



Fairfield Farms

14224 Old Cole Grade Road, Pauma Valley, CA 92061

APNs: 128-212-12-00, 128-212-13-00, 130-160-05-00

Fairfield Farms offers a once in a lifetime opportunity for those seeking a blend of natural beauty, sustainable living, and agricultural potential situated in one of the most scenic areas in Southern California. Situated in the heart of Pauma Valley, at the foothills of the Palomar Mountain Range, lies a sprawling 389-acre estate with a comfortable owner's main residence, farm manager's residence and office, farm labor housing and comprehensive farming facilities boasting a thriving agricultural business venture. Envisioned as a haven for organic blueberry and avocado cultivation, Fairfield Farms is not just a property; *it's a testament to the legacy of California farming.*



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

Fairfield Farms



Once in a lifetime opportunity for those seeking a blend of natural beauty, sustainable living, and agricultural potential!

- Invest in a Legacy
- Efficient Farm Management
- High Quality Crops
- Organic Bounty
- Locale Known for Abundant Water Resources & Fertile Growing Grounds
- Versatile Potential
- State-of-the Art Farming Infrastructure
- Custom Ranch Style Main House
- Exclusive Farming Lifestyle



RedHawkRealty.com



800-371-6669



Property Highlights

Available for \$14,500,000

~ Discover Fairfield Farms in Southern California's serene Pauma Valley ~ Sustainable, Organic 389 Acre Estate

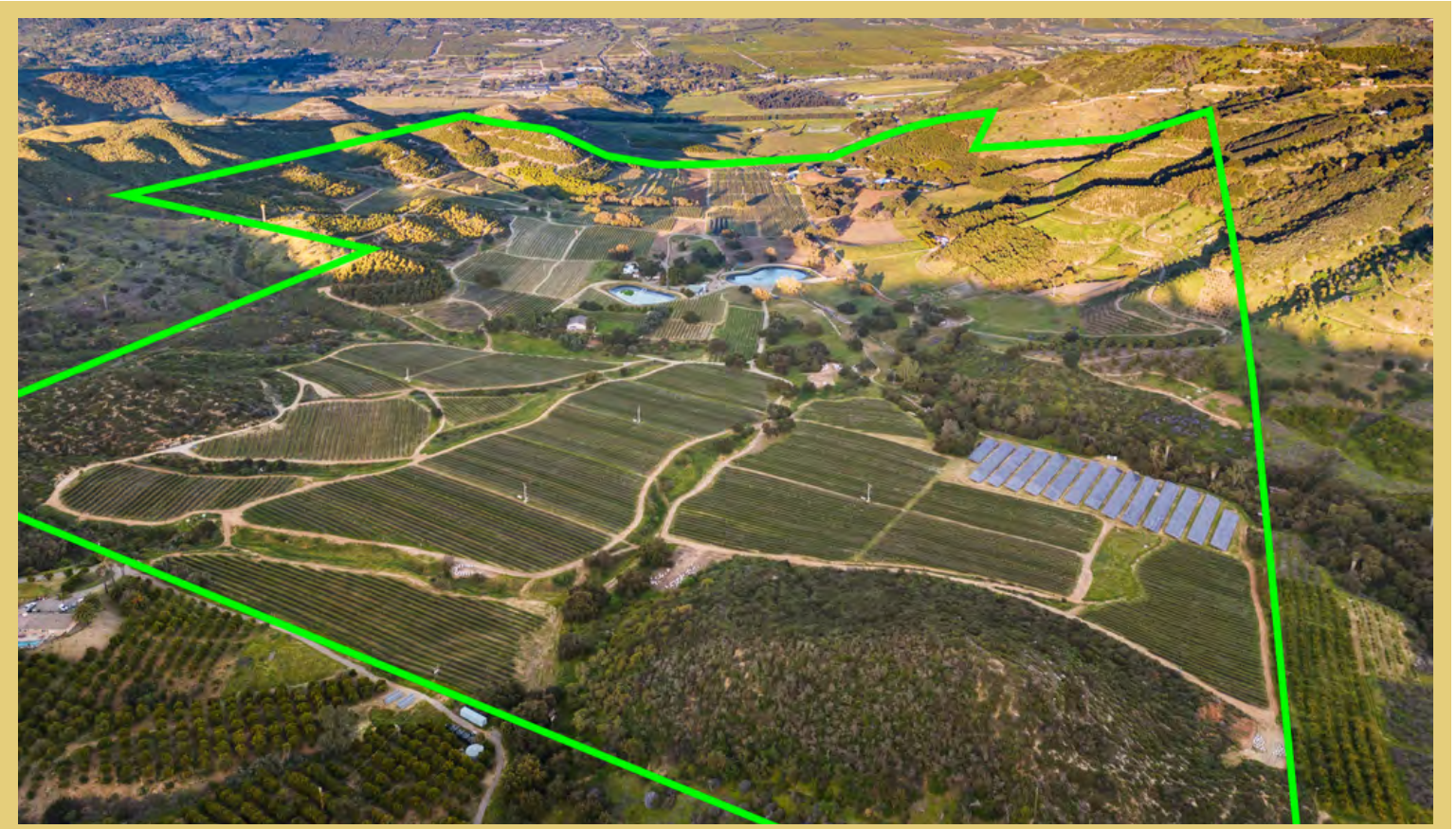
- Remarkable 1+ megawatt solar field which substantially reduces utility costs.
- Several solid producing private water wells with large capacity water storage reservoirs, advanced water filtration and fertilizer injection station, and extensive irrigation distribution redundancy, ensures that the water supplied for irrigation is amply purified and enriched.
- Boasting 85+/- acres of organic blueberries, 105+/- acres of avocado trees & 5+/- acres of citrus.
- Positioned in the agriculturally rich Pauma Valley with ideal climate and enriched by the San Luis Rey River, promising robust crop growth.
- Enjoy the pinnacle of comfort in a custom-built, 3,400+ sf main residence with breathtaking panoramic views and stylish, functional living spaces.
- Benefit from an on-site farm manager's residence and fully equipped office to ensure smooth operations.
- Explore a myriad of possibilities, from eco-tourism & educational agricultural hubs to residential development or private family estate, expanding its legacy far into the future.

Fairfield Farms



Fairfield Farms stands as a paragon of sustainability and self-sufficiency in farming.

Fully integrated farming practices and on-site facilities are designed to support the operational needs and maximize efficiency for this farm. This aspect not only offers operational proficiency but also provides a sense of independence and control over the farming process. From farm labor housing and several equipment and supply buildings to the state-of-the-art centralized pump house and a 10,000+/- sf receiving/packing/shipping warehouse, this property epitomizes modern agricultural management. Positioned in the agriculturally rich Pauma Valley with ideal climate and enriched by the San Luis Rey River, promising robust crop growth.



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1301600500 Fairfield Farms

1282121300

1282121200

Patricia Rd

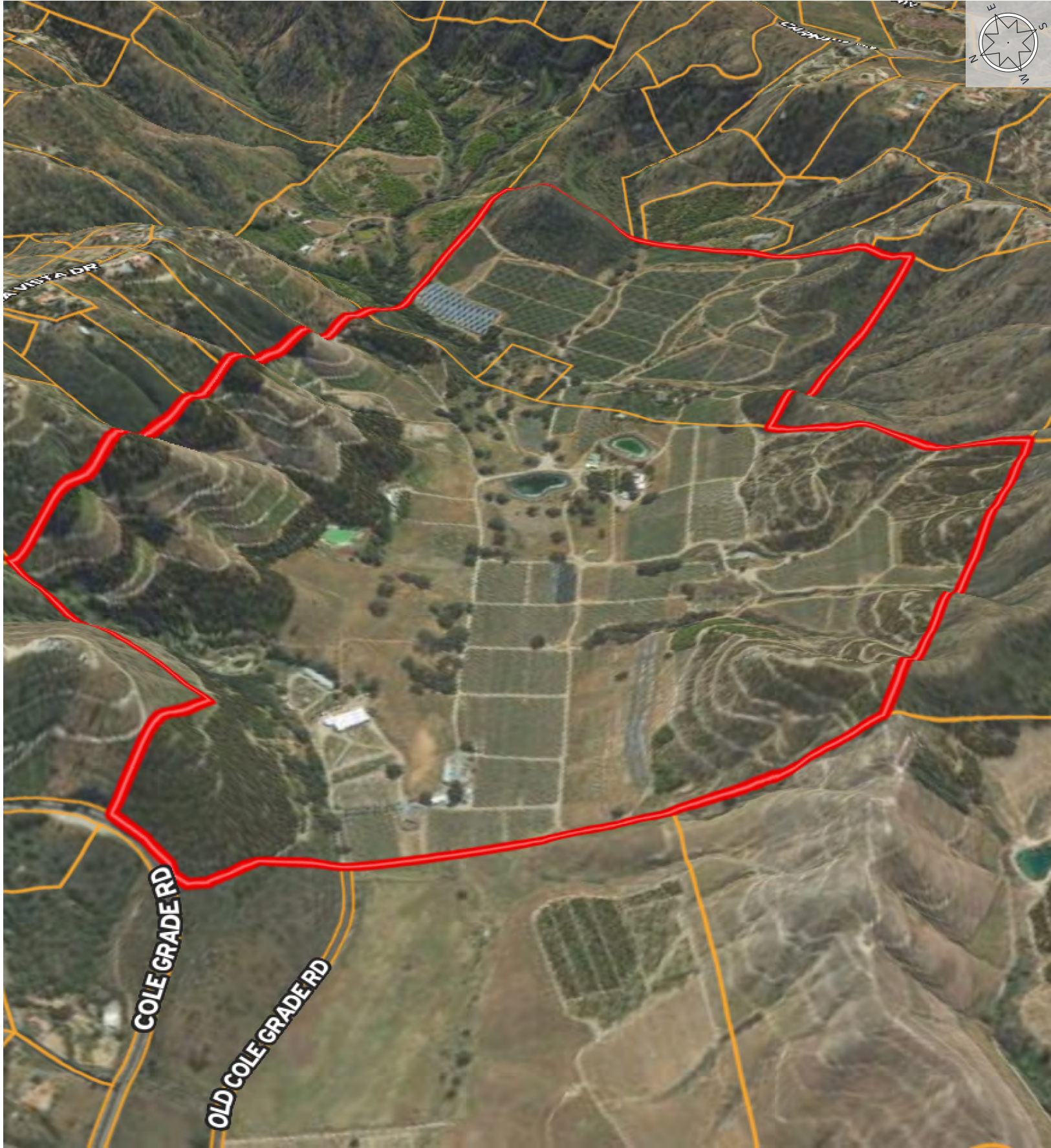
Old Cole Grade Rd

Cole Grade Rd



Fairfield Farm - Improvements

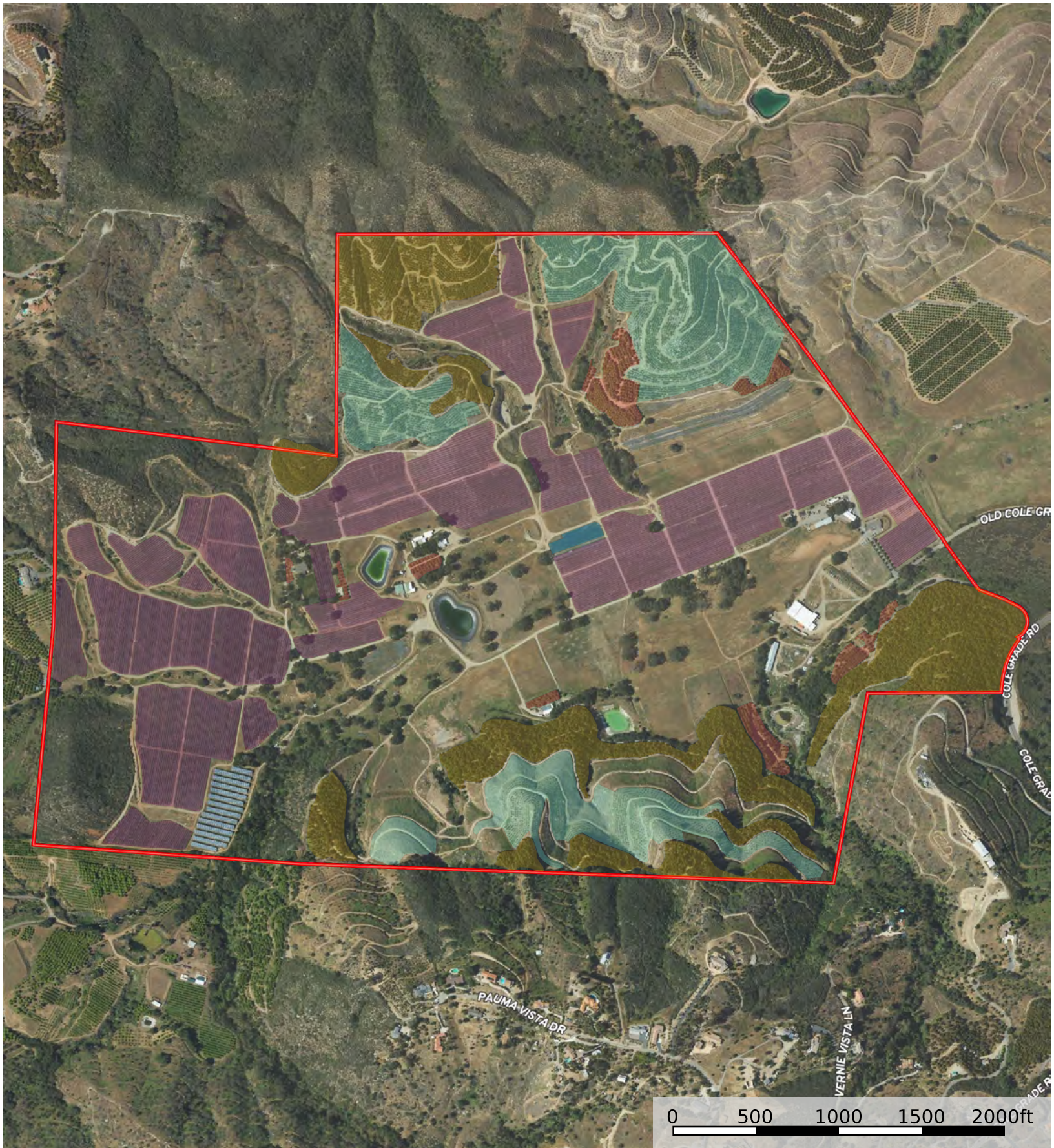
California, AC +/-



 Boundary

Fairfield Farm - Horticulture / Groves

California, AC +/-



- Citrus
- Avocado - Young
- Avocado - Mature
- Propagation Shade Houses
- Blueberries
- Boundary



