

Residential ♦ Land ♦ Commercial ♦ Orchards ♦ Vineyards ♦ Farms ♦ Ranches

PREPARATION

PROFICIENCY

PROVEN RESULTS



Multigenerational/Investment Getaway

9727 & 9715 Highway 79, Descanso, CA 91916

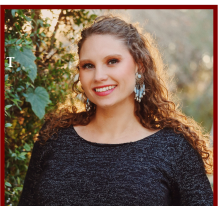
APNS 407-112-06-00, 407-112-07-00, 407-130-18-00, 407-130-20-00

Property Highlights

Available for \$999,000

Three unique residences embody individual character & charm – from the 1 Bd/1 Ba, 340sf “Caretakers Cottage”, ideal for guests or visitors, to the 2016 rebuilt 2 Bd/1 Ba, 1288sf “Stone House”, perfect for family & friends, followed by the main 2 Bd/2 Ba, 1108sf “Chateau” with a drive-in garage & wrap-around deck, situated conveniently above a potential garden area & large horse turnout.

This property includes a private well & 5k gallon water storage tank, which supports all residences. Guests or tenants will appreciate the location & privacy of each home. In addition, there is a 640sf gathering facility known as the “Short Branch Saloon”, which features a built-in bar with backbar & space for card tables & pool table.



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For more property info:

RedHawkRealty.com

800.371.6669



Multigenerational Getaway



◆ Centrally located with great access

◆ Private drive & Fully fenced

◆ Multiple horse paddocks

◆ Rs Zoning/Q Animal designator

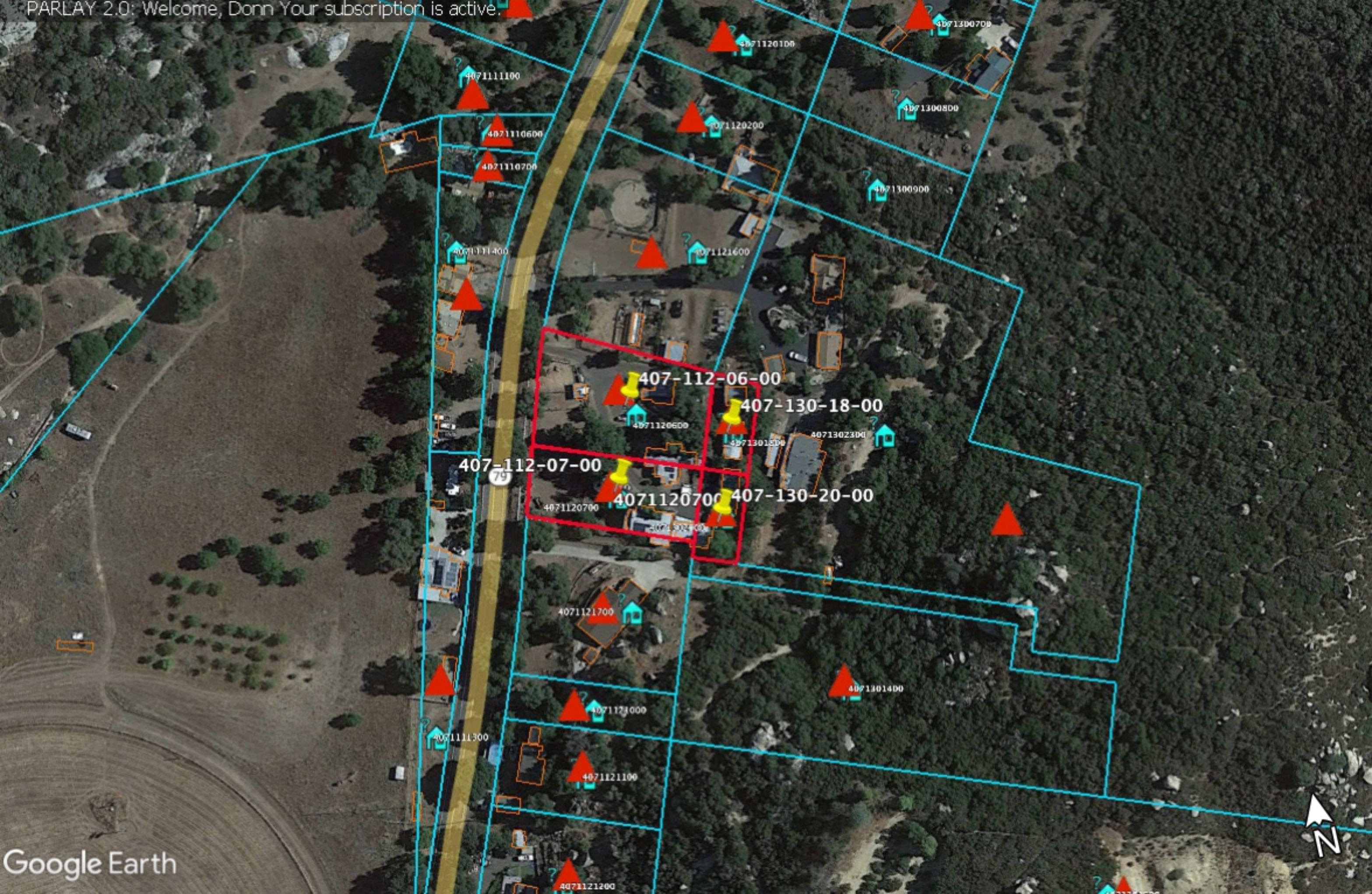
Embodies the best a serene country lifestyle has to offer!



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PLANNING & DEVELOPMENT SERVICES

Preliminary Review of Resources for IS/EA Preparation

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

Report Run Date/Time:	5/3/2022 7:43:53 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	4071120700,4071120600
Project Name:	

	4071120700	4071120600
General Information		
USGS Quad Name/County Quad Number:	Descanso/23	Descanso/23
Section/Township/Range:	Cuyamaca	Cuyamaca
Tax Rate Area:	91039	91039
Thomas Guide:	/	/
Site Address:	9715 Highway 79 Descanso 91916-9771	9727 Highway 79 Descanso 91916-9771
Parcel Size (acres):	Data Not Available	Data Not Available
Board of Supervisors District:	2	2

Public Service and Utility Districts		
Water/Irrigation District:	None	None
Sewer District:	None	None
Fire Agency:	County Service Area No 135; Csa 135	County Service Area No 135; Csa 135
School District:	Unified Mt Empire	Unified Mt Empire

	4071120700	4071120600
General Plan Information		
General Plan Regional Category:	Village	Village
General Plan Land Use Designation:	Village Residential (Vr-2) 2 Du/Ac	Village Residential (Vr-2) 2 Du/Ac
Community Plan:	Descanso	Descanso
Rural Village Boundary:	Descanso Rural Village	Descanso Rural Village
Village Boundary:	None	None
Special Study Area :	None	None
Zoning Information		
Use Regulation:	Rs	Rs
Animal Regulation:	Q	Q
Density:	-	-
Minimum Lot Size:	15000	15000
Maximum Floor Area Ratio:	-	-
Floor Area Ratio:	-	-
Building Type:	C	C
Height:	G	G
Setback:	C	C
Lot Coverage:	-	-
Open Space:	-	-
Special Area Regulations:	S;Por F	S;Por F
Aesthetic		
The site is located within one mile of a State Scenic Highway.	Yes	Yes
The site contains steep slopes > 25%.	Yes	No
The site is located within Dark Skies "Zone A".	Yes	Yes
Agricultural Resources		
The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	No	No
The site contains Prime Soils.	Yes	No
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.	No	No
The site is in a Williamson Act Contract.	No	No

	4071120700	4071120600
Biological Resources		
Eco-Region:	Central Mountains	Central Mountains
Vegetation Map	12000 Urban/Developed; 37130 Northern Mixed Chaparral	12000 Urban/Developed
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes	No
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

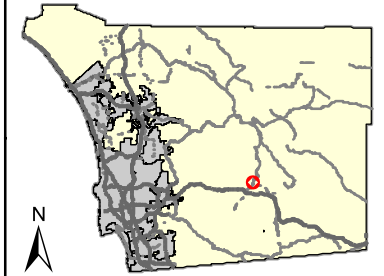
Cultural and Paleontological Resources (*always confirm with Cultural and Paleontology Specialists)		
Geological Formation:	Cretaceous Plutonic	Cretaceous Plutonic
Paleo Sensitivity:	Zero	Zero
Paleo Monitoring:	No Monitoring Required	No Monitoring Required

