

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

PREPARATION

PROFICIENCY

PROVEN RESULTS



Wynola Estates View Homesite

9.53 Acres Riverwood Rd, Santa Ysabel, CA 92070

APNS 248-242-11-00, 248-242-10-00, 248-242-09-00

Property Highlights

Available for \$159,000

- ♦ Three legal parcels totaling over 9.5 acres
- ♦ Convenient location in the Wynola Estates, the gateway to Julian
- ♦ Expansive views mountain views
- ♦ Seasonal creek & mature woodland
- ♦ Ample potential for personalized development



Donn Bree

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CA DRE # 010788168



Meriah Druliner

Managing Broker | Co-Owner
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760.420.5131
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For more property info:

RedHawkRealty.com
800.371.6669



Wynola Estates View Homesite



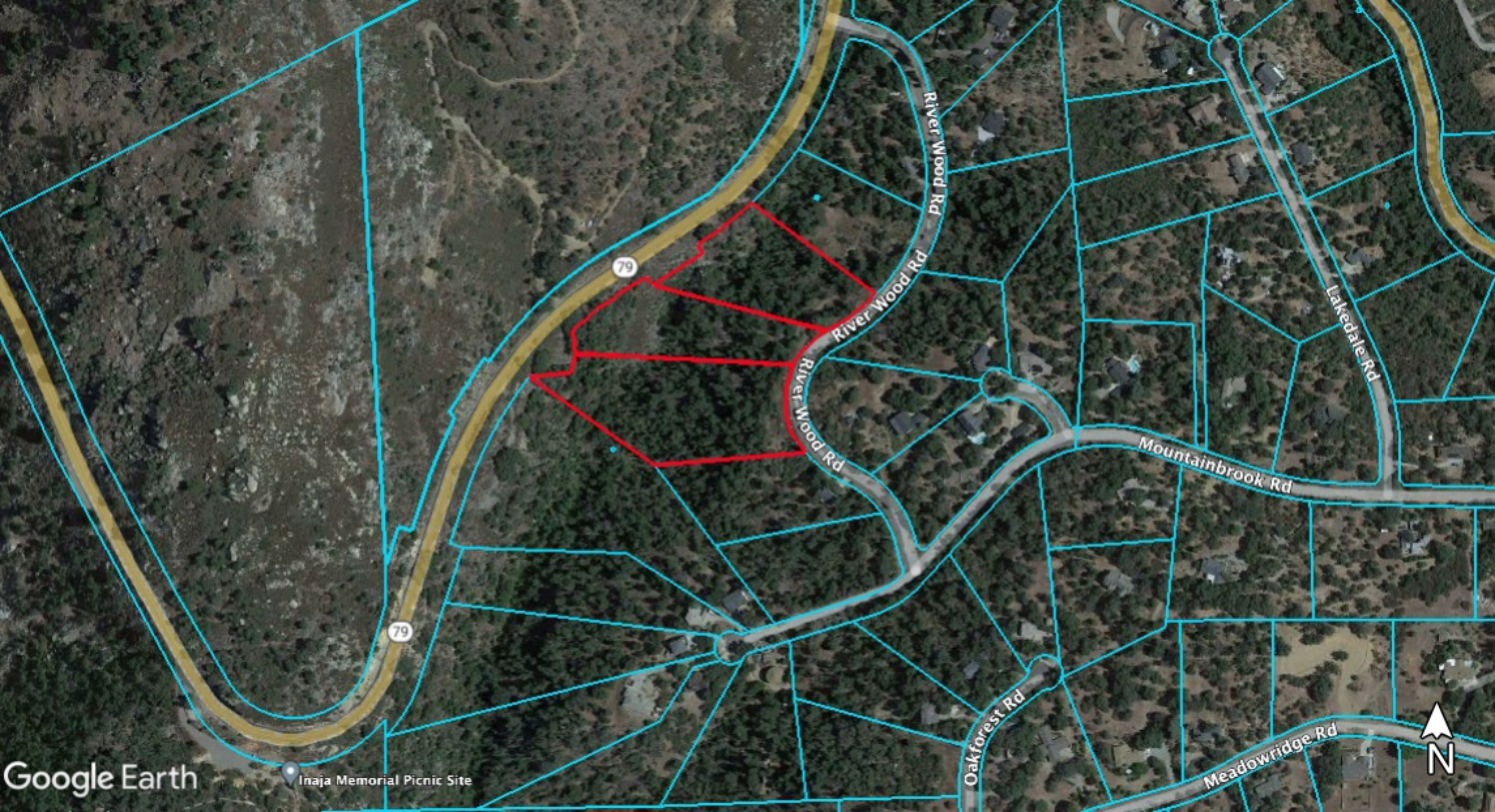
This sprawling future home-site encompasses three legal parcels totaling 9.5+/- acres in the quiet neighborhood of Wynola Estates, the gateway to the Historic Town of Julian. Nestled in a canopy of mature oak trees with expansive south-westerly views, the foliage provides gentle shade, privacy and habitat for the native fauna. Two rough pad areas with much potential for personalized development are accessed from separate driveway entrances. A seasonal creek and lush surrounding woodland add to the beauty and serenity of this rural property.



RedHawkRealty.com



800-371-6669





Warner Springs

Borrego Springs

Ranchita

San Felipe

Cleveland National Forest

2482421000

2482420900

2482421100

Anza-Borrego Desert State P

Shelter Valley

Julian

Ramona

Four Corners

Poway

Cuyamaca Rancho State Park

Google Earth





79

2482421100

2482421000

2482420900

River Wood Rd

Google Earth

N



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:	7/30/2022 8:21:35 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2482421100,2482421000,2482420900
Project Name:	

	2482421100	2482421000	2482420900
General Information			
USGS Quad Name/County Quad Number:	Santa Ysabel/68	Santa Ysabel/68	Santa Ysabel/68
Section/Township/Range:	27/12S/03E	27/12S/03E	27/12S/03E
Tax Rate Area:	89002	89002	89002
Thomas Guide:	/	/	/
Site Address:	0 Riverwood Rd Santa Ysabel 92070	0 Riverwood Rd Santa Ysabel 92070	0 Riverwood Rd Santa Ysabel 92070
Parcel Size (acres):	2.77	2.62	4.14
Board of Supervisors District:	2	2	2

Public Service and Utility Districts			
Water/Irrigation District:	Wynola (Calif) Water Dist. Land	Wynola (Calif) Water Dist. Land	Wynola (Calif) Water Dist. Land
Sewer District:	None	None	None
Fire Agency:	None	None	None
School District:	Gen Elem Spencer Valley (See Map); High Julian Union	Gen Elem Spencer Valley (See Map); High Julian Union	Gen Elem Spencer Valley (See Map); High Julian Union

	2482421100	2482421000	2482420900
General Plan Information			
General Plan Regional Category:	Semi-Rural	Semi-Rural	Semi-Rural
General Plan Land Use Designation:	Semi-Rural Residential (Sr-2) 1 Du/2 Ac	Semi-Rural Residential (Sr-2) 1 Du/2 Ac	Semi-Rural Residential (Sr-2) 1 Du/2 Ac
Community Plan:	Julian	Julian	Julian
Rural Village Boundary:	None	None	None
Village Boundary:	None	None	None
Special Study Area :	None	None	None

Zoning Information			
Use Regulation:	Rr	Rr	Rr
Animal Regulation:	V	V	V
Density:	-	-	-
Minimum Lot Size:	2Ac	2Ac	2Ac
Maximum Floor Area Ratio:	-	-	-
Floor Area Ratio:	-	-	-
Building Type:	C	C	C
Height:	G	G	G
Setback:	B	B	B
Lot Coverage:	-	-	-
Open Space:	-	-	-
Special Area Regulations:	-	-	-

