



Big Sky Ranch

25928 Old Julian Hwy, Ramona, CA 92065

APN's 286-101-15-00 and 286-102-12-00

Property Highlights

Available for \$2,994,999

- A natural splendor spanning over 124.66 acres of serene landscapes, featuring a beautiful riparian valley & breathtaking views
- Reliable water supply with private water well and two 45,000-gallon water storage tanks
- Two Steel Building: 4,300 +/- sf equipment barn with a studio apartment and loading dock, PLUS 2,400 +/- sf agricultural building with a one-bedroom apartment
- Sustainable living amenities equipped with 24 solar panels, supplemented by a backup propane-fueled generator
- Multiple potential homesites perched atop picturesque hills
- Endless possibilities ideal for cultivating vineyards, orchards, or embracing the serenity of rural living



Donn Bree

Broker of Record | Co-Owner
Donn@Donn.com
800.371.6669
CA DRE # 01078868



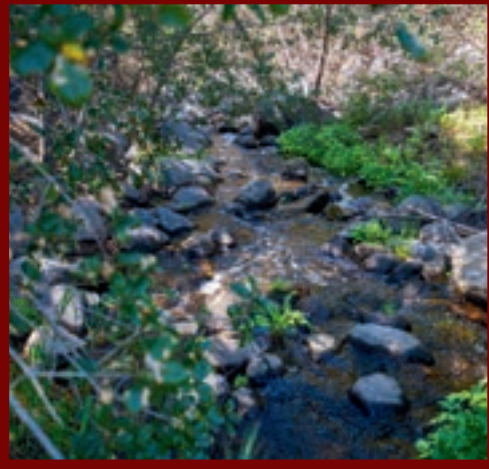
Meriah Druliner

Managing Broker | Co-Owner
Meriah@Donn.com
760.420.5131
CA DRE # 01997162

For more property info:
RedHawkRealty.com
800.371.6669



Big Sky Ranch



This heavenly property spans 124+/- acres of serene landscapes, boasting a riparian valley bisected by the gentle flow of Hatfield Creek, which seasonally graces the land. Surrounded by hills rising 300 feet from the valley floor, Big Sky Ranch is a haven of privacy and seclusion. The soft breeze from the west sweeps across the property, carrying whispers of tranquility and calm. Engulfed by the timeless beauty of Engelmann Oaks and Coast Live Oak trees, one can't help but be captivated by the breathtaking vistas to the ocean on a clear day and majestic mountains, including iconic Iron Mountain and Mt. Woodson.



RedHawkRealty.com



800-371-6669

2861011500



Casner Rd

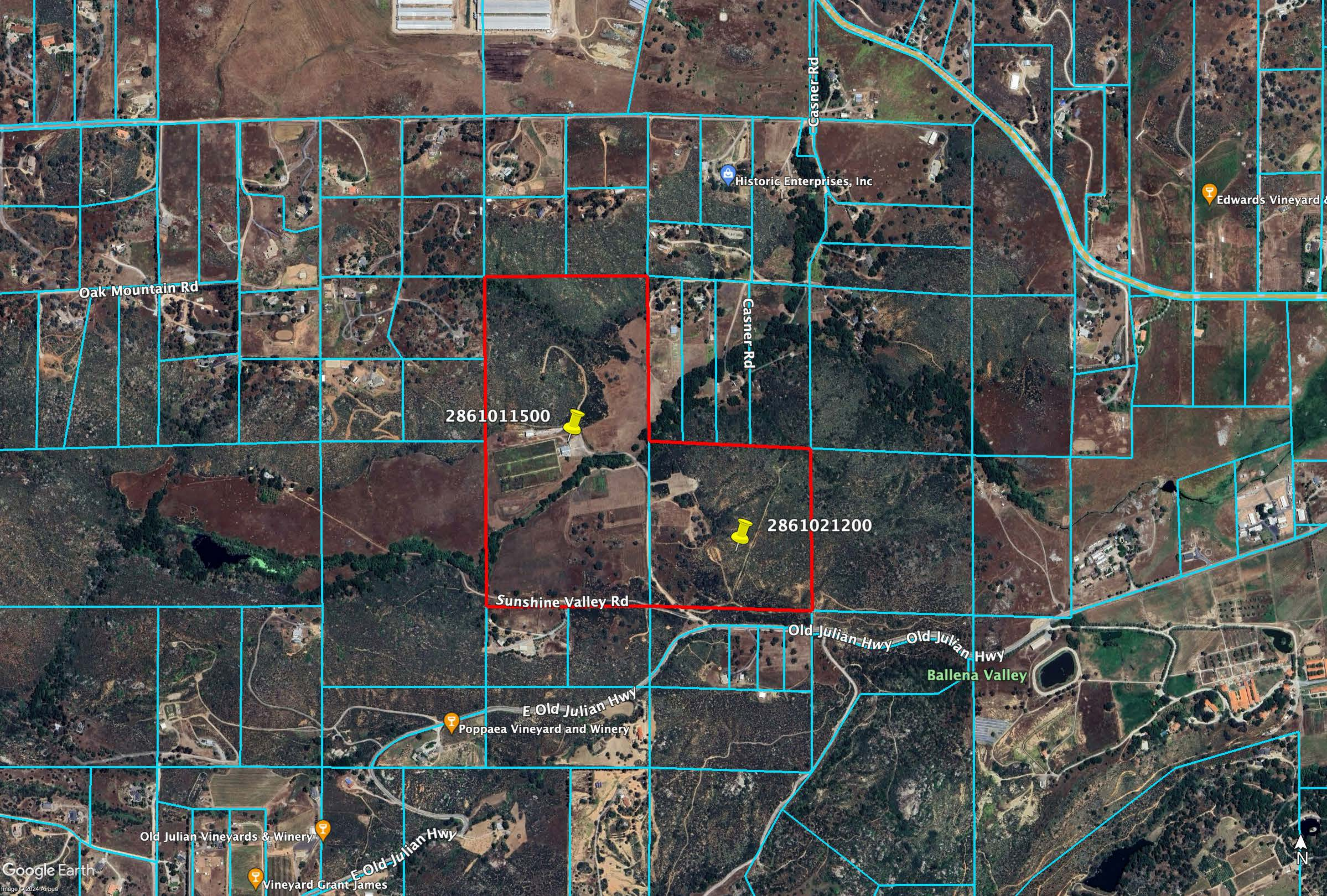
2861021200



Sunshine Valley Rd

Old Julian Hwy





Oak Mountain Rd

Casner Rd

Historic Enterprises, Inc

Edwards Vineyard & Winery

2861011500

Casner Rd

2861021200

Sunshine Valley Rd

Old Julian Hwy

Ballena Valley

E Old Julian Hwy

Poppaea Vineyard and Winery

Old Julian Vineyards & Winery

E Old Julian Hwy

Vineyard Grant James





78 Ramona Oaks RV Park

Pine Hill Egg Ranch

Julian Rd

Golden Eagle

CAL FIRE W...

Edwards Vineyard & Cellars

Scenic Valley R...

78

Oasis Camel Dairy

2861011500

2861021200

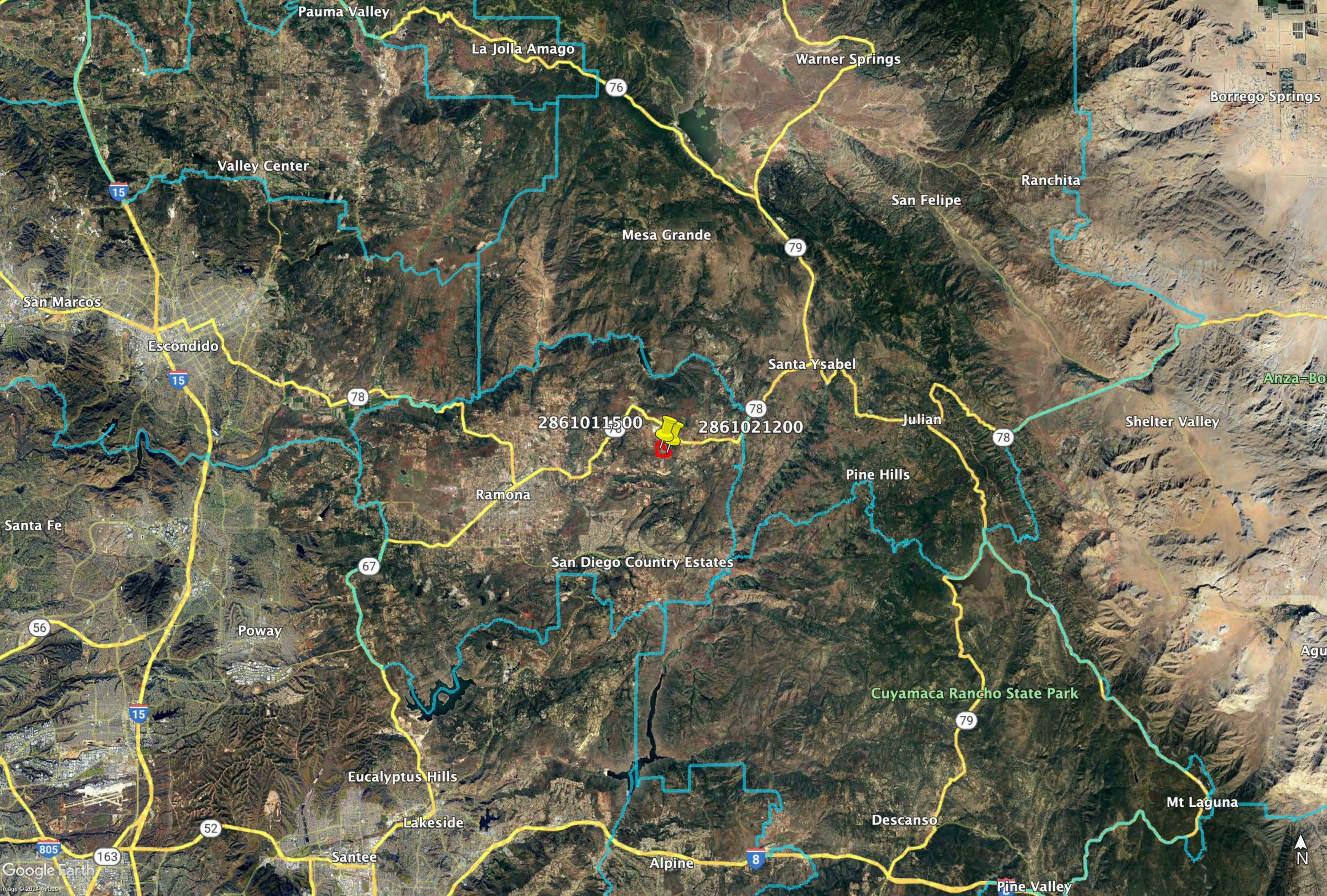
Poppaea Vineyard and Winery

Vineyard Grant James

Kritter Kamp Dog & Cat Boarding and...

Milagro Winery





Pauma Valley

La Jolla Amago

Warner Springs

Borrego Springs

Valley Center

Ranchita

San Felipe

Mesa Grande

San Marcos

Escondido

Santa Ysabel

Anza-Borrego

2861011500

2861021200

Julian

Shelter Valley

Santa Fe

Ramona

Pine Hills

San Diego Country Estates

Poway

Aguafuente

Cuyamaca Rancho State Park

Eucalyptus Hills

Lakeside

Descanso

Mt Laguna

Santee

Alpine

Pine Valley



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: | 3/7/2024 12:13:47 PM |
| Project Manager: | |
| Land Development Manager: | |
| Project Record ID: | |
| Project Environmental Review (ER) ID: | |
| Assessor's Parcel Number(s): | 2861011500,2861021200 |
| Project Name: | |

| | 2861011500 | 2861021200 |
|------------------------------------|---|----------------------------------|
| General Information | | |
| USGS Quad Name/County Quad Number: | Ramona/60 | Ramona/60 |
| Section/Township/Range: | 4/13S/02E; 9/13S/02E | 10/13S/02E |
| Tax Rate Area: | 65023 | 65023 |
| Thomas Guide: | / | / |
| Site Address: | 25928 Old Julian Hwy Ramona 92065-6743 | 0 Old Julian Hwy Ramona 92065 |
| Parcel Size (acres): | 80.00 | 40.00 |
| Board of Supervisors District: | 2 | 2 |

| Public Service and Utility Districts | | |
|---|--|--|
| Water/Irrigation District: | None | None |
| Sewer District: | None | None |
| Fire Agency: | San Diego County Fire Protection District | San Diego County Fire Protection District |
| School District: | Unified Ramona | Unified Ramona |

| | 2861011500 | 2861021200 |
|------------------------------------|--------------------------------|--------------------------------|
| General Plan Information | | |
| General Plan Regional Category: | Rural | Rural |
| General Plan Land Use Designation: | Rural Lands (RI-40) 1 Du/40 Ac | Rural Lands (RI-40) 1 Du/40 Ac |
| Community Plan: | Ramona | Ramona |
| Rural Village Boundary: | None | None |
| Village Boundary: | None | None |
| Special Study Area : | None | None |

| Zoning Information | | |
|---------------------------|---------|---------|
| Use Regulation: | A72 | A72 |
| Animal Regulation: | O | O |
| Density: | - | - |
| Minimum Lot Size: | 8Ac | 8Ac |
| Maximum Floor Area Ratio: | - | - |
| Floor Area Ratio: | - | - |
| Building Type: | C | C |
| Height: | G | G |
| Setback: | C | C |
| Lot Coverage: | - | - |
| Open Space: | - | - |
| Special Area Regulations: | A;Por S | A;Por S |

