



Crown Oaks Ranch

19754 Sunset Oaks Dr., Ramona, CA 92065

APN's : 286-010-71-00, 286-010-68-00, 286-010-67-00, 286-010-69-00, 286-010-70-00

Property Highlights

Available for \$2,999,000

- Property consists of 145 total acres, comprised of 5 legal and contiguous build-able lots, with a subdivision map recorded
- Privately situated with paved roads to property, only minutes to the nearby town of Ramona & a 45 minute drive to the urban center and beautiful beaches of San Diego
- Recently renovated and updated 2,900+/- sf ranch-style house with vehicle garage & large workshop
- Robust 3-phase electrical power underground infrastructure throughout the property
- Plentiful water, with multiple wells, storage tanks & hydrants
- Large, sportsman pond with a private island, bridge, and private changing room



Danielle Knight

Real Estate Agent

Danielle@Donn.com

760.533.9292

CA DRE # 02106225



Jim Kylstad

Broker Associate

JimKylstad@Donn.com

952.270.7910

CA DRE # 00870107

For more property info:
RedHawkRealty.com
800.371.6669



Crown Oaks Ranch



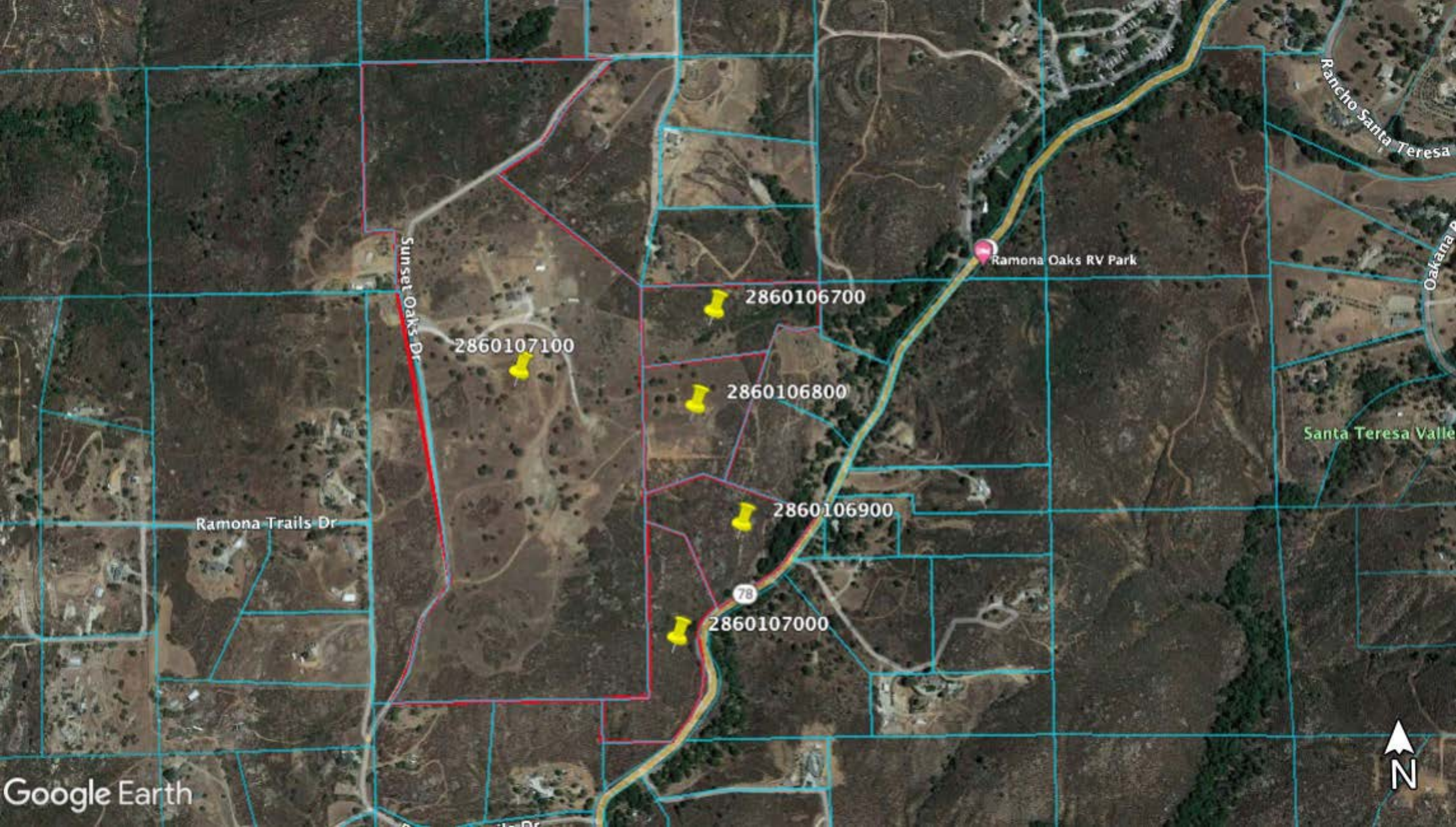
A remarkable and expansive estate located in the agricultural heartland of Ramona, California. An ideal setting for various agricultural pursuits, an equestrian estate, or a working ranch complete with livestock. Additionally, it offers a unique opportunity for the development of a multi-generational family compound or the establishment of a boutique winery. Embrace a life of outdoor recreation with horseback riding, hiking, biking, and off-roading across the vast, scenic expanses of Crown Oaks Ranch.



RedHawkRealty.com



800-371-6669



Sunset Oaks Dr

2860107100

2860106700

2860106800

2860106900

2860107000

Ramona Oaks RV Park

Ramona Trails Dr

Santa Teresa Valle

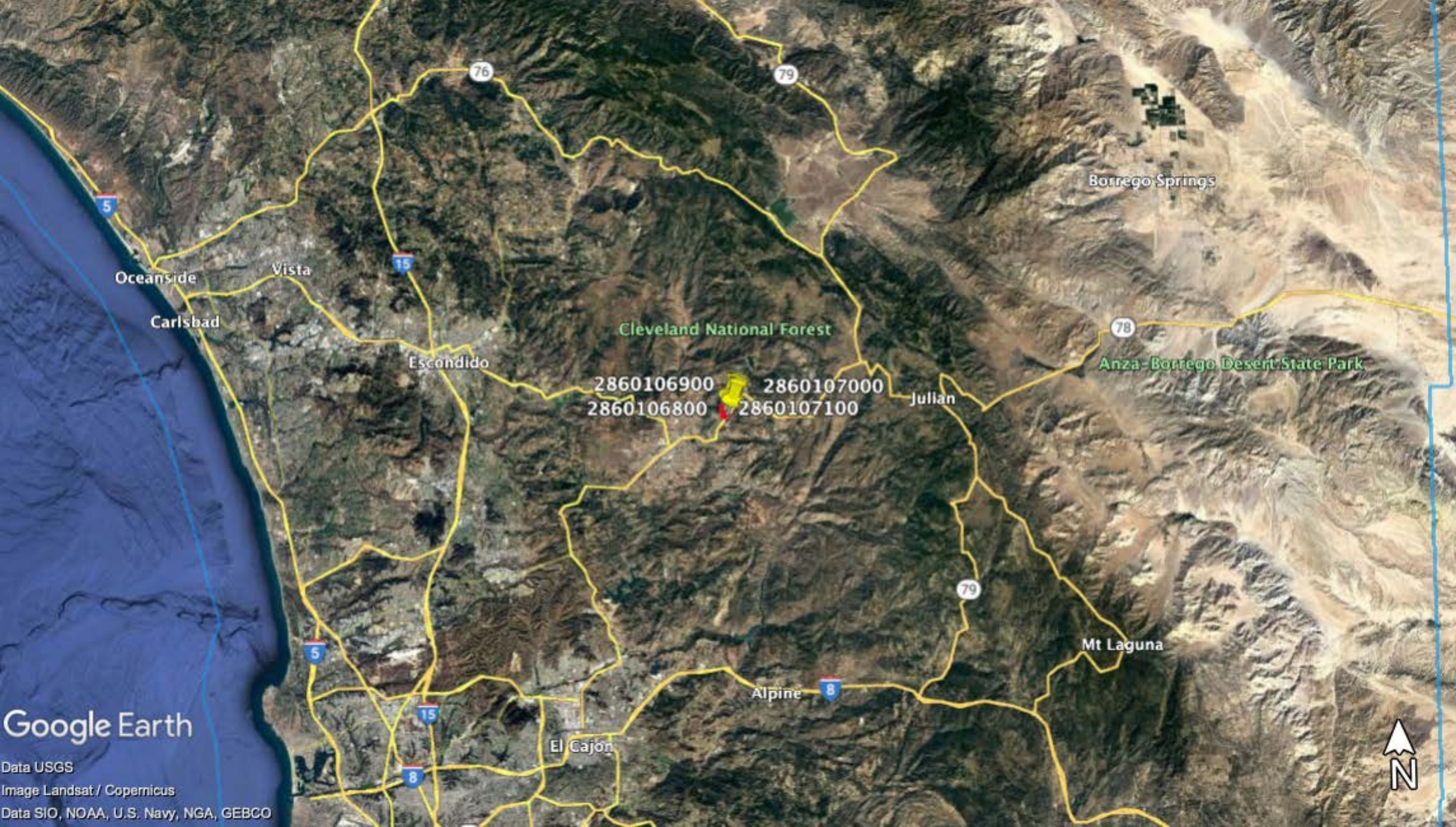
Rancho Santa Teresa

Oakana P

78

Google Earth





Borrego Springs

Oceanside

Vista

Carlsbad

Escondido

Cleveland National Forest

Anza-Borrego Desert State Park

2860106900 2860107000
2860106800 2860107100

Jullian

Mt Laguna

Alpine

El Cajon

Google Earth

Data USGS
Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO





WebsiteHaus

Julian Rd

2860106700
2860107100
2860106800
2860106900
2860107000

78 Ramona Oaks RV Park

Ramona Ranch Vineyard & Winery



Google Earth



PLANNING & DEVELOPMENT SERVICES

Preliminary Review of Resources for IS/EA Preparation

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

Report Run Date/Time:	4/10/2024 12:33:47 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2860107100,2860106800,2860106700
Project Name:	

	2860107100	2860106800	2860106700
General Information			
USGS Quad Name/County Quad Number:	Ramona/60	Ramona/60	Ramona/60
Section/Township/Range:	6/13S/02E	6/13S/02E	6/13S/02E
Tax Rate Area:	65023	65023	65023
Thomas Guide:	/	/	/
Site Address:	19754 Sunset Oaks Dr Ramona 92065-6101	24022 Moma Ln Ramona 92065	0 Moma Ln Ramona
Parcel Size (acres):	105.27	9.75	9.30
Board of Supervisors District:	2	2	2