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

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

	2482421100	2482421000	2482420900
Biological Resources			
Eco-Region:	Central Mountains	Central Mountains	Central Mountains
Vegetation Map	71162 Dense Coast Live Oak Woodland; 77000 Mixed Oak Woodland	71162 Dense Coast Live Oak Woodland; 77000 Mixed Oak Woodland	77000 Mixed Oak Woodland
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes	Yes	Yes
The site is located within a Quino Checkerspot Butterfly Survey Area.	Yes	Yes	Yes
The site contains Wetlands.	No	No	No
The site is within one mile of Biological Easements.	Yes	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)	No (Draft: East)
The site is within MSCP Boundaries.	No (Draft: East)	No (Draft: East)	No (Draft: East)
The site is outside of MSCP and within 500 feet of:			
Coastal Sage Scrub	No	No	No
Maritime Succulent Scrub	No	No	No
Diegan Coastal Sage Scrub	No	No	No
Inland Form (>1,000 ft. elevation)	No	No	No
Coastal Sage - Chaparral Scrub	No	No	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No	No	No
None of the above	Yes	Yes	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	No	No	No
The site is located within the Ramona Grassland area.	No	No	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No	No	No

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

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

	2482421100	2482421000	2482420900
Mineral Resources			
The site is located within a Mineral Resource Category.	No Mrz (No Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)

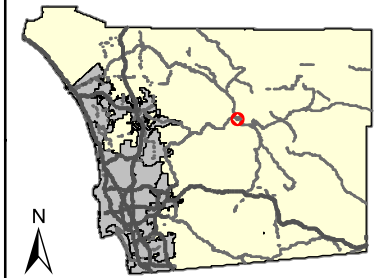
Hazard Flooding			
The site is located within a FEMA flood area.	No	No	No
The site is located within 1/2 mile from a FEMA flood area.	Yes	Yes	Yes
The site is located within a County Flood Plain area.	No	No	No
The site is located within 1/2 mile from a County Flood Plain area.	No	No	No
The site is located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

Hazardous Materials			
Schools are located within 1/4 mile of the project.	No	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	No
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	No	No	No
The site is located within 1000 feet of buried waste in a landfill.	No	No	No
The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.	No	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	No
The site is listed on the Geotracker listing.	No	No	No
The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.	No	No	No
The site is listed in the EPA's Superfund CERCLIS database.	No	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	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	Please Refer To Aerial Imagery

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

	2482421100	2482421000	2482420900
Hydrology and Water Quality			
Hydrologic Unit:	San Diego	San Diego	San Diego
Sub-basin:	907.41/Inaja	907.41/Inaja	907.41/Inaja
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: San Diego River (Lower); El Capitan Lake	Yes: San Diego River (Lower); El Capitan Lake	Yes: San Diego River (Lower); El Capitan Lake
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes	Yes
The site is located in a Source Water Protection Area.	Yes	Yes	Yes
Water Supply/Groundwater			
The site is located outside (east) of the County Water Authority boundary.	Yes	Yes	Yes
The site is in Borrego Valley.	No	No	No
The project is groundwater dependent.	Yes	Yes	Yes
Annual rainfall:	18 To 21; 21 To 24 Inches	18 To 21; 21 To 24 Inches	18 To 21; 21 To 24 Inches
Noise			
The site is within noise contours.	Yes	Yes	Yes
Fire Services			
The site is located in an Urban-Wildland Interface Zone.	Yes	Yes	Yes
FRA/LRA/SRA:	Sra	Sra	Sra
Additional Information			
The site is located within 150 feet of Mexican Border.	No	No	No
The site is located within a Resource Conservation Area.	No	No	No
The site is located in a Special Area.	No	No	No
There are existing or proposed trails on site or adjacent properties.	Yes	Yes	Yes
The site is located in an urbanized area as defined by the U.S. Census Bureau.	Yes	Yes	Yes
The population has a density of 1,000 per square mile or greater.	No	No	No
The site APN is listed in the GP Housing Element inventory.	No	No	No
CEQA-Public Review Distribution Matrix			
The site is located in the Desert.	Yes	Yes	Yes
The site is located east of the County Water Authority boundary.	Yes	Yes	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No	No	No
The site is located immediately adjacent to a State Highway or Freeway.	Yes	Yes	Yes
The site is located south of State Highway 78.	Yes	Yes	Yes
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No	No	No
The site is located in the Sweetwater Basin.	No	No	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	Yes	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	No

2014 ORTHOPHOTO



Legend:

PROJECT AREA

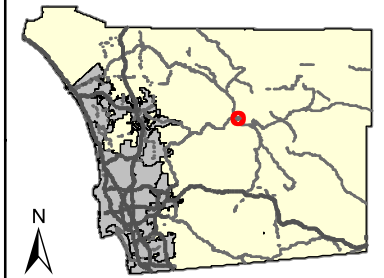
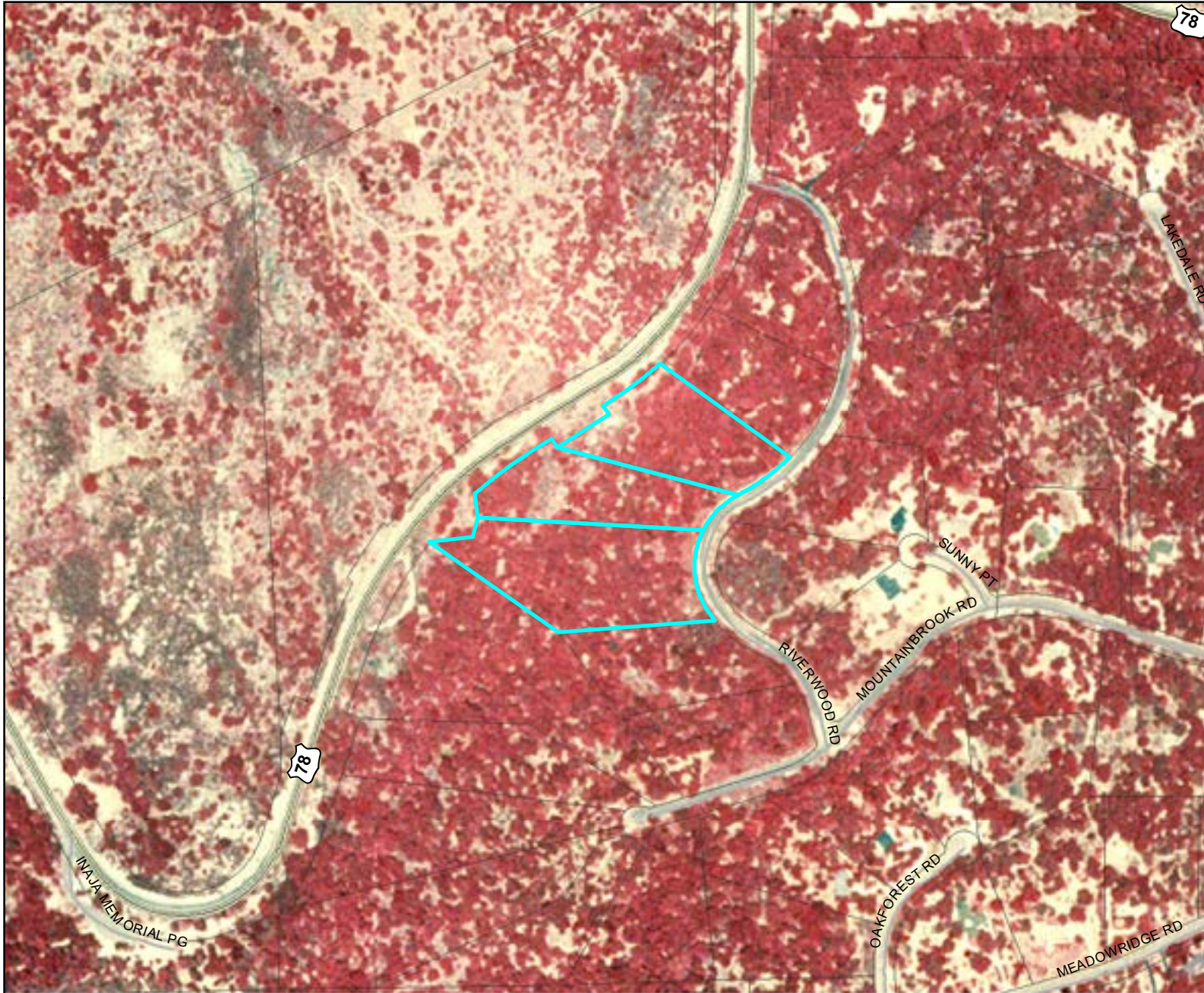
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 NAD 1983 StatePlane California VI FIPS 0406 Feet
 Planning and Development Services



