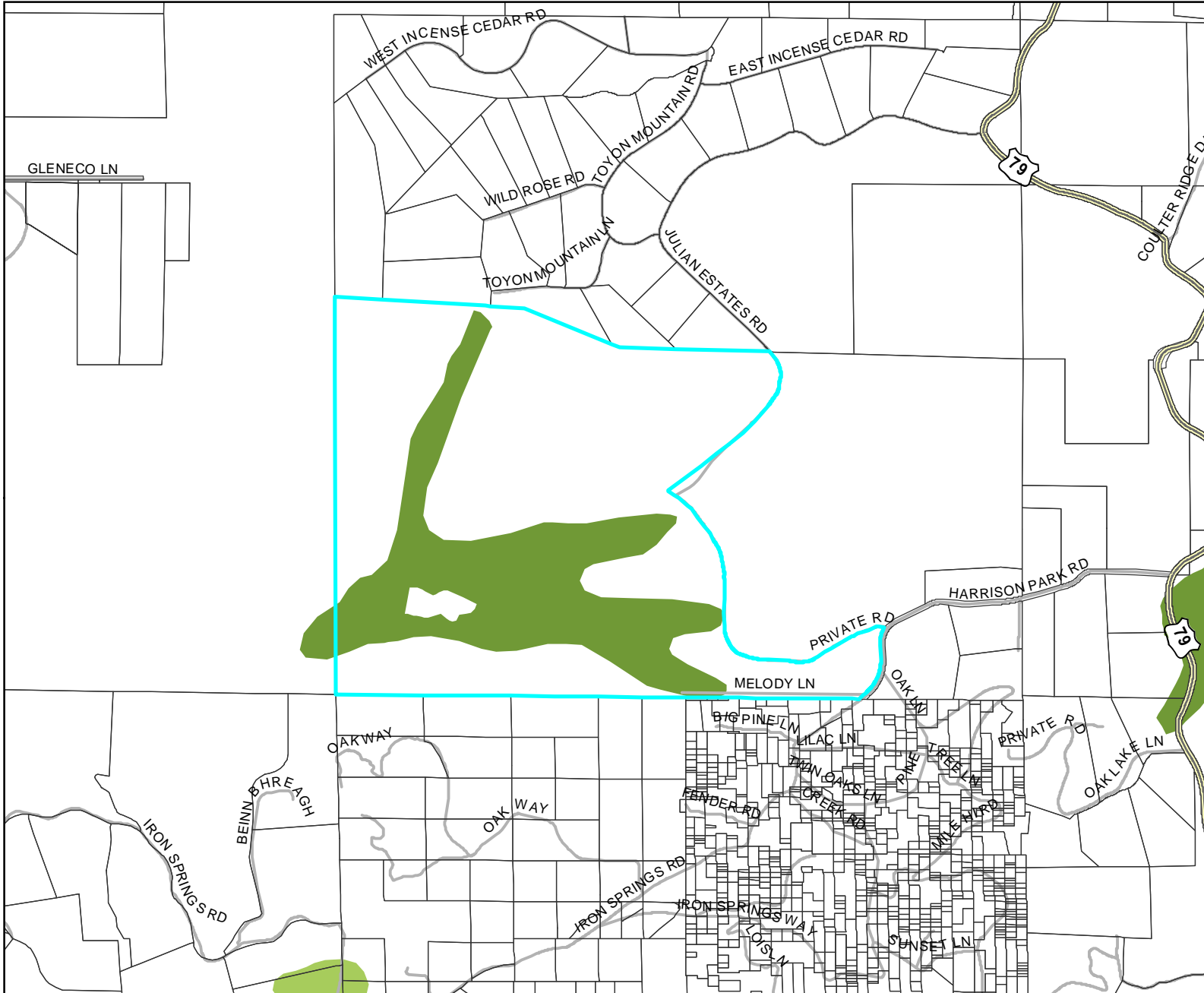
- PROJECT AREA
- FMMP**
- Farmland of Local Importance
- Farmland of Statewide Importance
- Prime Farmland
- Unique Farmland
- Grazing Land
- Other Land
- Urban Land
- Water
- Area Not Mapped