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

	2860107100	2860106800	2860106700
General Plan Information			
General Plan Regional Category:	Rural	Rural	Rural
General Plan Land Use Designation:	Rural Lands (RI-40) 1 Du/40 Ac	Rural Lands (RI-40) 1 Du/40 Ac	Rural Lands (RI-40) 1 Du/40 Ac
Community Plan:	Ramona	Ramona	Ramona
Rural Village Boundary:	None	None	None
Village Boundary:	None	None	None
Special Study Area :	None	None	None

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

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

	2860107100	2860106800	2860106700
Biological Resources			
Eco-Region:	Central Foothills	Central Foothills	Central Foothills
Vegetation Map	32500 Diegan Coastal Sage Scrub; 32510 Diegan Coastal Sage Scrub: Coastal Form; 37200 Chamise Chaparral; 71180 Engelmann Oak Woodland	37200 Chamise Chaparral; 71180 Engelmann Oak Woodland	37200 Chamise Chaparral; 61320 Southern Arroyo Willow Riparian Forest
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: North)	No (Draft: North)	No (Draft: North)
The site is within MSCP Boundaries.	No (Draft: North)	No (Draft: North)	No (Draft: North)
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	Yes	No	No
Inland Form (>1,000 ft. elevation)	Yes	No	No
Coastal Sage - Chaparral Scrub	Yes	No	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No	No	No
None of the above	No	Yes	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	Yes: High; Moderate; Very High	Yes: Very High	Yes: High; Very High
The site is located within the Ramona Grassland area.	No	No	Yes
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:	C; D	C	C
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: Goose Valley Ridge	No	No

	2860107100	2860106800	2860106700
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.	No	No	No
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

	2860107100	2860106800	2860106700
Hydrology and Water Quality			
Hydrologic Unit:	San Dieguito	San Dieguito	San Dieguito
Sub-basin:	905.42/Lower Hatfield	905.42/Lower Hatfield	905.42/Lower 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	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges
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 Inches	18 To 21 Inches	18 To 21 Inches
Noise			
The site is within noise contours.	No	No	No
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.	Yes	Yes	Yes
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.	No	No	No
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.	No	No	No
The site is located south of State Highway 78.	No	No	No
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.	No	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	No



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Land Development Manager:	
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Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2860106900,2860107000
Project Name:	

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General Information		
USGS Quad Name/County Quad Number:	Ramona/60	Ramona/60
Section/Township/Range:	6/13S/02E	6/13S/02E
Tax Rate Area:	65023	65023
Thomas Guide:	/	/
Site Address:	0 Hwy 78 Ramona 92065	0 Hwy 78 Ramona 92065
Parcel Size (acres):	10.07	10.86
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

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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.	No	No
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There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
Sunset Zone:	21	21
The site is located within an Agricultural Preserve.	Yes	Yes
The site is in a Williamson Act Contract.	No	No

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Biological Resources		
Eco-Region:	Central Foothills	Central Foothills
Vegetation Map	37200 Chamise Chaparral; 61300 Southern Riparian Forest	32500 Diegan Coastal Sage Scrub; 37200 Chamise Chaparral
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Paleo Sensitivity:	Zero	Zero
Paleo Monitoring:	No Monitoring Required	No Monitoring Required

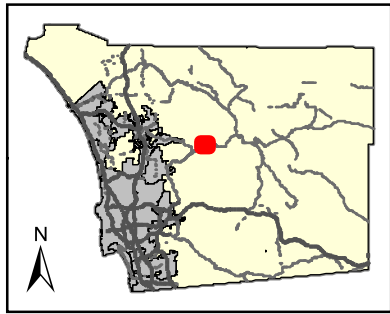
Geology

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:	C	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
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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
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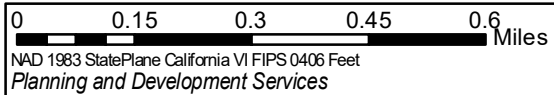
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Noise		
The site is within noise contours.	Yes	Yes
Fire Services		
The site is located in an Urban-Wildland Interface Zone.	Yes	Yes
FRA/LRA/SRA:	Sra	Sra
Additional Information		
The site is located within 150 feet of Mexican Border.	No	No
The site 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
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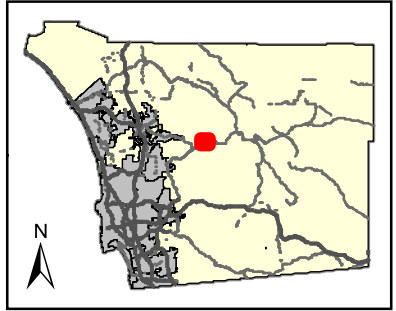
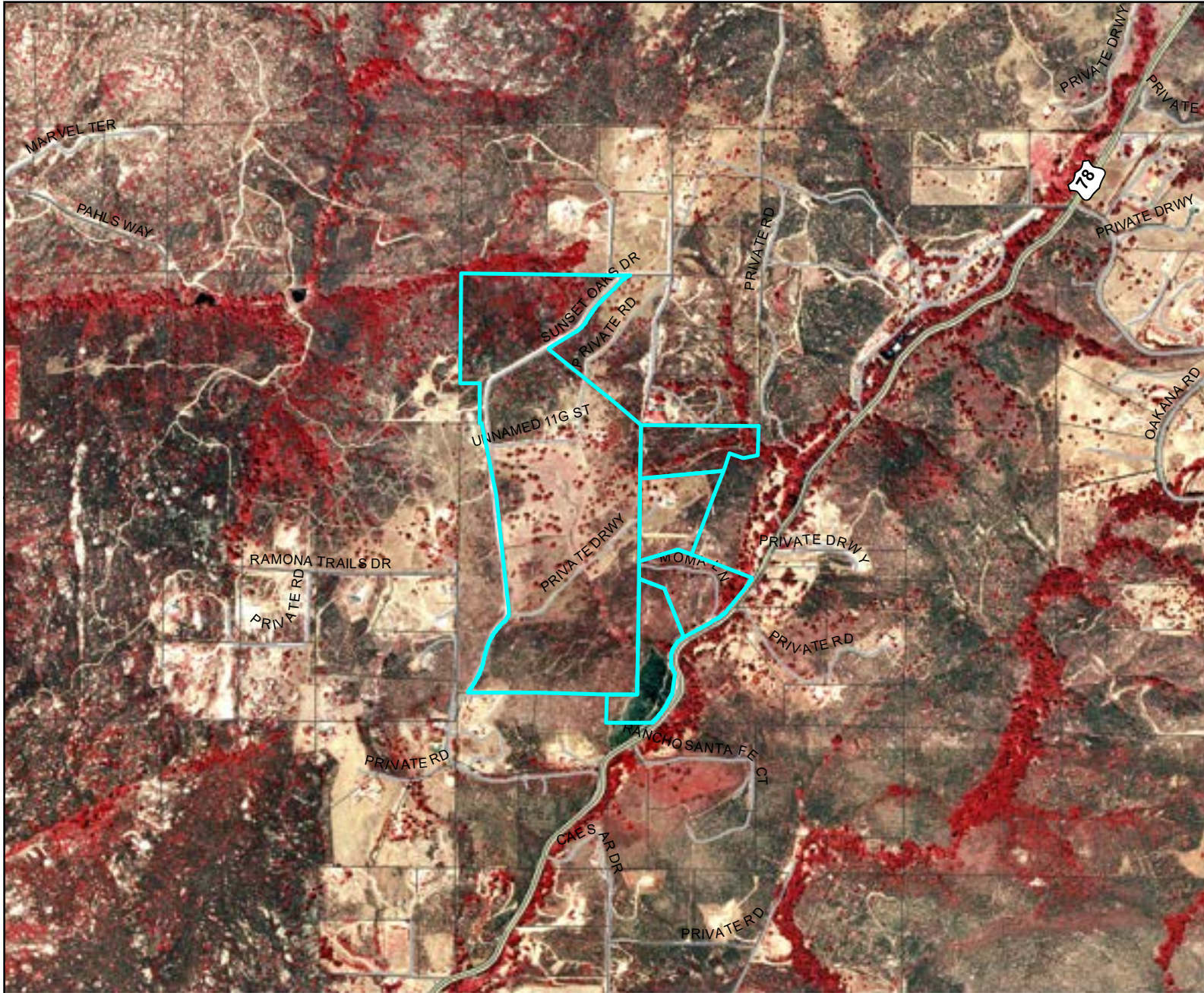
 PROJECT AREA



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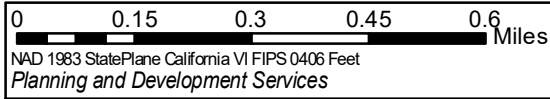
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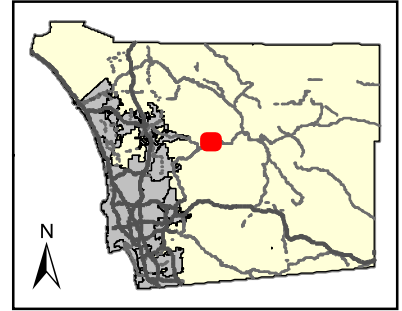
-  PROJECT AREA



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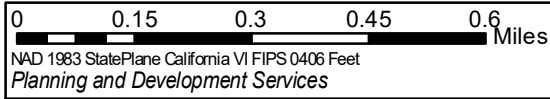
1995 AERIAL