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

| Agricultural Resources | | |
|---|--------------------------------|--------------------------------|
| The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland. | Yes | Yes |
| The site contains Prime Soils. | Yes | Yes |
| There is evidence of active agriculture on the project site. | Please Refer To Aerial Imagery | Please Refer To Aerial Imagery |
| Sunset Zone: | 21 | 18; 21 |
| The site is located within an Agricultural Preserve. | Yes | Yes |
| The site is in a Williamson Act Contract. | No | No |

| | 2861011500 | 2861021200 |
|--|---|--|
| Biological Resources | | |
| Eco-Region: | Central Foothills | Central Foothills |
| Vegetation Map | 18300 Extensive Agriculture - Field/Pasture/Row Crops; 18310 Field/Pasture; 37200 Chamise Chaparral; 37G00 Coastal Sage-Chaparral Transition; 71181 Open Engelmann Oak Woodland | 18310 Field/Pasture; 37200 Chamise Chaparral |
| The site may contain rare/listed plants and animals found in the Sensitive Species matrix. | Yes | Yes |
| The site is located within a Quino Checkerspot Butterfly Survey Area. | Yes | Yes |
| The site contains Wetlands. | No | No |
| The site is within one mile of Biological Easements. | Yes | Yes |
| The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA). | No (Draft: North) | No (Draft: North) |
| The site is within MSCP Boundaries. | No (Draft: North) | No (Draft: North) |
| The site is outside of MSCP and within 500 feet of: | | |
| Coastal Sage Scrub | No | No |
| Maritime Succulent Scrub | No | No |
| Diegan Coastal Sage Scrub | No | No |
| Inland Form (>1,000 ft. elevation) | No | No |
| Coastal Sage - Chaparral Scrub | Yes | Yes |
| Flat-Topped Buckwheat/Montane Buckwheat Scrub | No | No |
| None of the above | No | No |
| The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value. | Yes: High; Low; Moderate; Very High | Yes: High; Moderate; Very High |
| 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; Quaternary Alluvium | Cretaceous Plutonic |
| Paleo Sensitivity: | Low; Zero | Zero |
| Paleo Monitoring: | Monitoring By Grading/Excavation Contractor | No Monitoring Required |

Geology

| | | |
|--|------|------|
| Alquist-Priolo Zone: | No | No |
| County Special Study Zone: | No | No |
| Quaternary/Pre-Quaternary Fault: | No | No |
| Potential Liquefaction Area: | Yes | Yes |
| Soils Hydrologic Group: | B; D | B; C |
| The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category. | No | No |
| The site is located within a High Shrink Swell Zone (Expansive Soil). | No | No |

| | | |
|---|----|----|
| The site is located within an area categorized as high or moderate potential for unique geologic features. If yes, name the unique geologic features. | No | No |
|---|----|----|

| | |
|------------|------------|
| 2861011500 | 2861021200 |
|------------|------------|

Mineral Resources

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

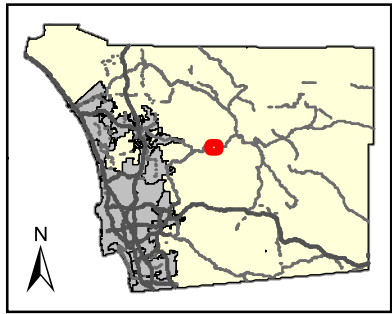
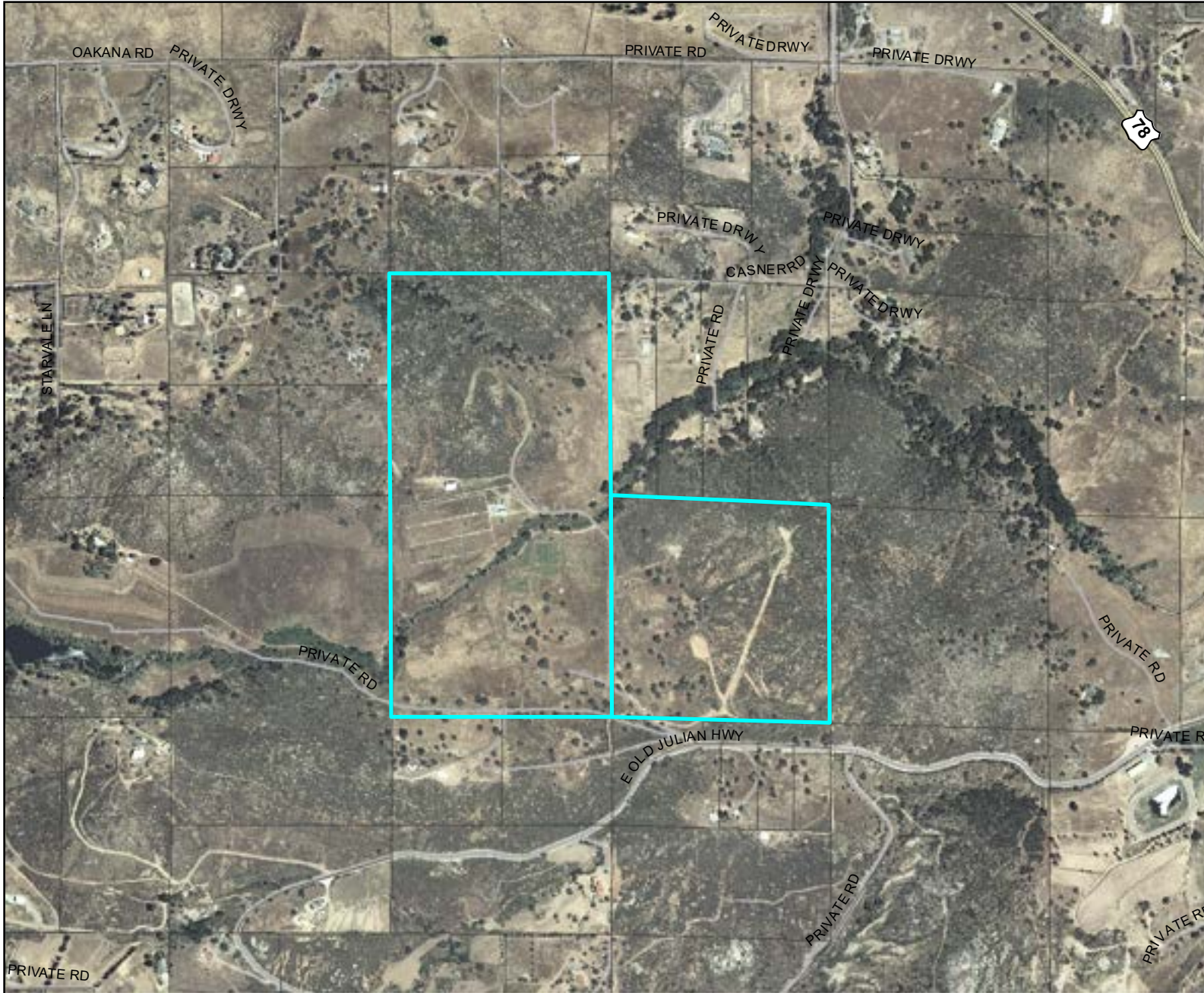
| | | |
|--|--------------------------------|--------------------------------|
| Schools are located within 1/4 mile of the project. | No | No |
| The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site. | No | No |
| The site is located within 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 |

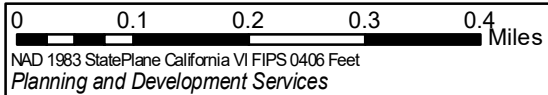
| | 2861011500 | 2861021200 |
|--|---|---|
| Hydrology and Water Quality | | |
| Hydrologic Unit: | San Dieguito | San Dieguito |
| Sub-basin: | 905.44/Upper Hatfield | 905.44/Upper Hatfield |
| The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody. | Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges | Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges |
| The site is tributary to an Environmentally Sensitive Area. | Yes | Yes |
| The site is located in a Source Water Protection Area. | Yes | Yes |
| Water Supply/Groundwater | | |
| The site is located outside (east) of the County Water Authority boundary. | Yes | Yes |
| The site is in Borrego Valley. | No | No |
| The project is groundwater dependent. | Yes | Yes |
| Annual rainfall: | 18 To 21 Inches | 18 To 21 Inches |
| Noise | | |
| The site is within noise contours. | No | No |
| Fire Services | | |
| The site is located in an Urban-Wildland Interface Zone. | Yes | Yes |
| FRA/LRA/SRA: | Sra | Sra |
| Additional Information | | |
| The site is located within 150 feet of Mexican Border. | No | No |
| The site is located within a Resource Conservation Area. | No | No |
| The site is located in a Special Area. | No | No |
| There are existing or proposed trails on site or adjacent properties. | 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. | No | No |
| The site is located south of State Highway 78. | Yes | Yes |
| The site is located in the Coastal Zone requiring a Coastal Development Permit. | No | No |
| The site is located in the Sweetwater Basin. | No | No |
| The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest. | No | No |
| There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s). | No | No |

2014 ORTHOPHOTO



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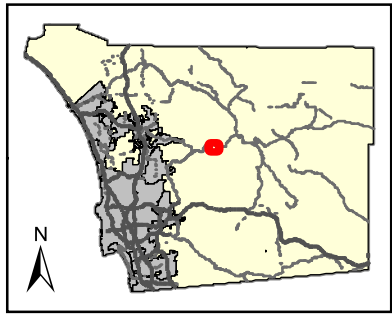
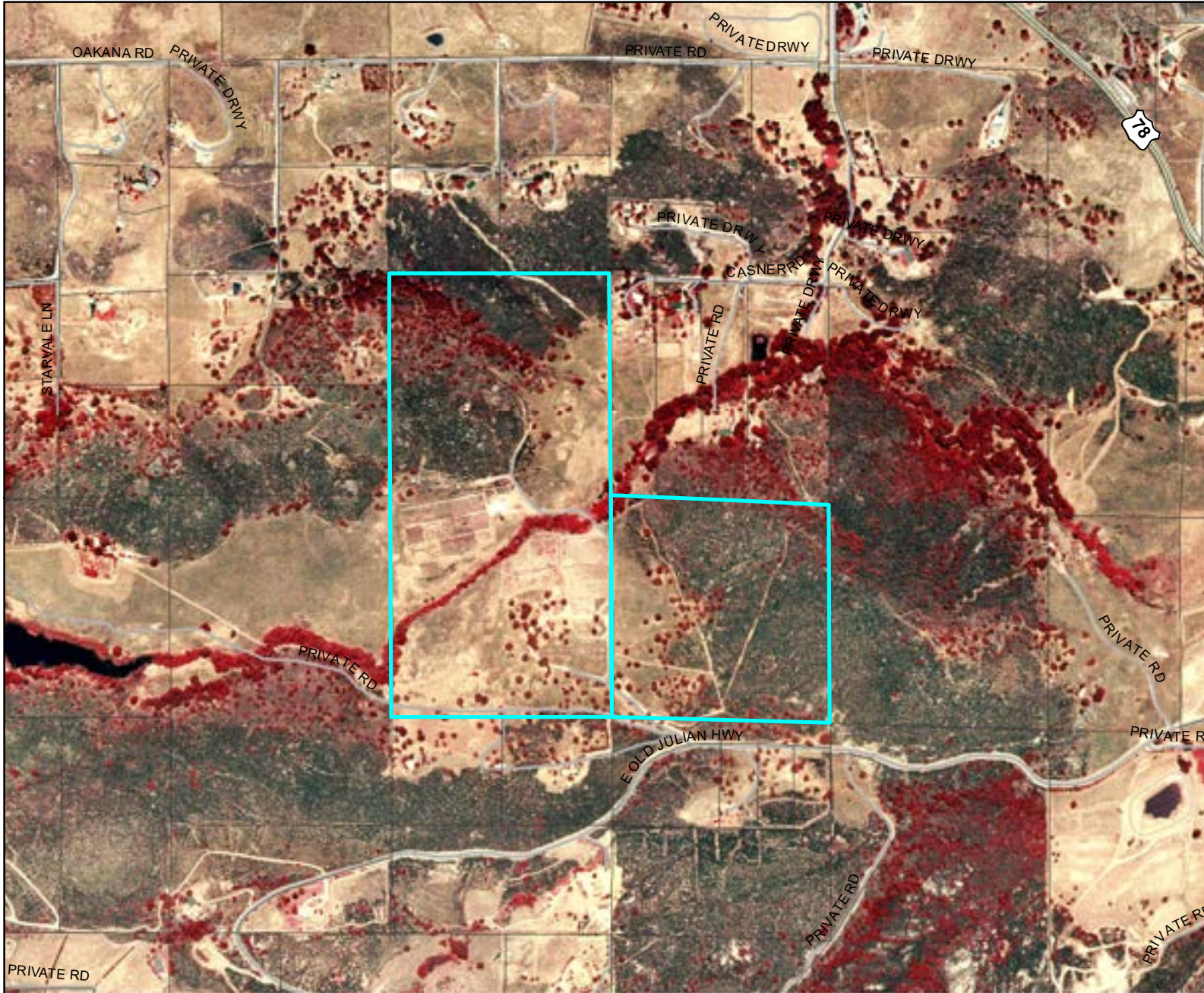
 PROJECT AREA