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

	4071120700	4071120600
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

	4071120700	4071120600
Hydrology and Water Quality		
Hydrologic Unit:	Sweetwater	Sweetwater
Sub-basin:	909.34/Descanso	909.34/Descanso
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: San Diego Bay Shoreline; San Diego Bay; Paradise Creek; Sweetwater River (Lower); Sweetwater Reservoir; Loveland Reservoir	Yes: San Diego Bay Shoreline; San Diego Bay; Paradise Creek; Sweetwater River (Lower); Sweetwater Reservoir; Loveland Reservoir
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes
The site is located in a Source Water Protection Area.	No	No
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:	24 To 27 Inches	24 To 27 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.	Yes	Yes
The site is located in a Special Area.	No	No
There are existing or proposed trails on site or adjacent properties.	Yes	Yes
The site is located in an urbanized area as defined by the U.S. Census Bureau.	Yes	Yes
The population has a density of 1,000 per square mile or greater.	No	No
The site APN is listed in the GP Housing Element inventory.	No	No
CEQA-Public Review Distribution Matrix		
The site is located in the Desert.	No	No
The site is located east of the County Water Authority boundary.	Yes	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No	No
The site is located immediately adjacent to a State Highway or Freeway.	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.	Yes	Yes
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

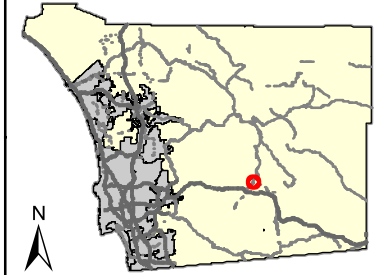
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NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

1997 COLOR INFRARED



Legend:

 PROJECT AREA

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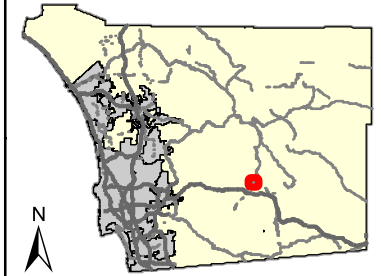
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Notes:

1995 AERIAL



Legend:

 PROJECT AREA

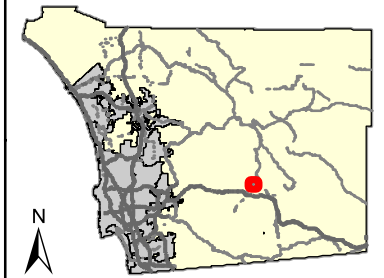
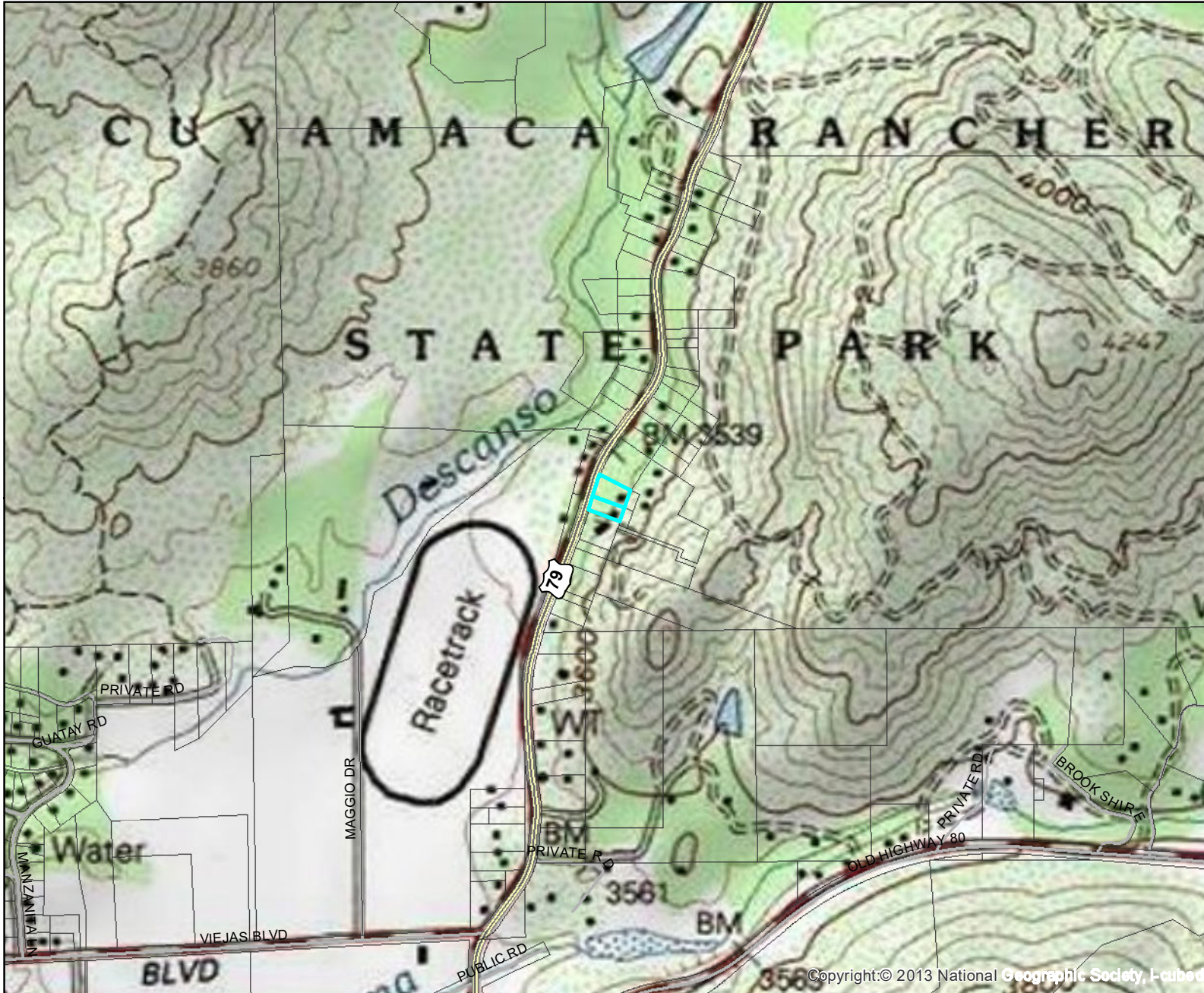
0 0.1 0.2 0.3 0.4 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
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Notes:

TOPO MAP



Legend:

PROJECT AREA

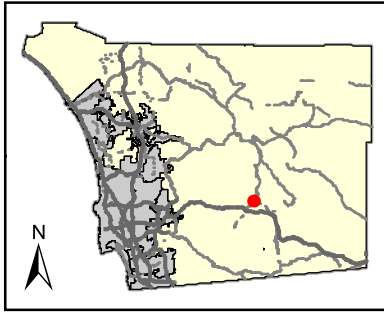
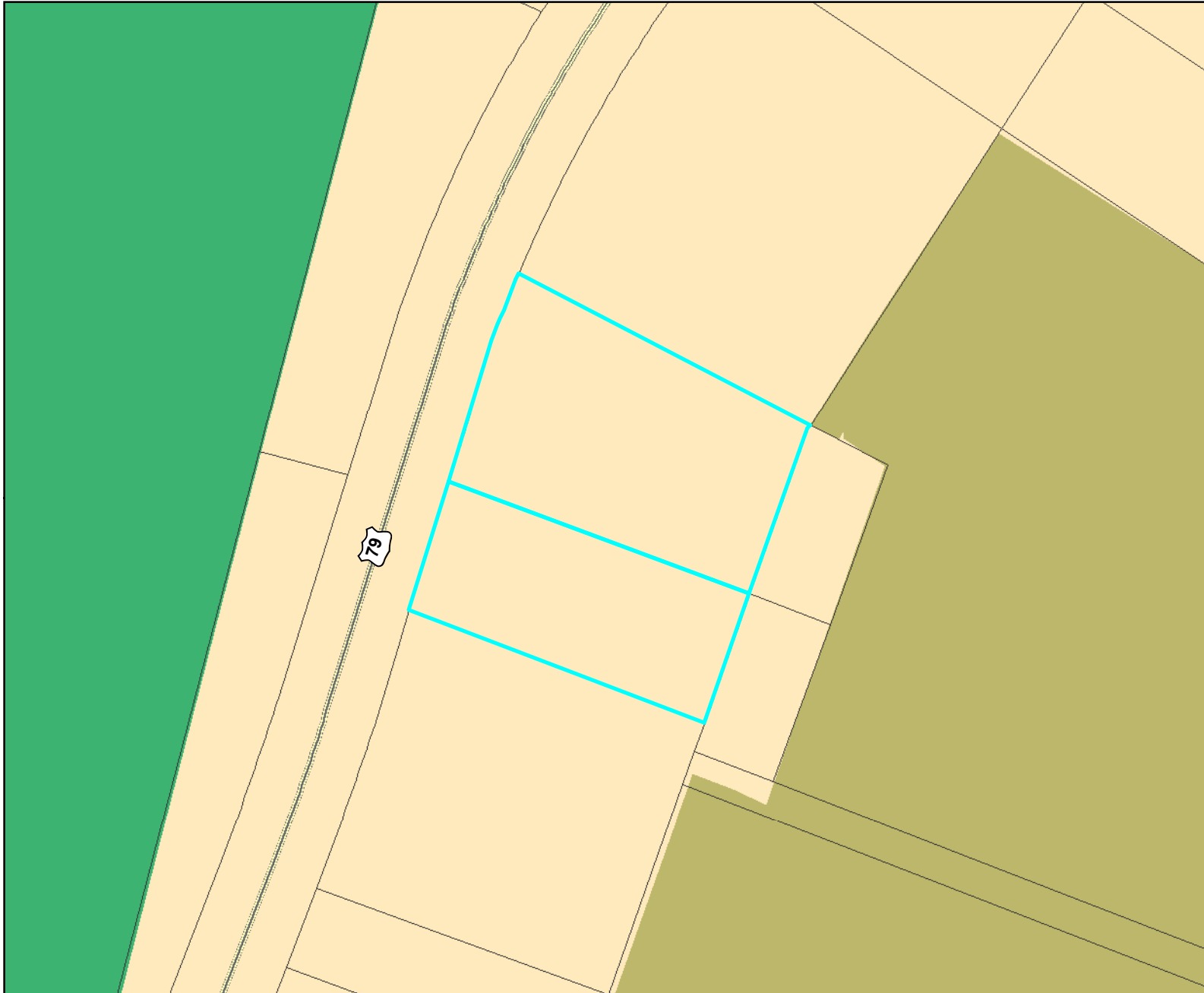
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Notes:

GENERAL PLAN - LAND USE



Legend:

- PROJECT AREA
- GENERAL PLAN (AUGUST 2011)**
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-.5)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Semi-Rural Residential (SR-10)
- Rural Lands (RL-20)
- Rural Lands (RL-40)
- Rural Lands (RL-80)
- Specific Plan Area*
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands (Solid Waste Facility)
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)

0 0.01 0.02 0.03 0.04 Miles

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

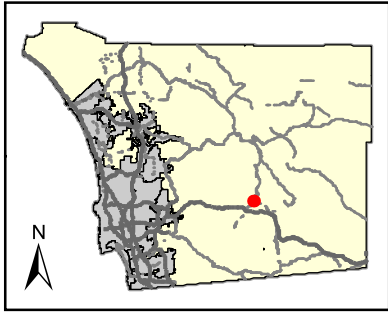
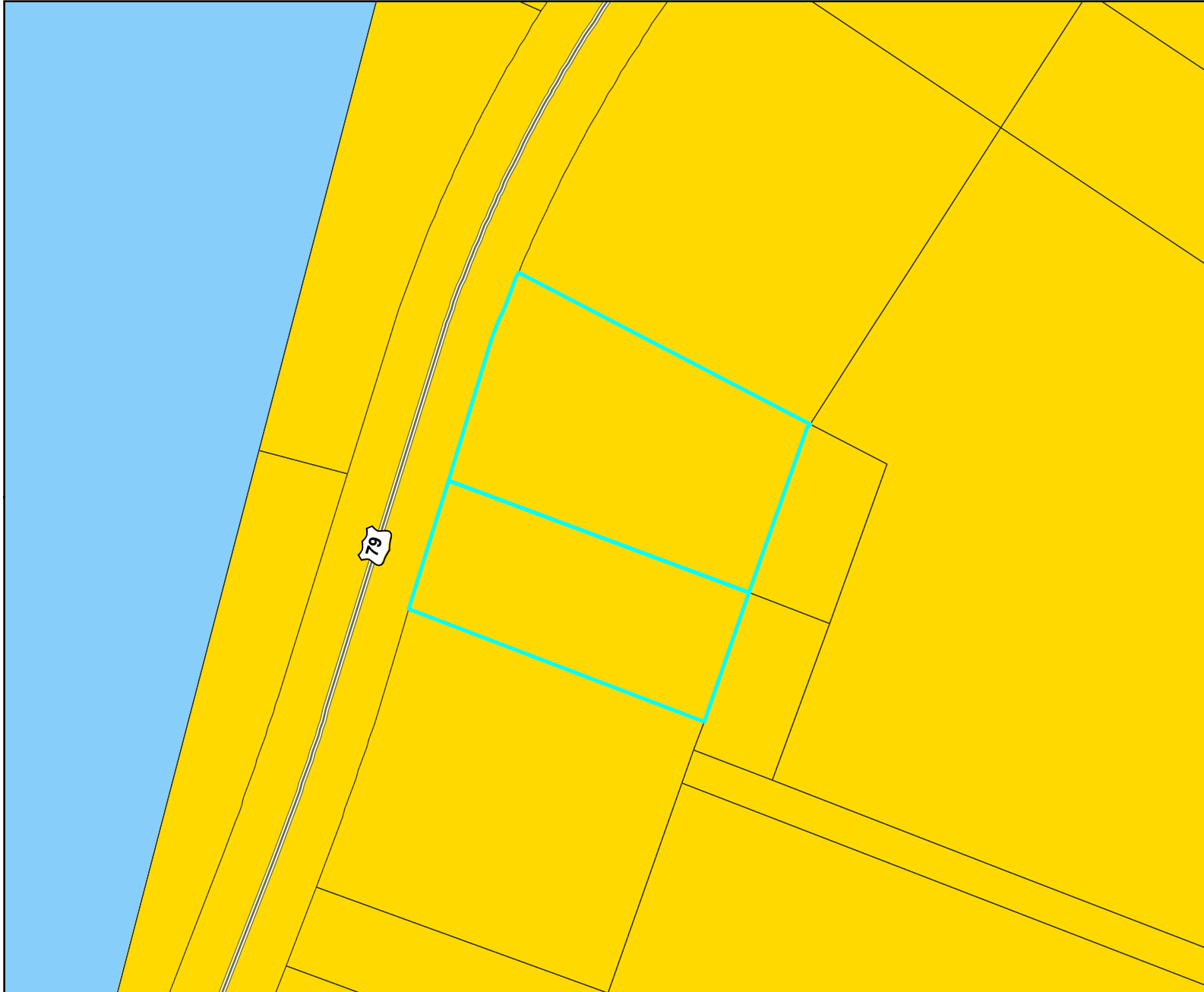


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Notes:

*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

0 0.01 0.02 0.03 0.04 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

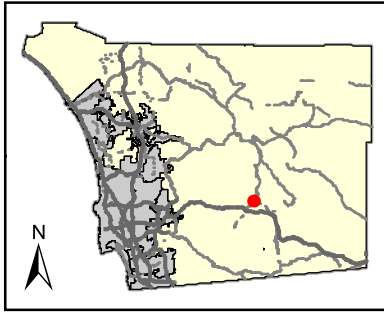
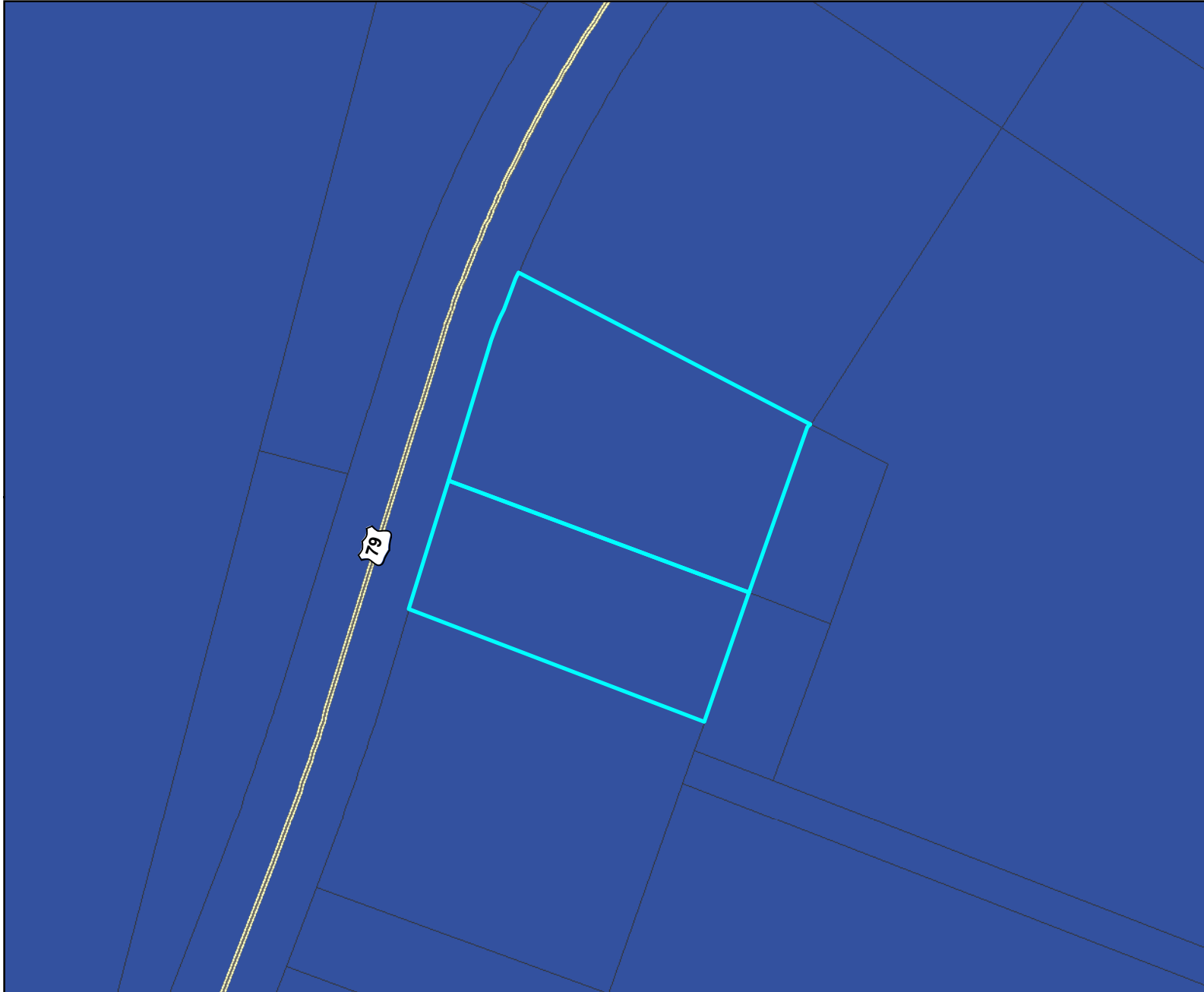
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Notes:

DARK SKIES



Legend:

- PROJECT AREA
- DARK SKIES ZONE A

0 0.01 0.02 0.03 0.04 Miles

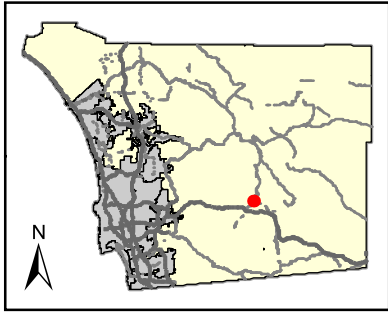
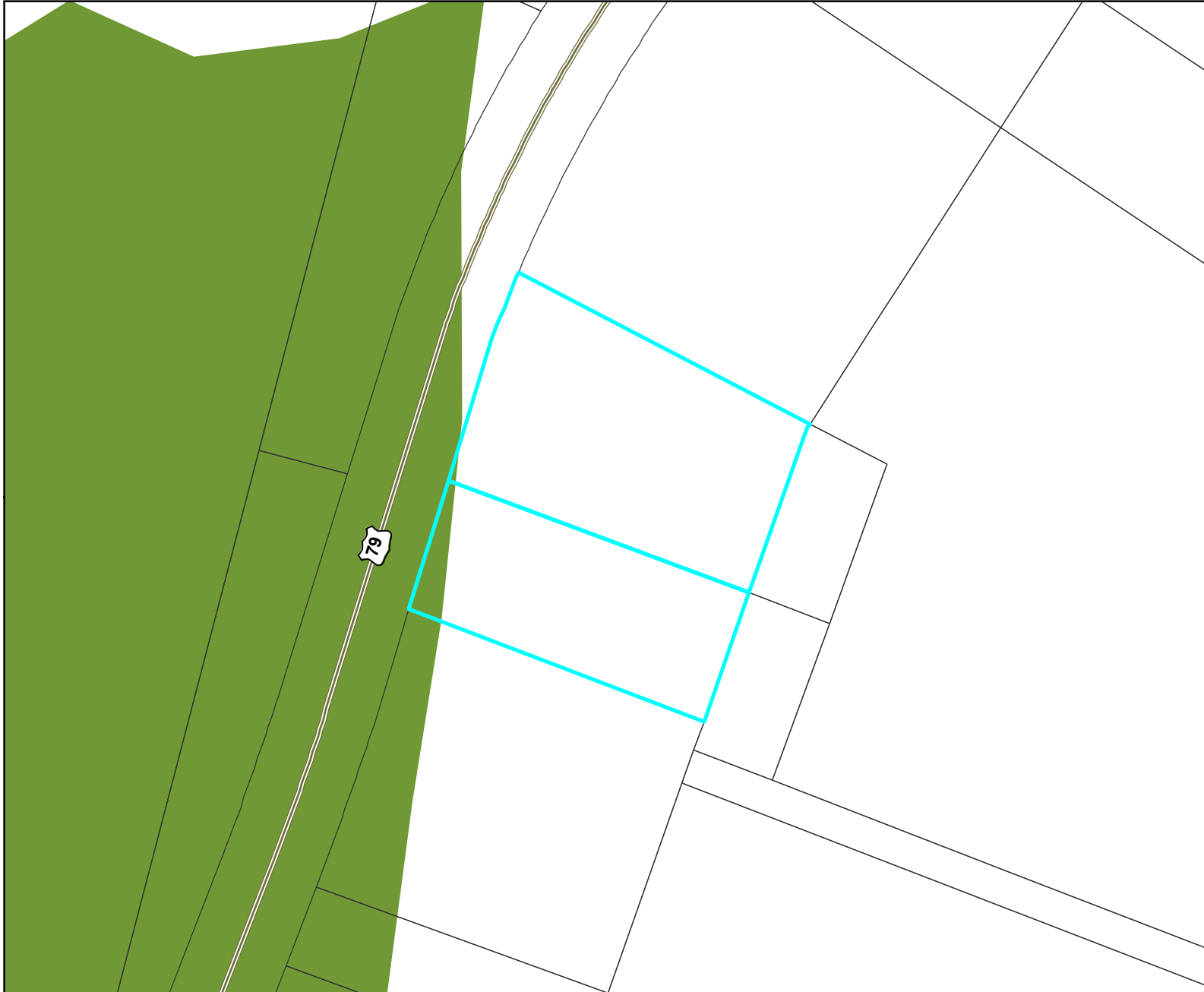
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Notes:

PRIME SOILS



Legend:

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

0 0.01 0.02 0.03 0.04 Miles

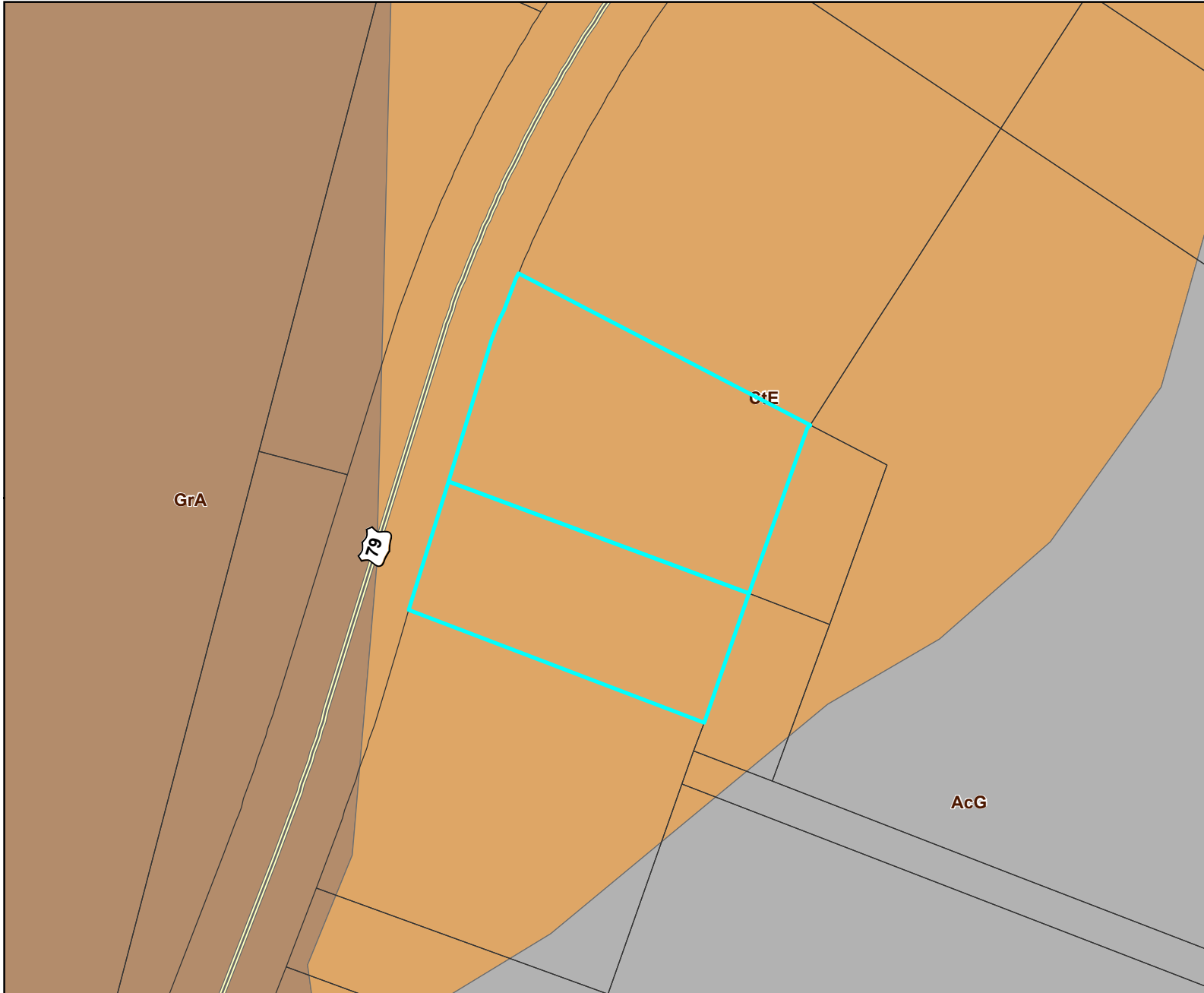
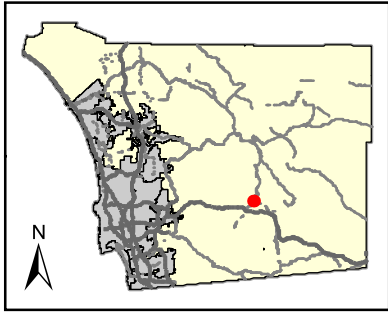
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Notes:

SOIL



Legend:

PROJECT AREA

SOILS

- ALFISOLS
- ENTISOLS
- INCEPTISOLS
- MOLLISOLS
- VERTISOLS
- OTHER
- URBAN
- WATER
- UNKNOWN

0 0.01 0.02 0.03 0.04 Miles

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

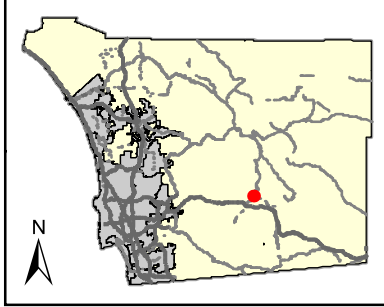
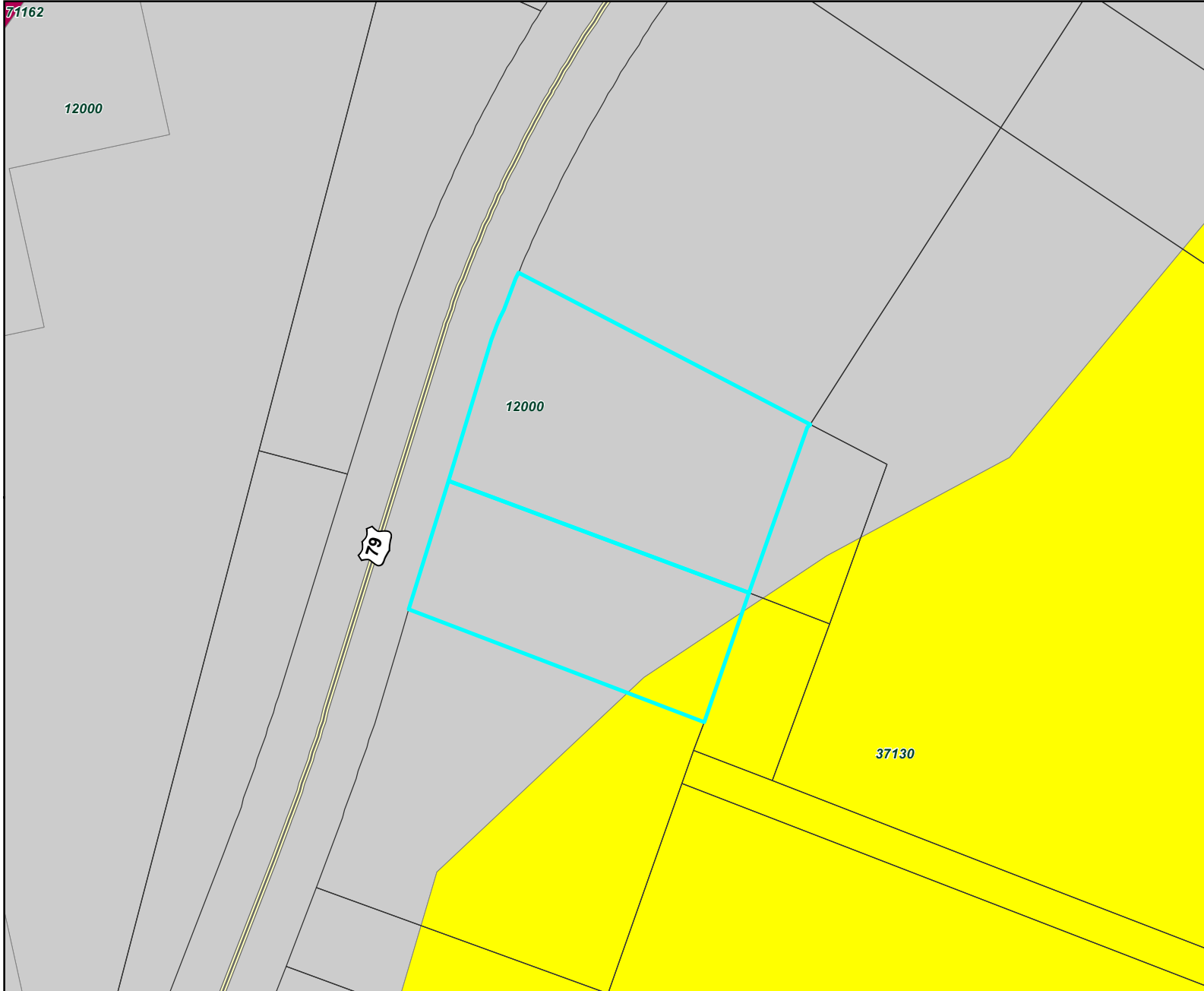


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Notes:

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

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

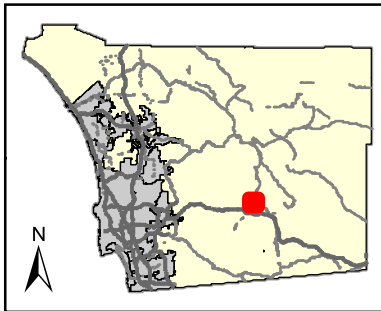
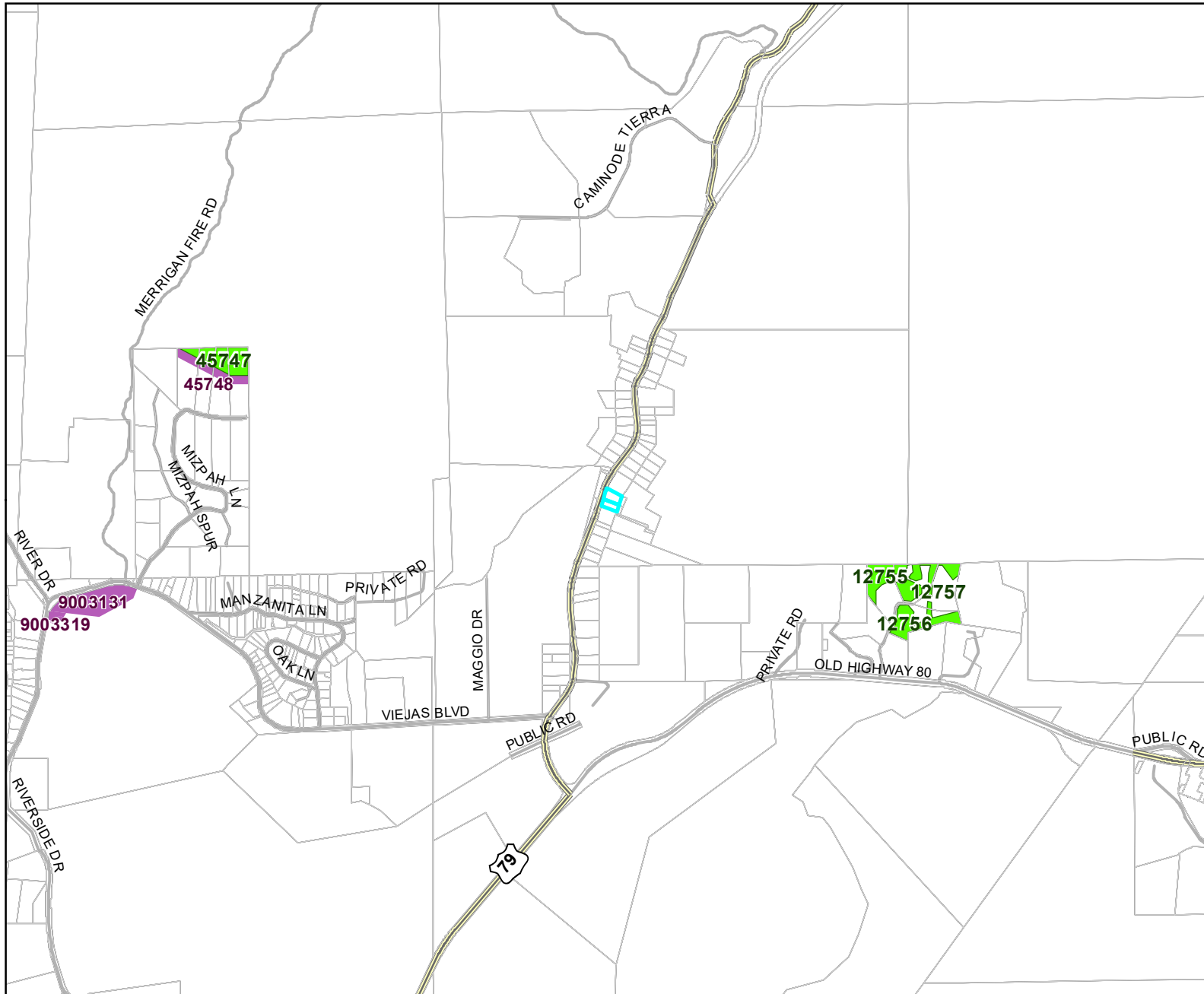
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Notes:

OPEN SPACE EASEMENTS



Legend:

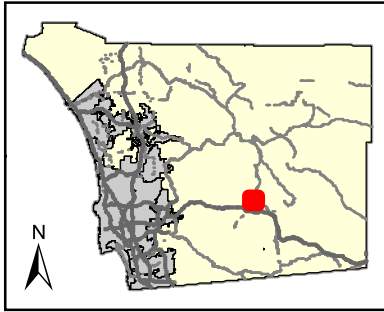
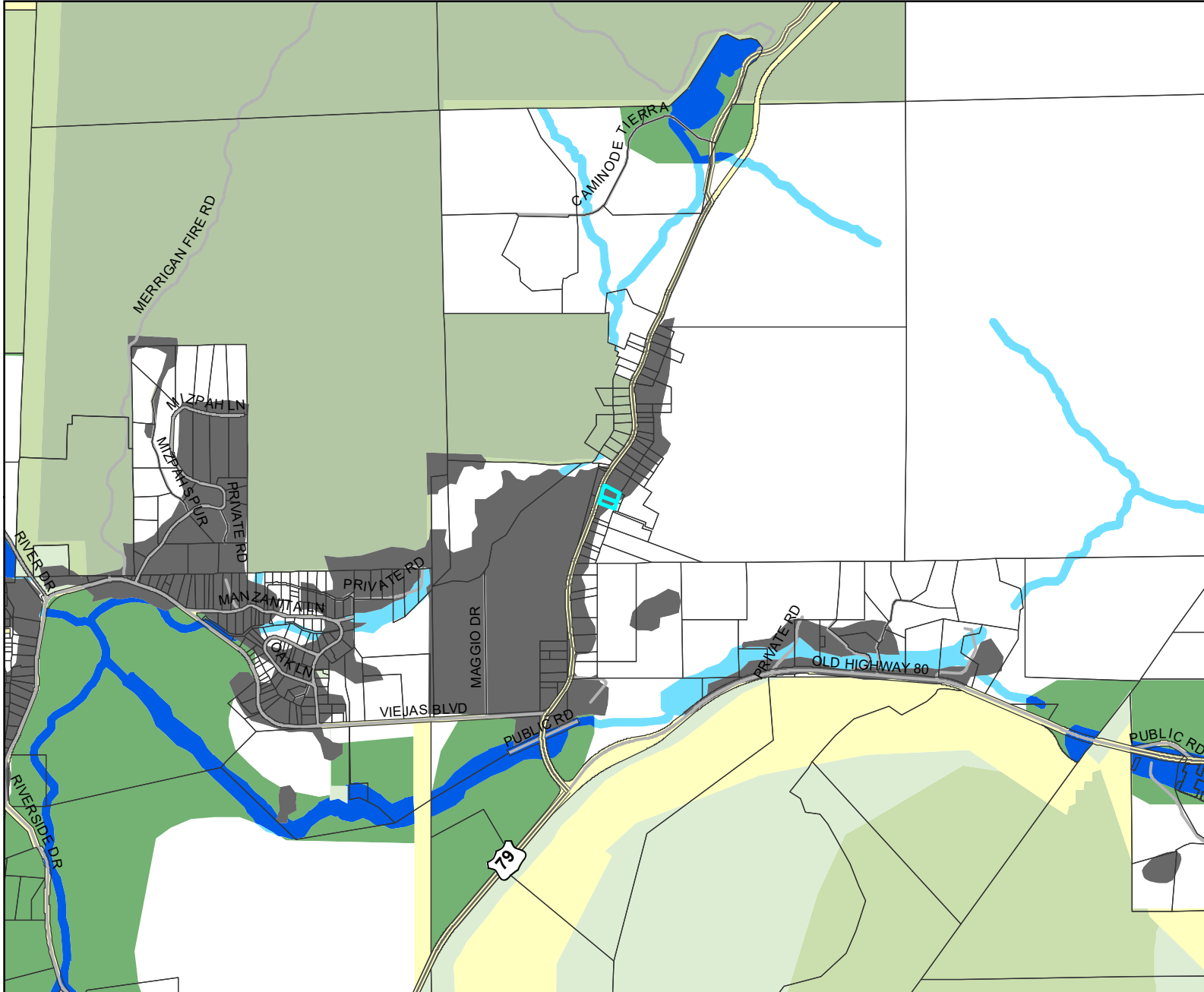
- PROJECT AREA
- OPEN SPACE EASEMENT**
- Biological
- Conservation
- Open Space
- Private Open Space
- Recreational

0 0.2 0.4 0.6 0.8 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
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Notes:



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 within 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 0.2 0.4 0.6 0.8 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services