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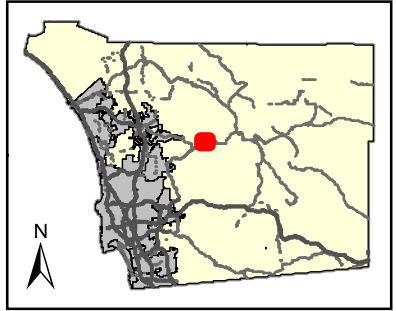
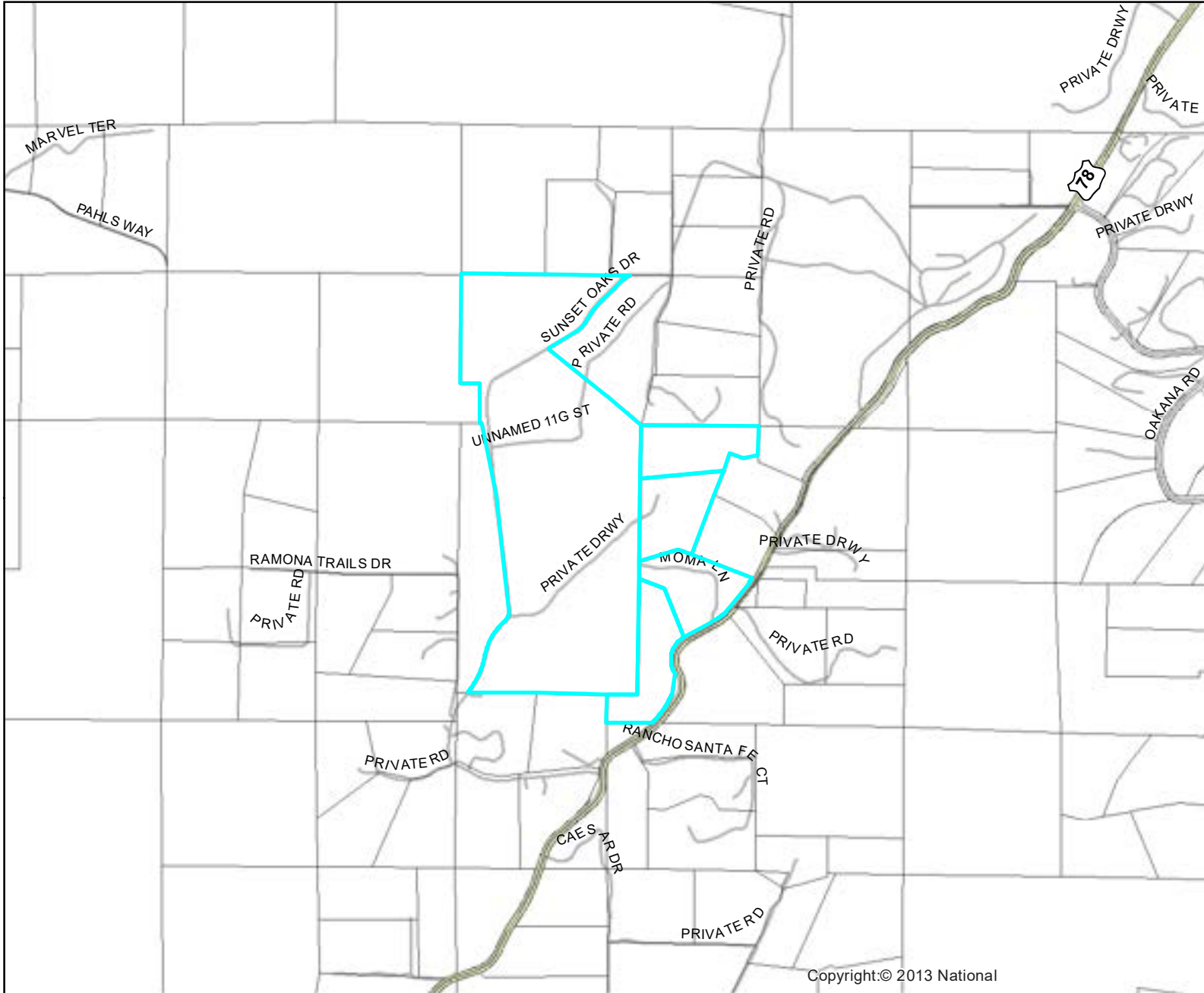
- PROJECT AREA

Notes:




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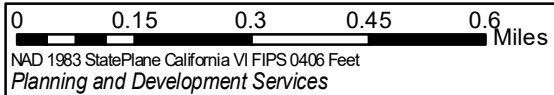
TOPO MAP



Legend:

 PROJECT AREA

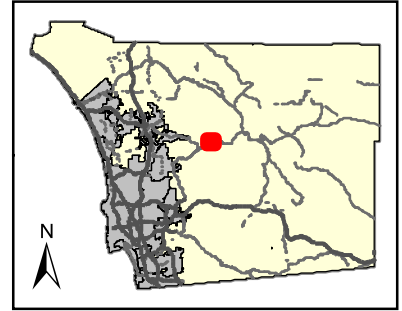
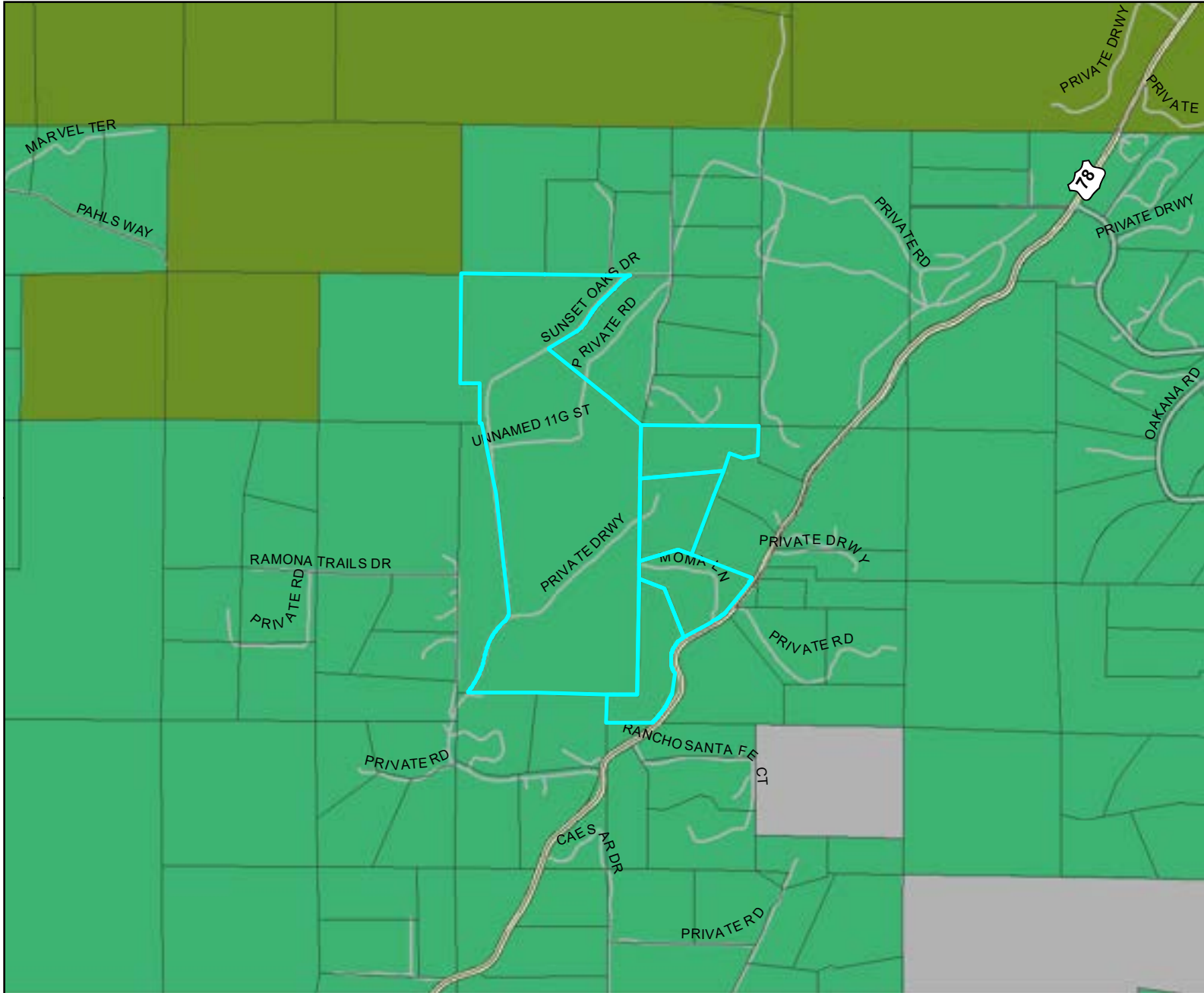
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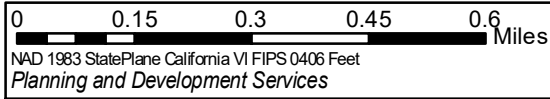
Notes:

GENERAL PLAN - LAND USE



Legend:

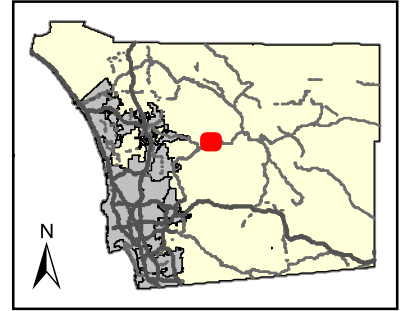
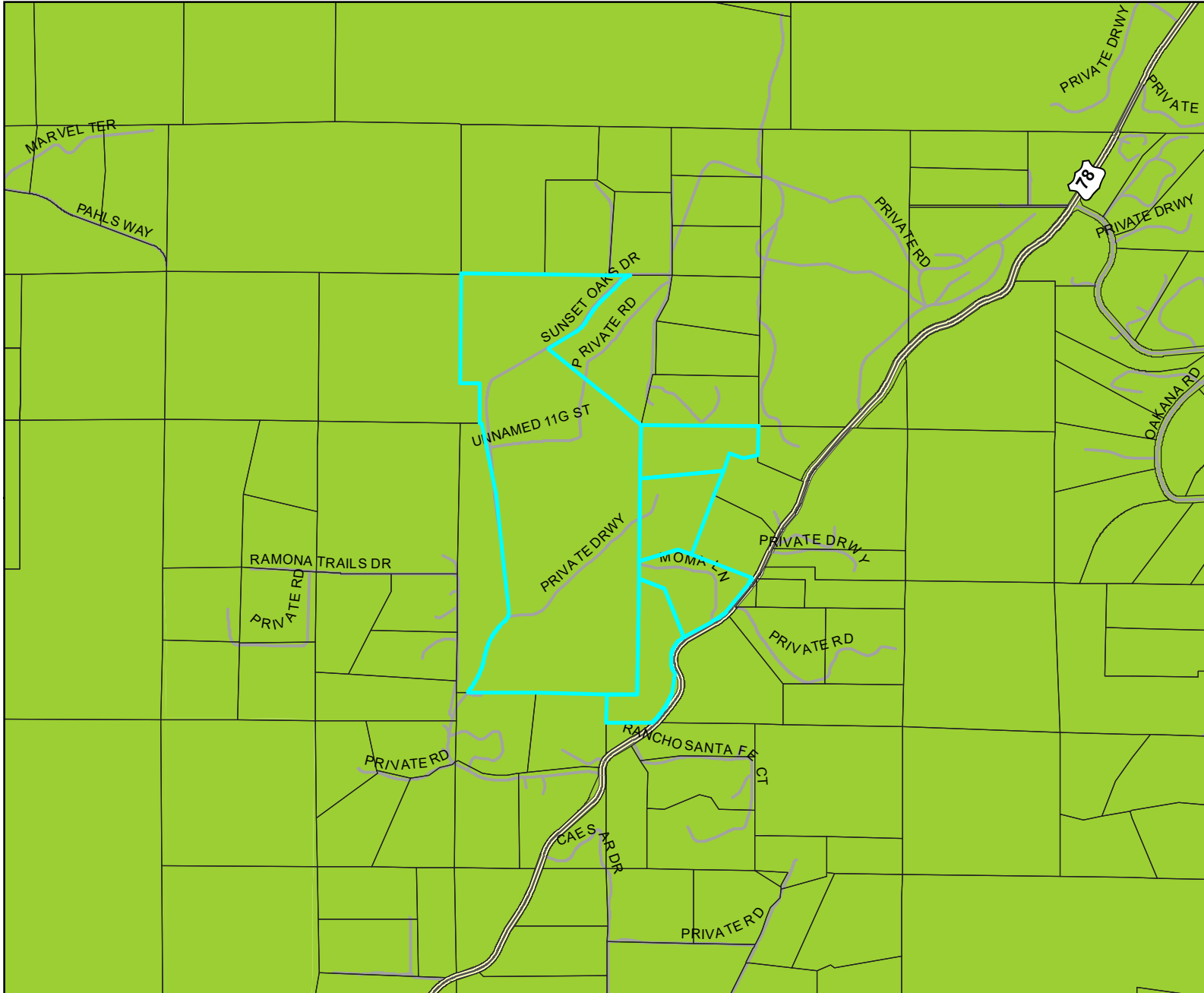
- PROJECT AREA
- GENERAL PLAN (AUGUST 2011)**
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village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