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Notes:
FMMP = Farmland Mapping and Monitoring Program

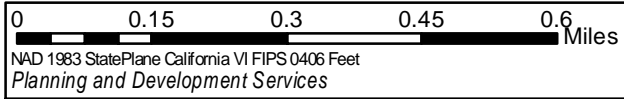
PRIME SOILS



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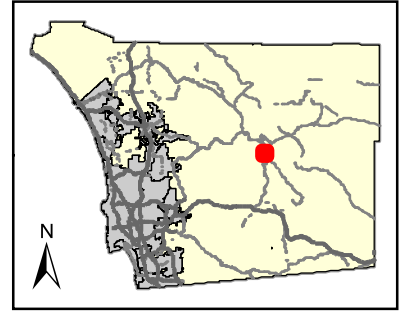
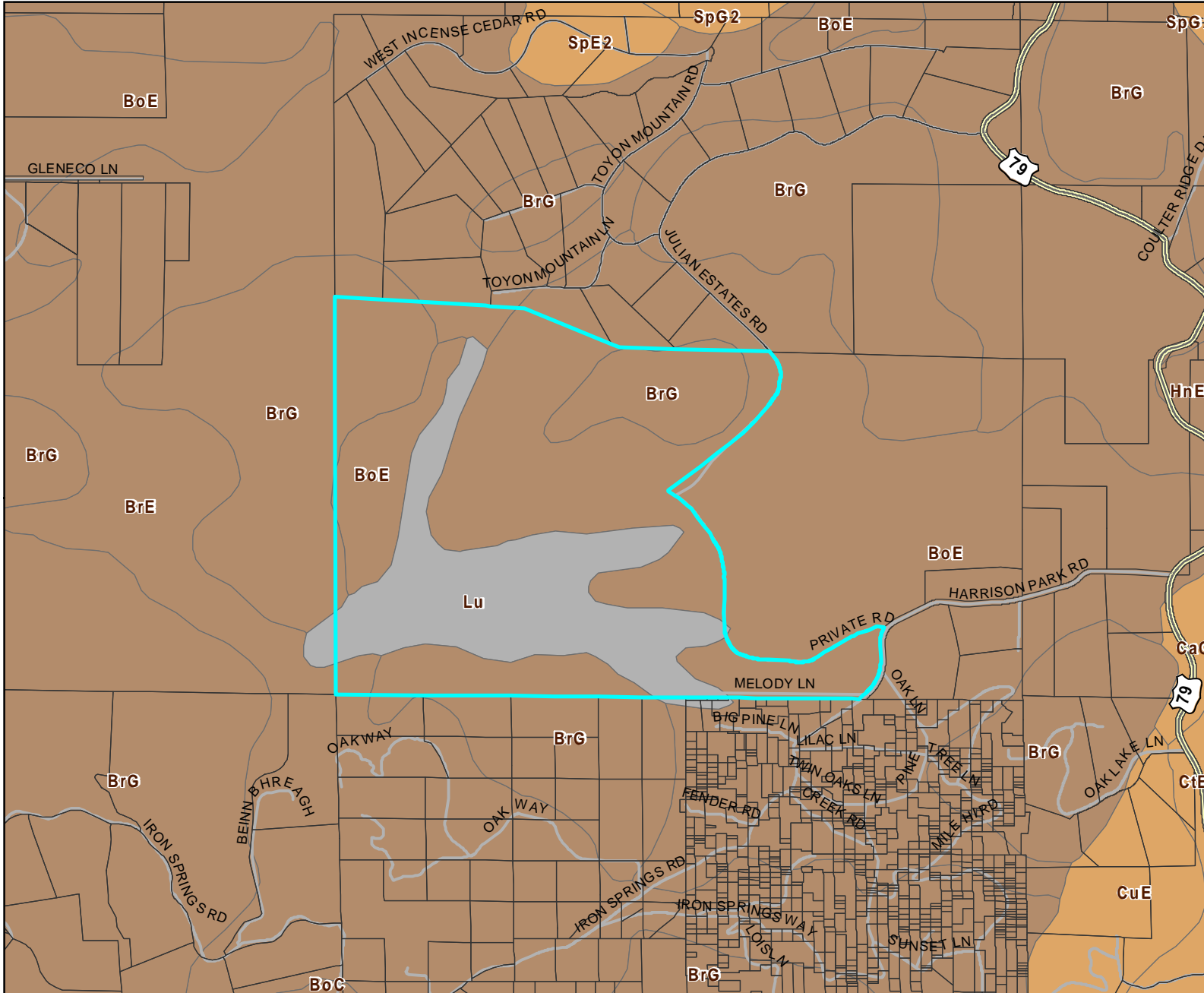
- PROJECT AREA
- PRIME SOILS**
- Prime Farmland Soils
- Statewide Significance Soils