— Primary Road - - - Road / Trail — Entry Road □ Boundary



PLANNING & DEVELOPMENT SERVICES

Preliminary Review of Resources for IS/EA Preparation

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

Report Run Date/Time:	2/13/2024 7:01:53 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	1282121200,1282121300,1301600500
Project Name:	

	1282121200	1282121300	1301600500
General Information			
USGS Quad Name/County Quad Number:	Pala/53	Pala/53	Pala/53
Section/Township/Range:	13/10S/02W; 18/10S/01W	13/10S/02W	18/10S/01W
Tax Rate Area:	94144	94144	94144
Thomas Guide:	/	/	/
Site Address:	0 Patricia Rd Valley Center 92082	0 Patricia Rd Valley Center 92082	0 Old Cole Grade Rd Valley Center 92082
Parcel Size (acres):	3.67	93.84	291.90
Board of Supervisors District:	5	5	5

Public Service and Utility Districts			
Water/Irrigation District:	Valley Center Municipal Water District	Valley Center Municipal Water District	Valley Center Municipal Water District
Sewer District:	None	None	None
Fire Agency:	Valley Center Fire Protection District	Valley Center Fire Protection District	Valley Center Fire Protection District
School District:	Unified Valley Center-Pauma	Unified Valley Center-Pauma	Unified Valley Center-Pauma

	1282121200	1282121300	1301600500
General Plan Information			
General Plan Regional Category:	Semi-Rural	Semi-Rural	Semi-Rural
General Plan Land Use Designation:	Semi-Rural Residential (Sr-10) 1 Du/10 Ac	Semi-Rural Residential (Sr-10) 1 Du/10 Ac	Semi-Rural Residential (Sr-10) 1 Du/10 Ac
Community Plan:	Pala-Pauma	Pala-Pauma	Pala-Pauma
Rural Village Boundary:	None	None	None
Village Boundary:	None	None	None
Special Study Area :	None	None	None

Zoning Information			
Use Regulation:	A70	A70	A70
Animal Regulation:	L	L	M
Density:	-	-	-
Minimum Lot Size:	4Ac	4Ac	4Ac
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:	-	-	Por F

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

Agricultural Resources			
The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	Yes	Yes	Yes
The site contains Prime Soils.	Yes	Yes	Yes
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.	No	No	No
The site is in a Williamson Act Contract.	No	No	No

	1282121200	1282121300	1301600500
Biological Resources			
Eco-Region:	Northern Foothills	Northern Foothills	Northern Foothills
Vegetation Map	42200 Non-Native Grassland; 71160 Coast Live Oak Woodland	32500 Diegan Coastal Sage Scrub; 37120 Southern Mixed Chaparral; 71160 Coast Live Oak Woodland	18100 Orchards And Vineyards; 18320 Row Crops
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.	No	No	No
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	Yes
Maritime Succulent Scrub	No	No	No
Diegan Coastal Sage Scrub	Yes	Yes	Yes
Inland Form (>1,000 ft. elevation)	Yes	Yes	Yes
Coastal Sage - Chaparral Scrub	No	No	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No	No	No
None of the above	No	No	No
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	Yes: Moderate; Very High	Yes: High; Low; Moderate; Very High	Yes: Agriculture; High
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:	Quaternary Alluvium	Cretaceous Plutonic; Quaternary Alluvium	Cretaceous Plutonic; Quaternary Alluvium
Paleo Sensitivity:	Low	Low; Zero	Low; Zero
Paleo Monitoring:	Monitoring By Grading/Excavation Contractor	Monitoring By Grading/Excavation Contractor	Monitoring By Grading/Excavation Contractor

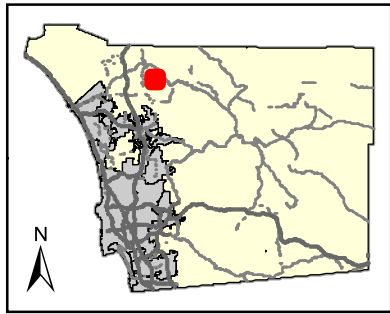
Geology

Alquist-Priolo Zone:	No	No	No
County Special Study Zone:	No	No	No
Quaternary/Pre-Quaternary Fault:	No	No	No
Potential Liquefaction Area:	Yes	Yes	Yes
Soils Hydrologic Group:	B	B; C; D	B; C; 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.	No	No	No

	1282121200	1282121300	1301600500
Mineral Resources			
The site is located within a Mineral Resource Category.	No Mrz (Yes Alluvium/No Mines)	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	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

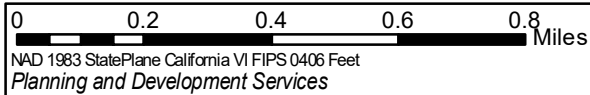
	1282121200	1282121300	1301600500
Hydrology and Water Quality			
Hydrologic Unit:	San Luis Rey	San Luis Rey	San Luis Rey
Sub-basin:	903.22/Pauma	903.22/Pauma	903.22/Pauma
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: Pacific Ocean Shoreline (San Luis Rey Hu); San Luis Rey River (Lower); San Luis Rey River (Upper)	Yes: Pacific Ocean Shoreline (San Luis Rey Hu); San Luis Rey River (Lower); San Luis Rey River (Upper)	Yes: Pacific Ocean Shoreline (San Luis Rey Hu); San Luis Rey River (Lower); San Luis Rey River (Upper)
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes	Yes
The site is located in a Source Water Protection Area.	No	No	No
Water Supply/Groundwater			
The site is located outside (east) of the County Water Authority boundary.	No	No	No
The site is in Borrego Valley.	No	No	No
The project is groundwater dependent.	No	No	No
Annual rainfall:	18 To 21 Inches	18 To 21 Inches	18 To 21 Inches
Noise			
The site is within noise contours.	No	No	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.	No	No	No
The site is located east of the County Water Authority boundary.	No	No	No
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

2014 ORTHOPHOTO



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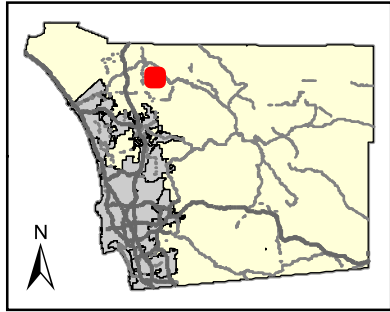
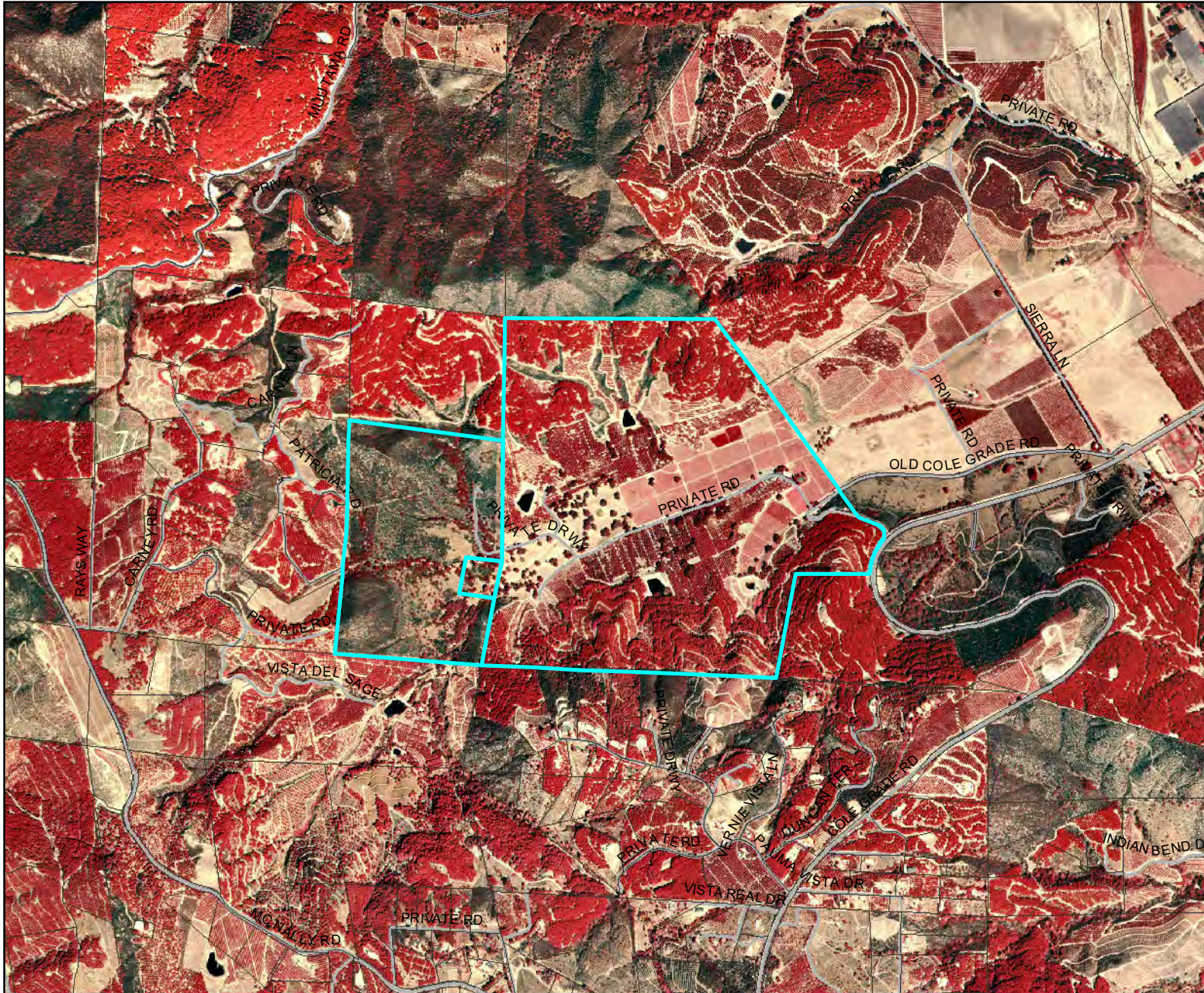
PROJECT AREA



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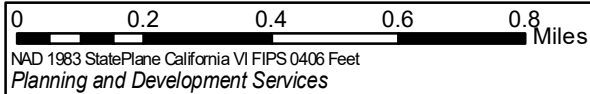
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1997 COLOR INFRARED



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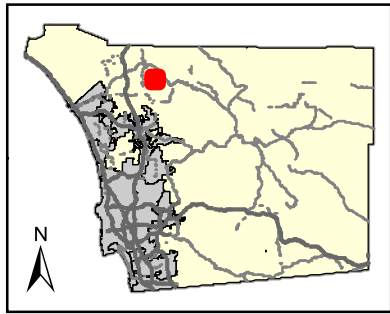
 PROJECT AREA



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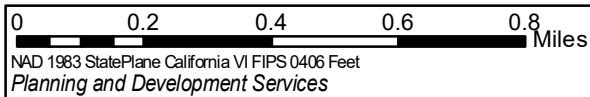
Notes:

1995 AERIAL



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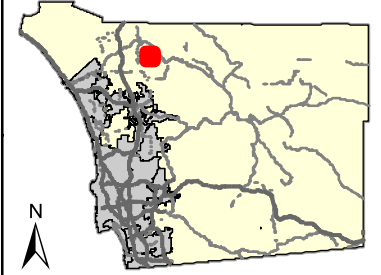
PROJECT AREA



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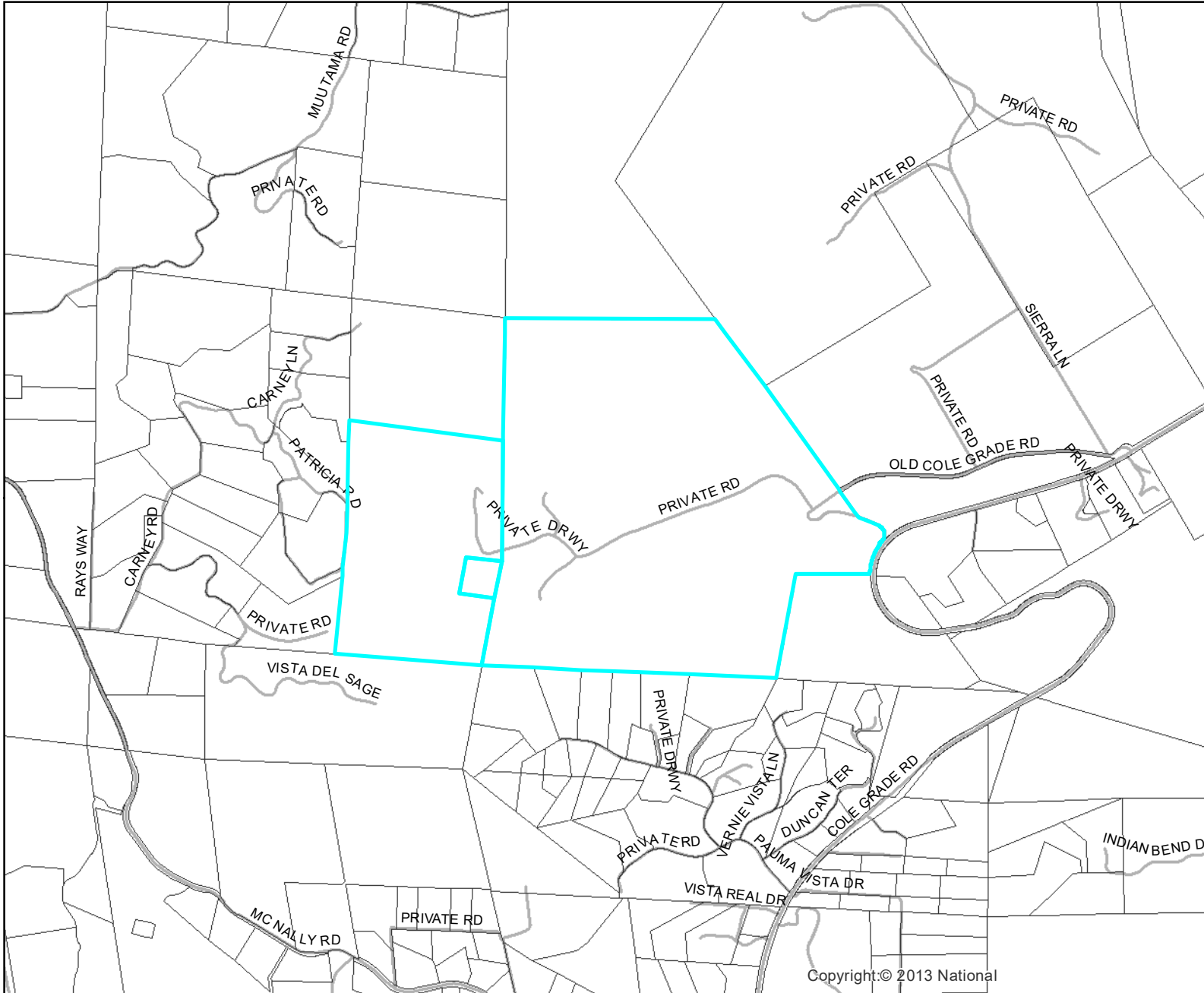
Notes:

TOPO MAP

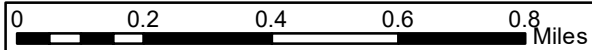


Legend:

 PROJECT AREA



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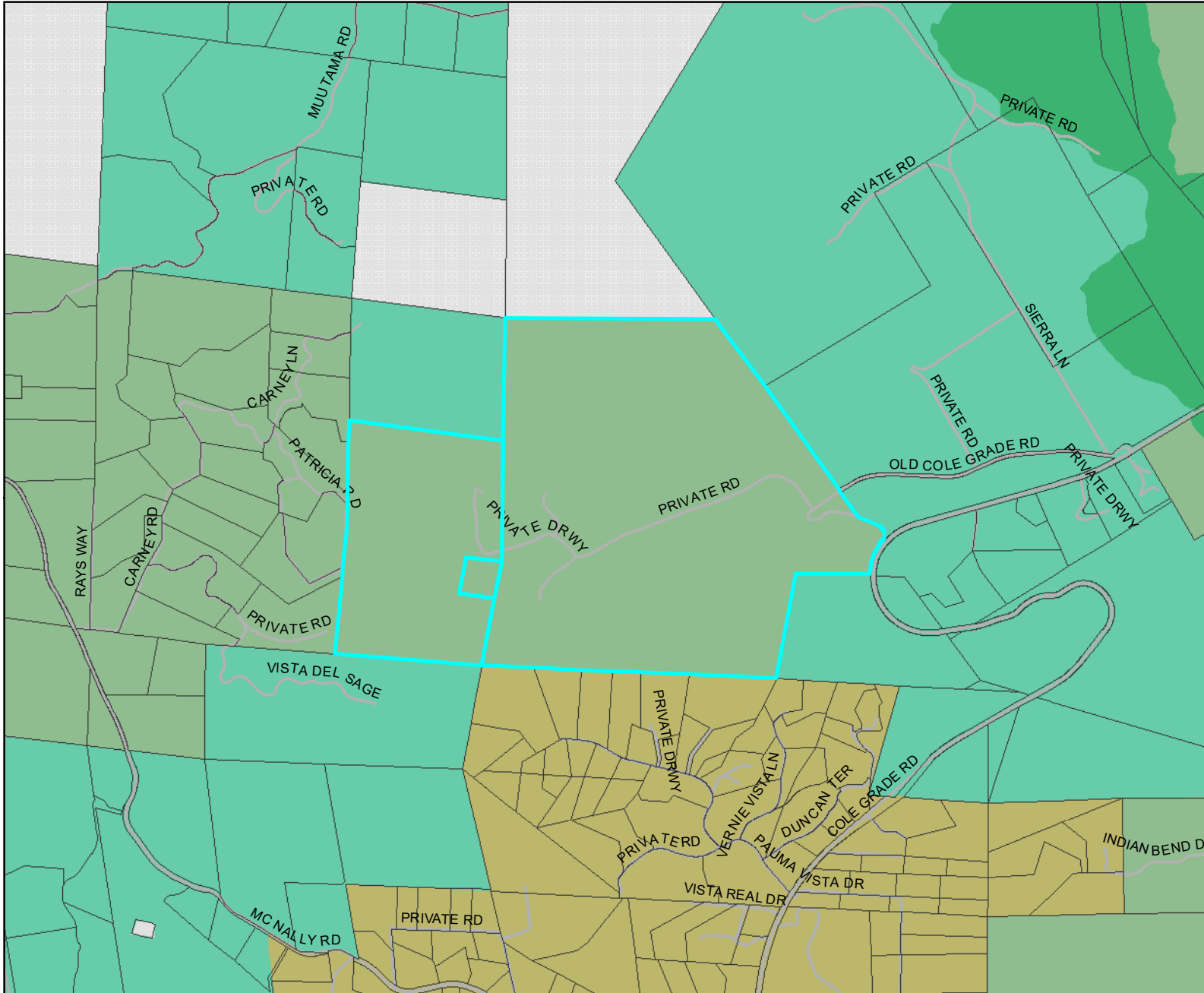
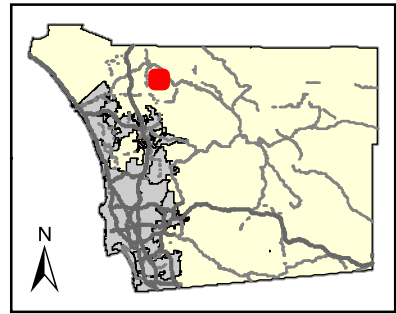
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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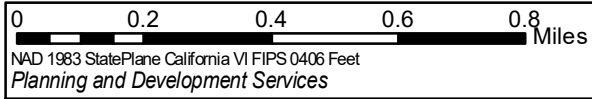
Notes:

GENERAL PLAN - LAND USE



Legend:

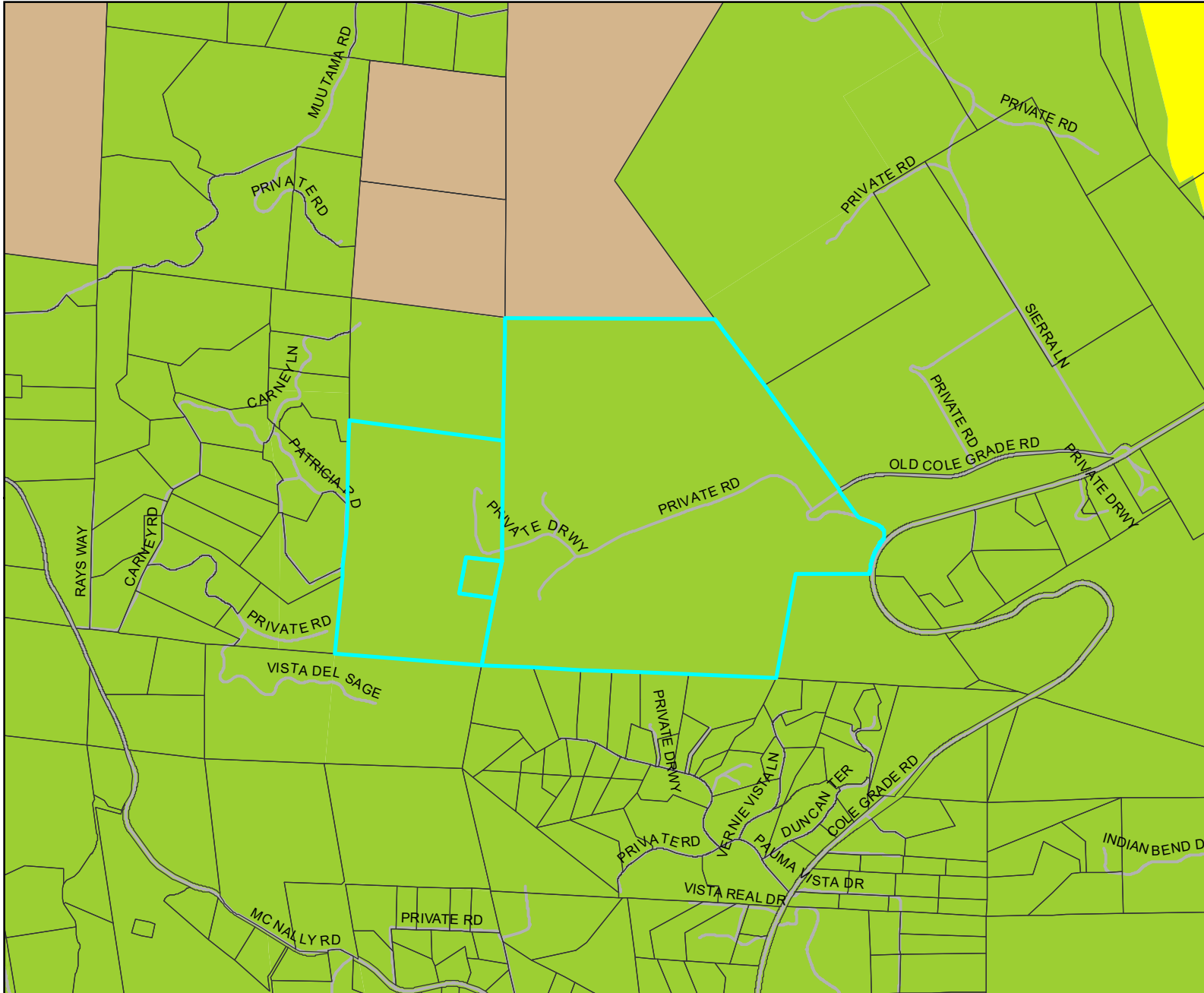
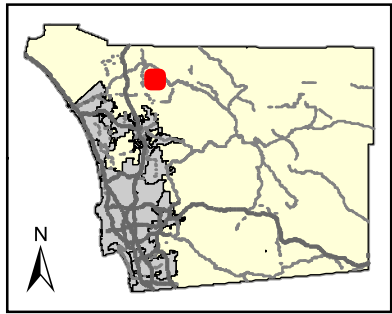
- PROJECT AREA
- GENERAL PLAN (AUGUST 2011)**
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village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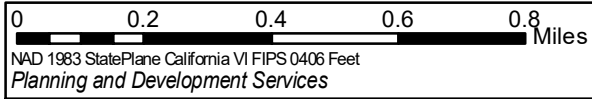
Notes:
*Residential densities in italics