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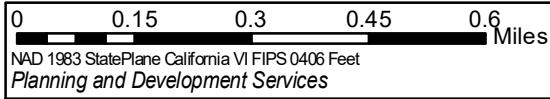
Notes:
 *Residential densities in italics

ZONING - USE



Legend:

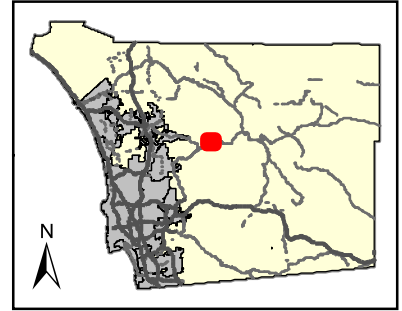
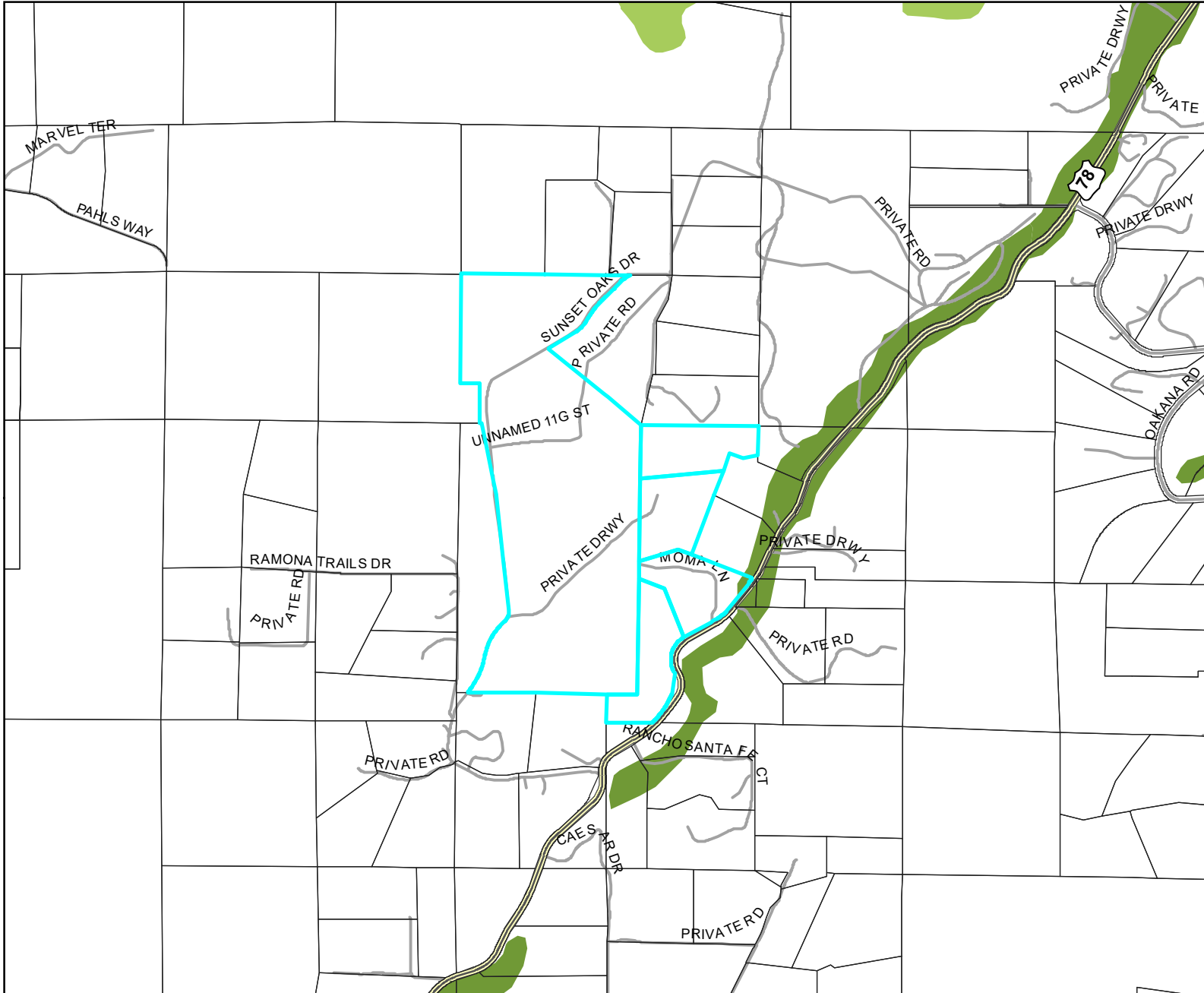
- PROJECT AREA
- ZONING**
- USE REGULATION**
- Agriculture
- Commerical and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Village Civic District
- Village
- Village
- Village
- Village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



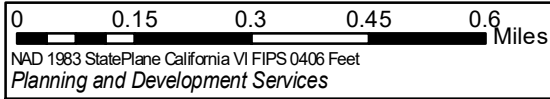
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Notes:

PRIME SOILS



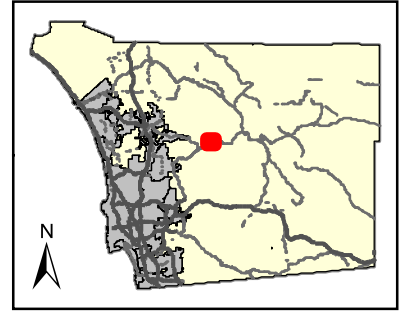
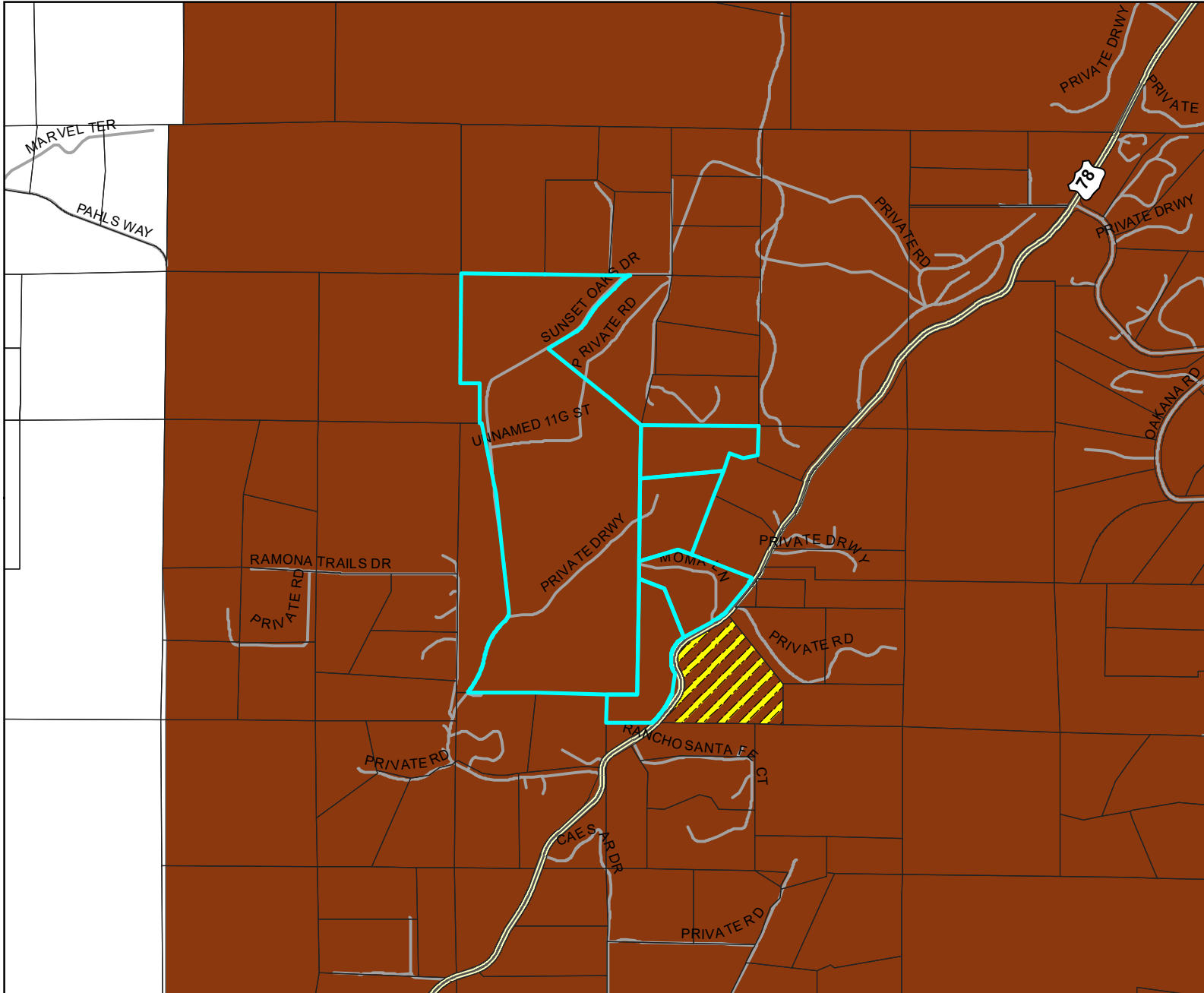
- Legend:**
- PROJECT AREA
 - PRIME SOILS**
 - Prime Farmland Soils
 - Statewide Significance Soils



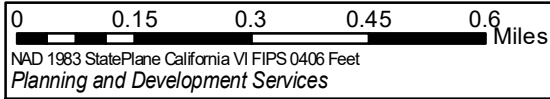
N
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Notes:

AG. PRESERVES/WILLIAMSON ACT



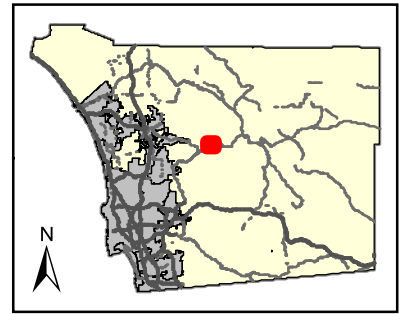
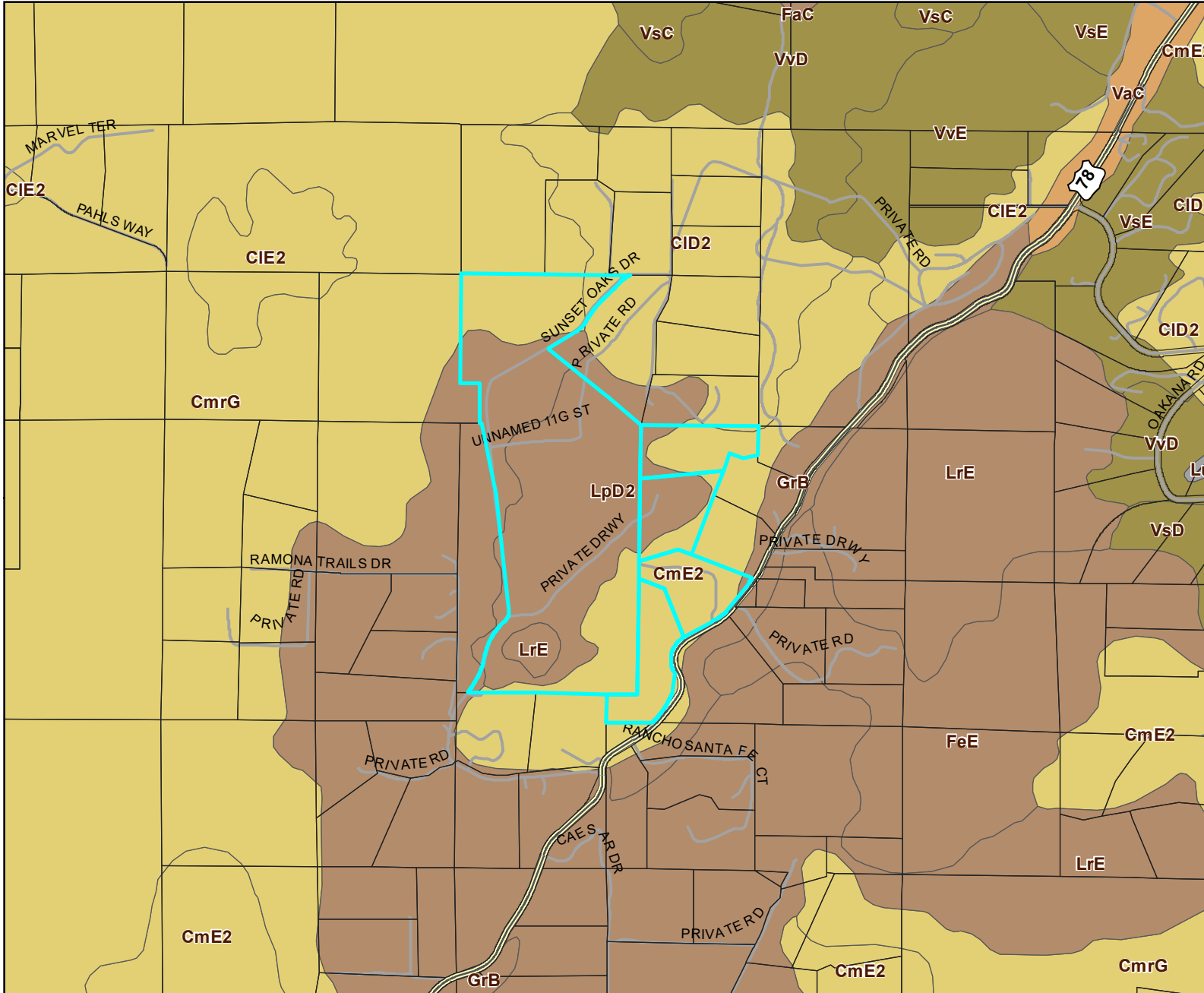
- Legend:**
- PROJECT AREA
 - WILLIAMSON ACT CONTRACT
 - AGRICULTURAL PRESERVE



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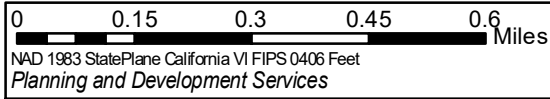
Notes:

SOIL



Legend:

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

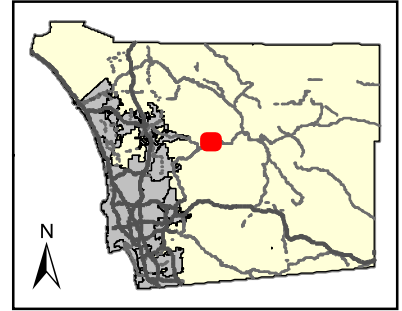
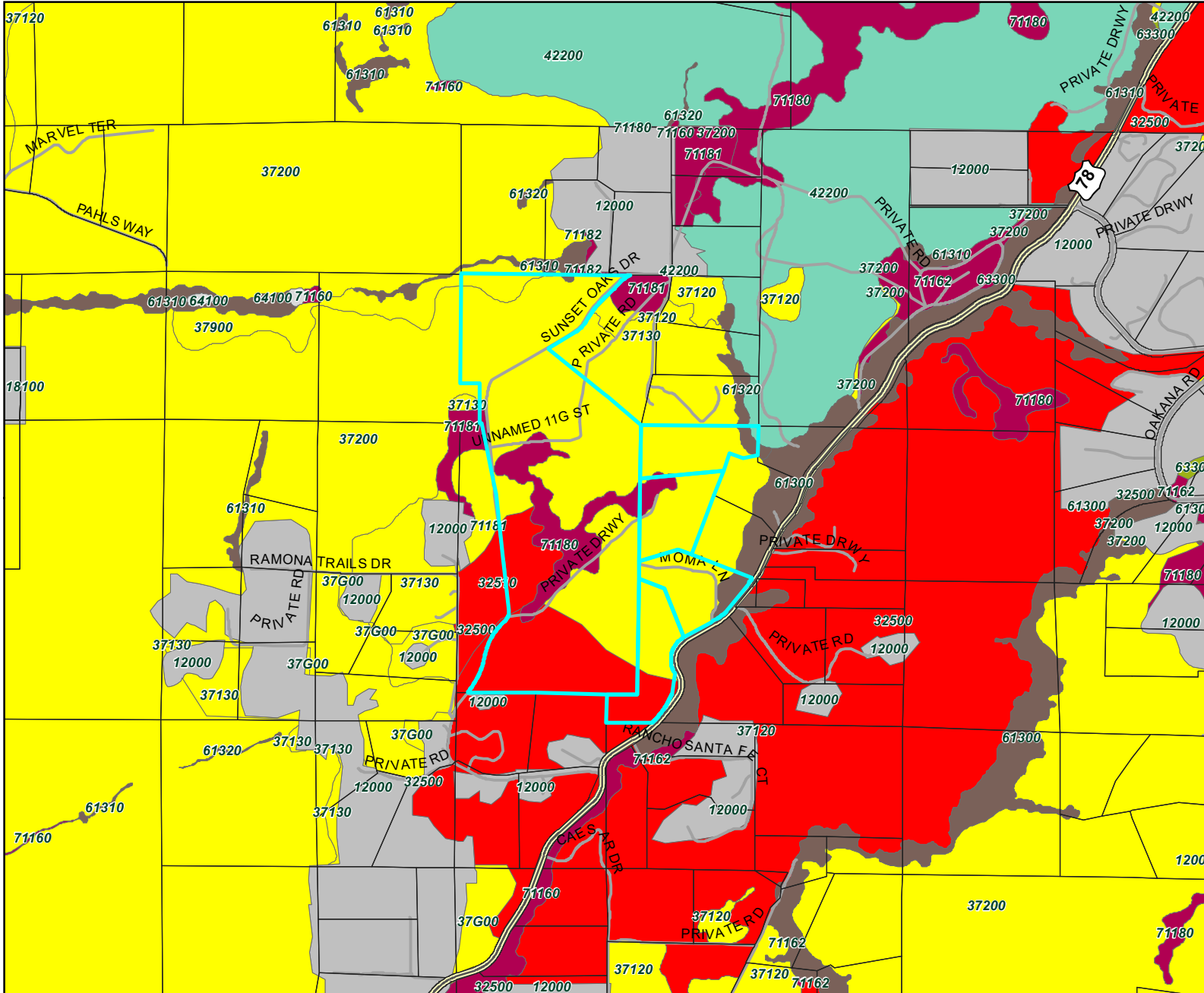


N This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

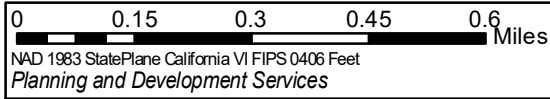
Notes:

SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
LpD2	Las Posas fine sandy loam, 9 to 15 percent slopes, eroded	4e-1(19)	33	High	Moderate 2
CID2	Cieneba coarse sandy loam, 5 to 15 percent slopes, eroded	6e-1(19)	16	Low	Severe 16
CmE2	Cieneba rocky coarse sandy loam, 9 to 30 percent slopes , eroded	7s-8(19)	10	Low	Severe 16
GrB	Greenfield sandy loam, 2 to 5 percent slopes	2e-1(19)	81	Low	Severe 16
CmrG	Cieneba very rocky coarse sandy loam, 30 to 75 percent slopes	7s-8(19)	<5	Low	Severe 1
LrE	Las Posas stony fine sandy loam, 9 to 30 percent slopes	6e-7(19,20)	24	High	Moderate 1