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Notes:

1997 COLOR INFRARED



Legend:

PROJECT AREA

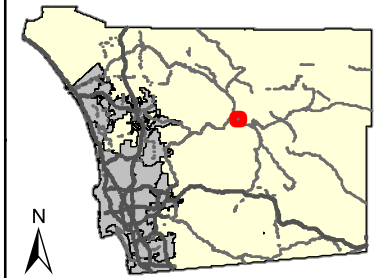
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Notes:

1995 AERIAL



Legend:

PROJECT AREA

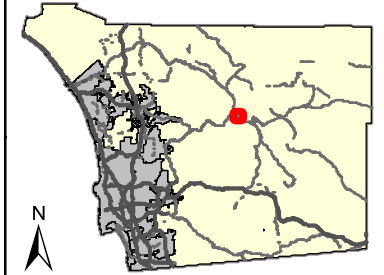
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Notes:

TOPO MAP



Legend:

■ PROJECT AREA

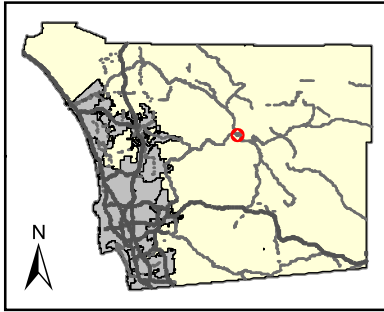
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Notes:

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 0.035 0.07 0.105 0.14 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services

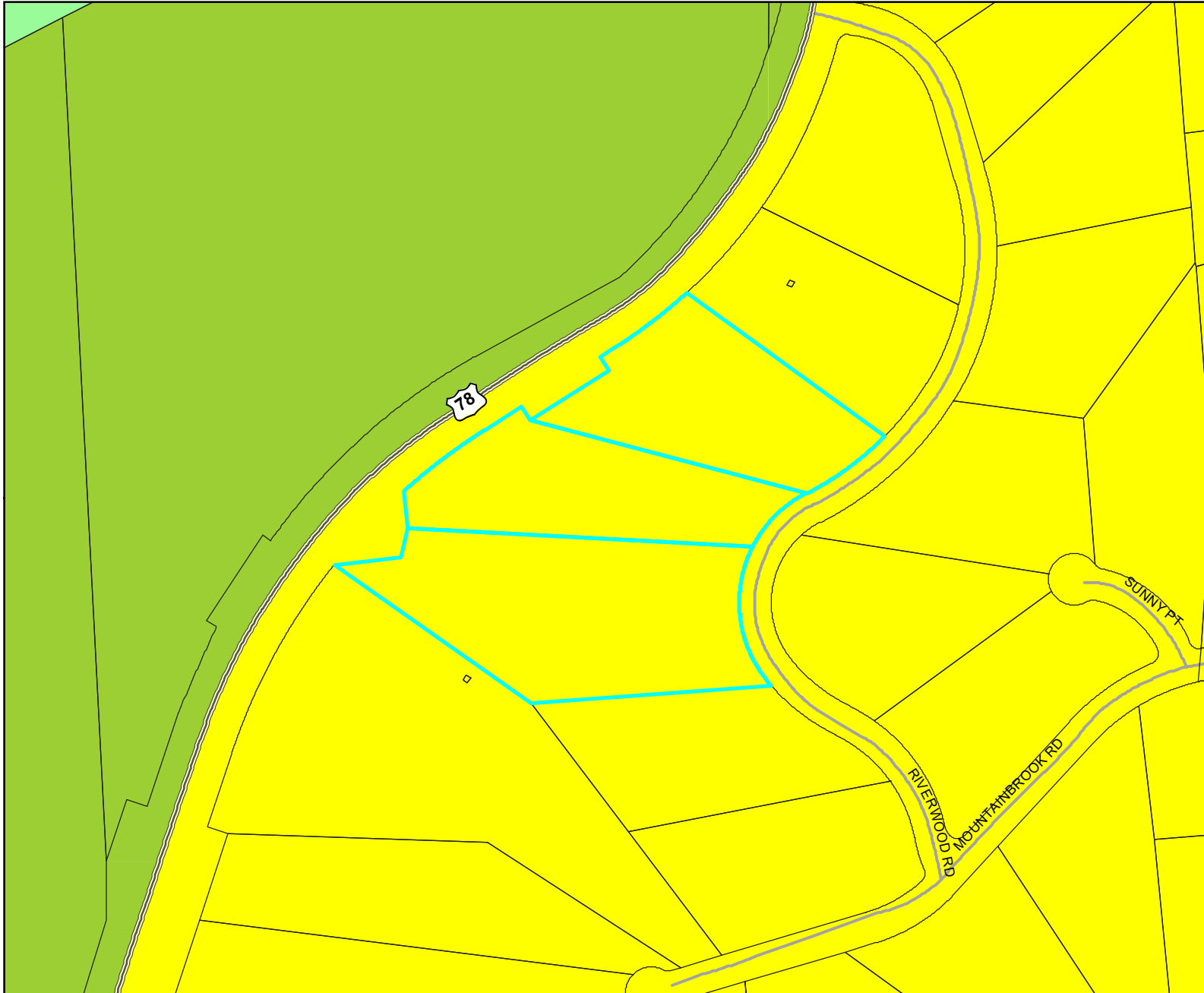
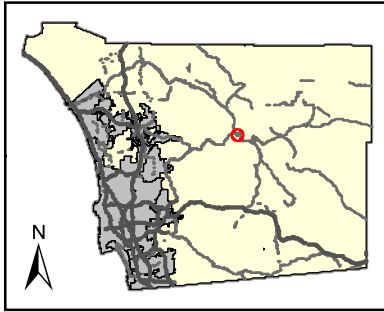


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Notes:

*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 0.035 0.07 0.105 0.14 Miles