ZONING - USE



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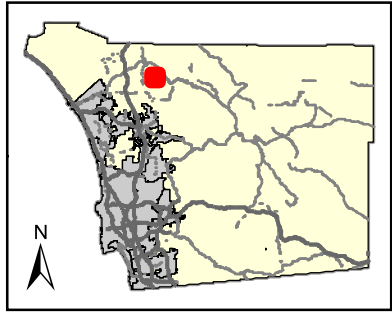
- PROJECT AREA
- ZONING**
- USE REGULATION**
- Agriculture
- Commerical and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Village Civic District
- Village
- Village
- Village
- Village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



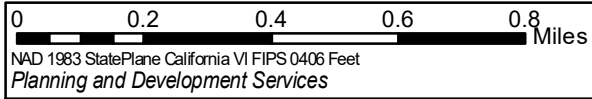
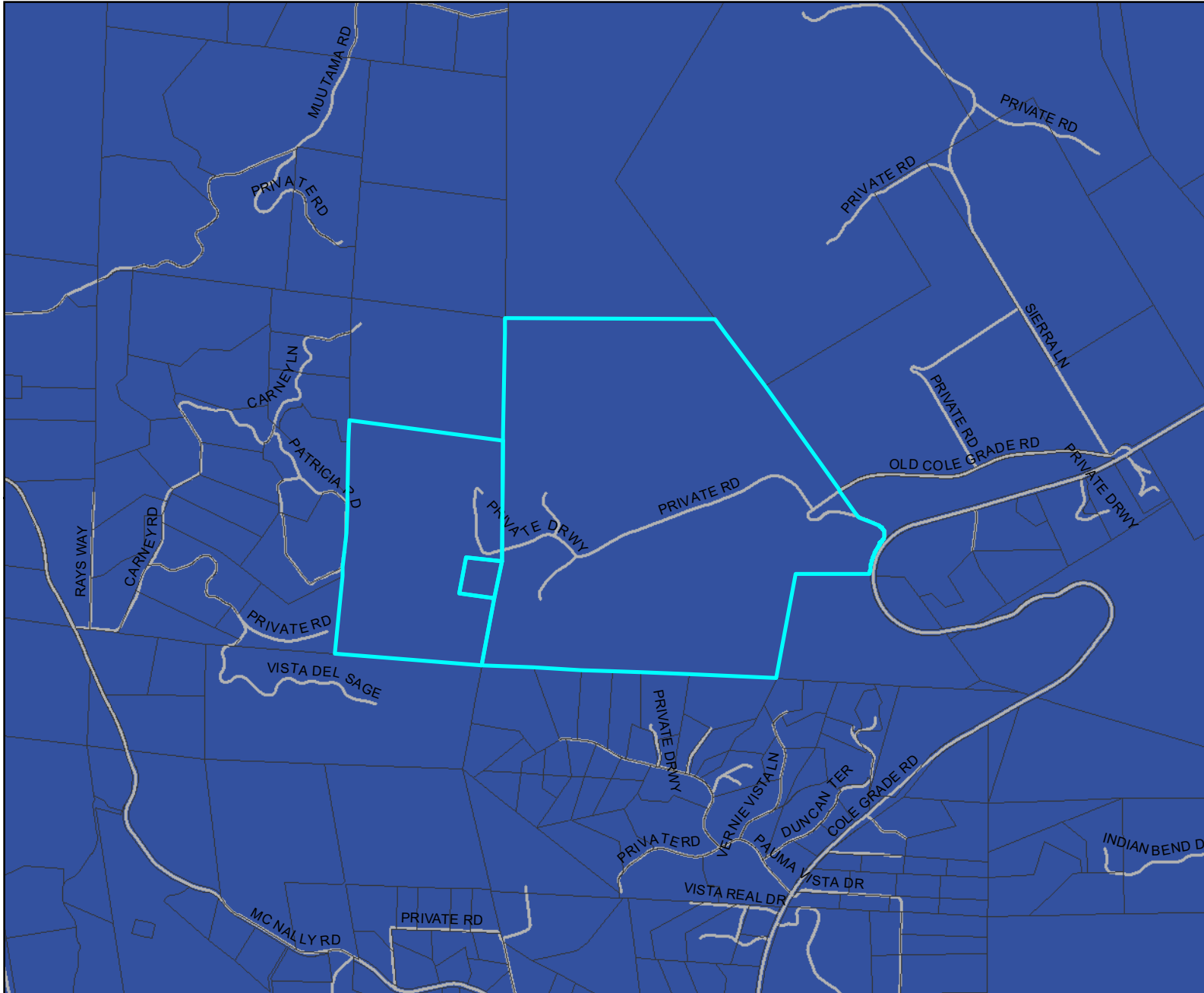
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Notes:

DARK SKIES

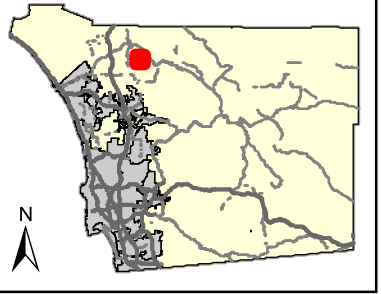
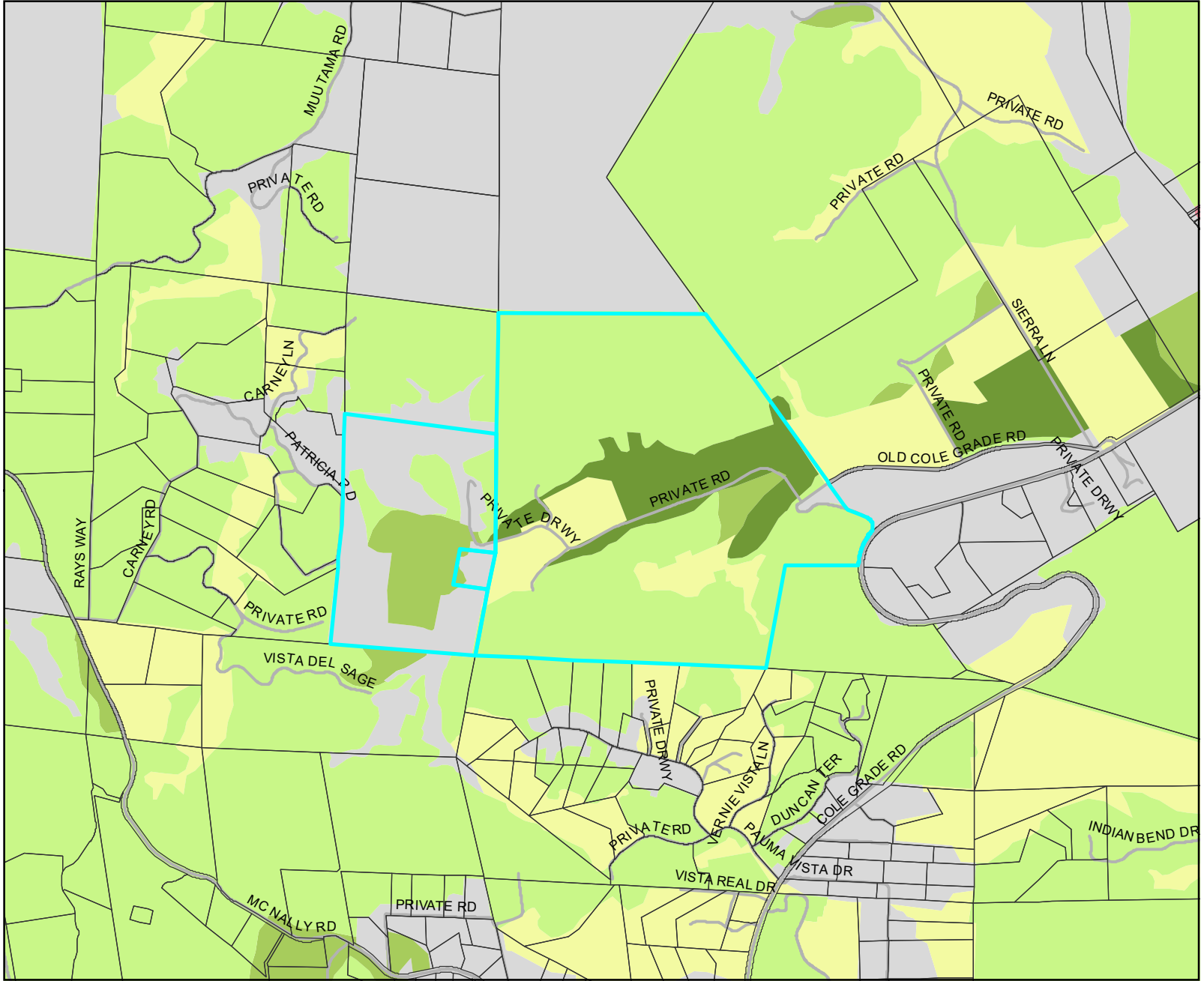


- Legend:**
-  PROJECT AREA
 -  DARK SKIES ZONE A

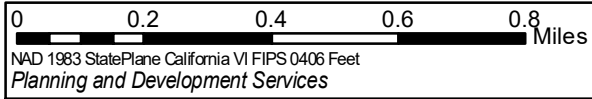


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Notes:



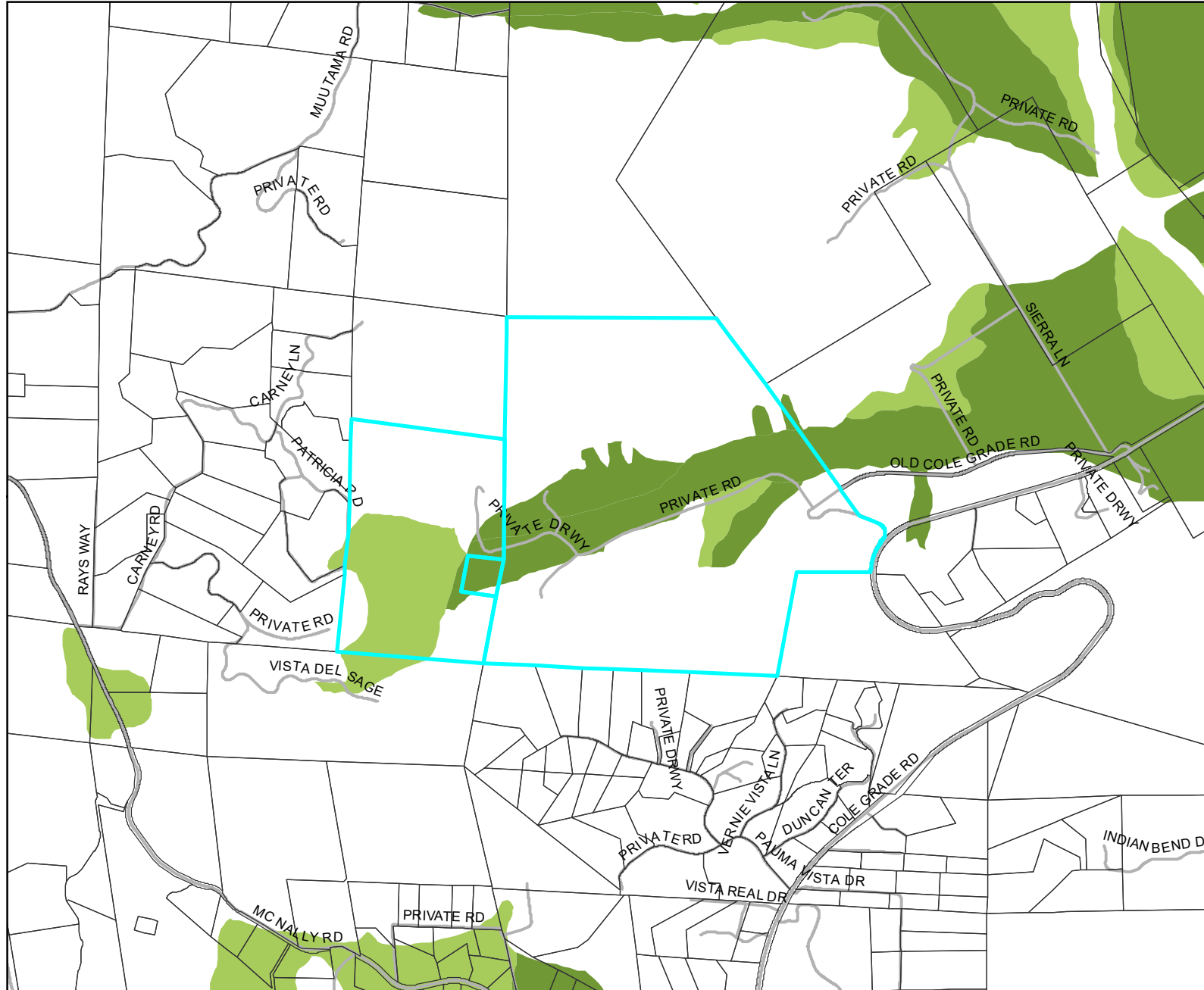
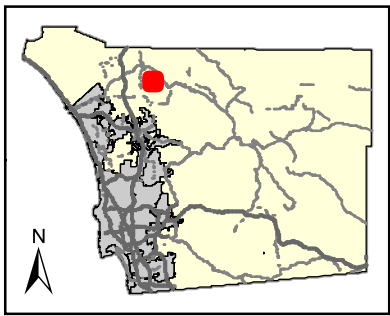
- Legend:**
- PROJECT AREA
 - FMMP**
 - Farmland of Local Importance
 - Farmland of Statewide Importance
 - Prime Farmland
 - Unique Farmland
 - Grazing Land
 - Other Land
 - Urban Land
 - Water
 - Area Not Mapped