VEGETATION



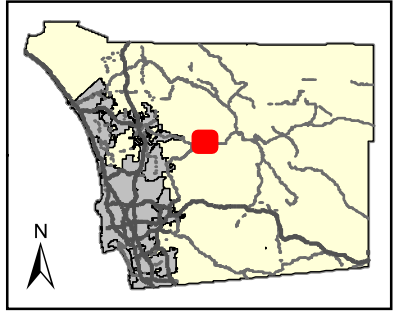
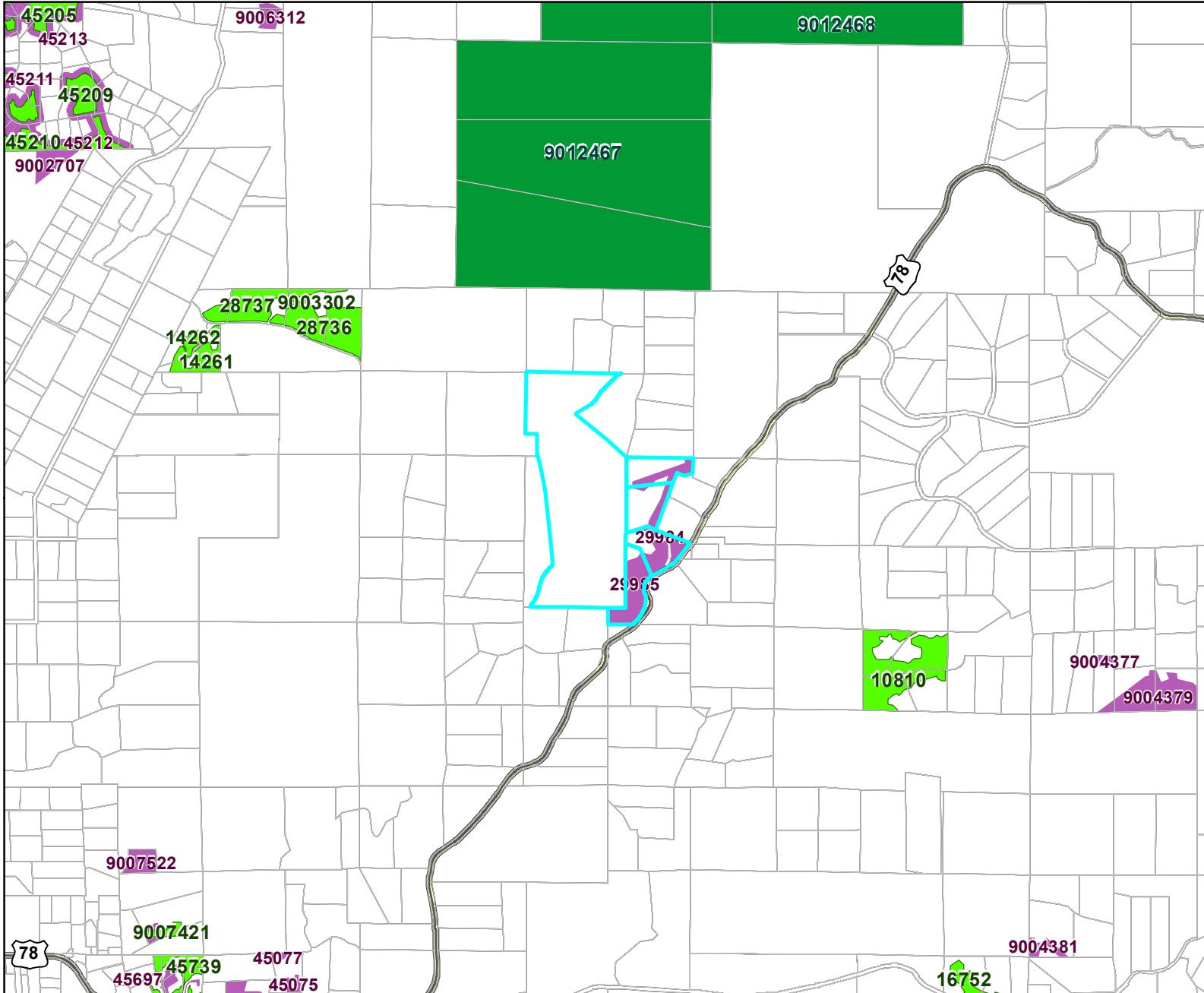
- Legend:**
- PROJECT AREA
 - VEGETATION CATEGORY**
 - Southern Foredunes, Beach, Saltpan
 - Mudflats
 - Coastal Sage Scrub
 - Chaparral
 - Grassland
 - Riparian Scrub
 - Riparian Woodland
 - Riparian Forest
 - Pinyon Juniper Woodlands
 - Other Woodlands
 - Oak Forest
 - Vernal Pool, Meadow and Seep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

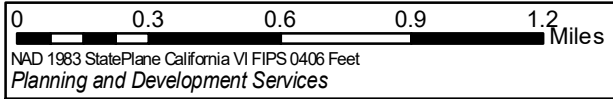
OPEN SPACE EASEMENTS



Legend:

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

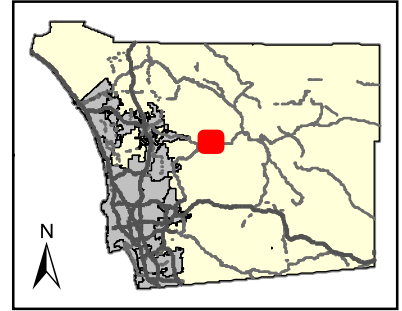
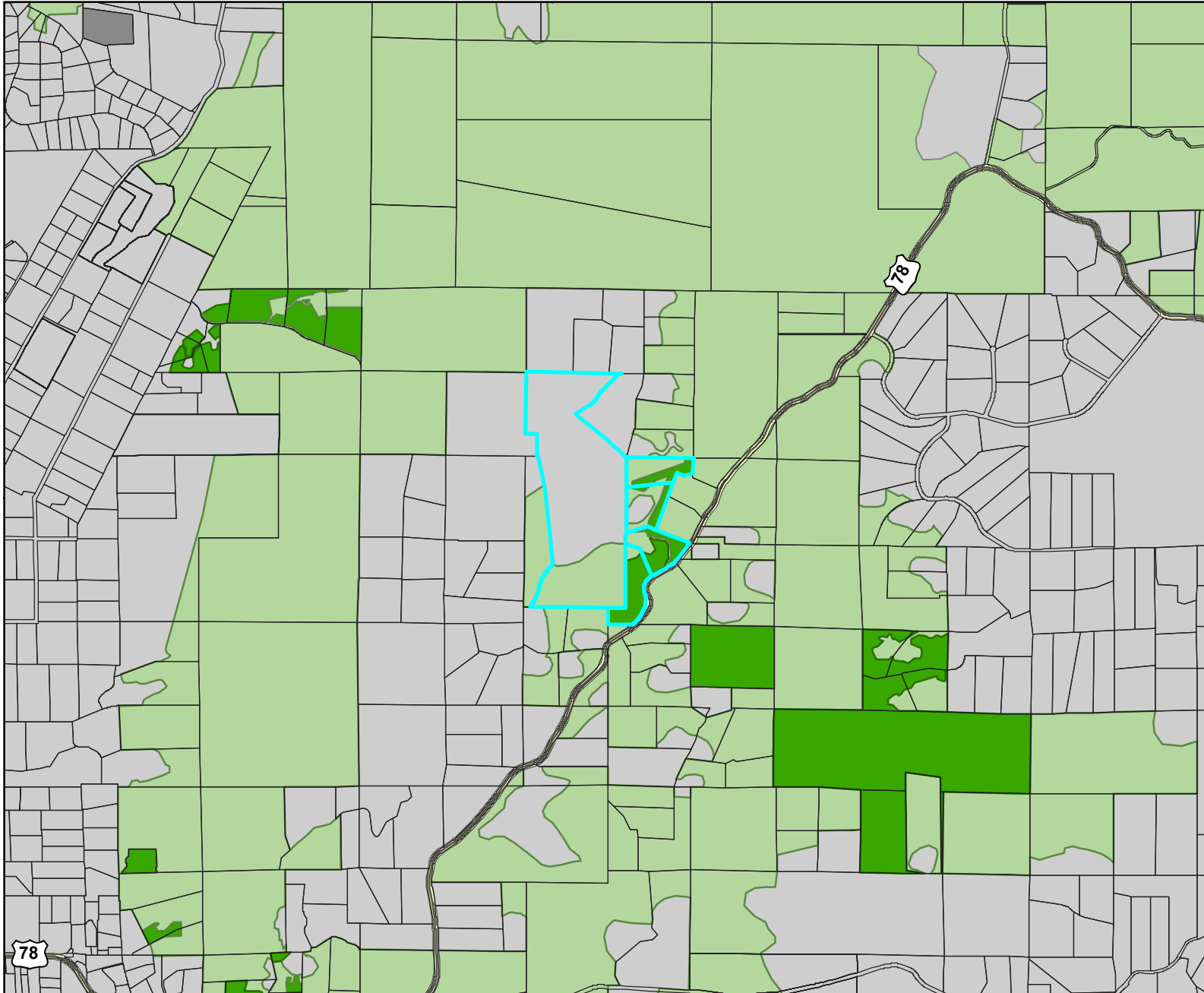
Notes:



N

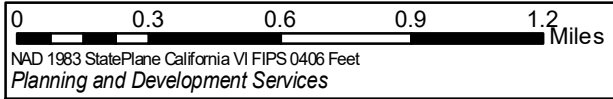
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MSCP



Legend:

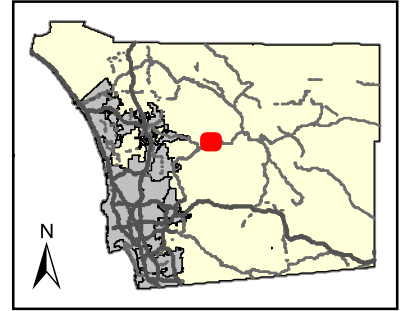
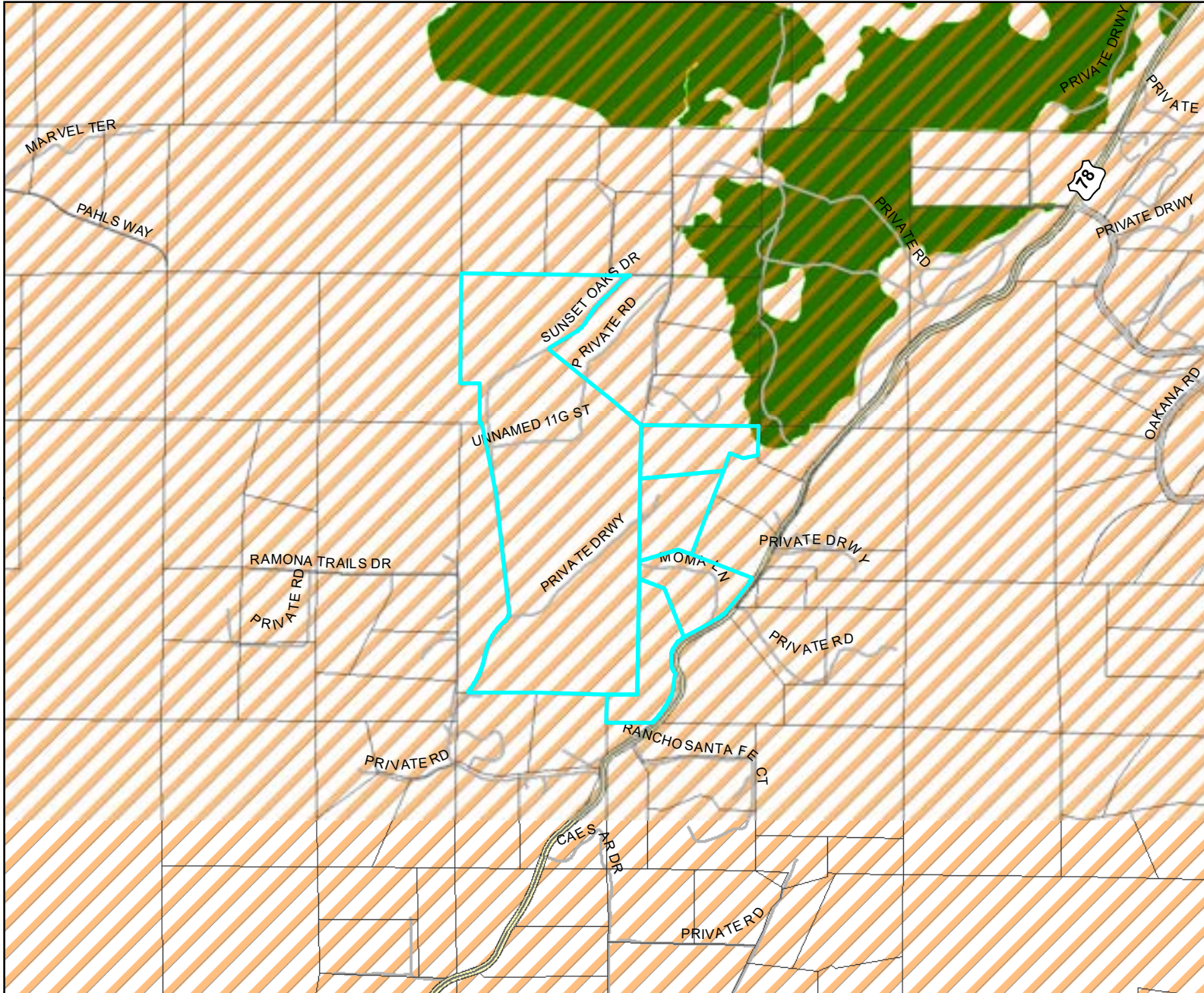
- PROJECT AREA
- NMSCP (DRAFT) DESCRIPTION**
- Preserve Areas
- Pre-Approved Mitigation Area (PAMA)
- Outside PAMA
- Pre-negotiated (Hardlined) Take
- Authorized Areas
- Special Districts
- Tribal Lands in Fee
- Tribal Lands in Trust
- Gregory Canyon Landfill
- Other Lands
- US Forest Service



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Notes:
 MSCP = Multiple Species Conservation Program

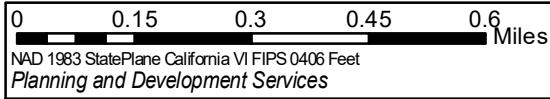
RAMONA GRASSLANDS



Legend:

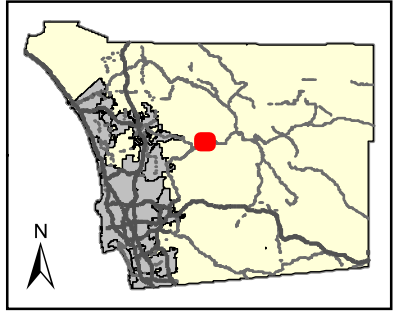
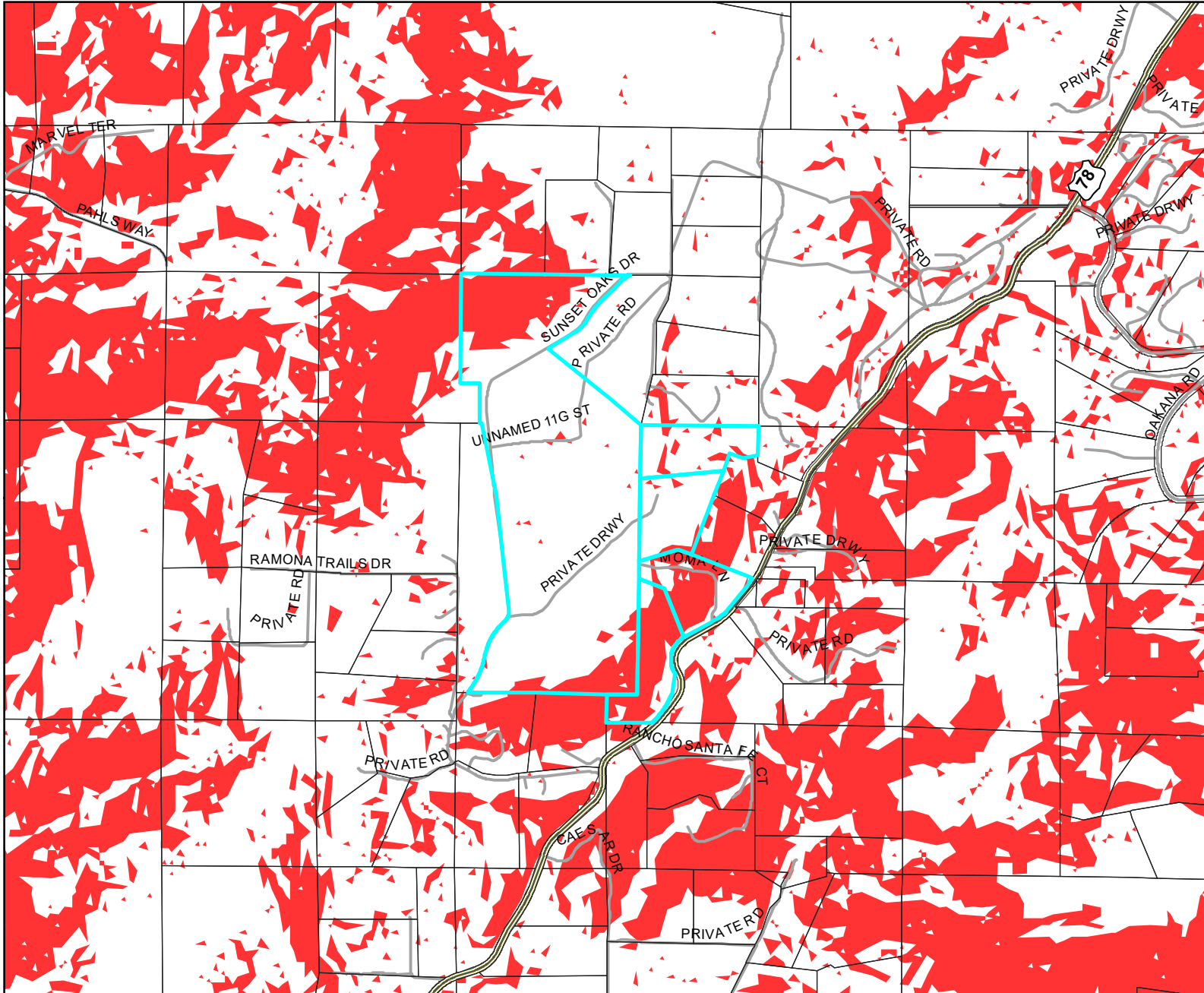
- PROJECT AREA
- RAMONA
- GRASSLANDS

Notes:



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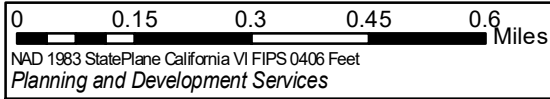
STEEP SLOPES



Legend:

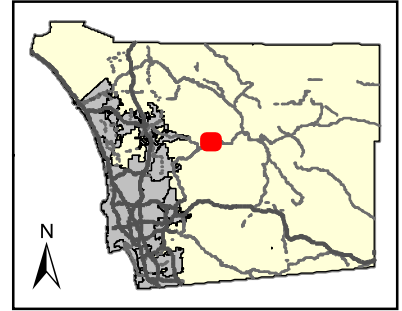
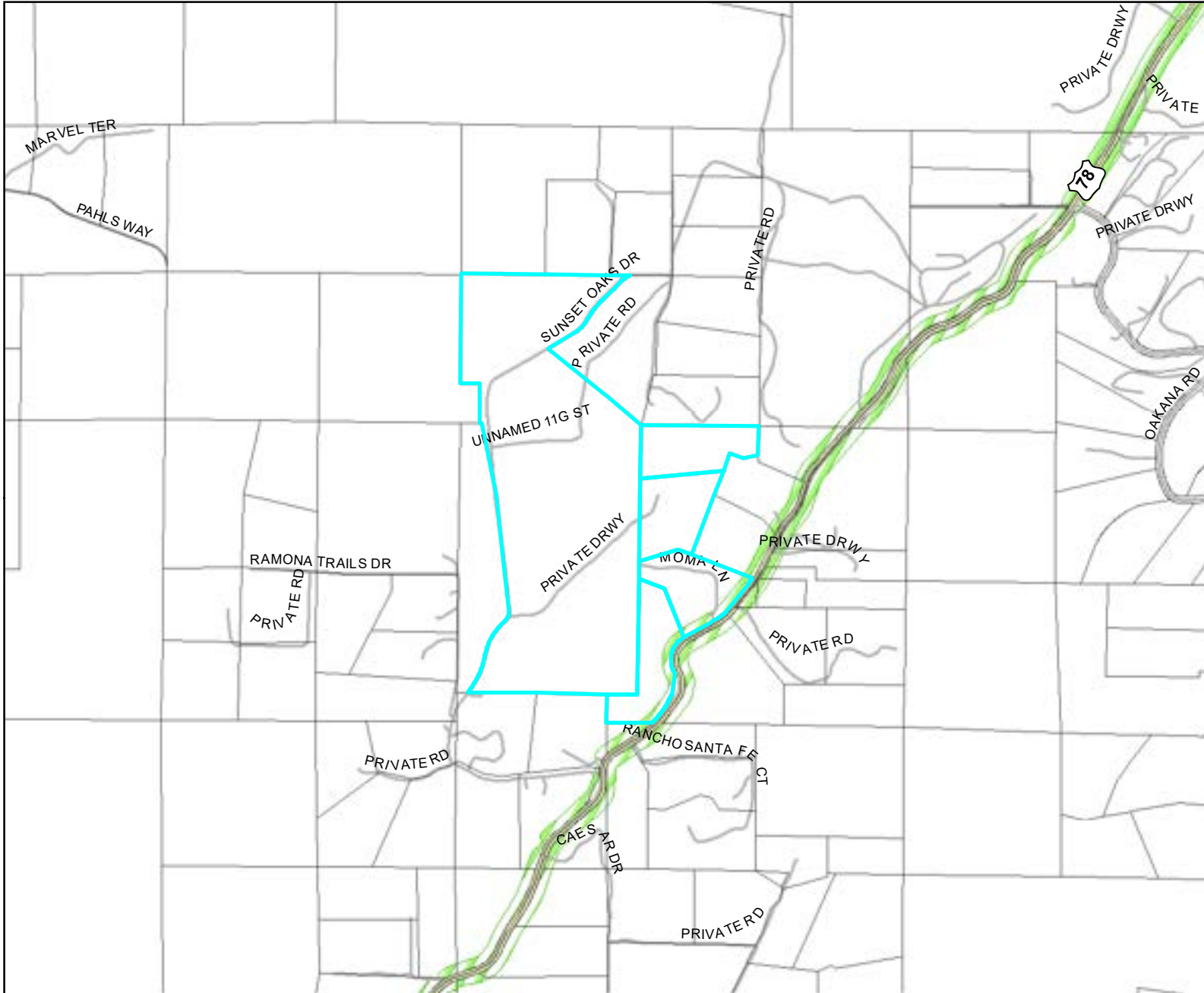
- PROJECT AREA
- STEEP SLOPE (> 25%)