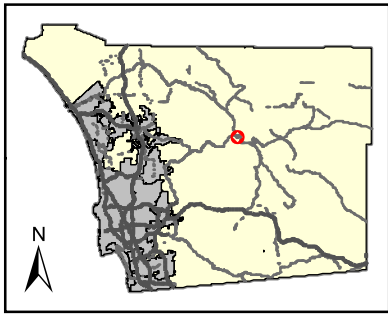
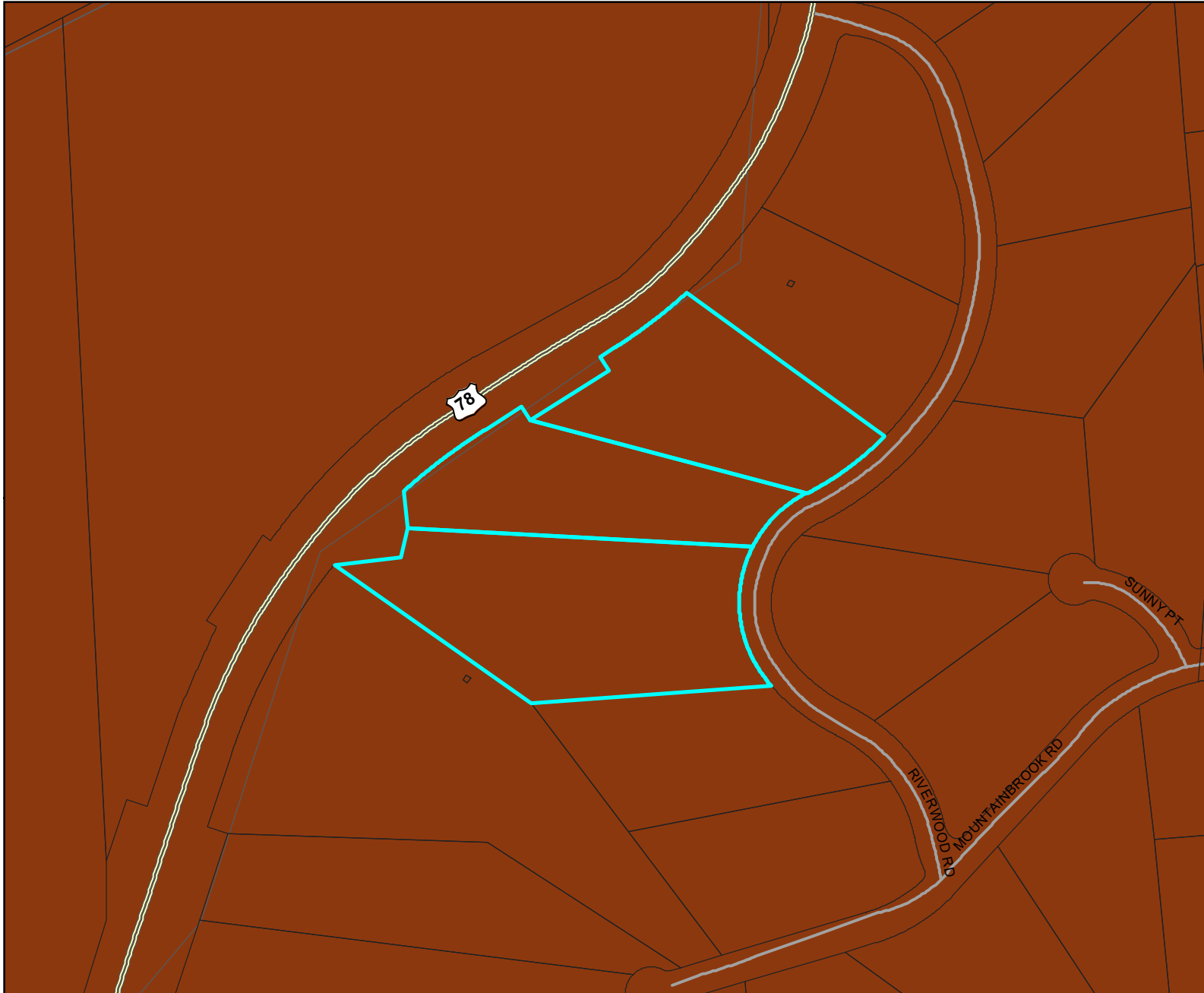
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Notes:

AG. PRESERVES/WILLIAMSON ACT



Legend:

- PROJECT AREA
- WILLIAMSON ACT CONTRACT
- AGRICULTURAL PRESERVE

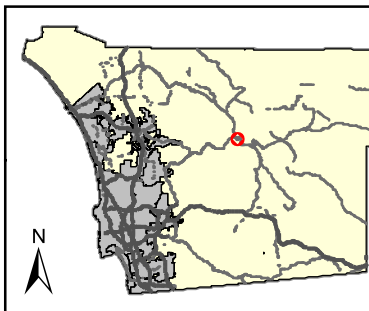
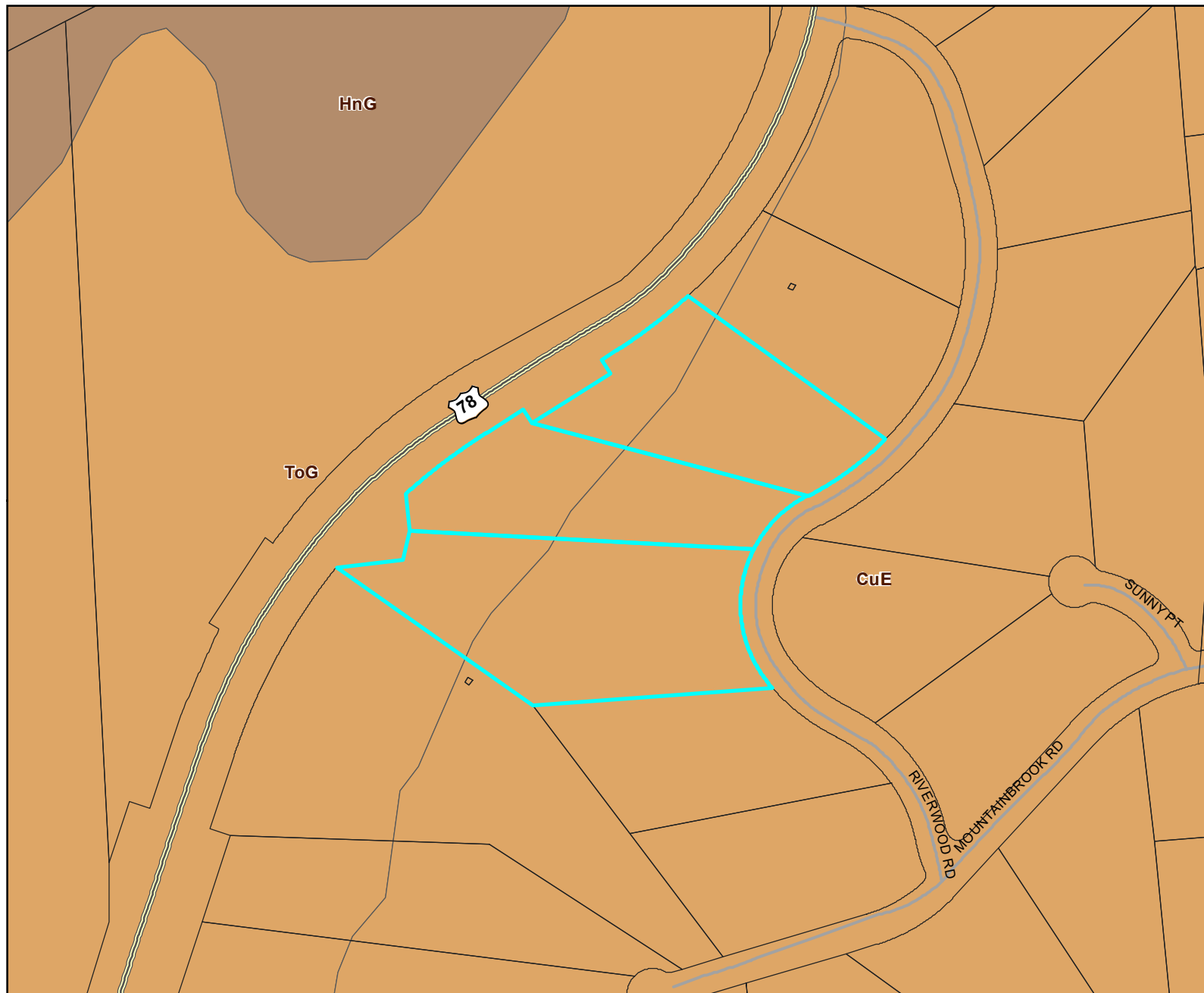
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Notes:

SOIL



Legend:

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

0 0.035 0.07 0.105 0.14 Miles

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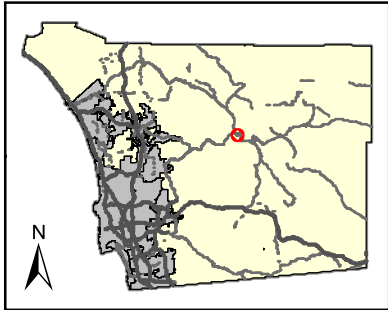


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Notes:

SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
CuE	Crouch rocky coarse sandy loam, 5 to 30 percent slopes	6e-7(20)	25	Low	Severe 16
ToG	Tollhouse rocky coarse sandy loam, 30 to 65 percent slopes	7e-7(20)	<5	Low	Severe 1

VEGETATION



Legend:

- PROJECT AREA**
- 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

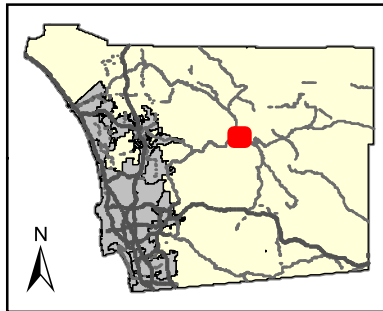
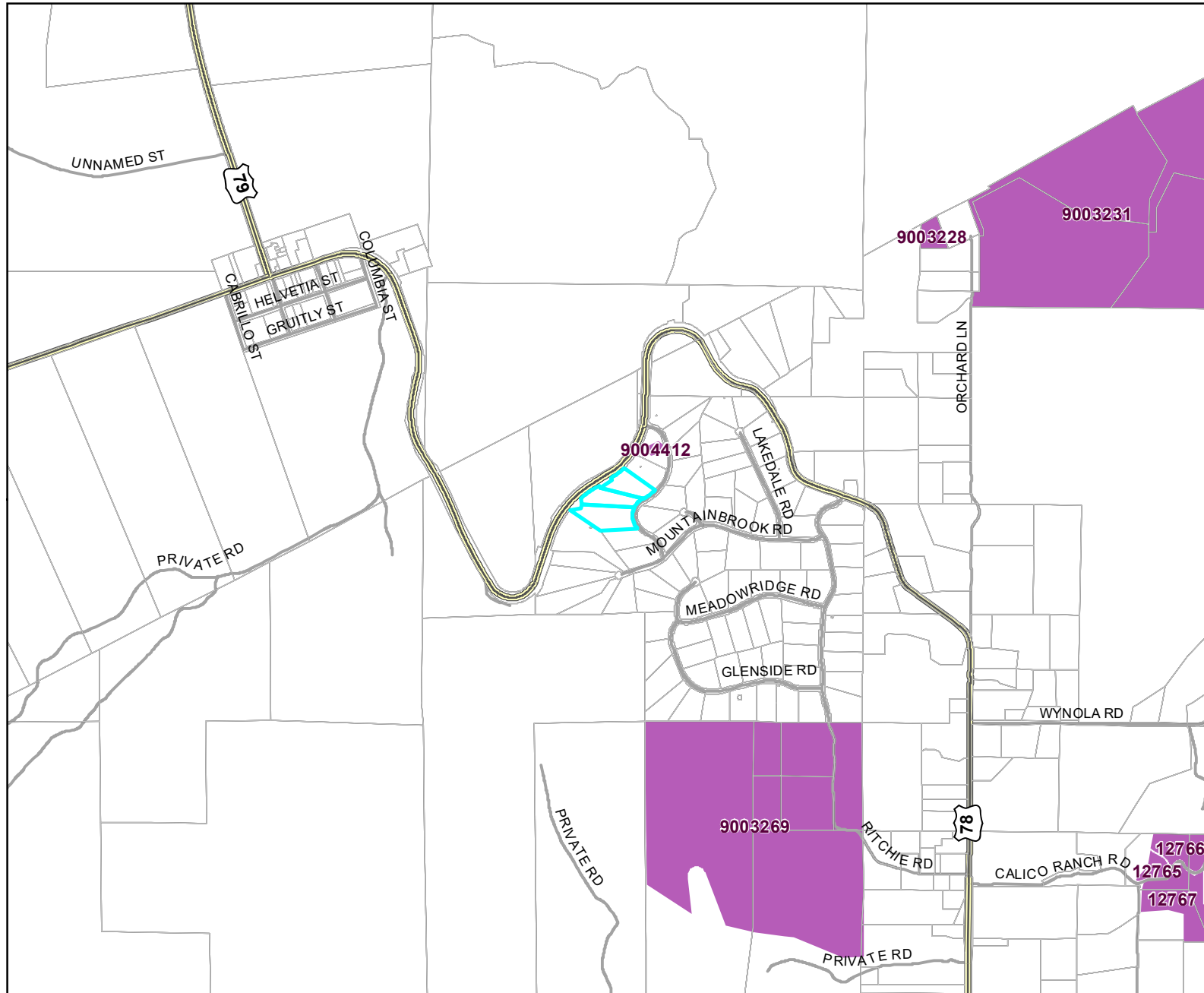
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Notes:

OPEN SPACE EASEMENTS



Legend:

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

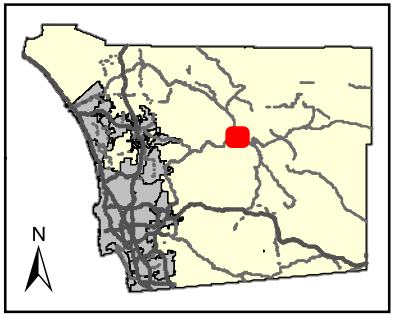
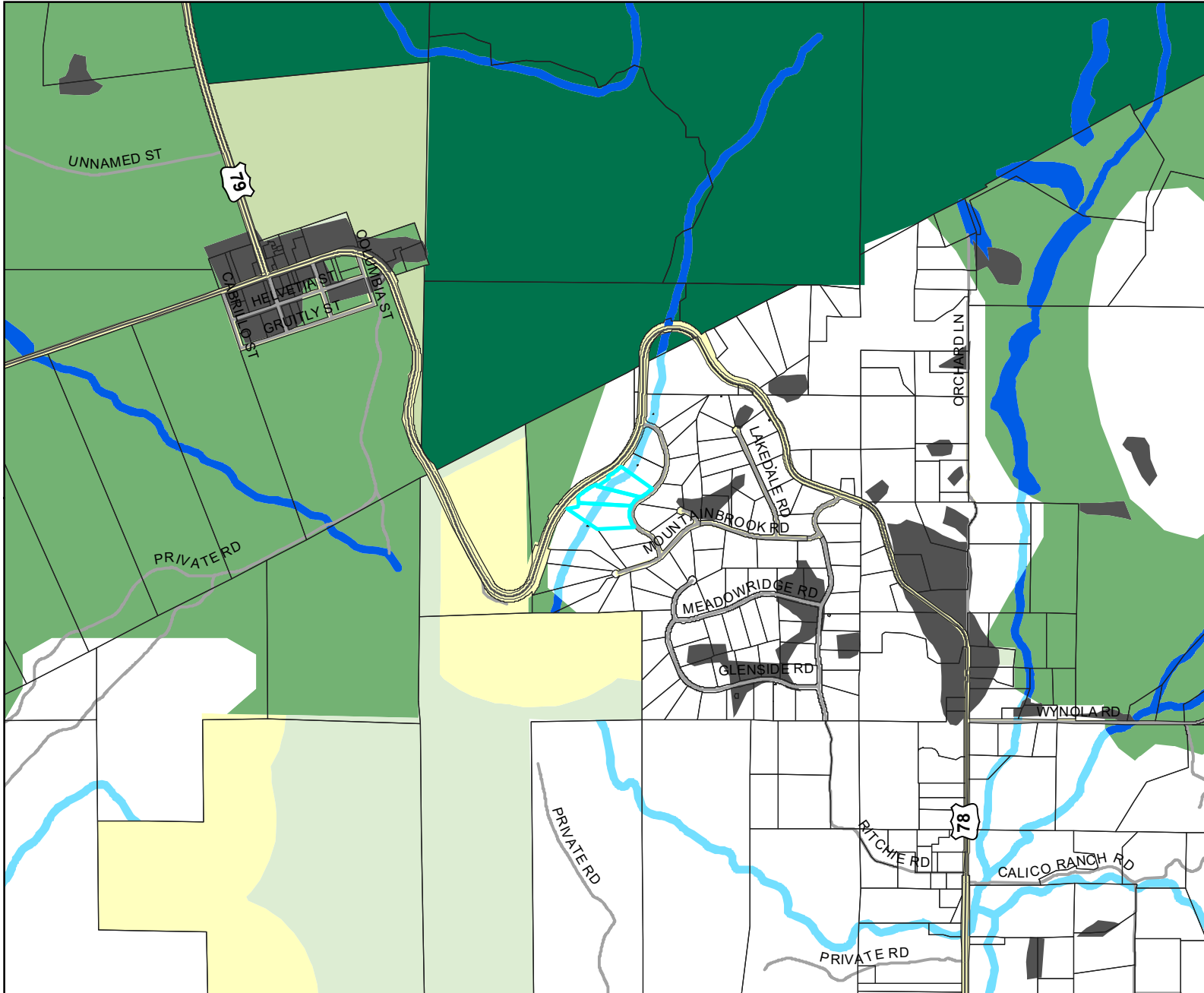
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Notes:

MSCP



Legend:

- PROJECT AREA
- EMSCP (DRAFT) DESCRIPTION**
- Agriculture or Natural Upland within FCA
- County Owned Preserves
- Agriculture or Natural Upland outside FCA
- Riparian/Wetland Habitat and Transition
- Zone 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
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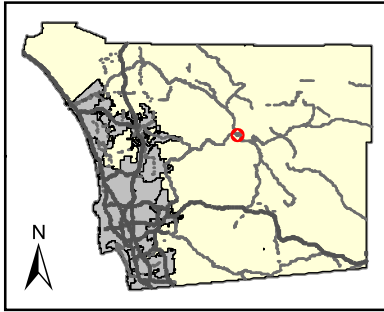
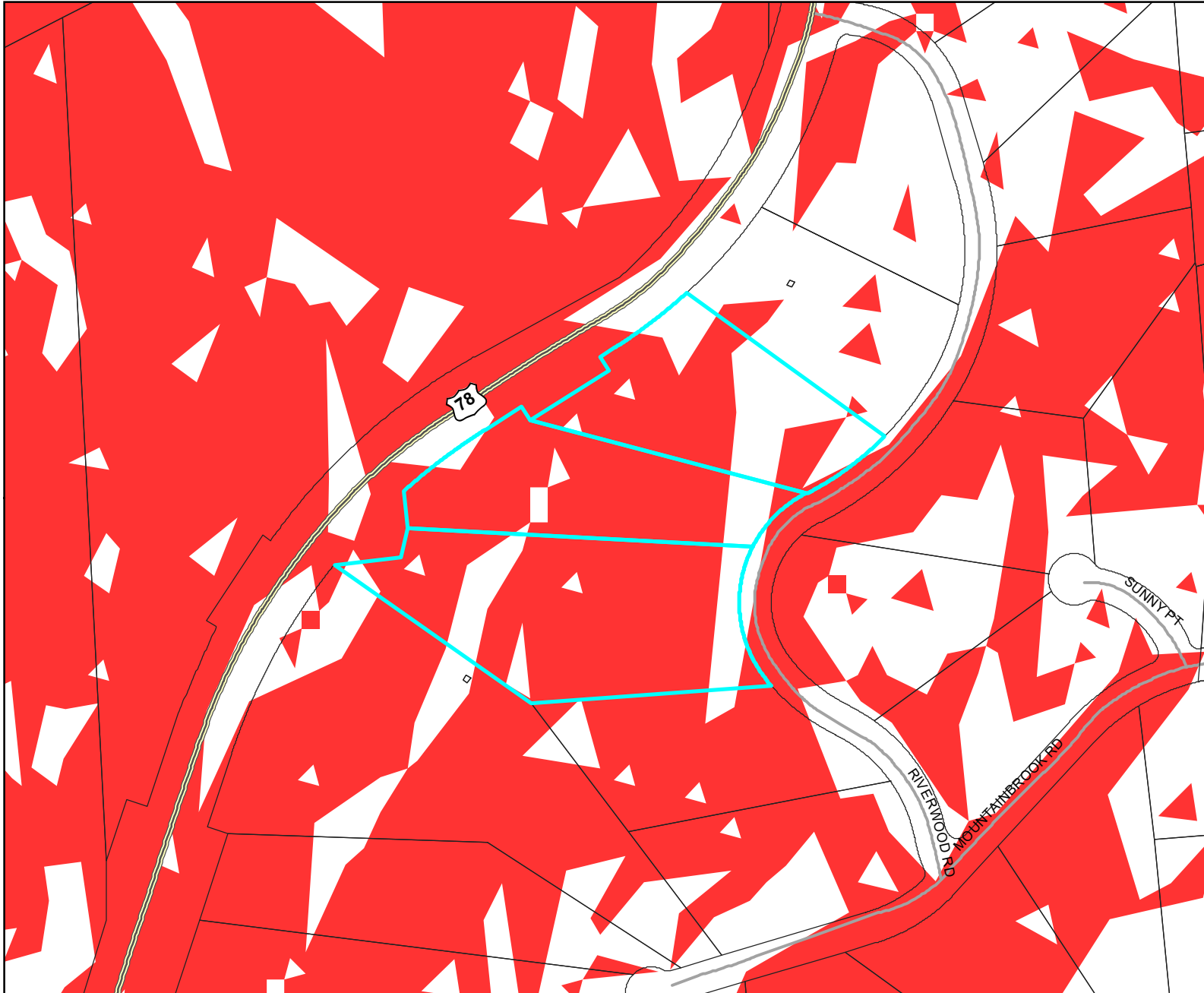


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Notes:

MSCP = Multiple Species Conservation Program

STEEP SLOPES



Legend:

- PROJECT AREA
- STEEP SLOPE (> 25%)