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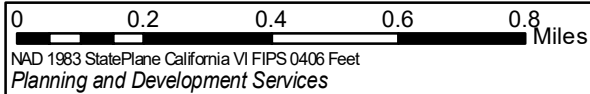
Notes:
 FMMP = Farmland Mapping and Monitoring Program

PRIME SOILS



Legend:

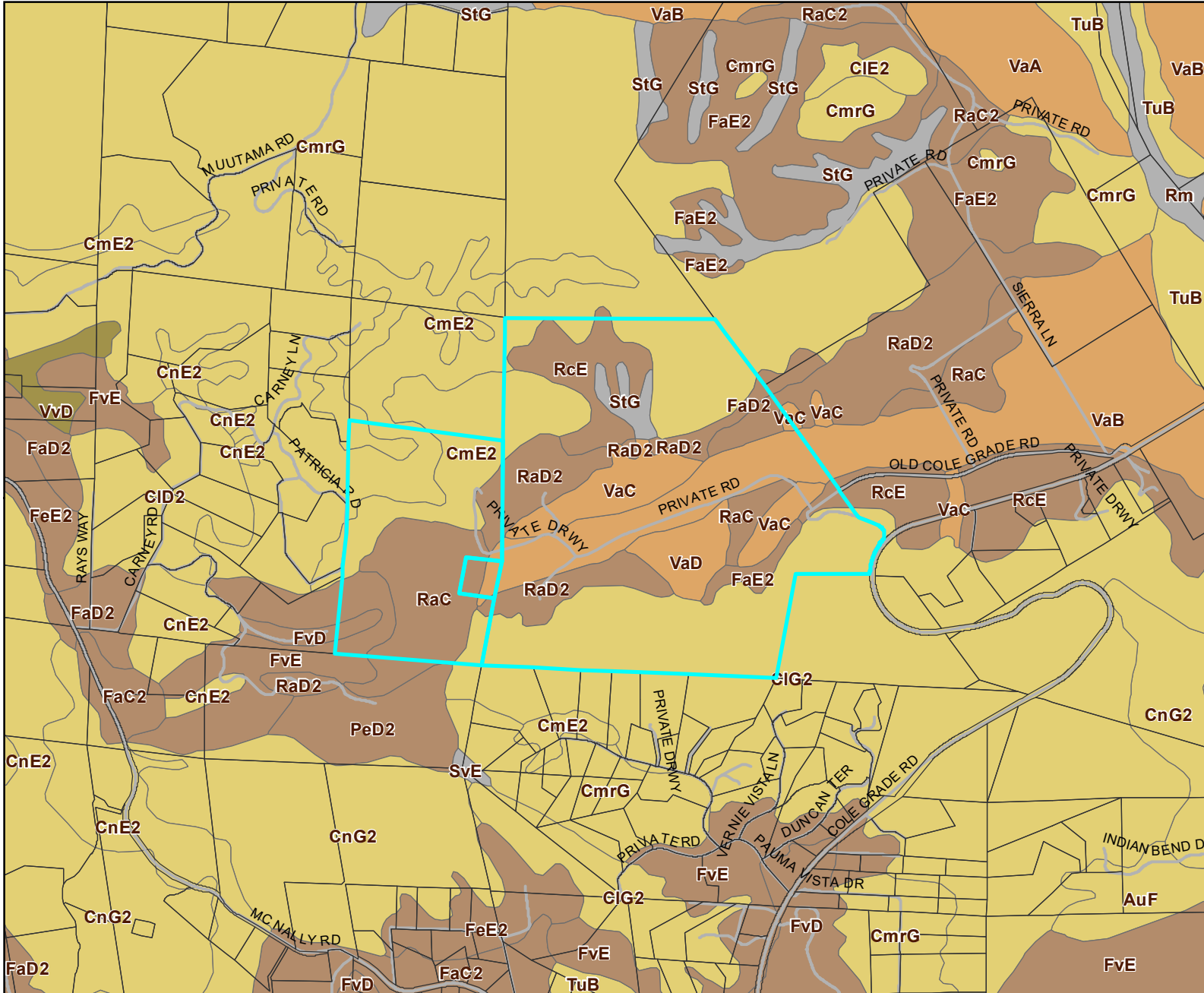
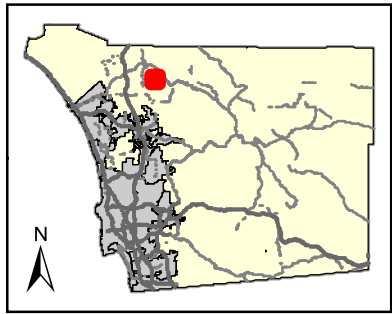
-  PROJECT AREA
- PRIME SOILS**
-  Prime Farmland Soils
-  Statewide Significance Soils



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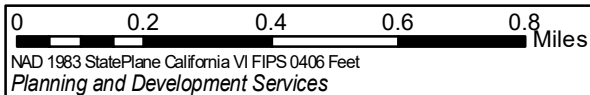
Notes:

SOIL



Legend:

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

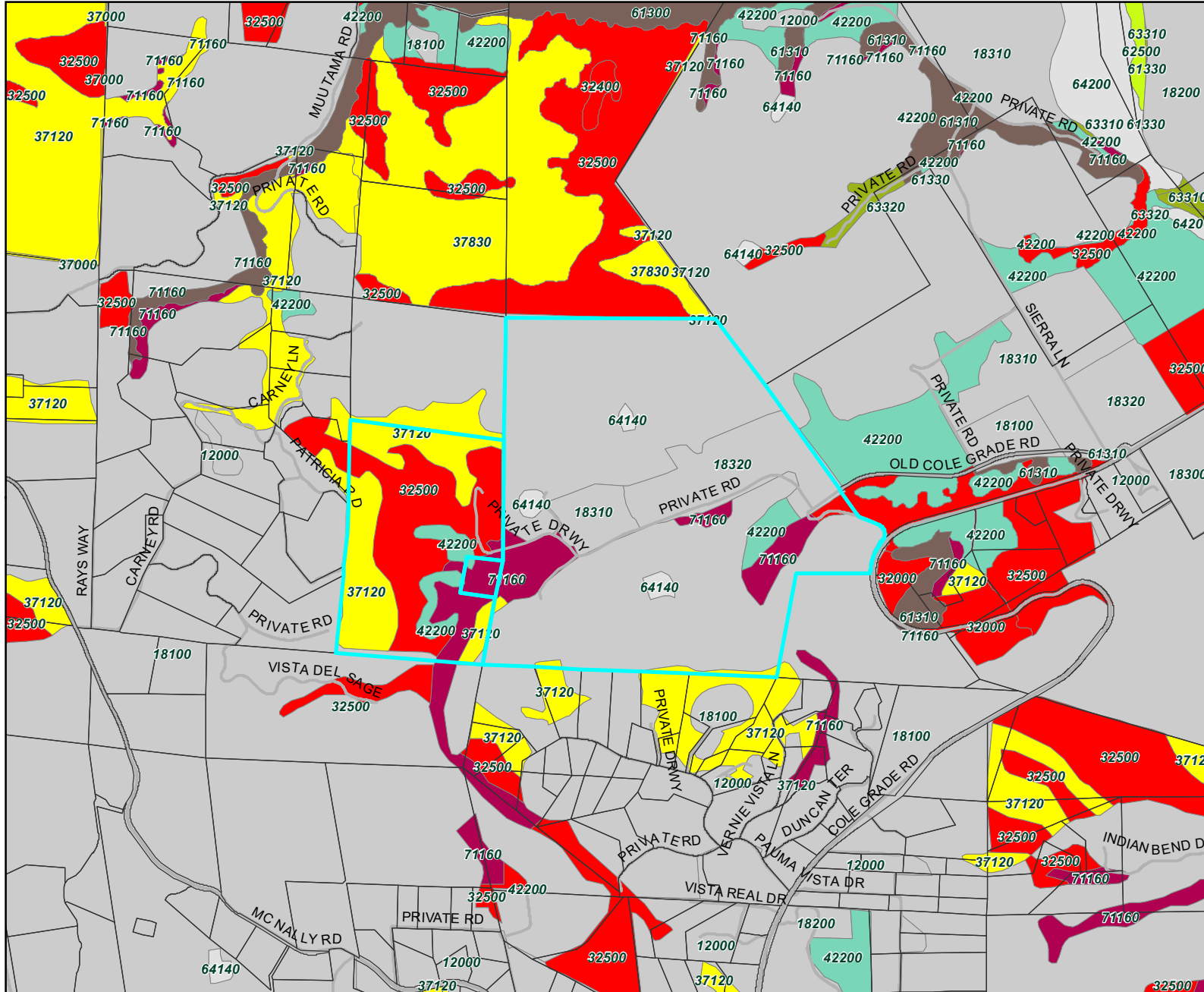
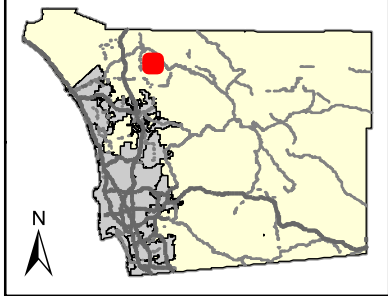


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Notes:

SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
RaC	Ramona sandy loam, 5 to 9 percent slopes	3e-1(19)	58	Moderate	Severe 16
VaB	Visalia sandy loam, 2 to 5 percent slopes	2e-1(19)	81	Low	Severe 16
CmE2	Cieneba rocky coarse sandy loam, 9 to 30 percent slopes , eroded	7s-8(19)	10	Low	Severe 16
CmrG	Cieneba very rocky coarse sandy loam, 30 to 75 percent slopes	7s-8(19)	<5	Low	Severe 1
FvD	Fallbrook-Vista sandy loams, 9 to 15 percent slopes	4e-1(19)	54	Moderate	Severe 16
RaD2	Ramona sandy loam, 9 to 15 percent slopes, eroded	4e-1(19)	48	Moderate	Severe 16
FvE	Fallbrook-Vista sandy loams, 15 to 30 percent slopes	6e-1(19)	45	Moderate	Severe 16
CIG2	Cieneba coarse sandy loam, 30 to 65 percent slopes, eroded	7e-1(19)	6	Low	Severe 1
VaC	Visalia sandy loam, 5 to 9 percent slopes	2e-1(19)	73	Low	Severe 16
RcE	Ramona gravelly sandy loam, 15 to 30 percent slopes	6e-1(19)	25	Moderate	Severe 16
StG	Steep gullied land	8e-1(19,20)	<10	Variable	Severe 1
FaE2	Fallbrook sandy loam, 15 to 30 percent slopes, eroded	6e-1(19)	35	Moderate	Severe 16
FaD2	Fallbrook sandy loam, 9 to 15 percent slopes, eroded	4e-1(19)	48	Moderate	Severe 16

VEGETATION



Legend:

PROJECT AREA

VEGETATION CATEGORY

- Southern Foredunes, Beach, Saltpan
- Mudflats
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Vernal Pool, Meadow and Seep
- Marsh
- Coniferous Forest
- Desert Dunes (22100, 22300, 24000)
- Playas/Badlands/Mudhill Forbs
- Desert Scrub
- Desert Chaparral
- Dry Wash Woodland
- Water (including 11200, 13200)
- Urban, Disturbed Habitat, Agriculture,
- Eucalyptus Woodland