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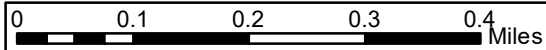
Notes:

1997 COLOR INFRARED



Legend:

 PROJECT AREA



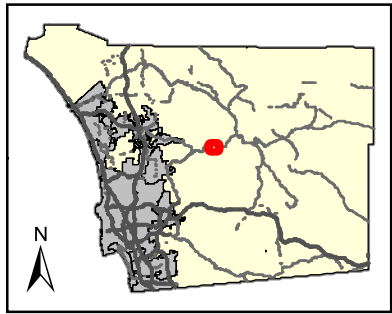
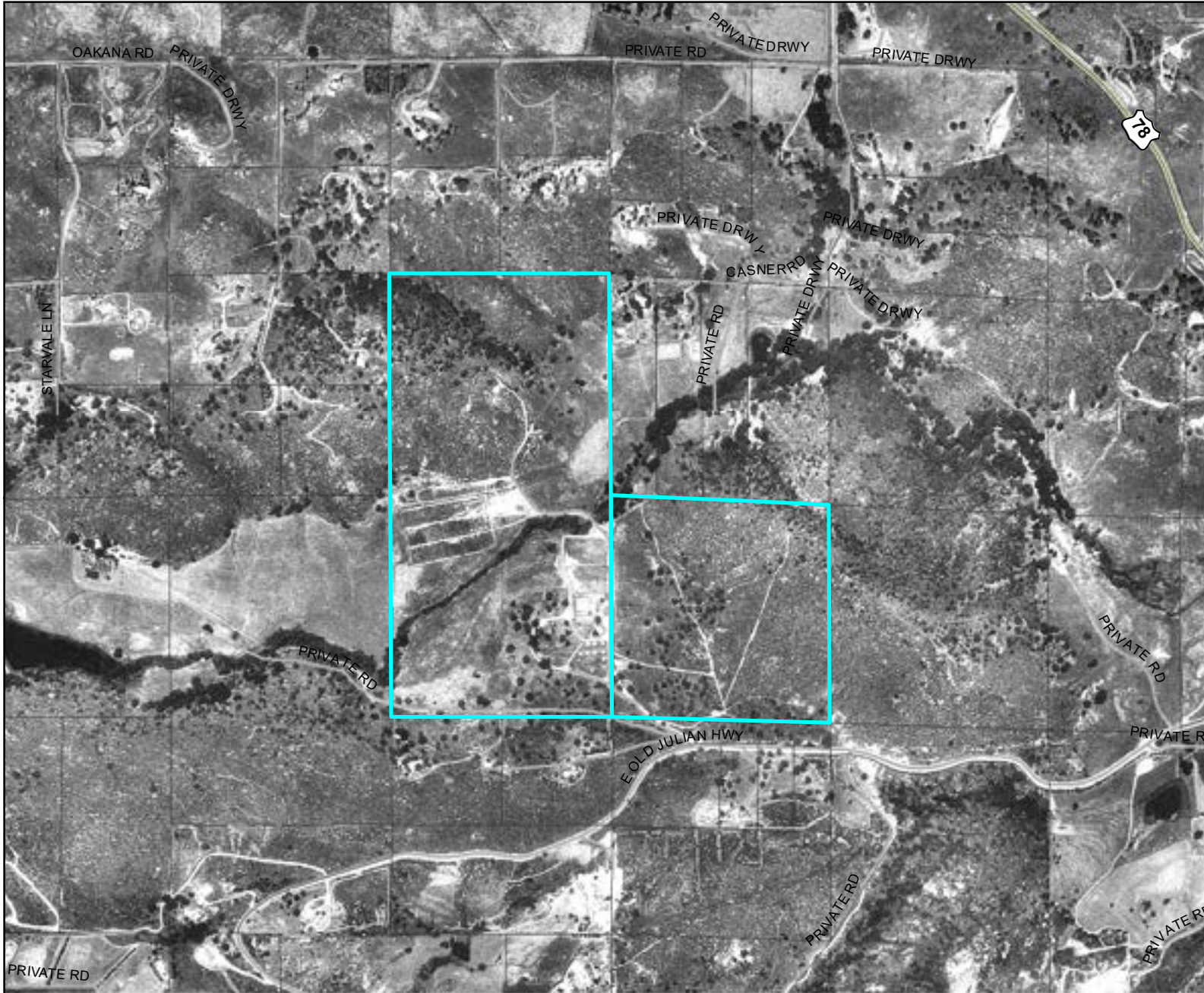
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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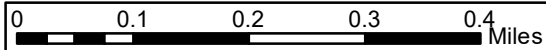
Notes:

1995 AERIAL



Legend:

 PROJECT AREA



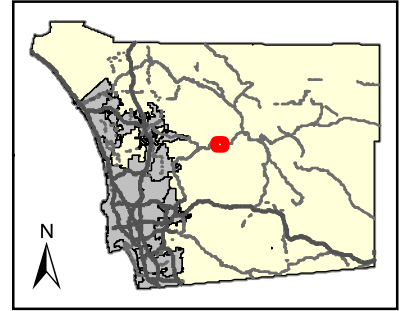
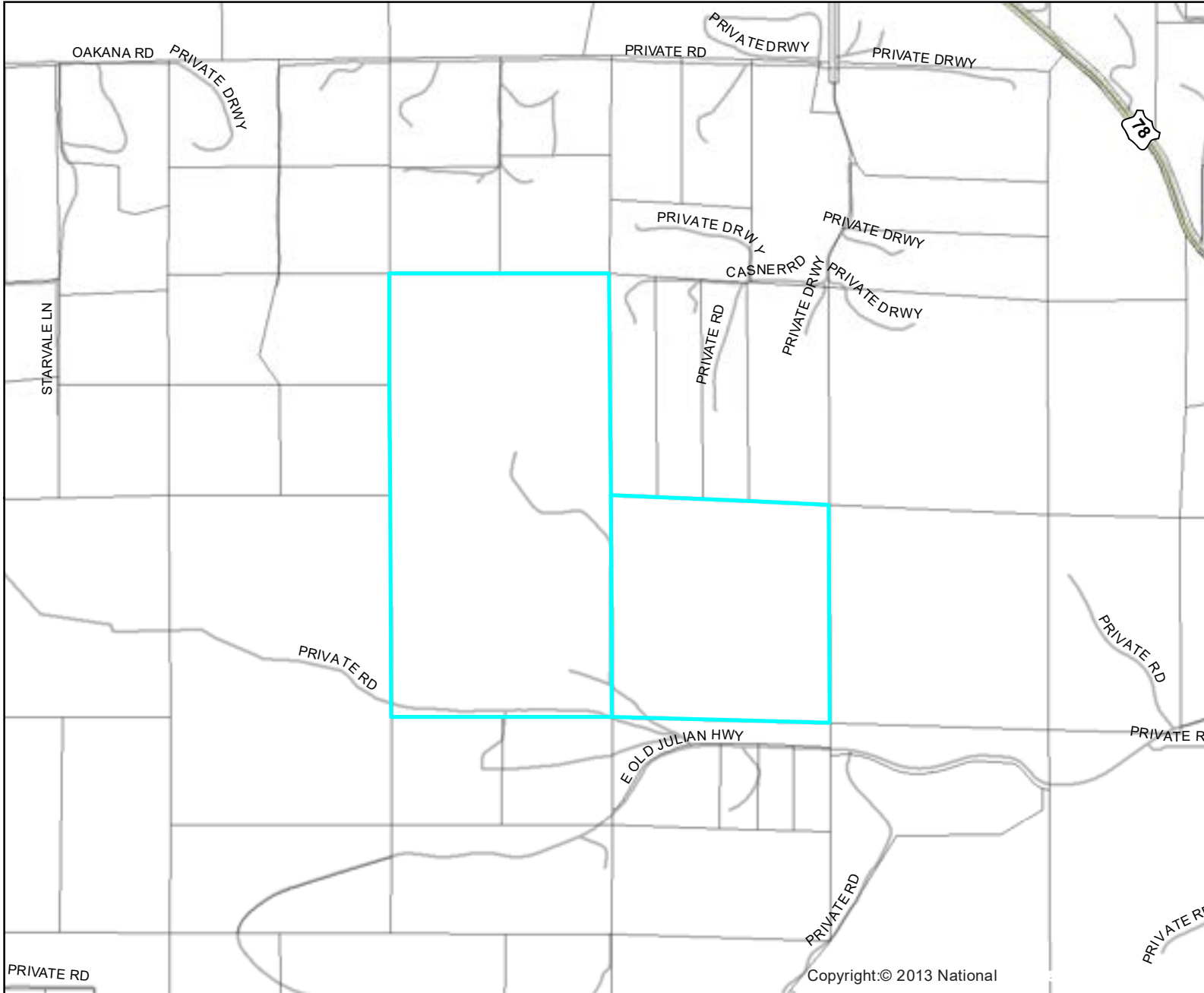
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

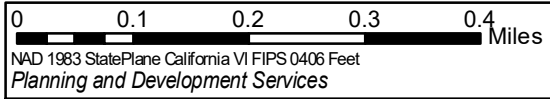
TOPO MAP



Legend:

- PROJECT AREA

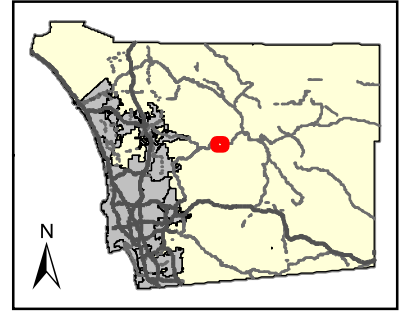
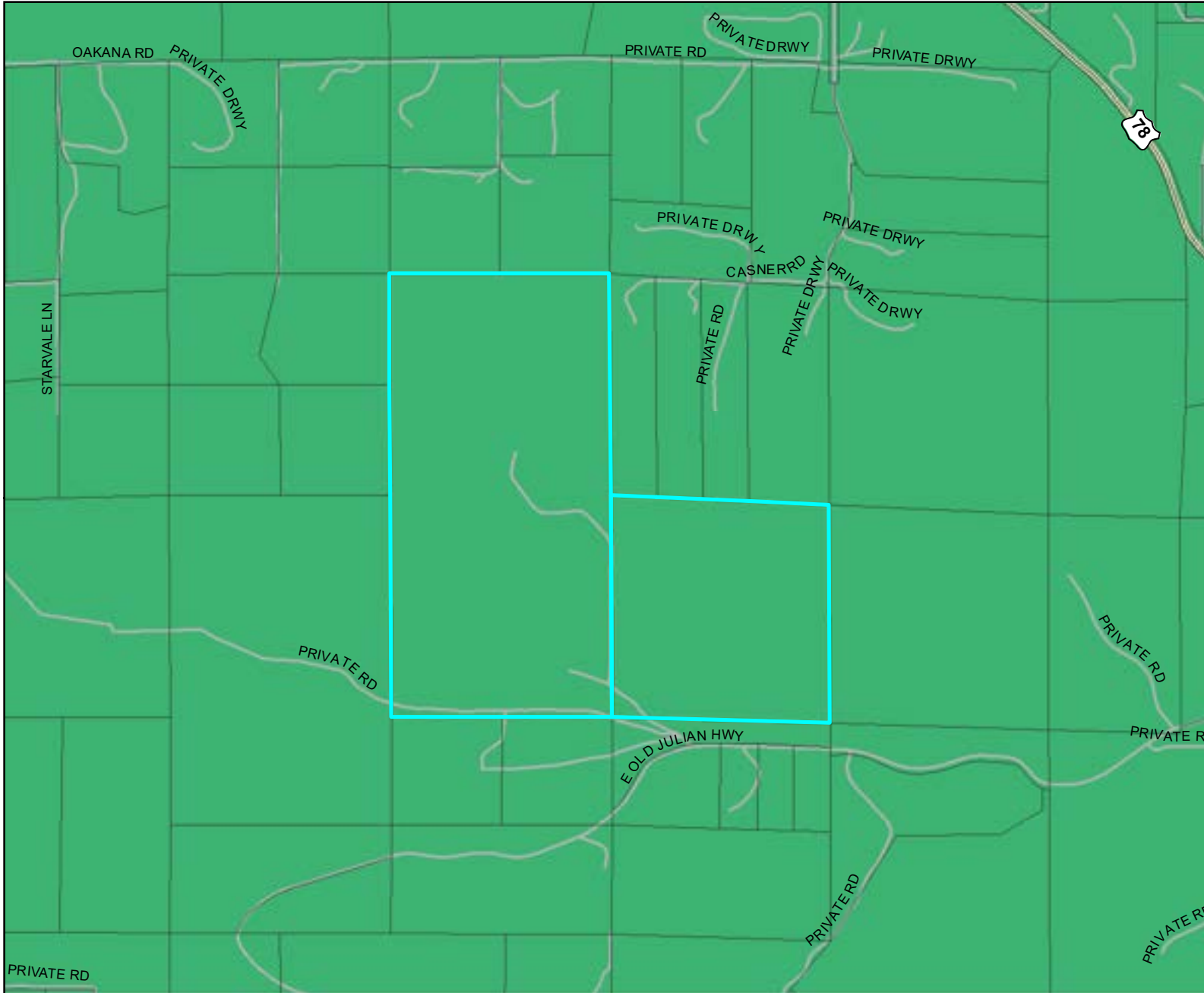
Notes:



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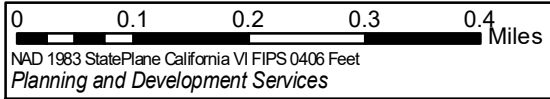
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GENERAL PLAN - LAND USE



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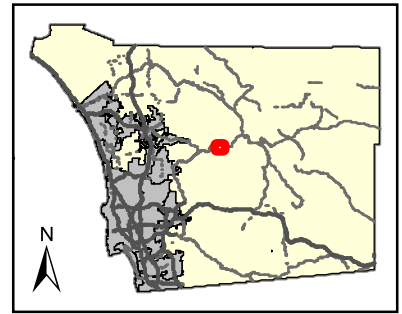
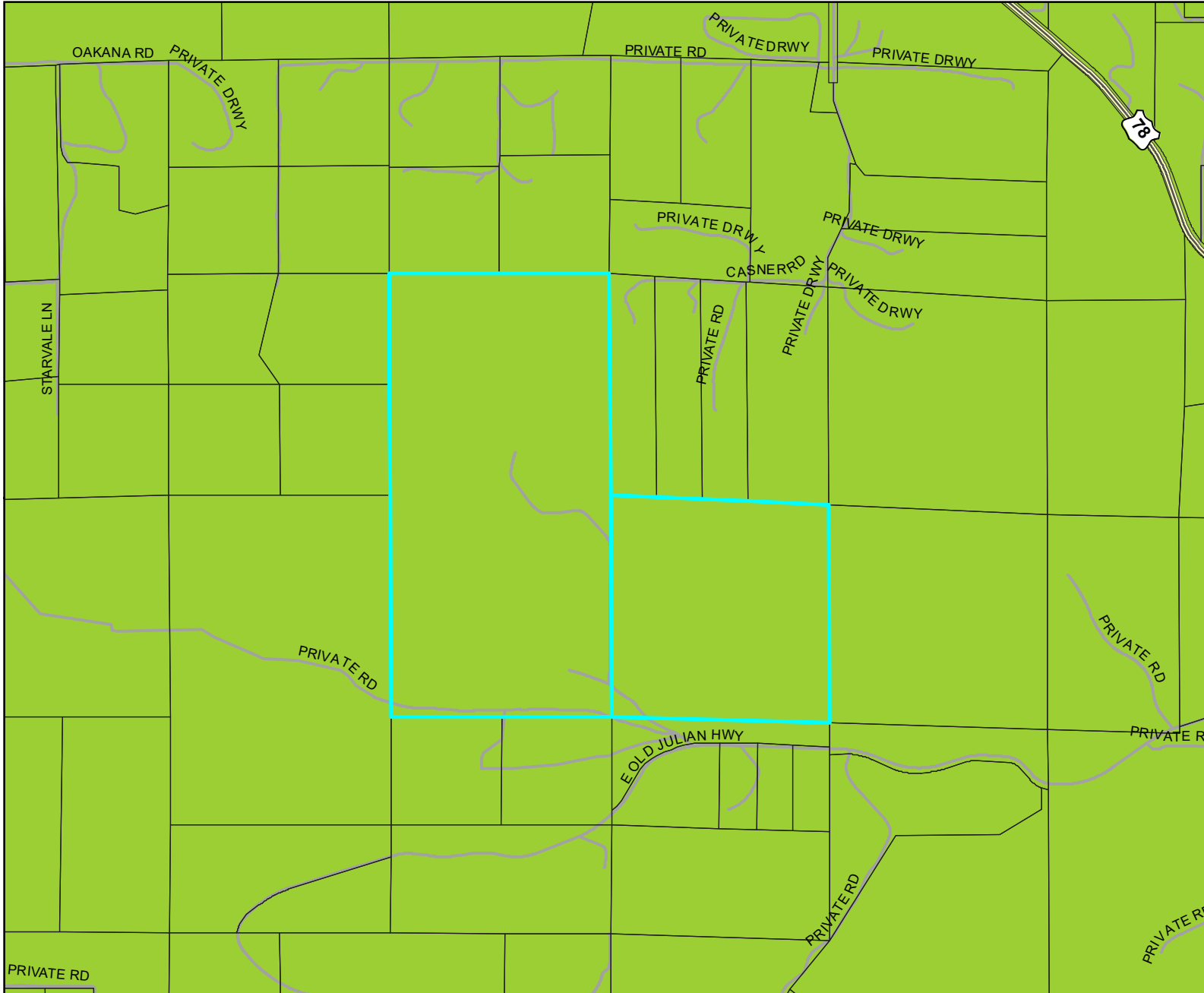
- PROJECT AREA
- GENERAL PLAN (AUGUST 2011)**
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village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



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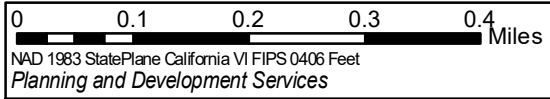
Notes:
 *Residential densities in italics

ZONING - USE



Legend:

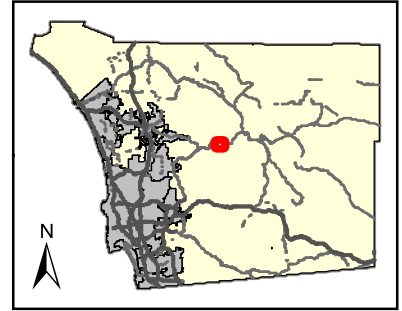
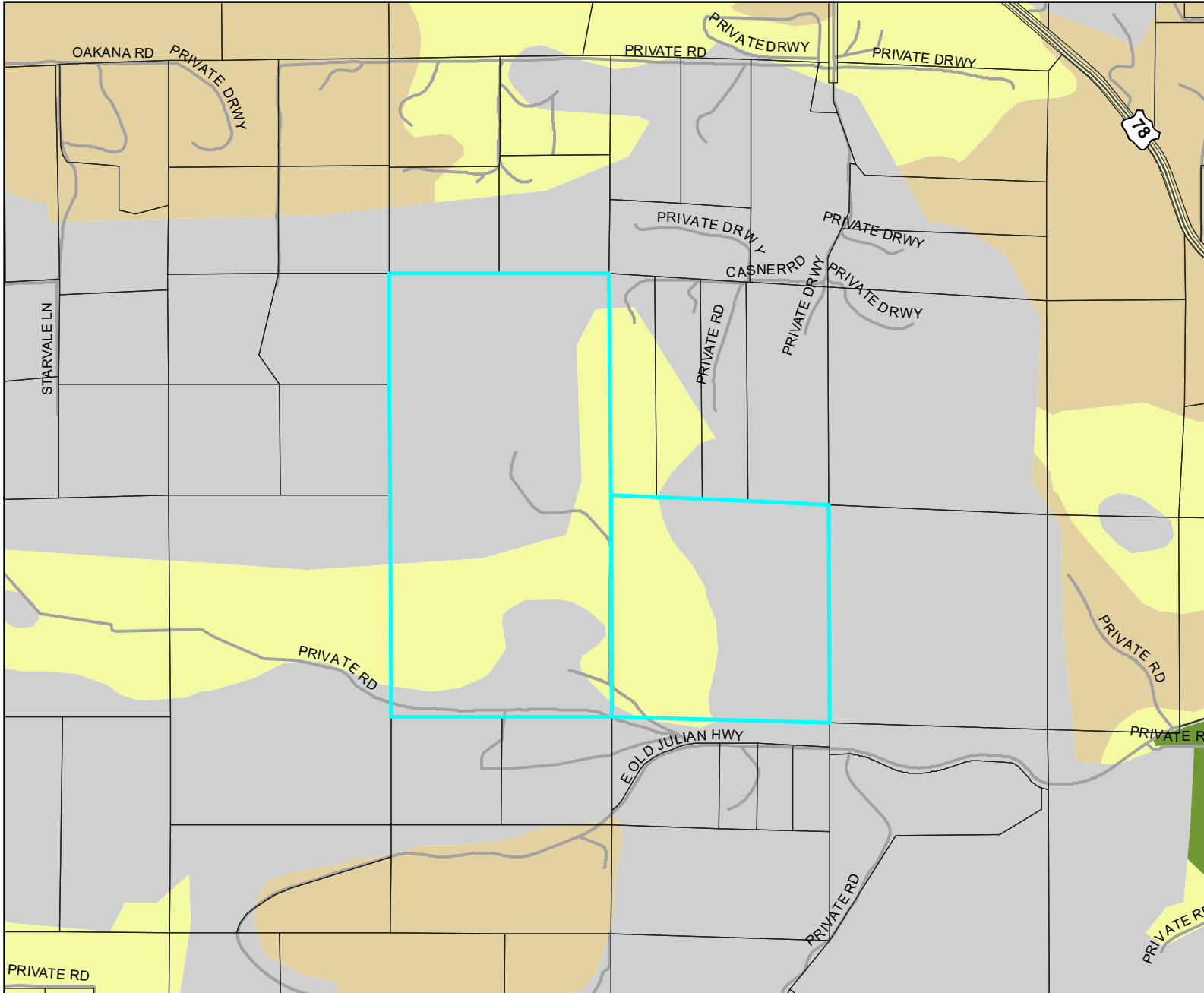
- PROJECT AREA
- ZONING**
- USE REGULATION**
- Agriculture
- Commerical and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Village Civic District
- Village
- Village
- Village
- Village
- Village
- Village
- Open Space
- Extractive Use
- Transportation and Utility
- Limited Control
- Specific Plan
- Holding Area
- General Rural
- City of San Diego/No Zone
- Indian Reservation



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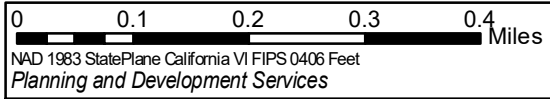
Notes:

FMMP



Legend:

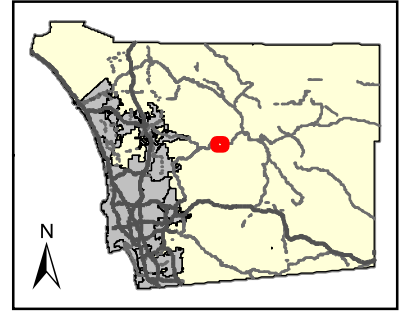
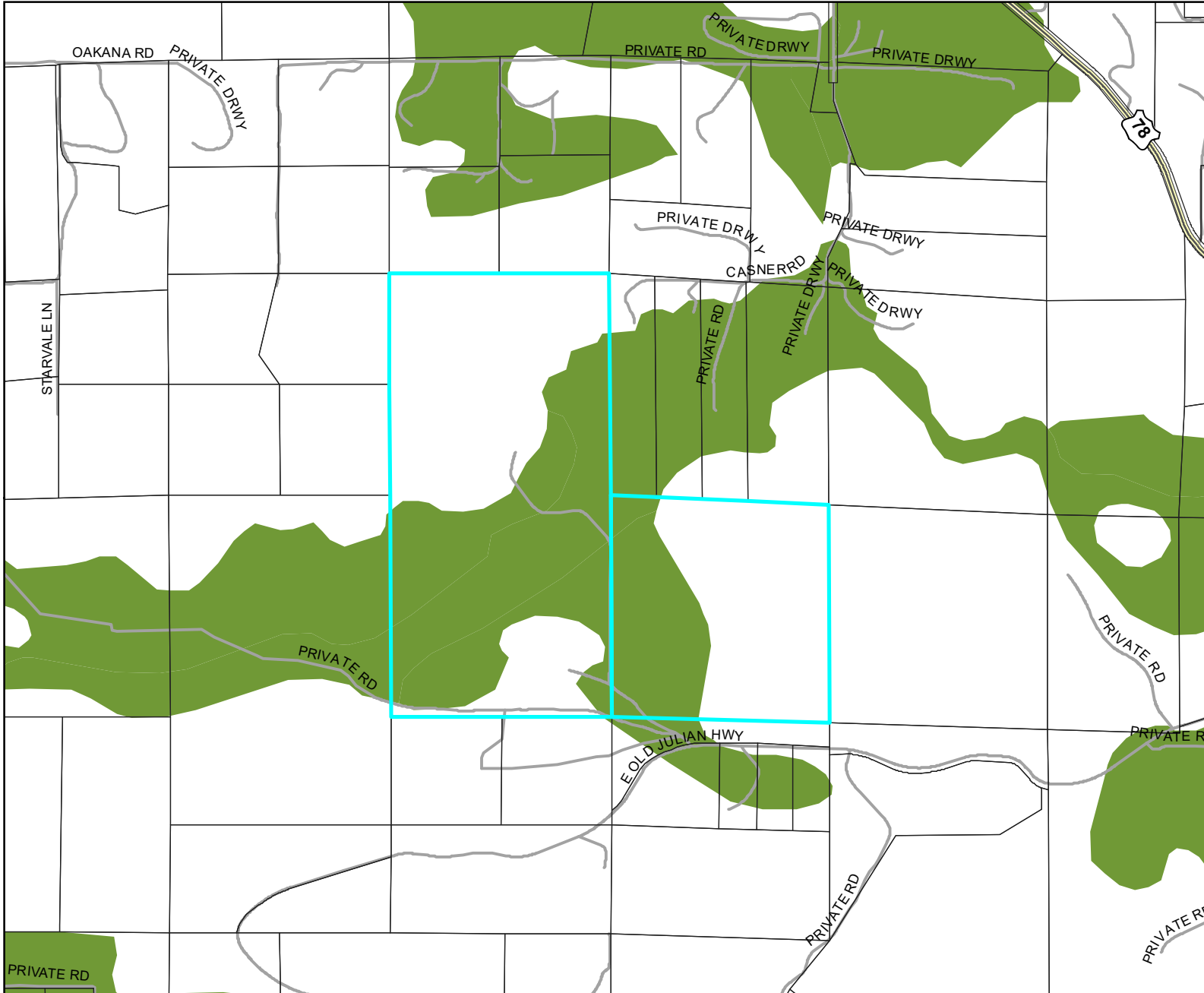
- PROJECT AREA
- FMMP**
- Farmland of Local Importance
- Farmland of Statewide Importance
- Prime Farmland
- Unique Farmland
- Grazing Land
- Other Land
- Urban Land
- Water
- Area Not Mapped