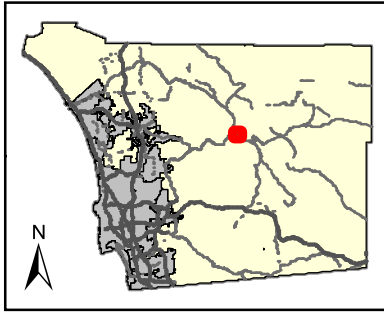
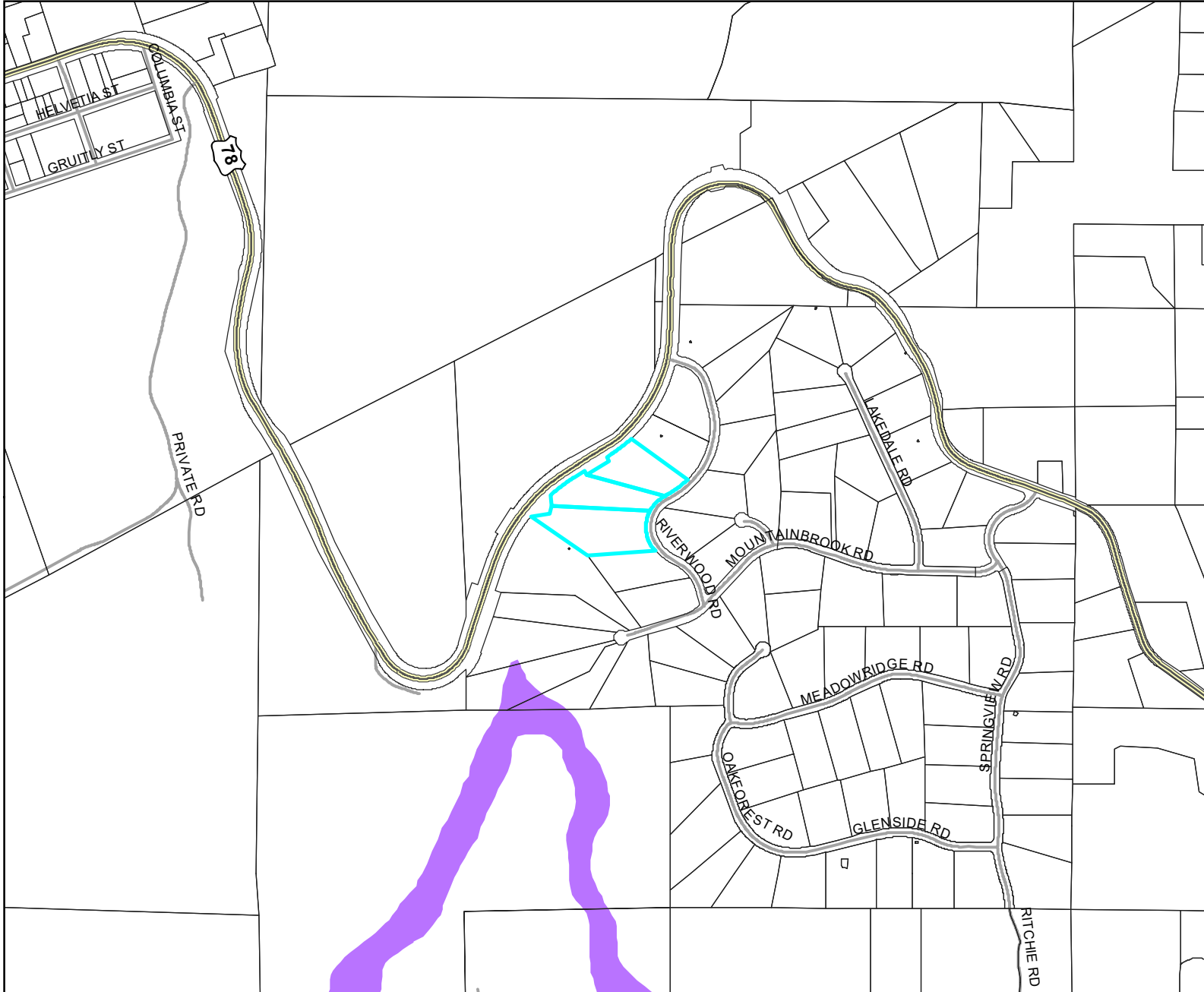
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Notes:

FEMA FLOOD AREAS



Legend:

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

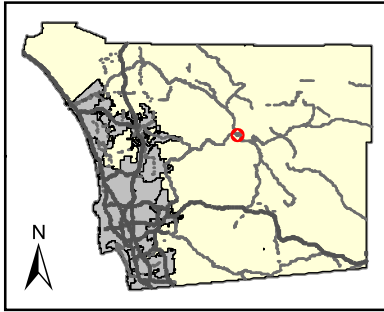
0 0.1 0.2 0.3 0.4 Miles
 NAD 1983 StatePlane California VI FIPS 0406 Feet
 Planning and Development Services



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 0.035 0.07 0.105 0.14 Miles

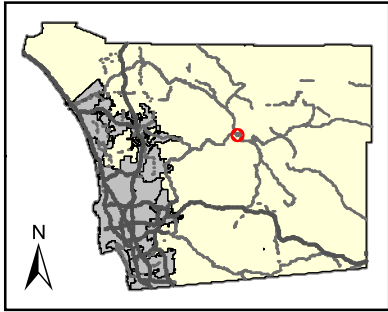
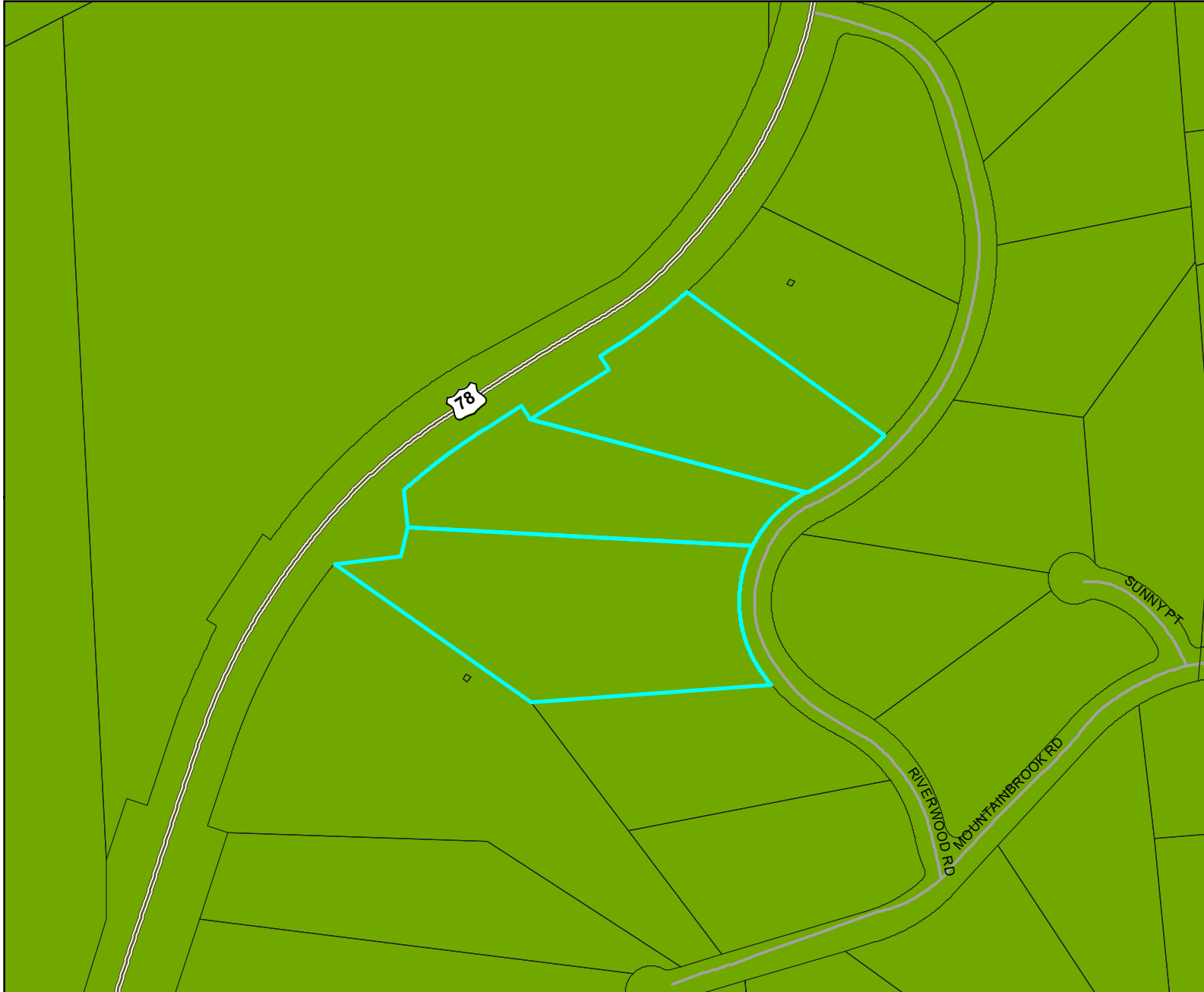
NAD 1983 StatePlane California VI FIPS 0406 Feet
 Planning and Development Services