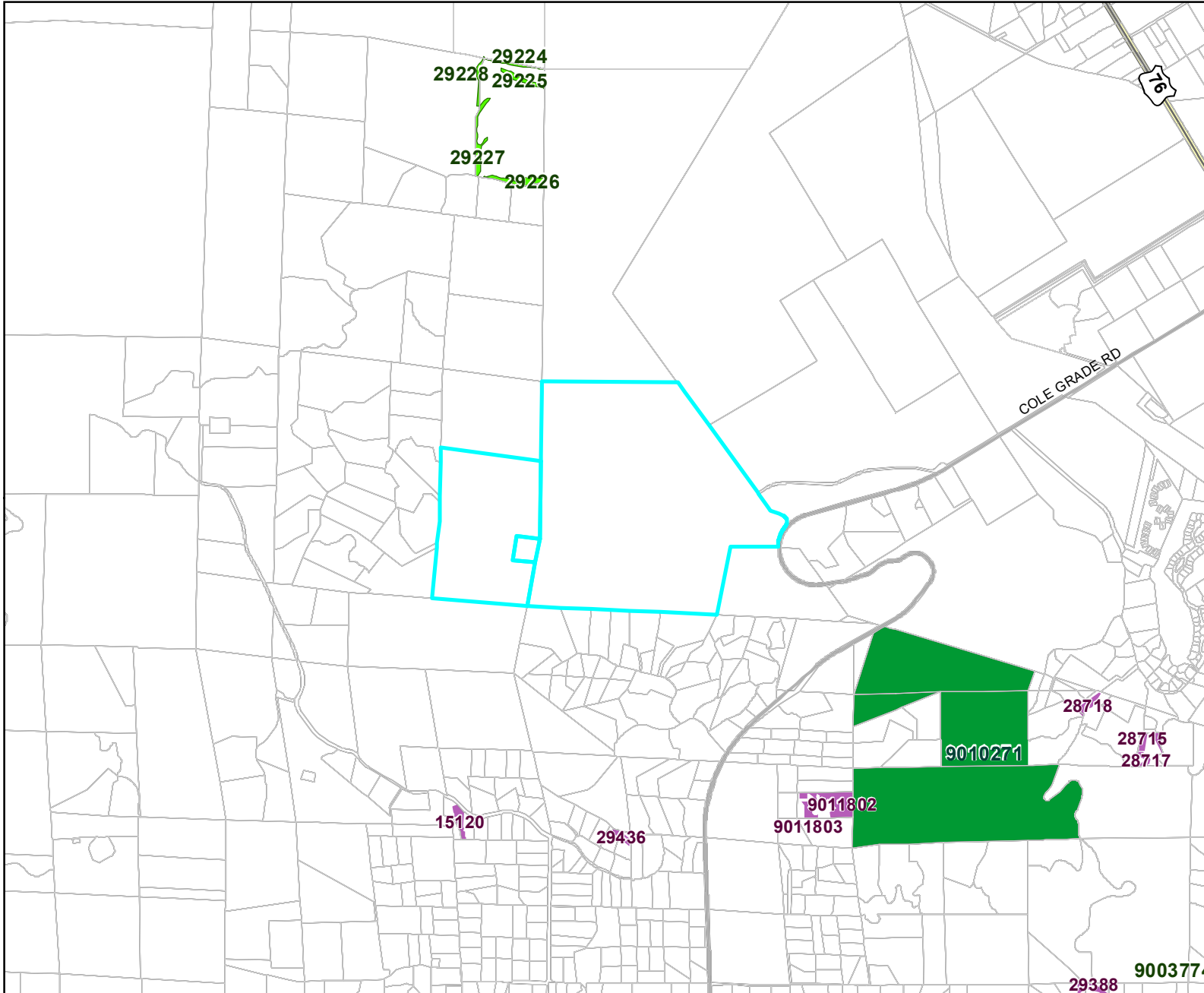
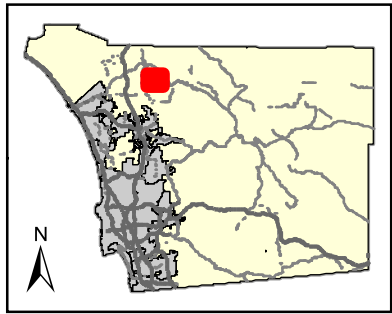
0 0.2 0.4 0.6 0.8 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

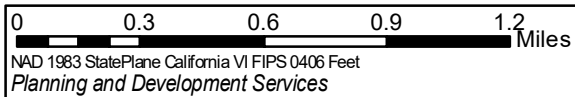
OPEN SPACE EASEMENTS



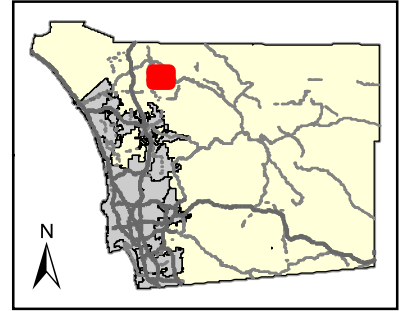
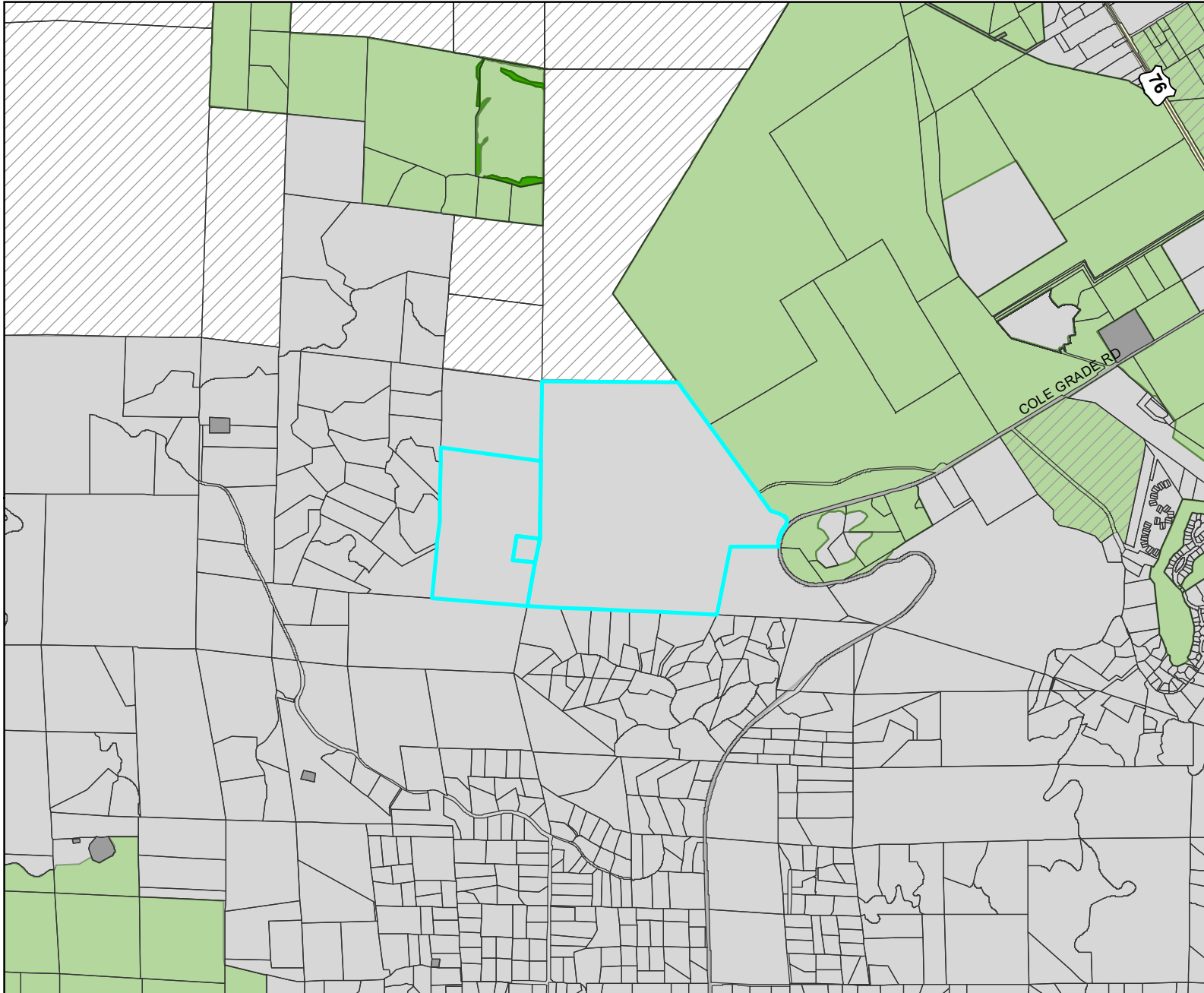
Legend:

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

Notes:

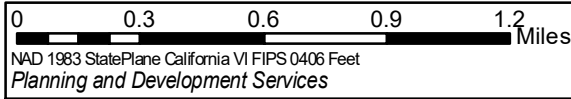


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Legend:

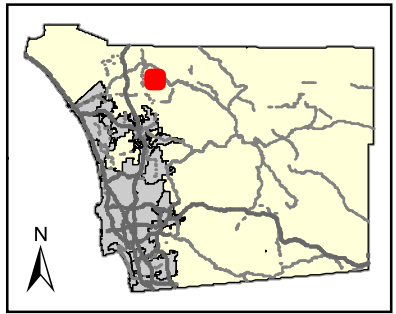
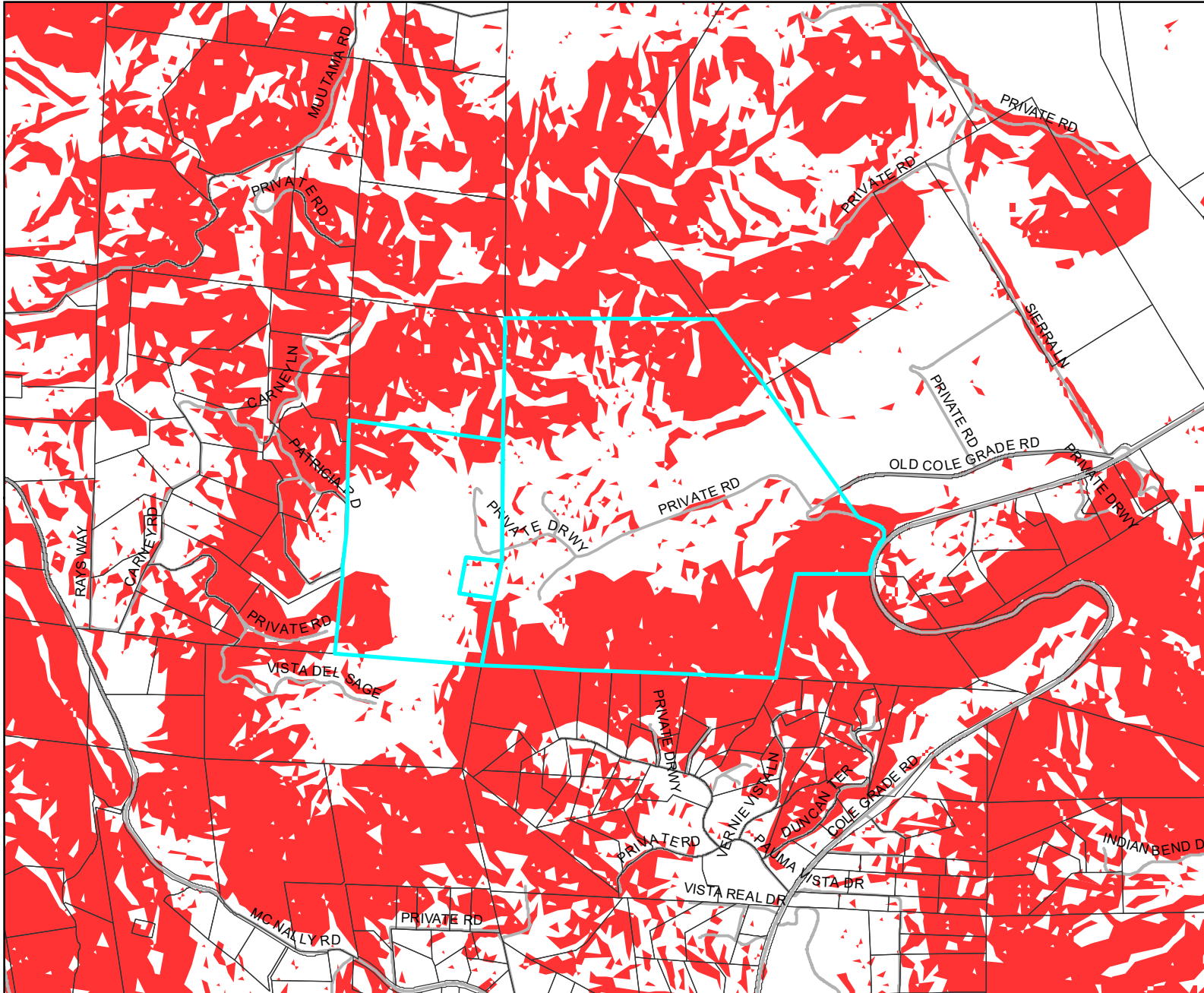
- PROJECT AREA
- NMSCP (DRAFT) DESCRIPTION**
- Preserve Areas
- Pre-Approved Mitigation Area (PAMA)
- Outside PAMA
- Pre-negotiated (Hardlined) Take
- Authorized Areas
- Special Districts
- Tribal Lands in Fee
- Tribal Lands in Trust
- Gregory Canyon Landfill
- Other Lands
- US Forest Service