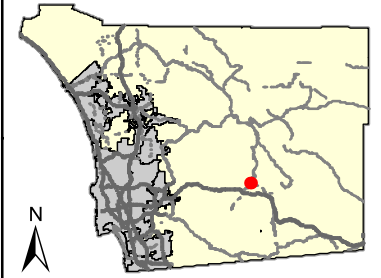


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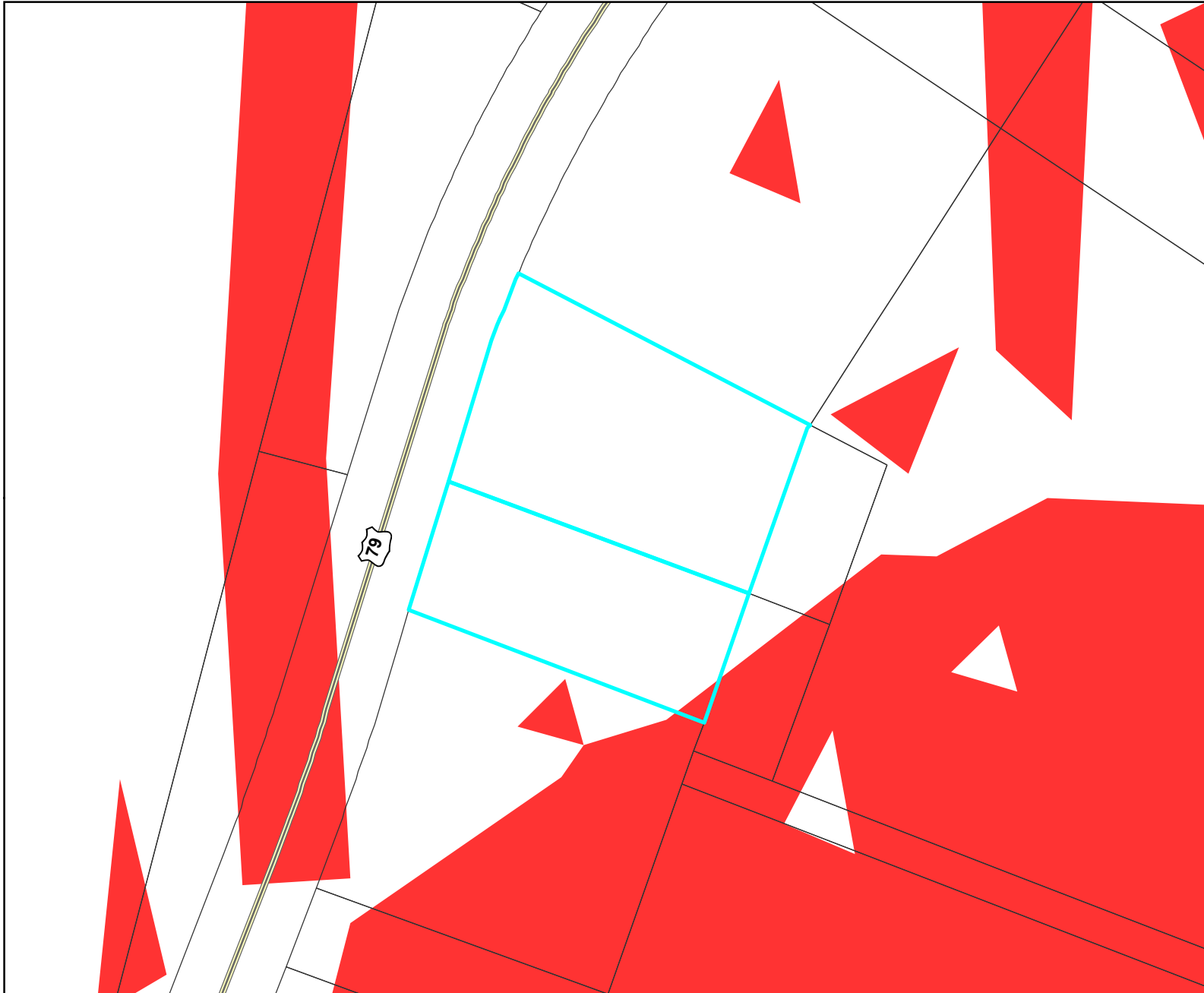
MSCP = Multiple Species Conservation Program

STEEP SLOPES



Legend:

-  PROJECT AREA
-  STEEP SLOPE (> 25%)



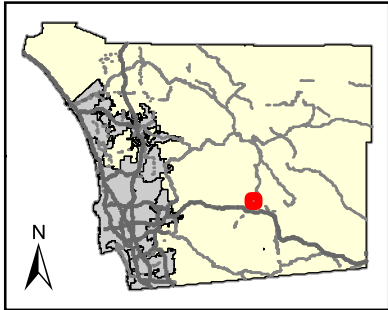
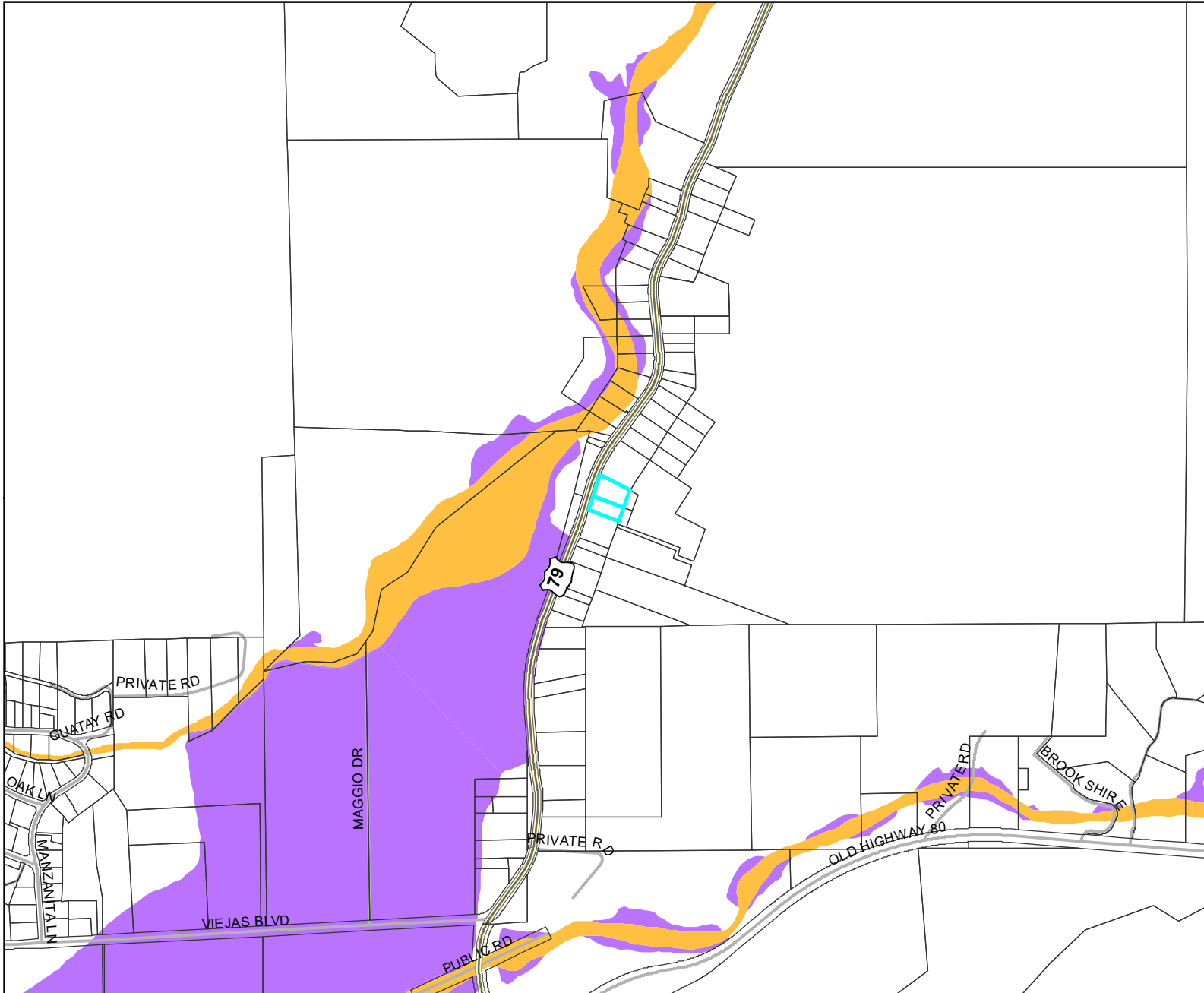
0 0.01 0.02 0.03 0.04 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
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Notes:

FEMA FLOOD AREAS



Legend:

- PROJECT AREA
- FEMA 100 YEAR FLOODWAY
- FEMA 100 YEAR FLOODPLAIN

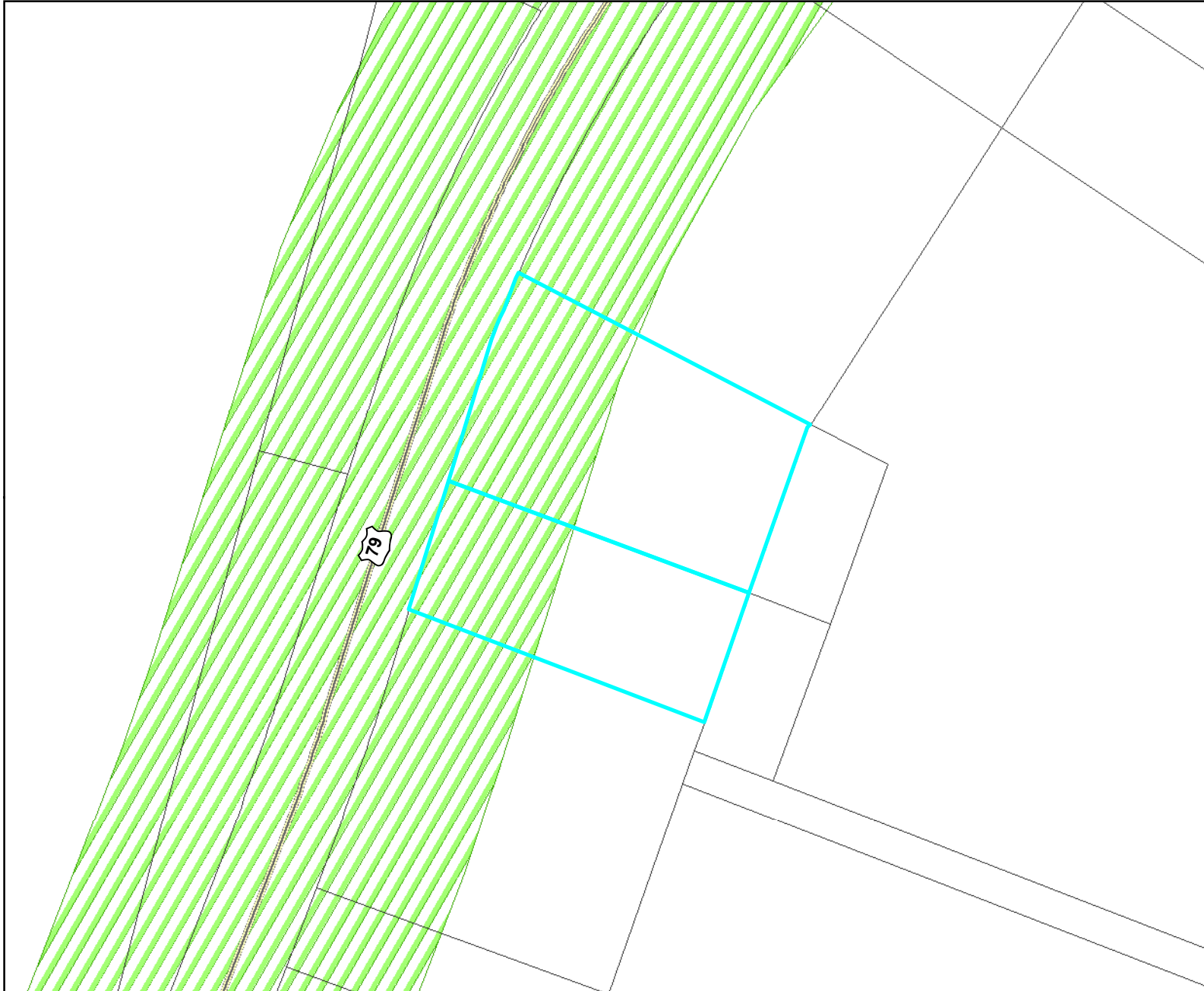
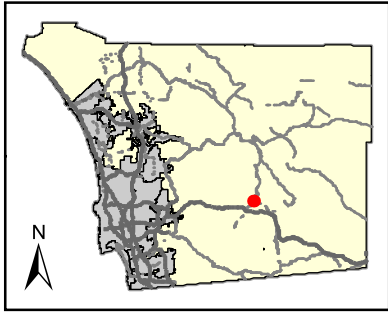
0 0.1 0.2 0.3 0.4 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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

Notes:

NOISE



Legend:

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

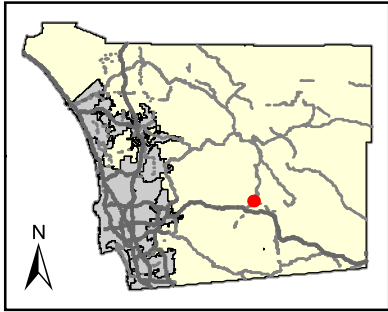
0 0.01 0.02 0.03 0.04 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services





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Notes:

URBAN-WILDLAND INTERFACE



Legend:

-  PROJECT AREA
-  URBAN-WILDLAND INTERFACE ZONE

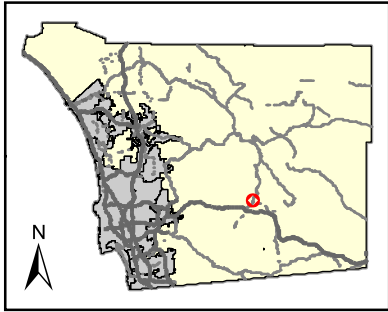
0 0.01 0.02 0.03 0.04 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

TRAILS



Legend:

- PROJECT AREA
- TRAIL EASEMENT
- PROPOSED COMMUNITY PLAN TRAILS

0 0.025 0.05 0.075 0.1 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

RESIDENTIAL USE REGULATIONS

RS# SINGLE FAMILY RESIDENTIAL USE REGULATIONS
 RD# DUPLEX/TWO FAMILY RESIDENTIAL USE REGULATIONS
 RM# MULTI-FAMILY RESIDENTIAL USE REGULATIONS
 RV# VARIABLE FAMILY RESIDENTIAL USE REGULATIONS
 (# = Number which denotes approximate dwelling units per acre.)

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

2100 INTENT.

The provisions of Section 2100 through Section 2109, inclusive, shall be known as the RS Single Family Residential Use Regulations, the RD Duplex/ Two Family Residential Use Regulations, the RM Multi-Family Residential Use Regulations, or the RV Variable Family Residential Use Regulations, depending on the building type specified in the title. These Use Regulations are intended to create and enhance areas where family residential uses are the principal and dominant use and where certain civic uses are conditionally permitted when they serve the needs of residents. Typically, these Use Regulations would be applied to rural, suburban, and urban areas where adequate levels of public service are available and where there is a desire to create residential neighborhoods and to maintain such neighborhoods once developed. Application of the appropriate Use Regulations with appropriate development designators can create a traditional, exclusively single-family residential area, a duplex or two- family residential area, a multi-family residential area, or an area with a combination of single family, duplex, two-family or multi-family dwellings.

2102 PERMITTED USES.

The following use types are permitted by the RS, RD, RM, and RV Use Regulations:

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services

Fire Protection Services (see Section 6905)

2102

c. Agricultural Use Types.

Horticulture: Cultivation
Tree Crops
Row and Field Crops

(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)

2103 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RS, RD, RM and RV Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Mobilehome Residential "18"

b. Commercial Use Types.

Recycling Collection Facility, Small "2"

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2104 USES SUBJECT TO MINOR USE PERMIT.

The following use types are permitted by the RS, RD, RM, and RV Use Regulations, upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities
Small Schools

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

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

2105 USES SUBJECT TO MAJOR USE PERMIT.

The following use types are permitted by the RS, RD, RM, and RV Use Regulations, upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Child Care Center
Civic, Fraternal or Religious Assembly
Clinic Services

Community Recreation
 Cultural Exhibits and Library Services
 Group Care
 Major Impact Services and Utilities
 Parking Services
 Postal Services

b. Commercial Use Types.

Wholesaling, Storage and Distribution: Mini-Warehouses, RM and RV only (See Section 6300 and Section 6909)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
 (Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
 (Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)
 (Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2106 USES SUBJECT TO MAJOR USE PERMIT IN CERTAIN PLANNED DEVELOPMENTS. The following use types are permitted by the RS, RD, RM, and RV Use Regulations if approved by a major use permit as part of a Planned Development which has the minimum site area required by Section 6610 and which is developed pursuant to the Planned Development Standards commencing at Section 6600.

a. Commercial Use Types.

Administrative and Professional Services
 Agricultural and Horticultural Sales (all types)
 Automotive and Equipment: Parking
 Business Support Services
 Convenience Sales and Personal Services
 Eating and Drinking Establishments
 Financial, Insurance and Real Estate Services
 Food and Beverage Retail Sales
 Medical Services
 Participant Sports and Recreation (all types)
 Personal Services, General
 Retail Sales: General
 Retail Sales: Specialty
 Spectator Sports and Entertainment: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 5878 (N.S.) adopted 6-4-80)
 (Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

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					
	(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	
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		
	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		
	25 maximum by ZAP	X	X	X																							
	25 plus by ZAP				X	X	X				X	X	X	X			X			X	X	X	X		X		
	Permitted							X	X	X					X	X								X			
(h) Specialty Animal Raising: Birds	25 maximum				X	X	X					X					X	X	X	X	X						
	100 maximum							X	X	X	X	X					X						X				
	Additional by ZAP	X	X	X				X	X	X	X	X					X					X	X				
	Permitted												X	X	X									X	X		
(i) Racing Pigeons	100 Maximum										X	X											X				
	100 Max 1/acre plus																X										
	Permitted											X	X	X	X	X								X	X		
ANIMAL ENCLOSURE SETBACKS (See Section 3112)																											
Most Restrictive		X			X			X			X	X	X	X	X	X	X	X	X	X	X	X	X	X			
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.