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Notes:

URBAN-WILDLAND INTERFACE



Legend:

- PROJECT AREA
- URBAN-WILDLAND INTERFACE ZONE

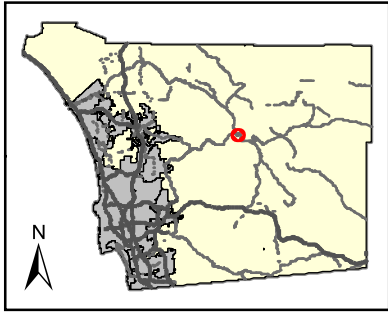
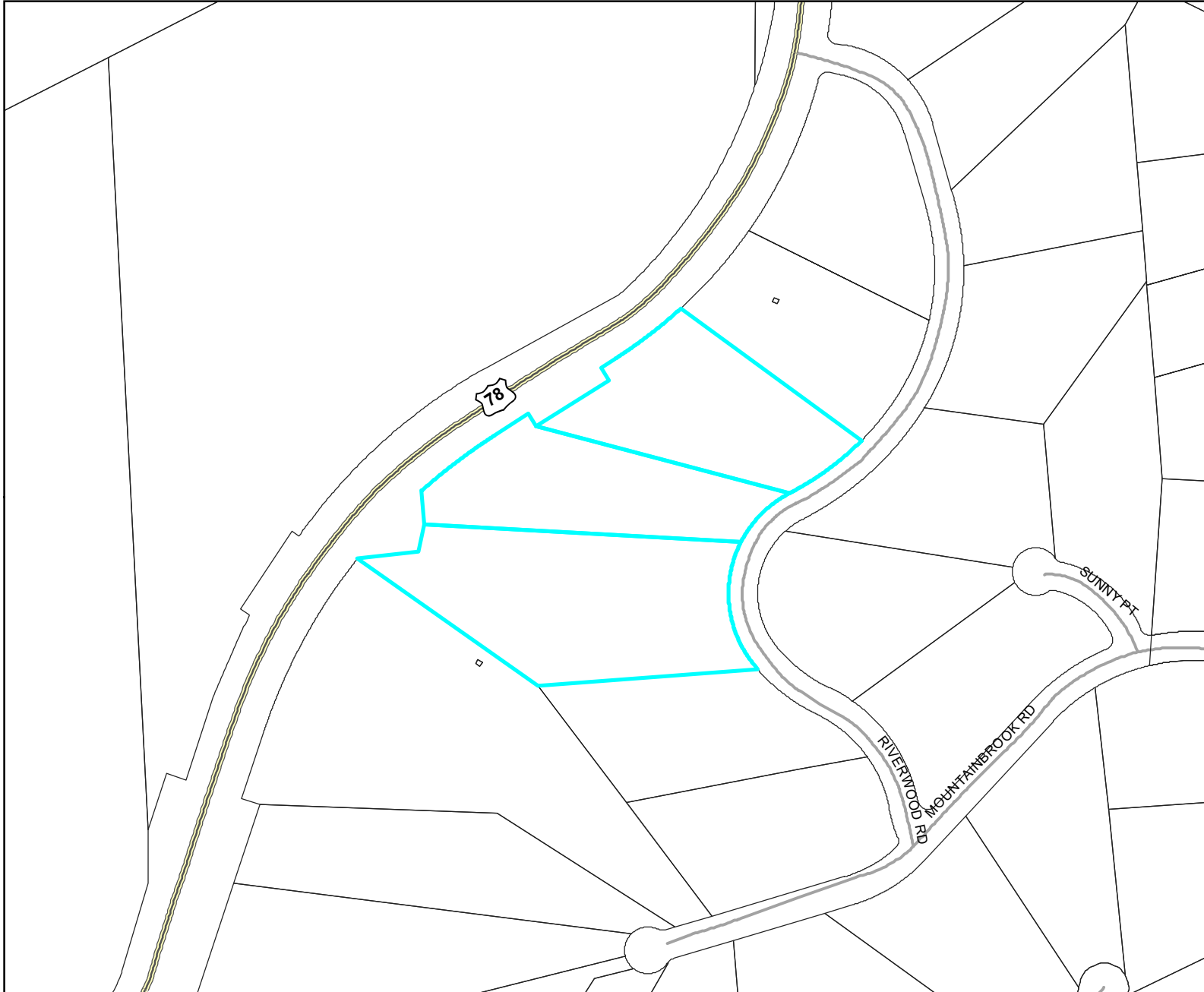
0 0.035 0.07 0.105 0.14 Miles
 NAD 1983 StatePlane California VI FIPS 0406 Feet
 Planning and Development Services



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 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:

TRAILS



Legend:

- PROJECT AREA
- TRAIL EASEMENT
- PROPOSED COMMUNITY PLAN TRAILS

0 0.04 0.08 0.12 0.16 Miles
 NAD 1983 StatePlane California VI FIPS 0406 Feet
 Planning and Development Services



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Notes:

RR RURAL RESIDENTIAL USE REGULATIONS

(# = Number which denotes approximate dwelling units per acre.)
(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2180 INTENT.

The provisions of Section 2180 through 2189, inclusive, shall be known as the RR Rural Residential Use Regulations. The RR Use Regulations are intended to create and enhance residential areas where agricultural use compatible with a dominant, permanent residential use is desired. Typically, the RR Use Regulations would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired. Various applications of the RR Use Regulations with appropriate development designators can create buffers between residential and agricultural uses, family or small farm areas, or large lot rural residential developments.

2182 PERMITTED USES.

The following use types are permitted by the RR 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
 - (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)

2183 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RR 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.
 - Recycling Collection Facility, Small "2"
 - (Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
 - (Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
 - (Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)
 - (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
 - (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2184 USES SUBJECT TO A MINOR USE PERMIT.

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

- a. Residential Use Types.
 - Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.
- b. Civic Use Types.
 - Minor Impact Utilities
 - Small Schools
- c. Commercial Use Types.
 - Cottage Industries (see Section 6920)
 - (Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 - (Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)
 - (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
 - (Amended by Ord. No. 7790 (N.S.) adopted 8-01-90)
 - (Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
 - (Amended by Ord. No. 8698 (N.S.) adopted 7-17-96)

2185 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the RR 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
 - Law Enforcement Services
 - Lodge, Fraternal and Civic Assembly
 - Major Impact Services and Utilities
 - Parking Services
 - Postal Services
 - Religious Assembly
- c. Commercial Use Types.
 - Participant Sports and Recreation: Outdoor
 - Transient Habitation: Campground (see Section 6450)
 - Transient Habitation: Resort (see Section 6400)
 - Wholesaling, Storage and Distribution: Mini-Warehouses
 - Warehouses (see Section 6300 and Section 6909)
- d. Agricultural Use Types.

Packing and Processing: Limited

Packing and Processing: Winery

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. 5612 (N.S.) adopted 10-10-79)

(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. 8175 (N.S.) adopted 11 -18-92)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

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							
									X	X	X	X	X	X	X	X	X	X	X	X				X	X	X	X		
(d) Horse keeping (other than Animal Sales and Services; Horse Stables)	Permitted								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	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	X					
	Permitted													X	X	X										X	X		
(i) Racing Pigeons	100 Maximum										X	X													X				
	100 Max 1/acre plus																X												
	Permitted											X	X	X	X	X									X	X			
ANIMAL ENCLOSURE SETBACKS (See Section 3112)																													
Most Restrictive		X			X			X			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Moderate			X			X			X																				
Least Restrictive				X			X			X																		X	

MUP = Major Use Permit

+ = plus

ZAP = Minor Use Permit

Notes:

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

3112 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:

- Animal enclosure includes pens, coops, hutches, stables, barns, corrals, and similar structures used for the keeping of poultry or animals.
- 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.
- 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)