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Notes:
MSCP = Multiple Species Conservation Program

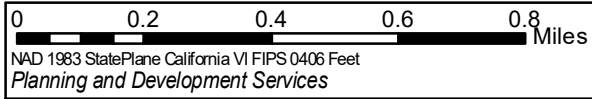
STEEP SLOPES



Legend:

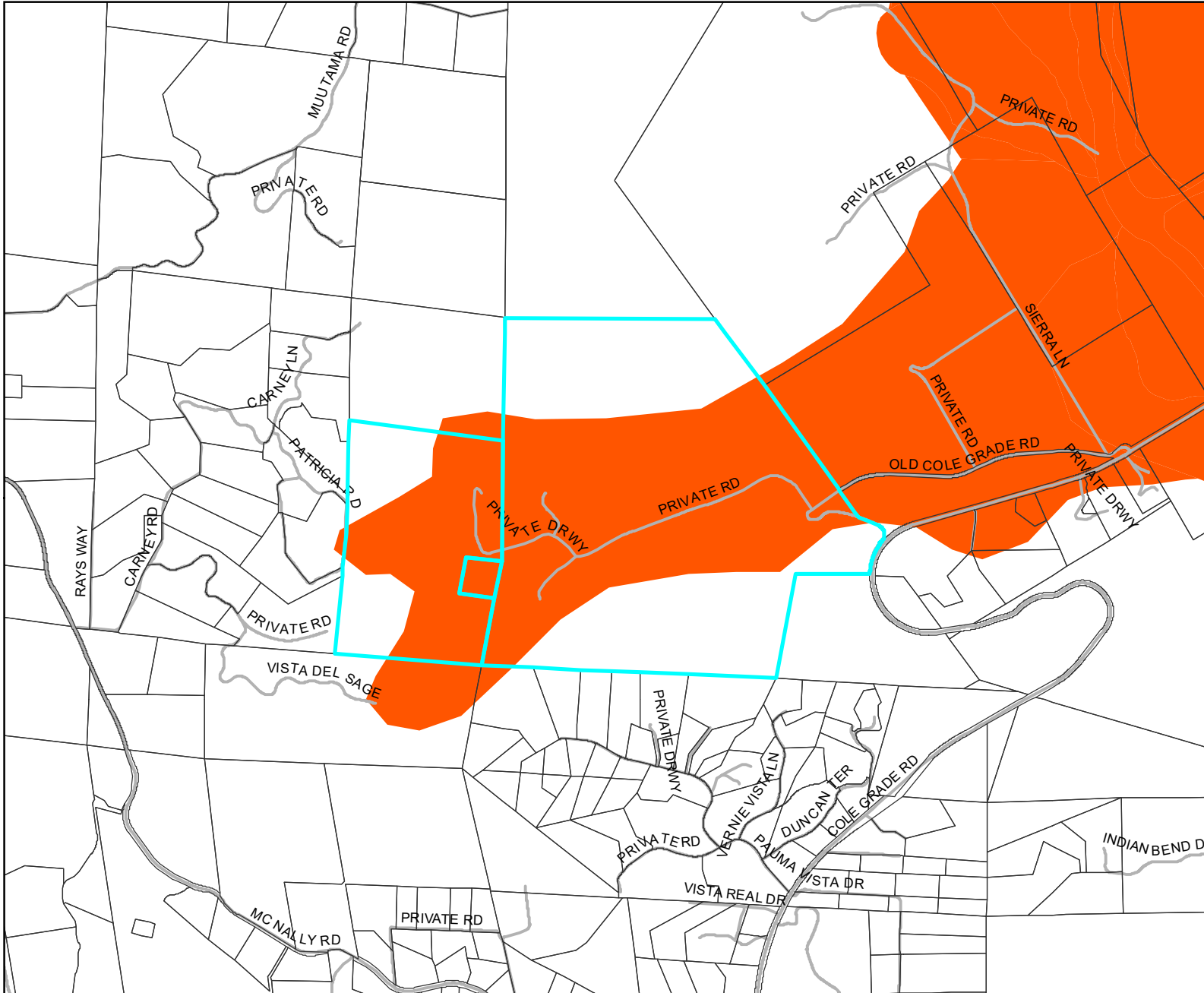
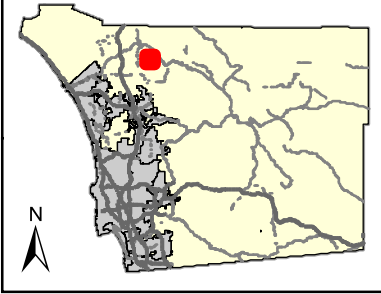
- PROJECT AREA
- STEEP SLOPE (> 25%)

Notes:



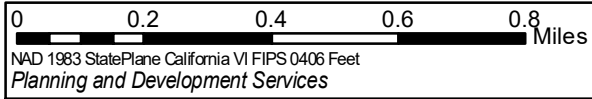
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POTENTIAL LIQUEFACTION



Legend:

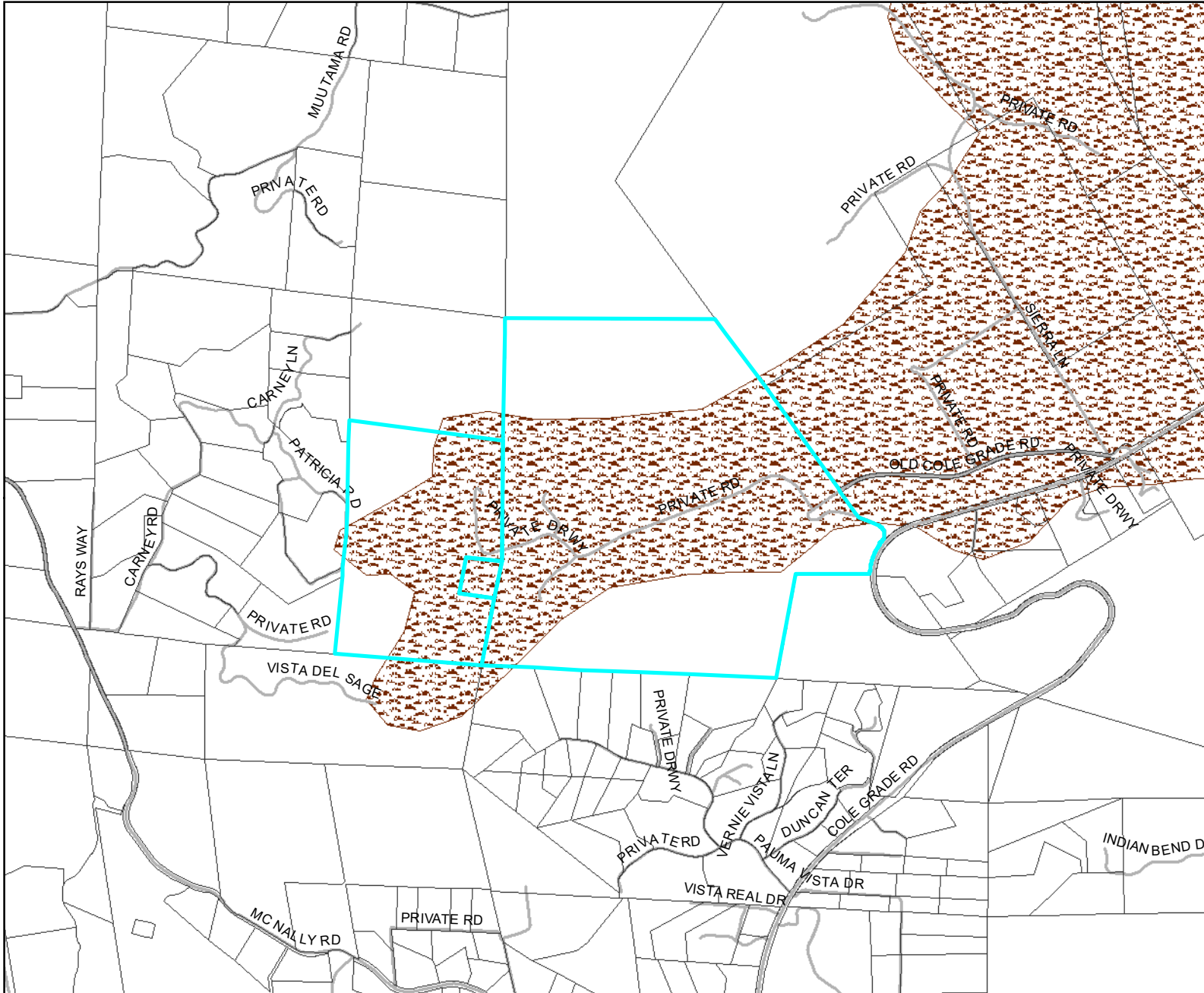
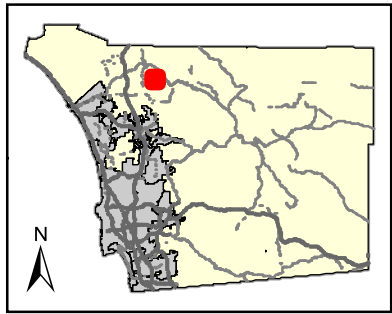
- PROJECT AREA
- POTENTIAL LIQUEFACTION AREA



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Notes:

MINERAL RESOURCES

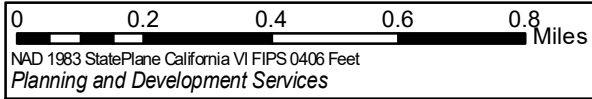


Legend:

- PROJECT AREA
- ALLUVIUM
- ✱ MINE
- MINE

MINERAL RESOURCE ZONES

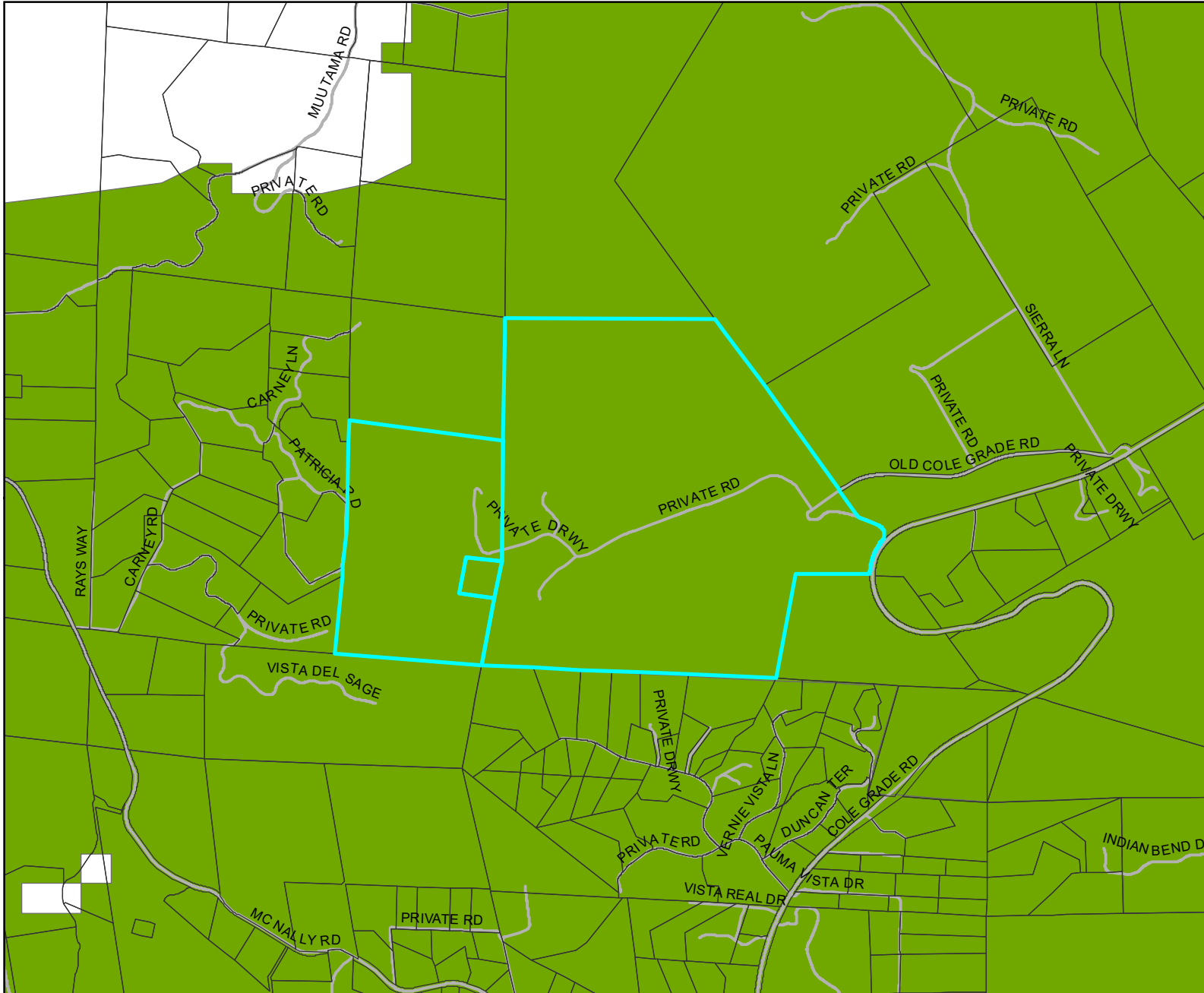
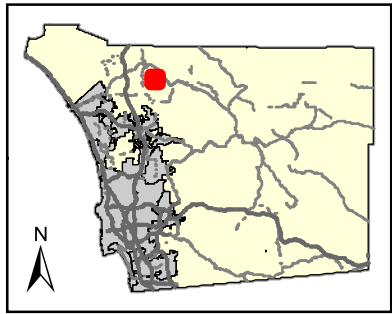
- Inconclusive
- Resource Not Present
- Resource Potentially Present
- Resource Present