Notes:



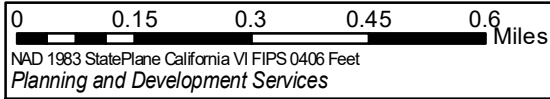
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NOISE



Legend:

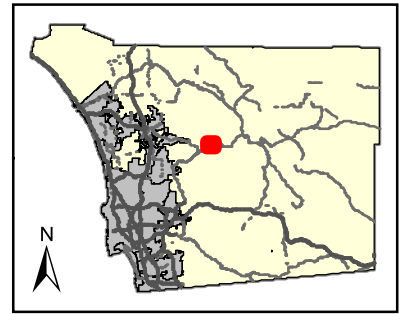
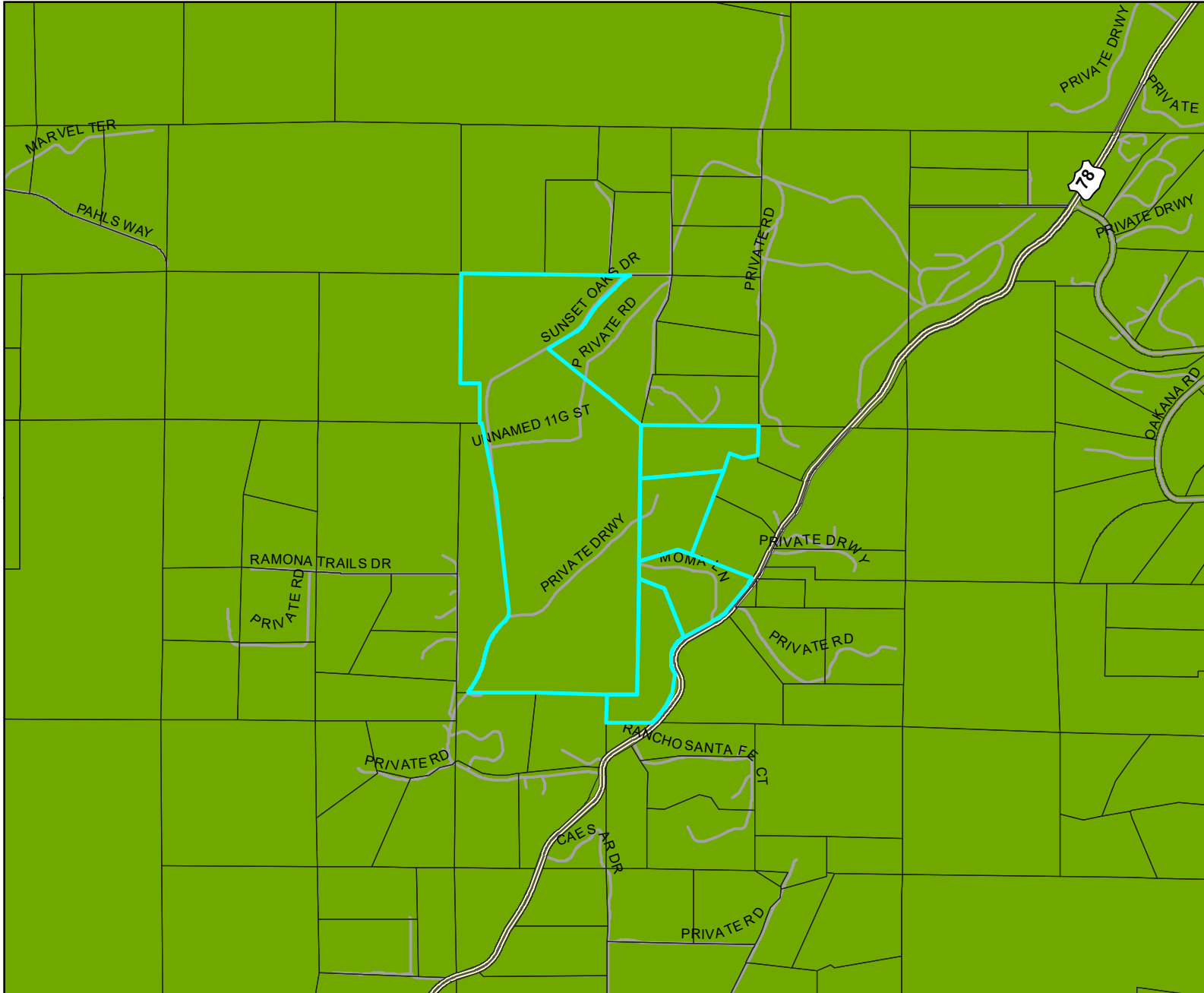
- PROJECT AREA
- TRAIN
- TROLLEY
- RAIL NOISE**
(Community Noise Equivalent Level)
- 60
- ROAD NOISE**
(Community Noise Equivalent Level)
- 60
- 75
- AIR NOISE**
(Community Noise Equivalent Level)
- 60
- 65
- 70
- 75
- 80



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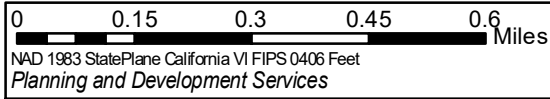
Notes:

URBAN-WILDLAND INTERFACE



Legend:

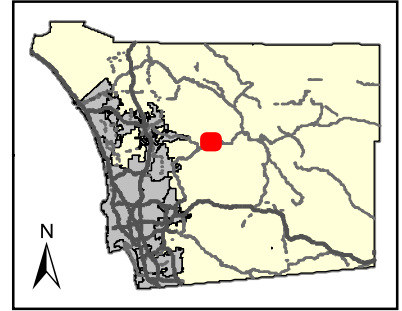
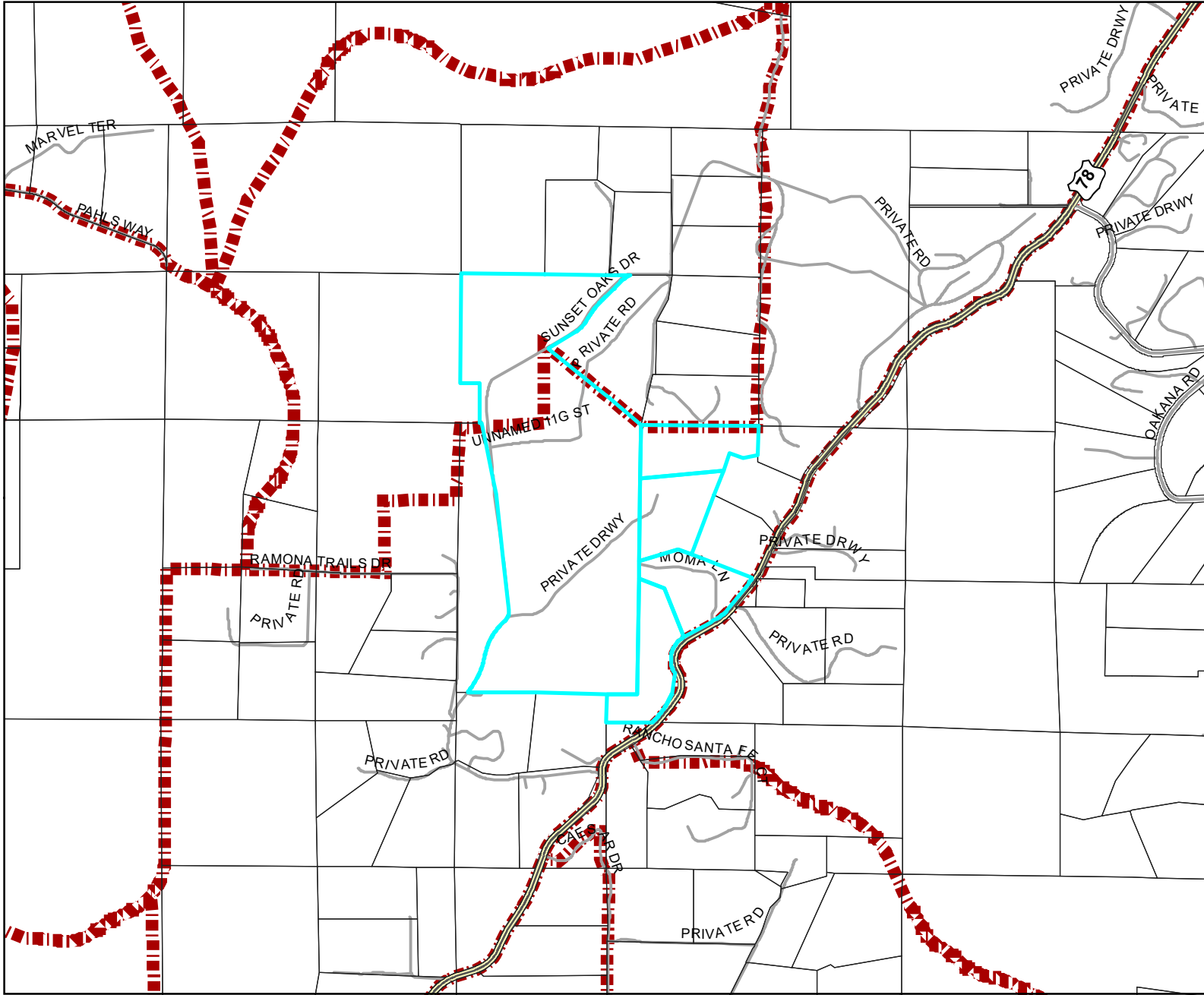
- PROJECT AREA
- URBAN-WILDLAND INTERFACE ZONE



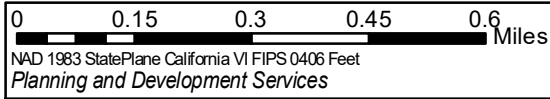
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Notes:

TRAILS



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



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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	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		
(g) Specialty Animal Raising: Other (Excluding Birds)	25 maximum				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	
	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:

- 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)