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Notes:
 FMMP = Farmland Mapping and Monitoring Program

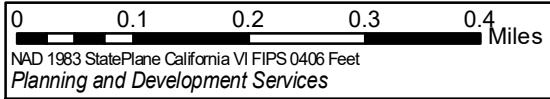
PRIME SOILS



Legend:

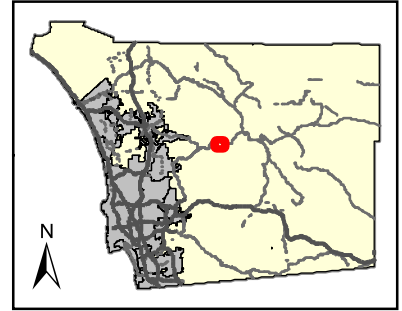
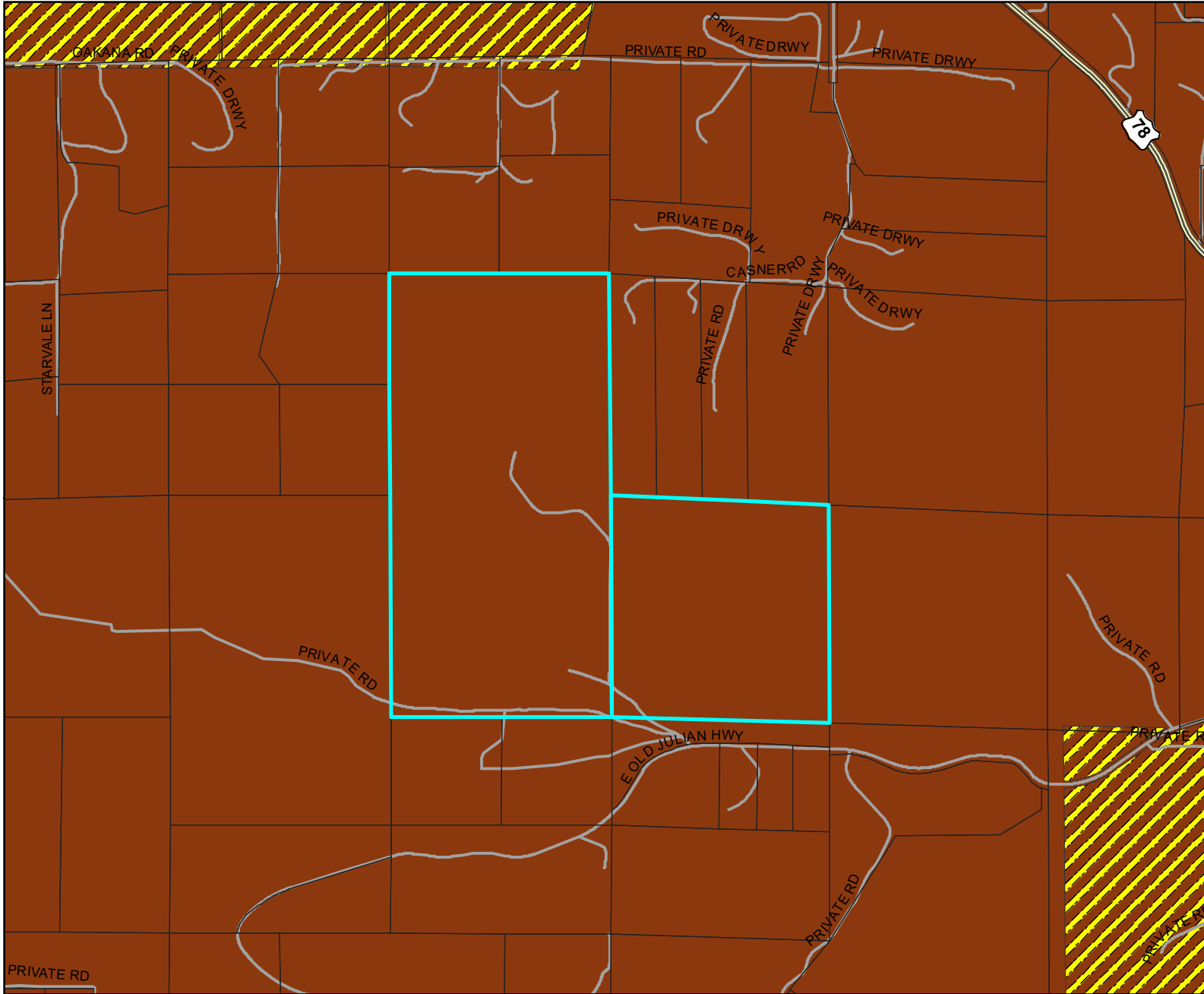
- PROJECT AREA
- PRIME SOILS**
- Prime Farmland Soils
- Statewide Significance Soils

Notes:



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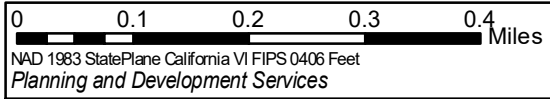
AG. PRESERVES/WILLIAMSON ACT



Legend:

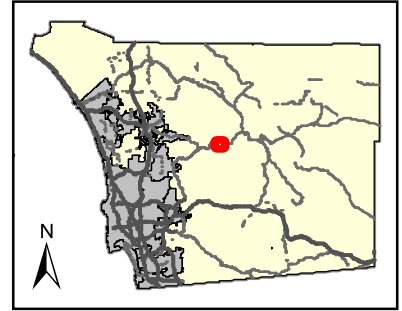
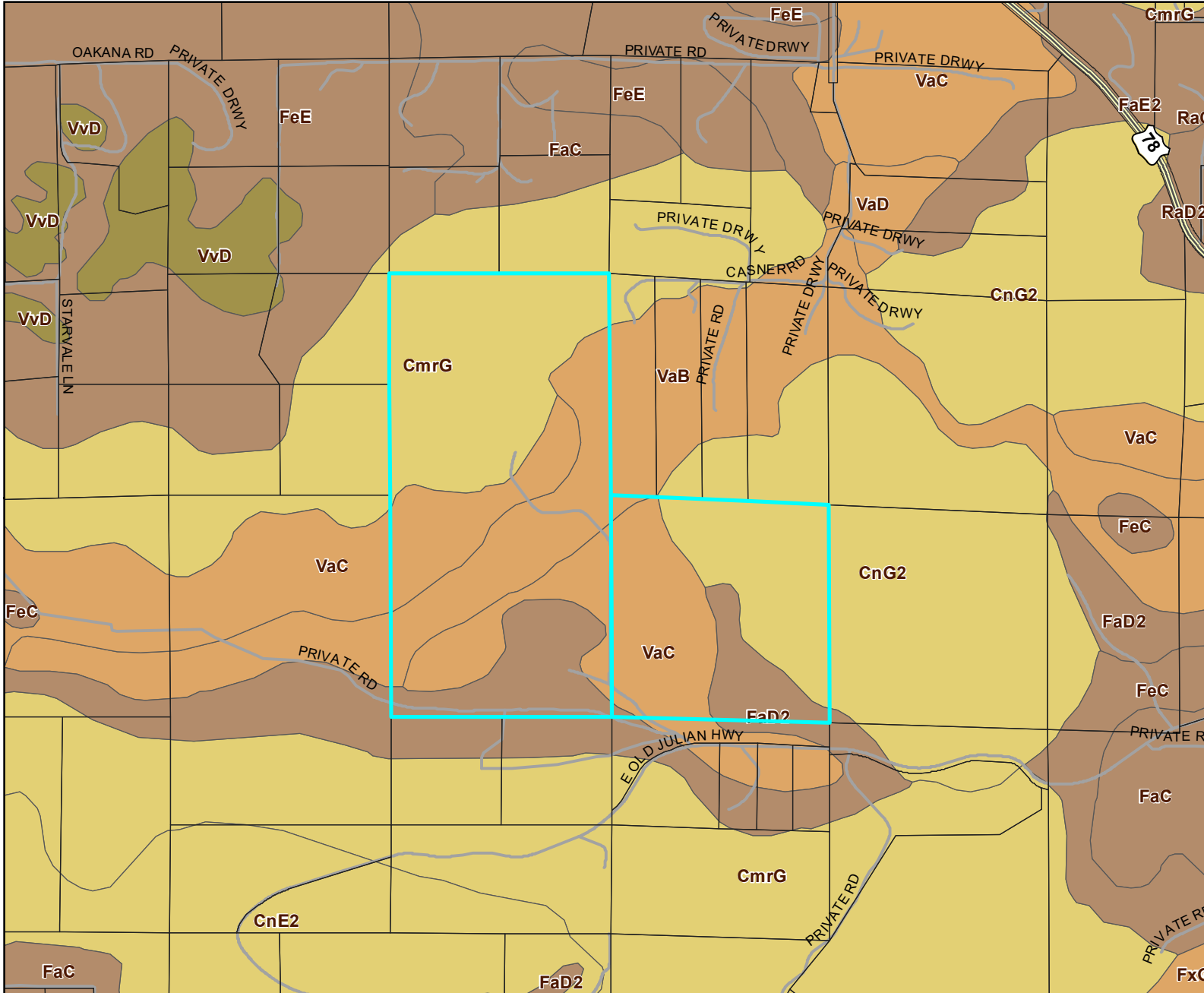
- PROJECT AREA
- WILLIAMSON ACT CONTRACT
- AGRICULTURAL PRESERVE

Notes:



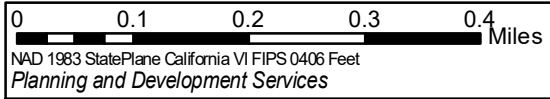
N This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

SOIL



Legend:

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

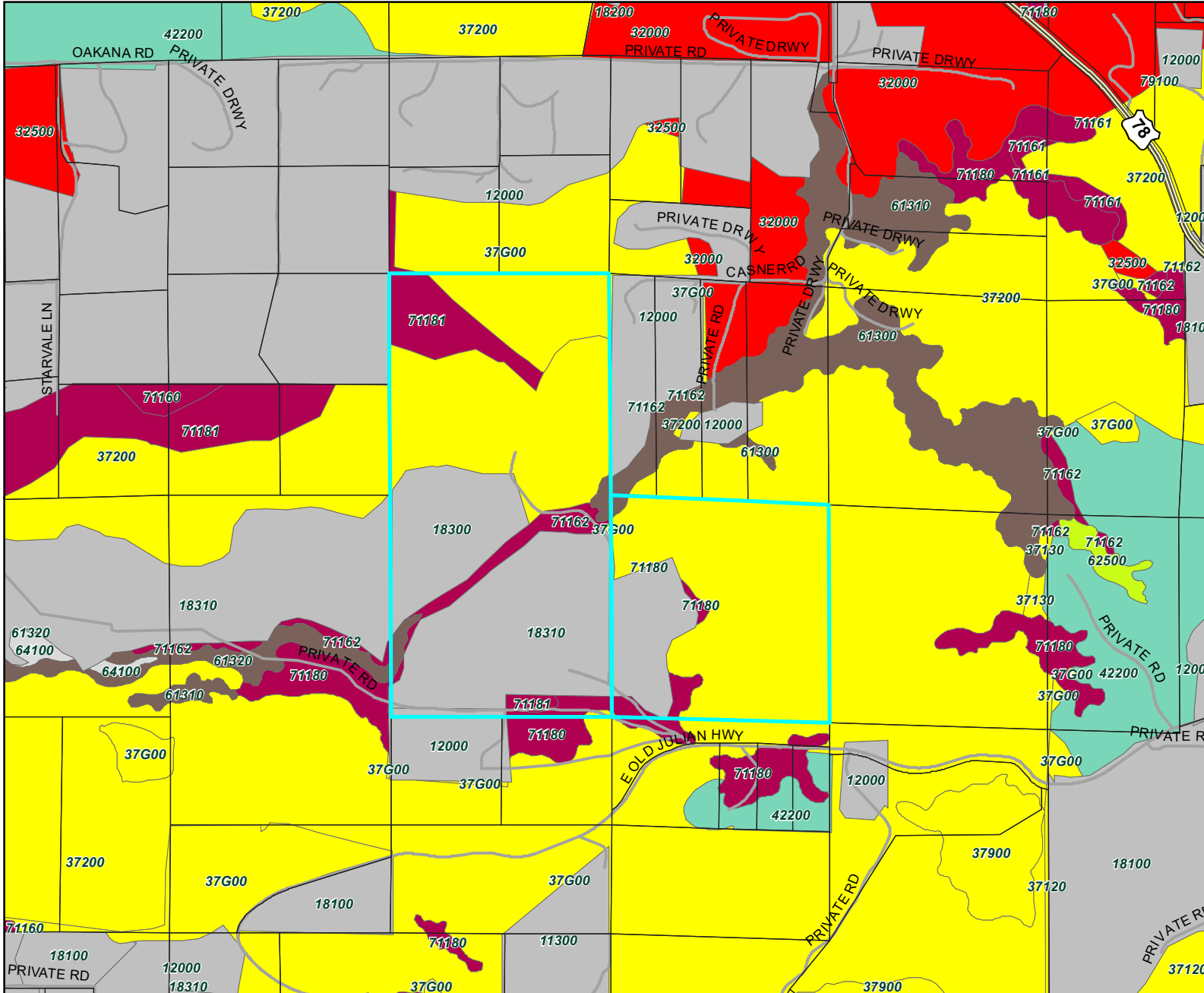
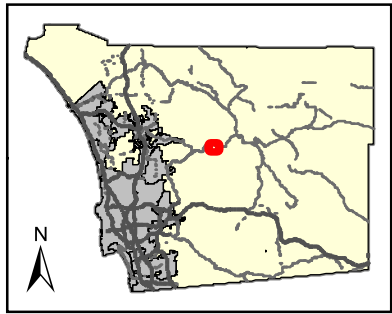