Notes:

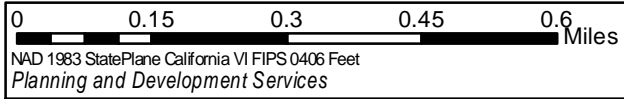


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SOIL



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

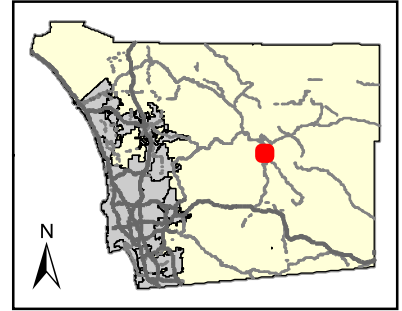
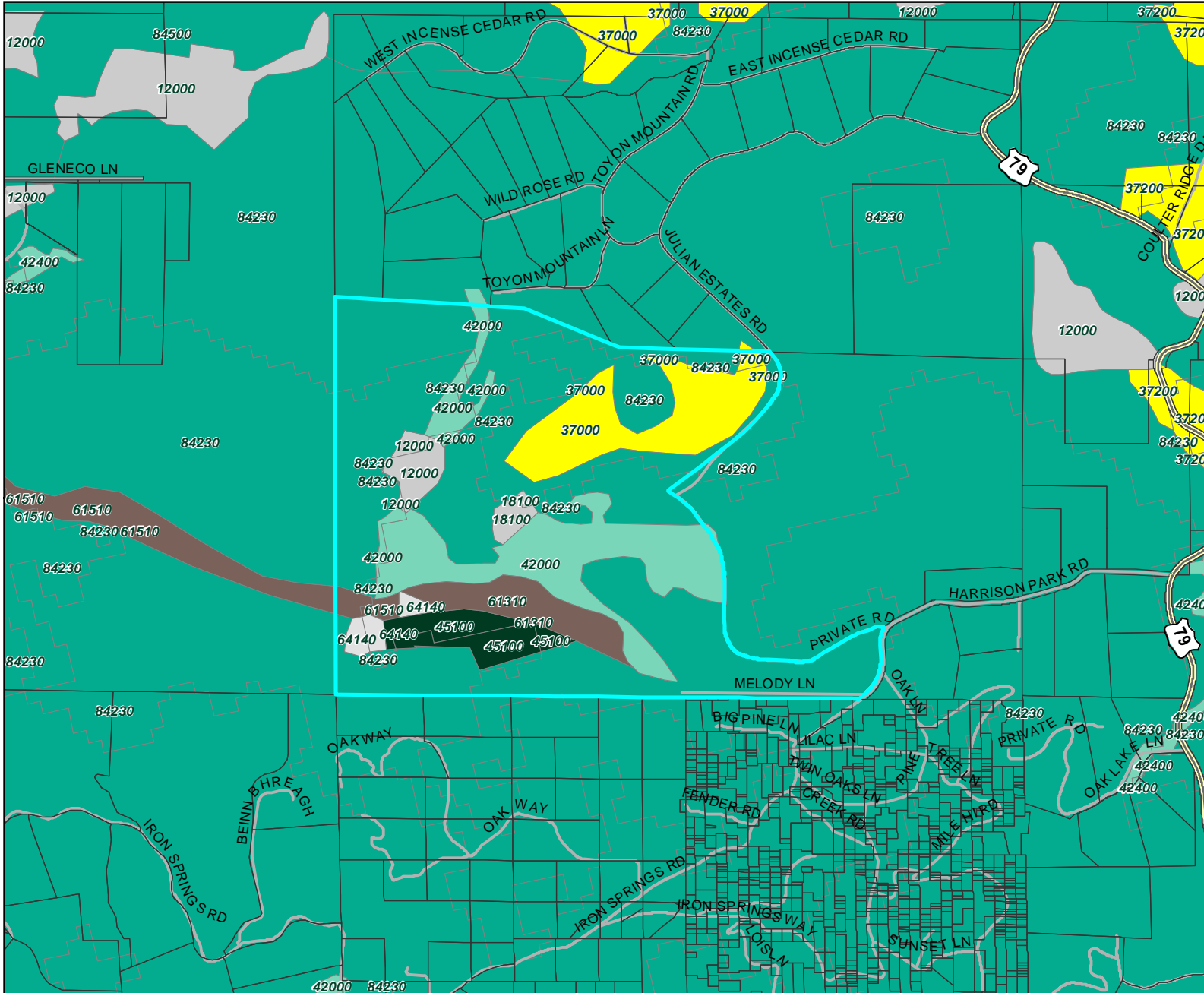