N
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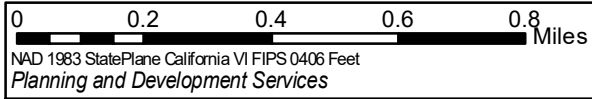
Notes:

URBAN-WILDLAND INTERFACE



Legend:

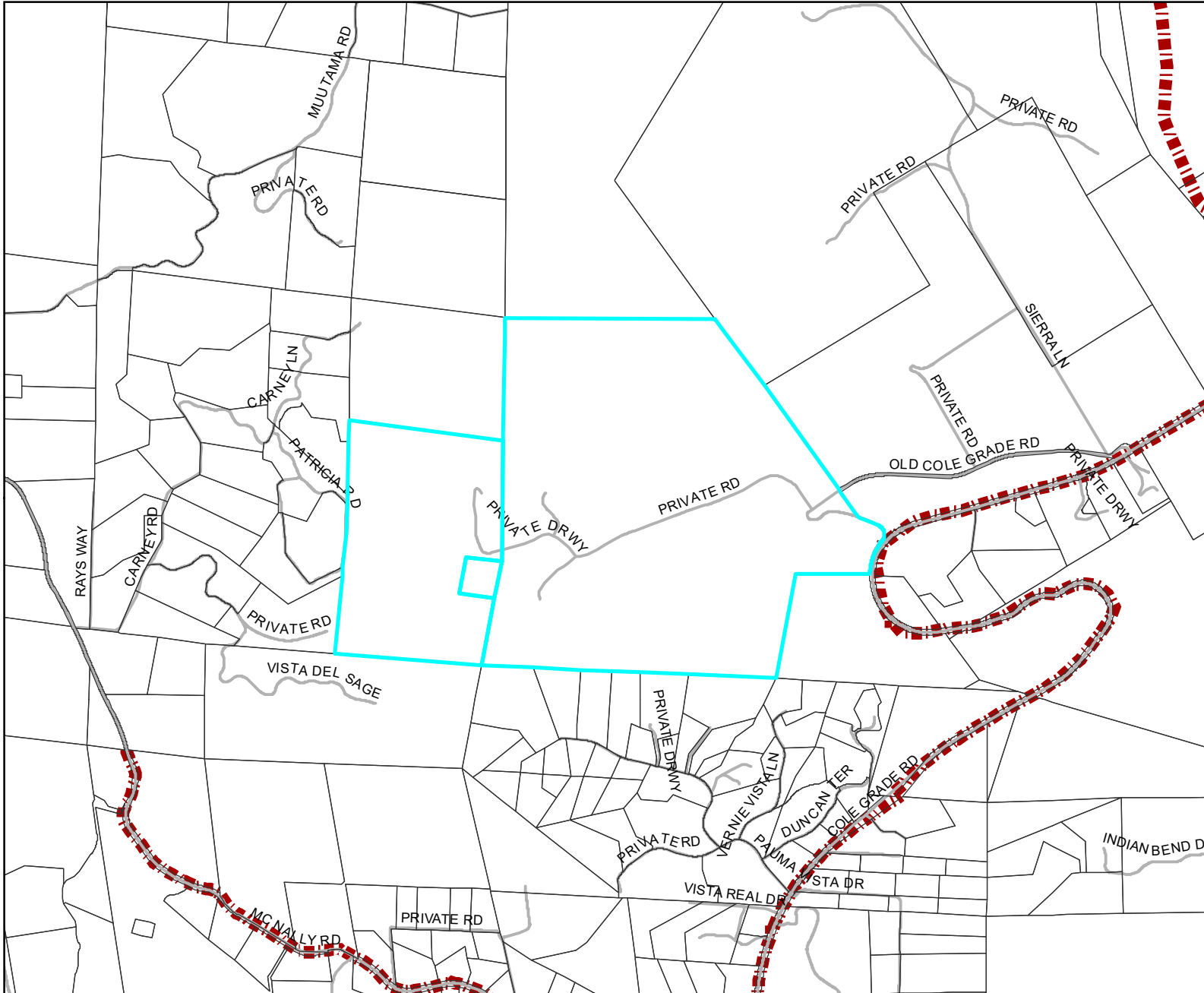
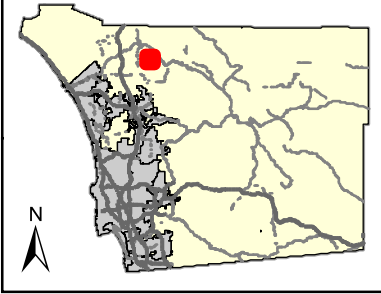
- PROJECT AREA
- URBAN-WILDLAND INTERFACE ZONE



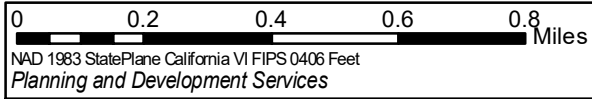
N This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes:

TRAILS



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



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Notes:

AGRICULTURAL USE REGULATIONS

A70 LIMITED AGRICULTURAL USE REGULATIONS

2700 INTENT.

The provisions of Section 2700 through Section 2709 inclusive, shall be known as the A70 Limited Agricultural Use Regulations. The A70 Use Regulations are intended to create and preserve areas intended primarily for agricultural crop production. Additionally, a limited number of small farm animals may be kept and agricultural products raised on the premises may be processed. Typically, the A70 Use Regulations would be applied to areas throughout the County to protect moderate to high quality agricultural land.

2702 PERMITTED USES.

The following use types are permitted by the A70 Use Regulations:

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

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

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

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

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

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

2703 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the A70 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

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

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

(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)

(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)

(Amended by Ord. No. 6783 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)

2704 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the A70 Use Regulations upon issuance of a Minor Use Permit.

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

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

2705 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the A70 Use Regulations upon issuance of a Major Use Permit

- a. Residential Use Types.
 - Group Residential
- b. Civic Use Types.
 - Administrative Services
 - Ambulance Services
 - Child Care Center
 - Clinic Services
 - Community Recreation
 - Cultural Exhibits and Library Services
 - Group Care
 - Lodge, Fraternal and Civic Assembly
 - Major Impact Services and Utilities
 - Partying Services
 - Postal Services
 - Religious Assembly
- c. Commercial Use Types.
 - Agricultural and Horticultural Sales (all types)
 - Explosive Storage (see Section 6904)
 - Participant Sports and Recreation: Outdoor
 - Transient Habitation: Campground (see Section 6450)
 - Transient Habitation: Resort (see Section 6400)
- d. Agricultural Use Types.
 - Agricultural Equipment Storage

Packing and Processing: Winery
Packing and Processing: General
Packing and Processing: Support
e. Extractive Use Types.
Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)

Animal Schedule

(Part of Section 3100)

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																							
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X
ANIMAL SALES AND SERVICES: HORSE STABLES																									
(a) Boarding or Breeding	Permitted							X	X	X						X								X	X
	MUP required										X		X	X	X							X	X		
	ZAP required				X	X	X																		
(b) Public Stable	Permitted															X								X	
	MUP required				X	X	X				X		X	X	X							X	X		X
	ZAP required							X	X	X															
ANIMAL SALES AND SERVICES: KENNELS (see Note 1)	Permitted															X		X		X					
	Permitted provided fully enclosed							X	X	X															
	MUP required											X	X	X								X	X		
	ZAP required				X	X	X	X	X	X															
	One acre + by MUP	X	X	X																					
ANIMAL RAISING (see Note 6)																									
(a) Animal Raising Projects (see Section 3115)	Permitted							X	X	X															X
	½ acre+ by ZAP				X	X	X				X		X	X	X	X	X					X	X		
	1 acre+ by MUP	X	X	X																					
(b) Small Animal Raising (includes Poultry) Chinchillas (See Note 5)	Permitted											X	X	X										X	
	½ acre+ permitted							X	X	X															
	100 maximum											X													
	25 maximum				X	X	X				X	X						X	X				X	X	
	½ acre+: 10 max	X	X	X																					
	Less than ½ acre: 100 Maximum							X	X	X															
	½ acre+ 25 max by ZAP	X	X	X																					
	100 max by ZAP				X	X	X																		X
	MUP required												X												
	(c) Large Animal Raising (Other than horsekeeping)	4 acres + permitted															X							X	
8 acres + permitted							X	X	X																
2 animals plus 1 per ½ acre over 1 acre				X	X	X																		X	
4 animals plus 4 for each ½ acre over ½ acre							X	X	X																
1 ½ acres or less: 2 animals											X	X	X	X	X									X	
1 ½ to 4 acres: 1 per ½ acre											X	X	X	X	X									X	
4 acres+, 8 animals + 1 cow or sheep per 1 acre over 4 acres											X	X	X	X											

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																										
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X			
(See Note 2)	2 animals										X						X	X	X							X	X	
	4 acres plus by MUP										X				X													
	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																							X	
	Grazing Only																					X	X					
(d) Horse keeping (other than Animal Sales and Services: Horse Stables)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X						X	X	X	X
	2 horses + 1 per ½ acre over 1 acre				X	X	X																					
	ZAP required				X	X	X																					
	½ acre plus by ZAP	X	X	X																								
(e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code) (See Note 7)	Permitted				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	ZAP Required	X	X	X																								
(f) Specialty Animal Raising: Wild or Undomesticated (See Note 3)	ZAP Required				X	X	X	X	X	X			X	X	X	X	X				X	X	X				X	
(g) Specialty Animal Raising: Other (Excluding Birds)	25 maximum				X	X	X				X	X	X				X	X	X	X	X	X			X		X	
	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	X
Moderate			X		X			X																				
Least Restrictive				X		X			X																			X

MUP = Major Use Permit + = plus ZAP = Minor Use Permit

Notes:

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

3112

3112 ANIMAL ENCLOSURE SETBACK TABLE.

Notwithstanding the provisions of an applicable setback designator, enclosures containing the animal-related use types listed in Section 3110 shall have the minimum setbacks specified in the Animal Enclosure Setback Table. The Animal Enclosure Setback Table is incorporated into this section, and all references to this section shall include references to it. Animals subject to the Animal Setback Table must be confined within the appropriate enclosure.

ANIMAL ENCLOSURE LOCATION	ANIMAL ENCLOSURE SETBACKS (a)		
	MOST RESTRICTIVE (b)	MODERATE (b)	LEAST RESTRICTIVE (b)
Distance from Street Center Line	Same as for main building(c)	Same as for main building	Zero (0) feet (from street line)
Distance from Interior Side Lot Line	15 feet	Five(5)feet	Zero (0) feet for open enclosure. Five (5) feet for roofed enclosure.
Distance from Rear Lot Line	10 feet	Zero (0) feet for open enclosure. Five(5)feet for roofed enclosure.	Zero (0) feet

NOTES:

- a. Animal enclosure includes pens, coops, hutches, stables, barns, corrals, and similar structures used for the keeping of poultry or animals.
- b. A fenced pasture containing a minimum of 2 acres, with no building used for human habitation and having no interior cross-fencing, is exempt from the animal enclosure setback requirements.
- c. Refer to applicable setback designator and setback schedule at Section 4810.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)
 (Amended by Ord. No. 7740 (N.S.) adopted 3-28-90)
 (Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)