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Notes:

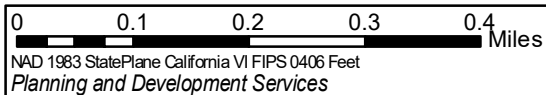
| SOIL | DESCRIPTION | CAP CLASS | STORIE INDEX | SHRINK/SWELL | EROSION INDEX |
|------|--|--------------------|--------------|--------------|---------------|
| VaC | Visalia sandy loam, 5 to 9 percent slopes | 2e-1(19) | 73 | Low | Severe 16 |
| VaB | Visalia sandy loam, 2 to 5 percent slopes | 2e-1(19) | 81 | Low | Severe 16 |
| FaD2 | Fallbrook sandy loam, 9 to 15 percent slopes, eroded | 4e-1(19) | 48 | Moderate | Severe 16 |
| CmrG | Cieneba very rocky coarse sandy loam, 30 to 75 percent slopes | 7s-8(19) | <5 | Low | Severe 1 |
| CnG2 | Cieneba-Fallbrook rocky sandy loams, 30 to 65 percent slopes, eroded | 7e-7(19), 8s-1(19) | 7, X | Low | Severe 1 |

VEGETATION



Legend:

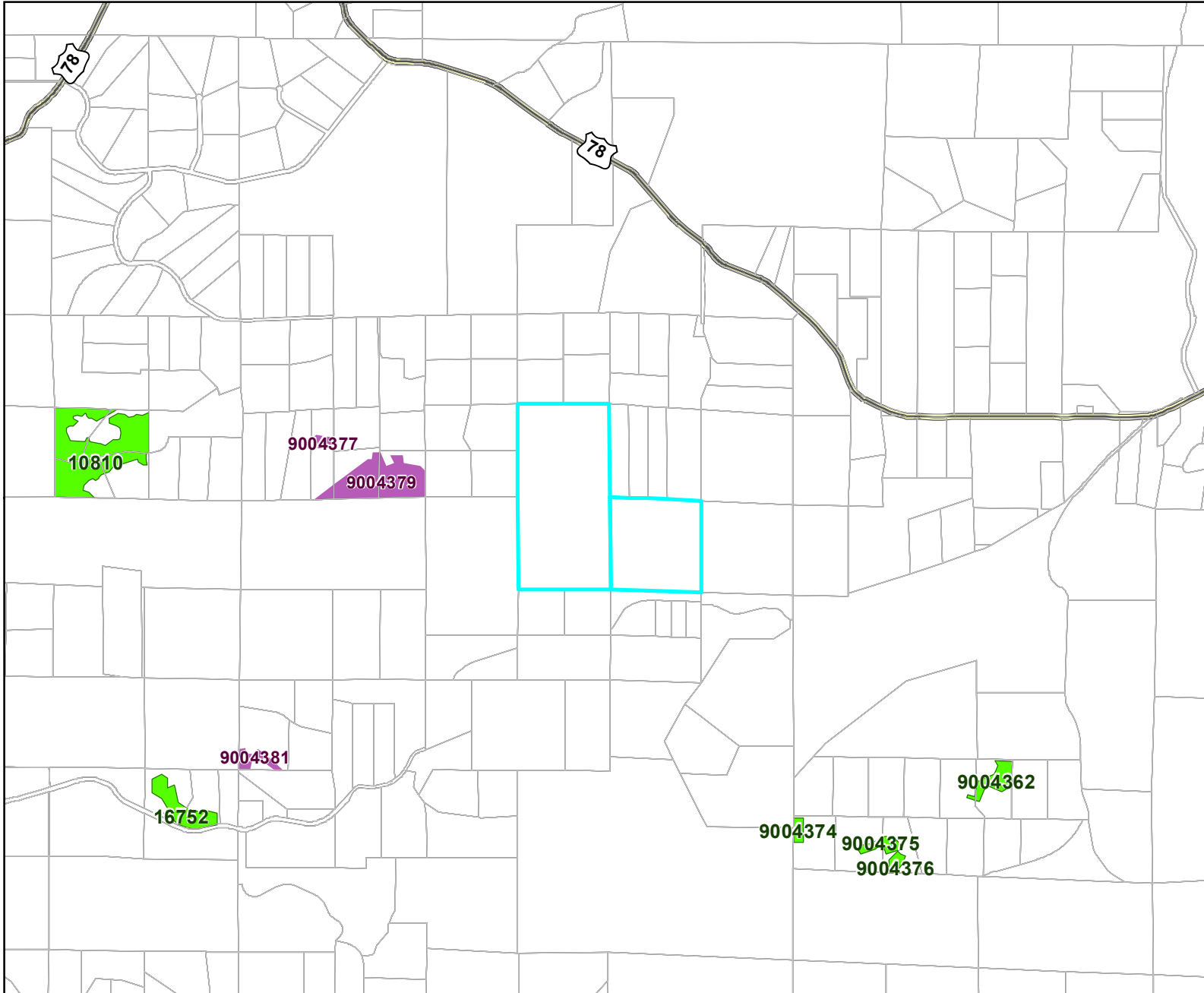
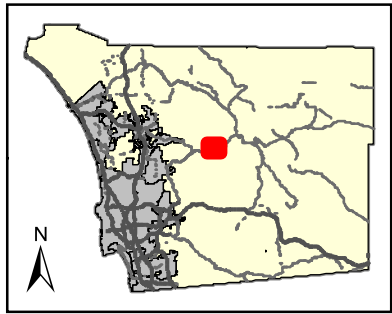
- PROJECT AREA
- VEGETATION CATEGORY**
- Southern Foredunes, Beach, Saltpan
- Mudflats
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Vernal Pool, Meadow and Seep
- Marsh
- Coniferous Forest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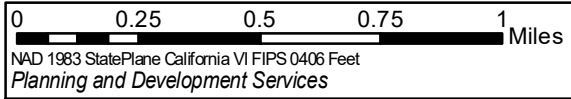
Notes:

OPEN SPACE EASEMENTS



Legend:

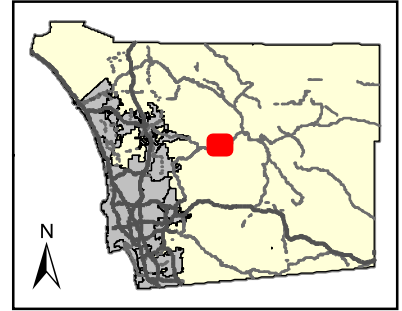
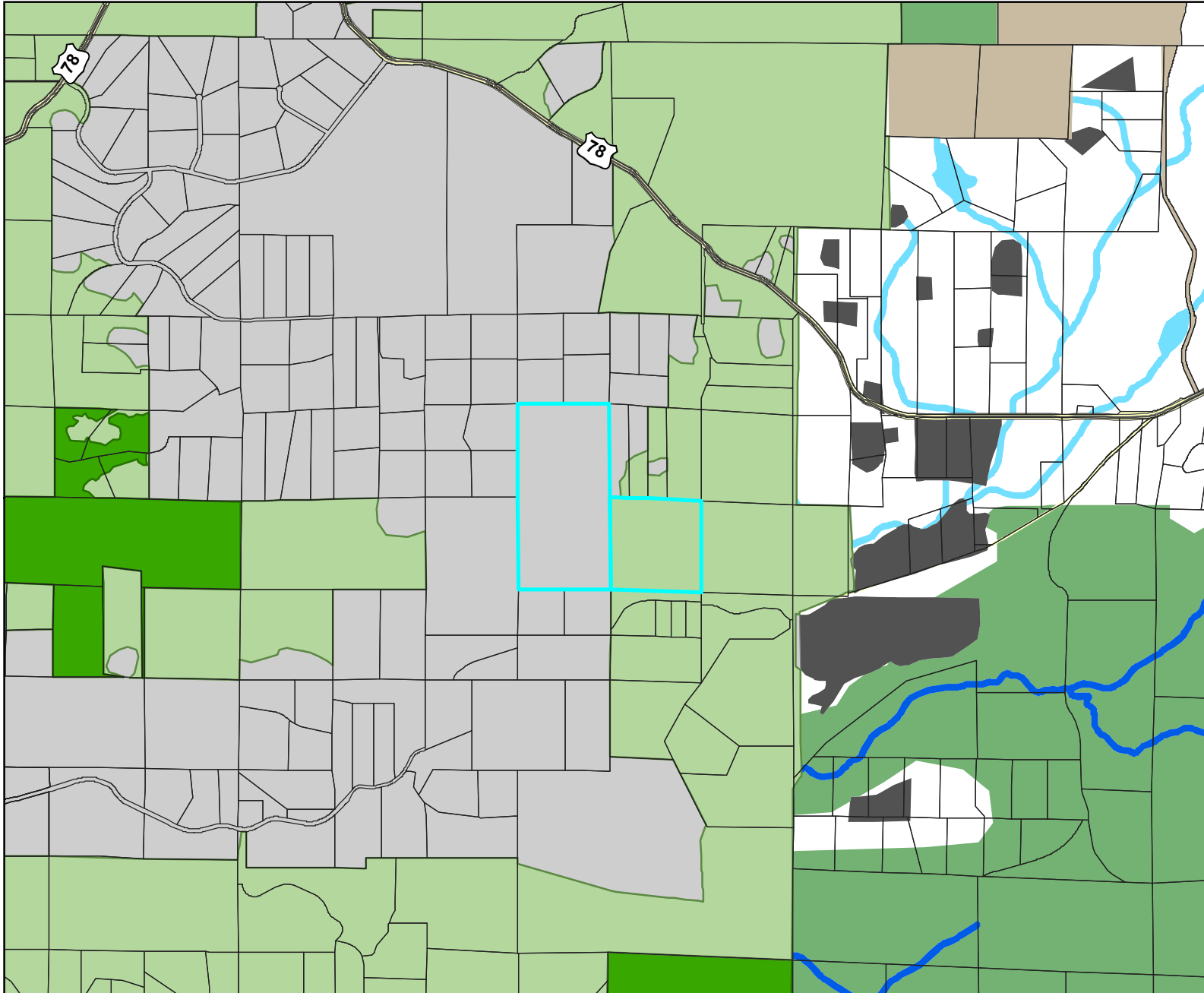
- PROJECT AREA
- OPEN SPACE EASEMENT**
- Biological
- Conservation
- Open Space
- Private Open Space
- Recreational



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 Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
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Notes:

MSCP



Legend:

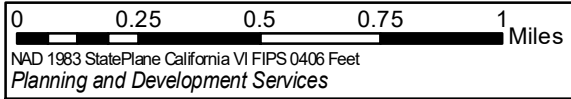
PROJECT AREA

NMSCP (DRAFT) DESCRIPTION

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

EMSCP (DRAFT) DESCRIPTION

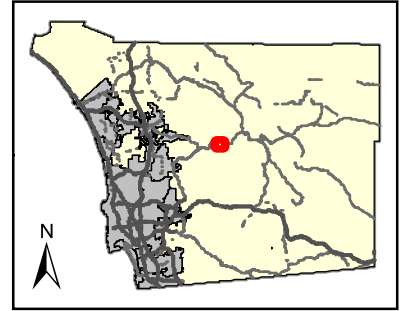
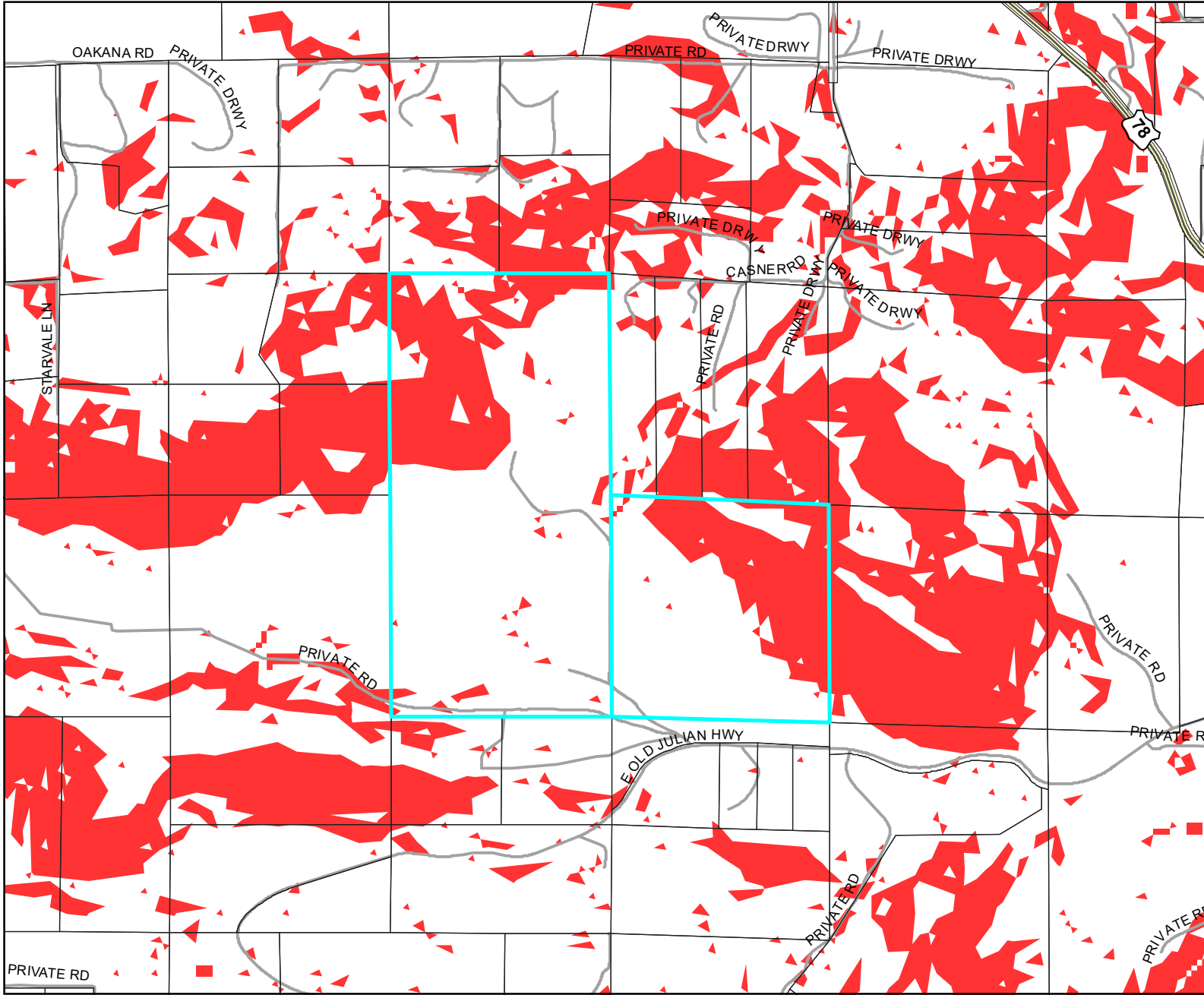
- Agriculture or Natural Upland within FCA
- County Owned Preserves
- Agriculture or Natural Upland outside FCA
- Riparian/Wetland Habitat and Transition
- Zone within FCA
- Riparian/Wetland Habitat and Transition
- Zone outside of FCA
- RMS 1 - Highest Level of Ecological Protection
- RMS 2 - Land managed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





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Notes:
 MSCP = Multiple Species Conservation Program

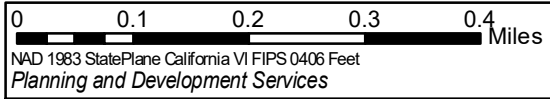
STEEP SLOPES




Legend:

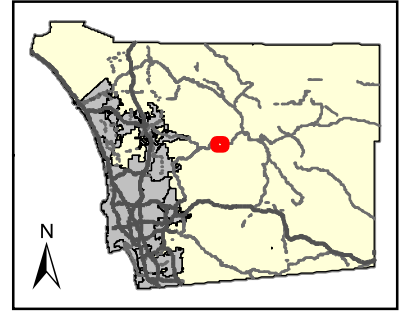
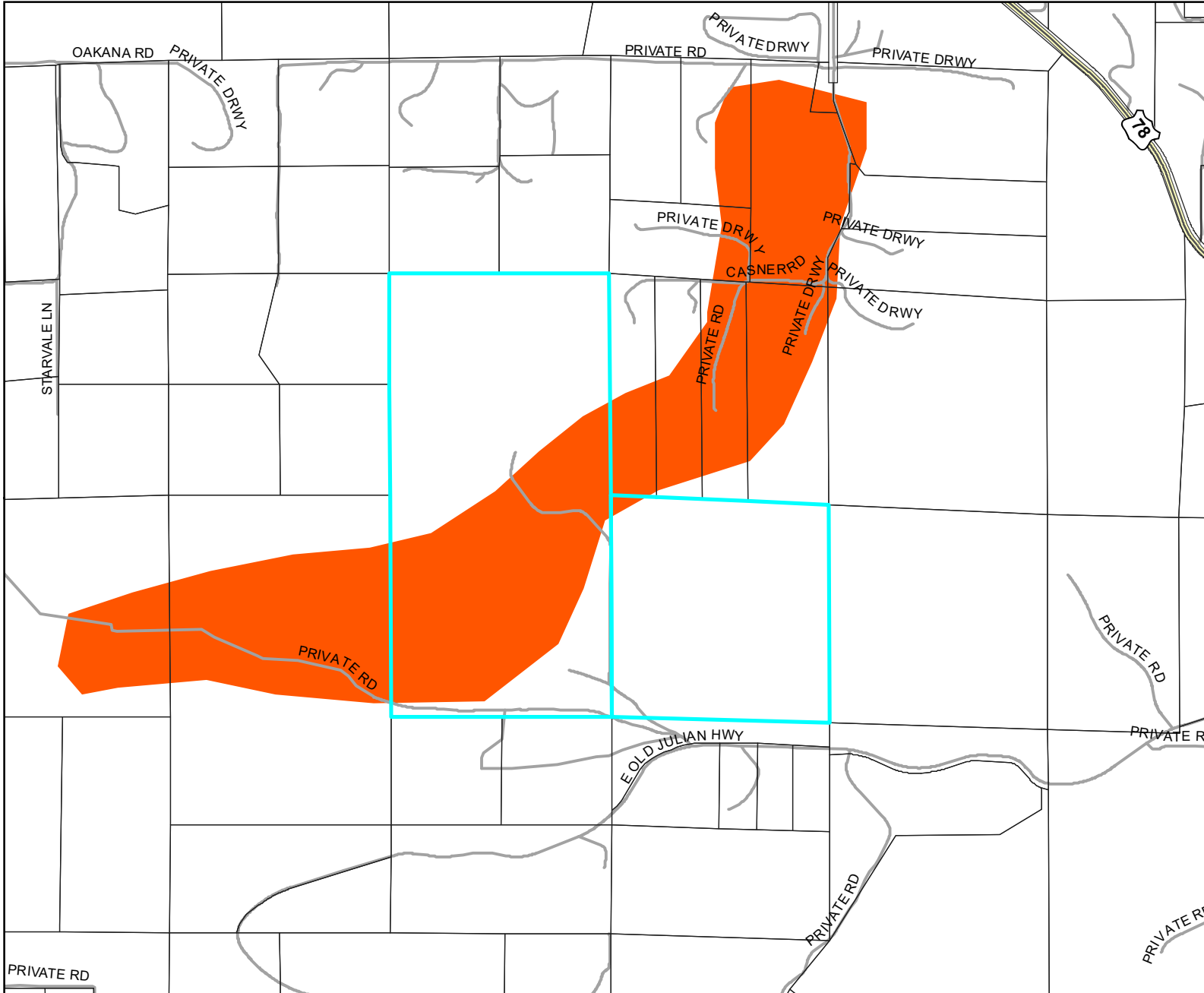
-  PROJECT AREA
-  STEEP SLOPE (> 25%)

Notes:



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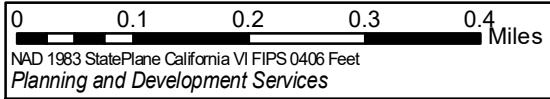
POTENTIAL LIQUEFACTION



Legend:

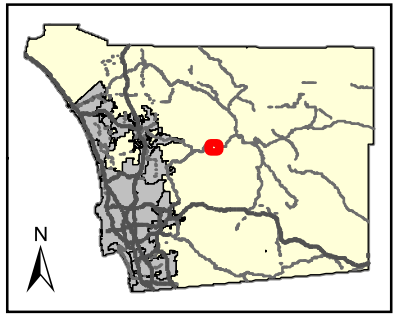
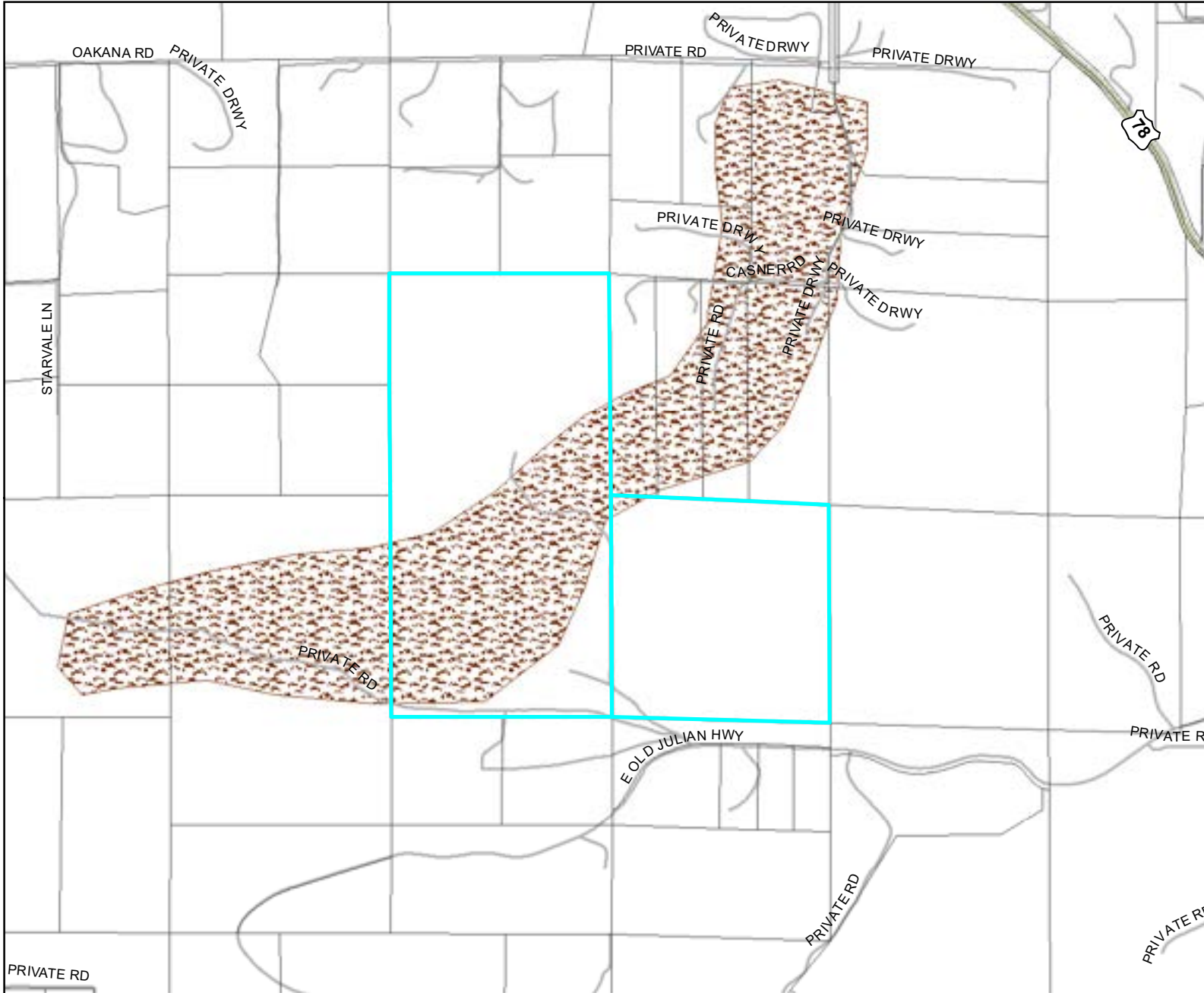
- PROJECT AREA
- POTENTIAL LIQUEFACTION AREA

Notes:

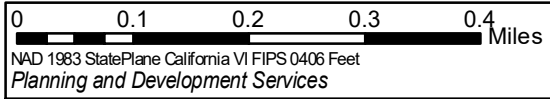


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MINERAL RESOURCES



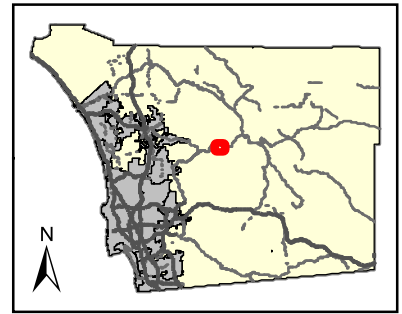
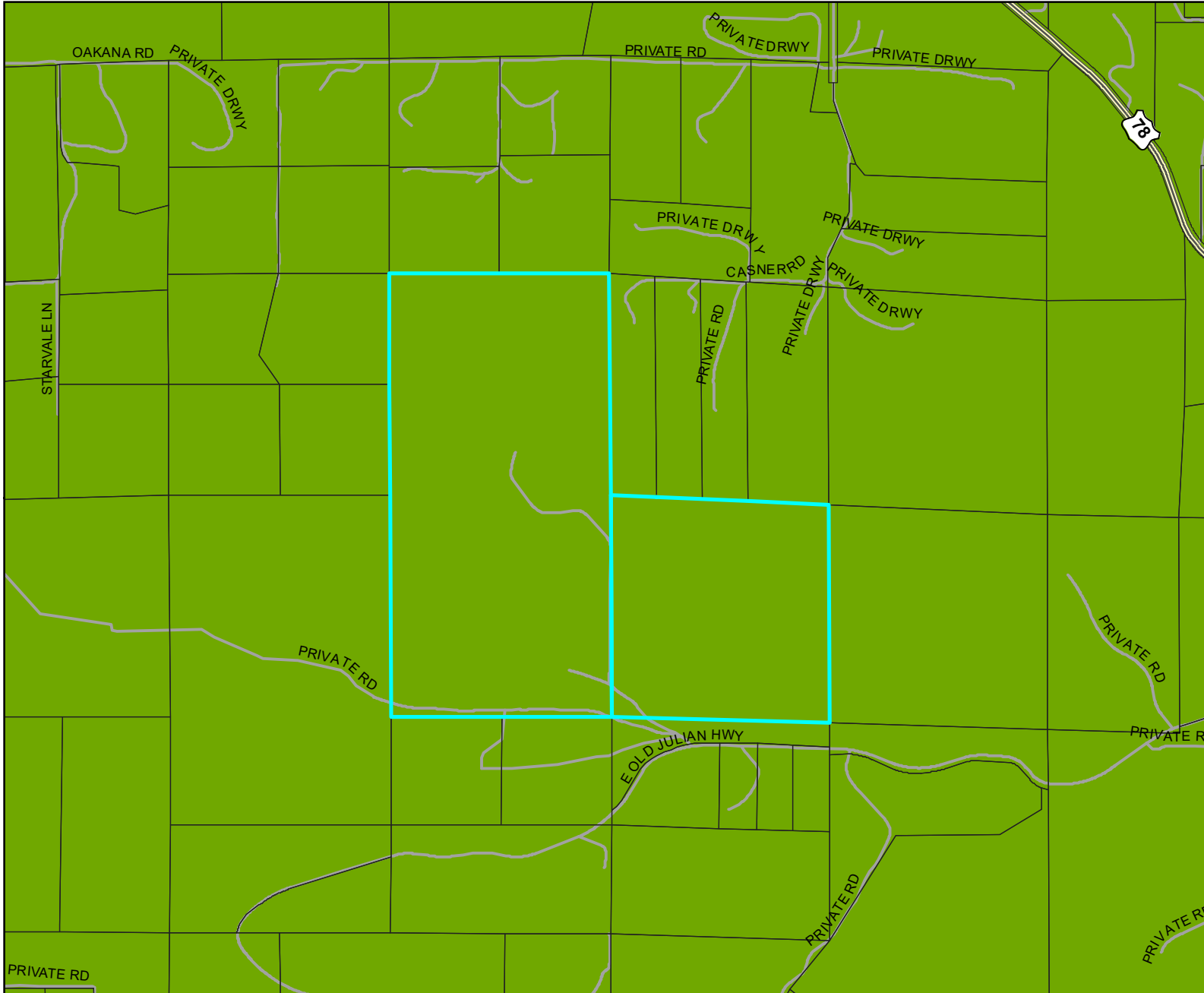
- Legend:**
- PROJECT AREA
 - ALLUVIUM
 - * MINE
 - MINE
- MINERAL RESOURCE ZONES**
- Inconclusive
 - Resource Not Present
 - Resource Potentially Present
 - Resource Present



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Notes:

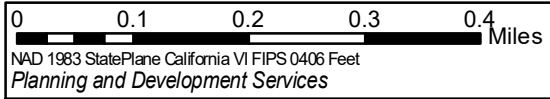
URBAN-WILDLAND INTERFACE



Legend:

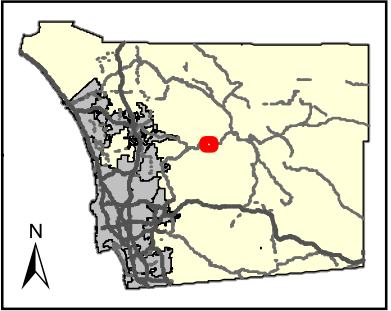
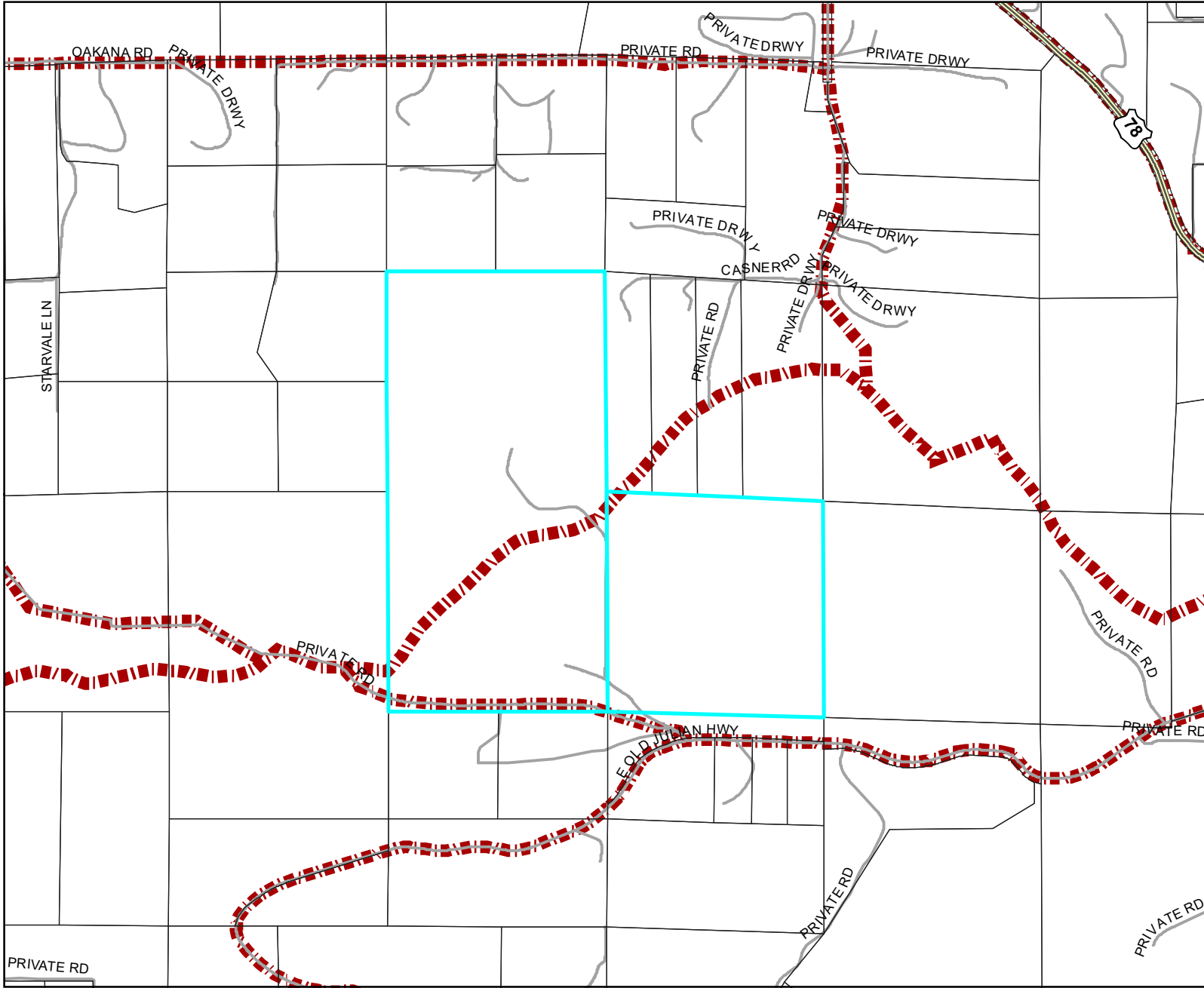
- PROJECT AREA
- URBAN-WILDLAND INTERFACE ZONE

Notes:

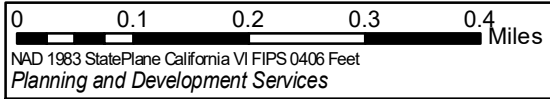


N
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TRAILS



- Legend:**
- PROJECT AREA
 - TRAIL EASEMENT
 - PROPOSED COMMUNITY PLAN
 - TRAILS



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Notes:

A72 GENERAL AGRICULTURAL USE REGULATIONS

2720 INTENT.

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

2722 PERMITTED USES.

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

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

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

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

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

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

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

(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

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

2723 PERMITTED USES SUBJECT TO LIMITATIONS.

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

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

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

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

2724 USES SUBJECT TO A MINOR USE PERMIT.

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

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

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

2725 USES SUBJECT TO A MAJOR USE PERMIT.

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

- a. Residential Use Types.
 - Group Residential
- b. Civic Use types.
 - Administrative Services
 - Ambulance Services
 - Child Care Center
 - Clinic Services
 - Community Recreation
 - Cultural Exhibits and Library Services
 - Group Care
 - Lodge, Fraternal and Library Services
 - Major Impact Services and Utilities
 - Parking Services
 - Postal Services
 - Religious Assembly
- c. Commercial Use Types.
 - Agricultural and Horticultural Sales (all types)
 - Animal Sales and Services: Auctioning
 - Explosive Storage (see Section 6904)
 - Gasoline Sales

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

d. Agricultural Use Types.

Agricultural Equipment Storage
Animal Waste Processing (see Section 6902)
Packing and Processing: Winery
Packing and Processing: General
Packing and Processing: Support

e. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)
(Amended by Ord. No. 9690 (N.S.) adopted 12-15-04)

Animal Schedule

(Part of Section 3100)

| ANIMAL USE TYPE (See Note 4) | Restrictions and Density Range | DESIGNATOR | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | S | T | U | V | W | X |
| ANIMAL SALES AND SERVICES: HORSE STABLES | | | | | | | | | | | | | | | | | | | | | | | | | |
| (a) Boarding or Breeding | Permitted | | | | | | | X | X | X | | | | | | X | | | | | | | | X | X |
| | MUP required | | | | | | | | | | X | X | X | X | | | | | | | | X | X | | |
| | ZAP required | | | | X | X | X | | | | | | | | | | | | | | | | | | |
| (b) Public Stable | Permitted | | | | | | | | | | | | | | | X | | | | | | | | X | |
| | MUP required | | | | X | X | X | | | | X | X | X | X | | | | | | | | X | X | | X |
| | ZAP required | | | | | | | X | X | X | | | | | | | | | | | | | | | |
| ANIMAL SALES AND SERVICES: KENNELS (see Note 1) | Permitted | | | | | | | | | | | | | | | X | | X | X | | | | | | |
| | Permitted provided fully enclosed | | | | | | | X | X | X | | | | | | | | | | | | | | | |
| | MUP required | | | | | | | | | | | X | X | X | | | | | | | | | X | X | |
| | ZAP required | | | | X | X | X | X | X | X | | | | | | | | | | | | | | | |
| | One acre + by MUP | X | X | X | | | | | | | | | | | | | | | | | | | | | |
| ANIMAL RAISING (see Note 6) | | | | | | | | | | | | | | | | | | | | | | | | | |
| (a) Animal Raising Projects (see Section 3115) | Permitted | | | | | | | X | X | X | | | | | | | | | | | | | | | X |
| | ½ acre+ by ZAP | | | | X | X | X | | | | X | X | X | X | X | X | | | | | | | X | X | |
| | 1 acre+ by MUP | X | X | X | | | | | | | | | | | | | | | | | | | | | |
| (b) Small Animal Raising (includes Poultry 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 |
| (c) Large Animal Raising (Other than horsekeeping) | MUP required | | | | | | | | | | | X | | | | | | | | | | | | | |
| | 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 | | | | | | | | | | | | | | | | | | | | | |
| (e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code) (See Note 7) | ½ acre plus by ZAP | X | X | X | | | | | | | | | | | | | | | | | | | | | | | | |
| | Permitted | | | | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | |
| (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 | | |
| | Permitted | | | | X | X | 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 | 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 | 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 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)