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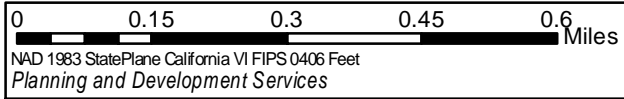
SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
BoE	Boomer loam, 9 to 30 percent slopes	6e-1(20)	50	Moderate	Moderate 1
BrG	Boomer stony loam, 30 to 65 percent slopes	7e-7(20)	12	Moderate	Severe 1
Lu	Loamy alluvial land	2w-2(20)	61	Low	Severe 16

VEGETATION



Legend:

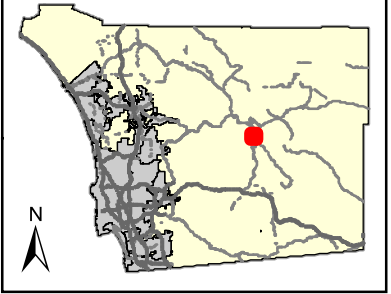
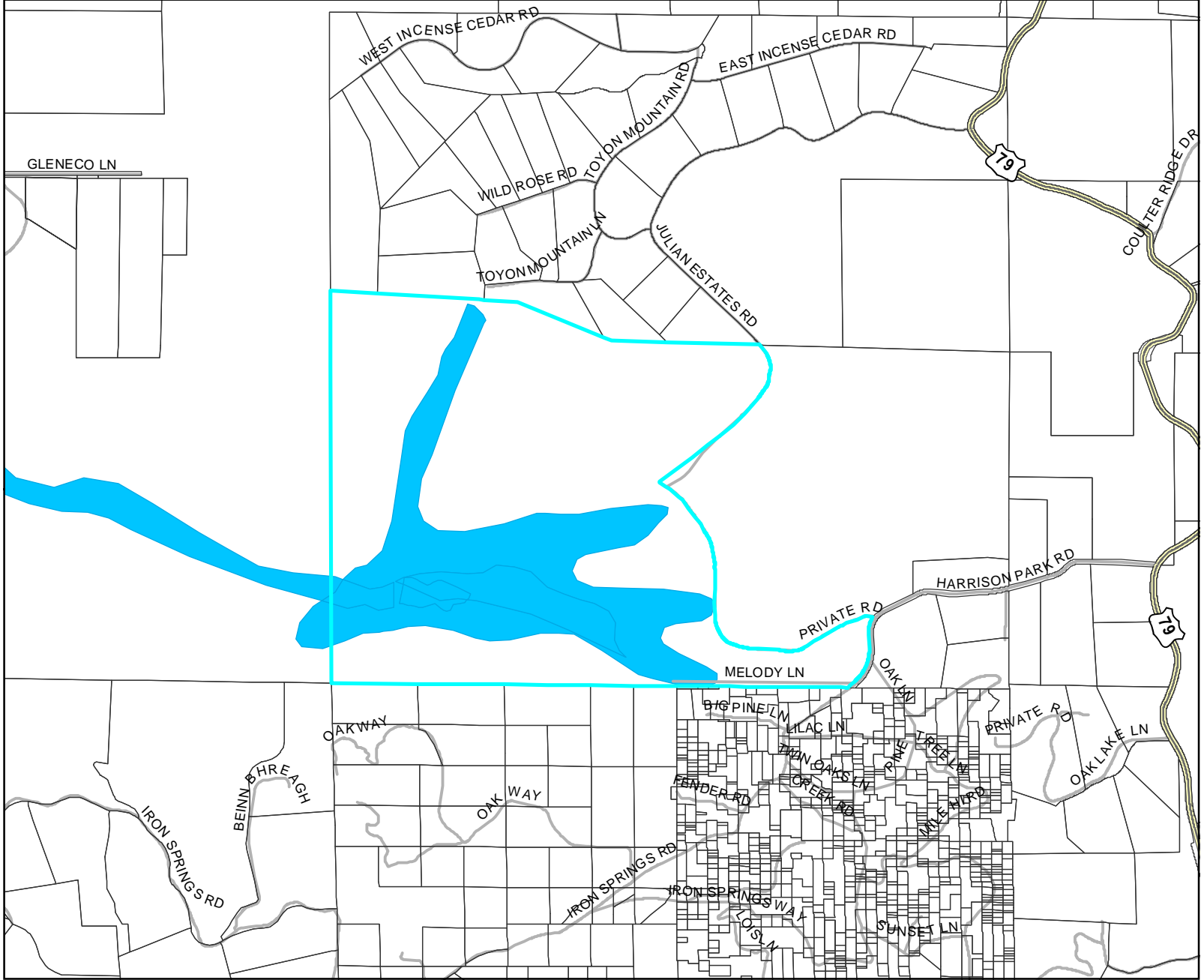
- PROJECT AREA
- VEGETATION CATEGORY**
- Southern Foredunes, Beach, Saltpan
- Mudflats
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Vernal Pool, Meadow and Seep
- Marsh
- Coniferous Forest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

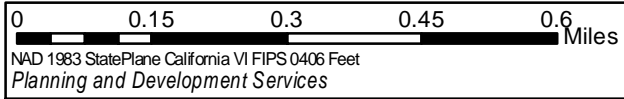
WETLANDS



Legend:

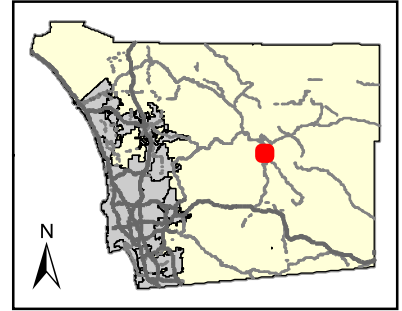
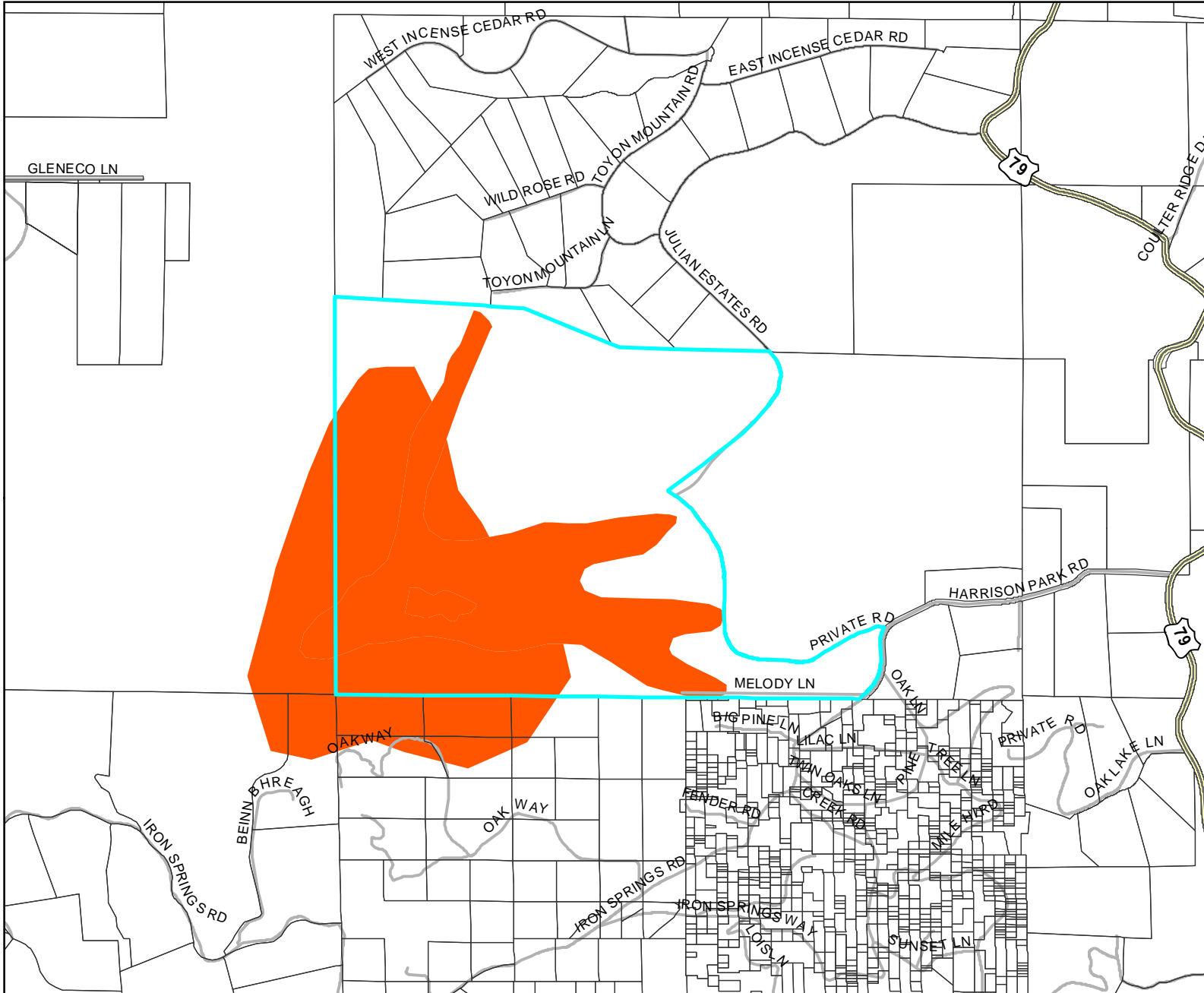
- PROJECT AREA
- WETLANDS

Notes:



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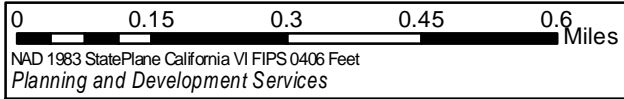
POTENTIAL LIQUEFACTION



Legend:

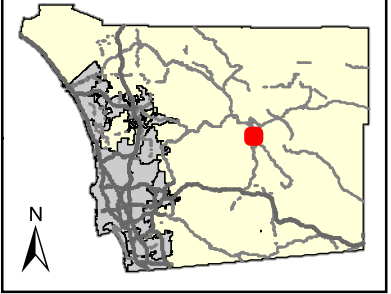
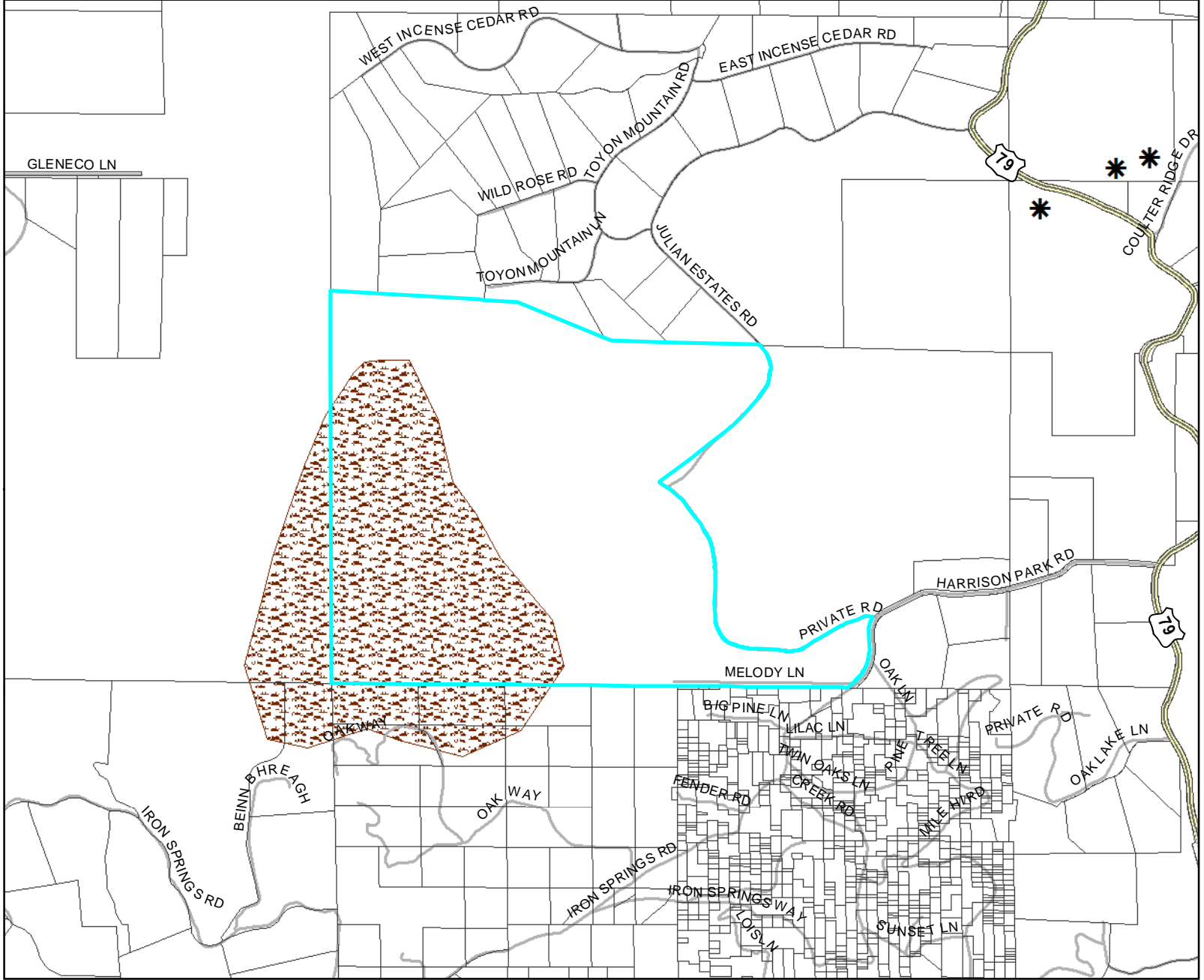
- PROJECT AREA
- POTENTIAL LIQUEFACTION AREA

Notes:



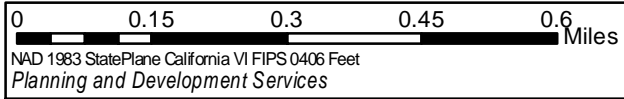
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MINERAL RESOURCES



Legend:

- PROJECT AREA
- ALLUVIUM
- * MINE
- MINE
- MINERAL RESOURCE ZONES**
- Inconclusive
- Resource Not Present
- Resource Potentially Present
- Resource Present



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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
 - 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																		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)