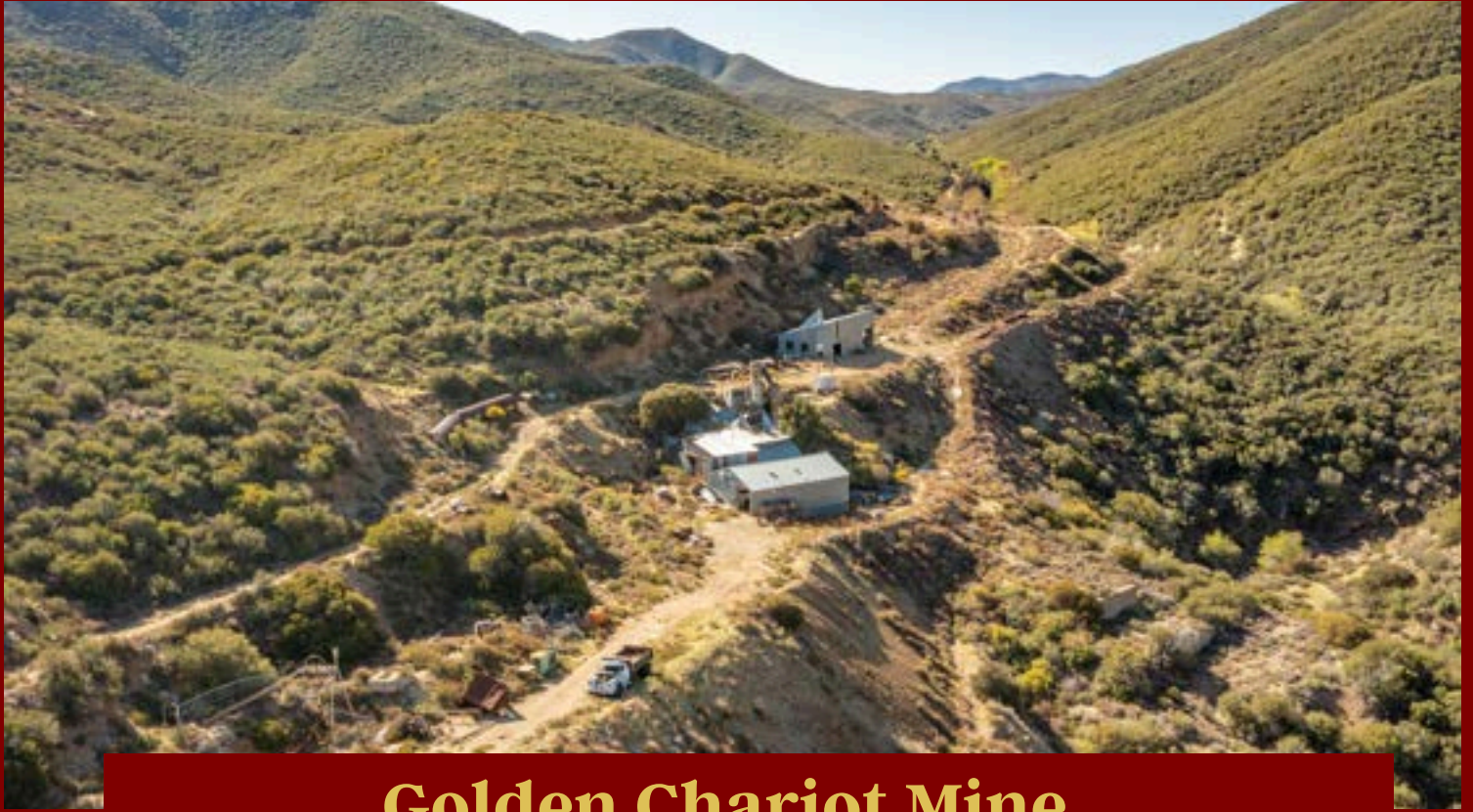


Residential ♦ Land ♦ Commercial ♦ Orchards ♦ Vineyards ♦ Farms ♦ Ranches

**PREPARATION**

**PROFICIENCY**

**PROVEN RESULTS**



## **Golden Chariot Mine**

**0 Chariot Canyon Truck Trail, Julian CA 92036**

### *Property Highlights*

**Available for \$399,000**

**Secluded Off-Grid Location** - *in rugged Chariot Canyon, just 2.5 miles from Hwy 78*

**Surrounded by Public Lands** - *no neighbors, no noise, just nature and freedom*

**Seasonal Creek** - *adds peaceful ambiance as it winds through the canyon below*

**Expansive Views of the breathtaking backcountry** - *ideal for stargazing & exploring*

**Rich Mineral History** - *known for gold-bearing quartz veins, tellurides, and rare mineral finds*

**Adventure-Ready** - *miles of trails for hiking or off-roading*



### **Kent Dover**

**Broker Associate | Listing Agent**

**415.205.8742**

**CA DRE #02047735**

**KentDoverProperties@gmail.com**

**For more property info:**

**RedHawkRealty.com**

**800.371.6669**





# Golden Chariot Mine



For those seeking a one-of-a-kind property brimming with character and untamed charm, the **Golden Chariot Mine** delivers. Spanning 25.81+/- acres, this rare offering is a true time capsule from California's gold rush era, boasting authentic relics of its storied past—from rustic buildings to vintage mining equipment and the iconic “No. 1 Working Shaft.”

Every inch of the land whispers history and adventure, making it the perfect canvas for dreamers, history buffs, and off-grid enthusiasts alike. Whether you're drawn by the allure of self-reliance, the romance of the past, or the potential of future endeavors, this legendary site promises a lifestyle as bold and distinctive as its golden legacy.

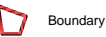


RedHawkRealty.com



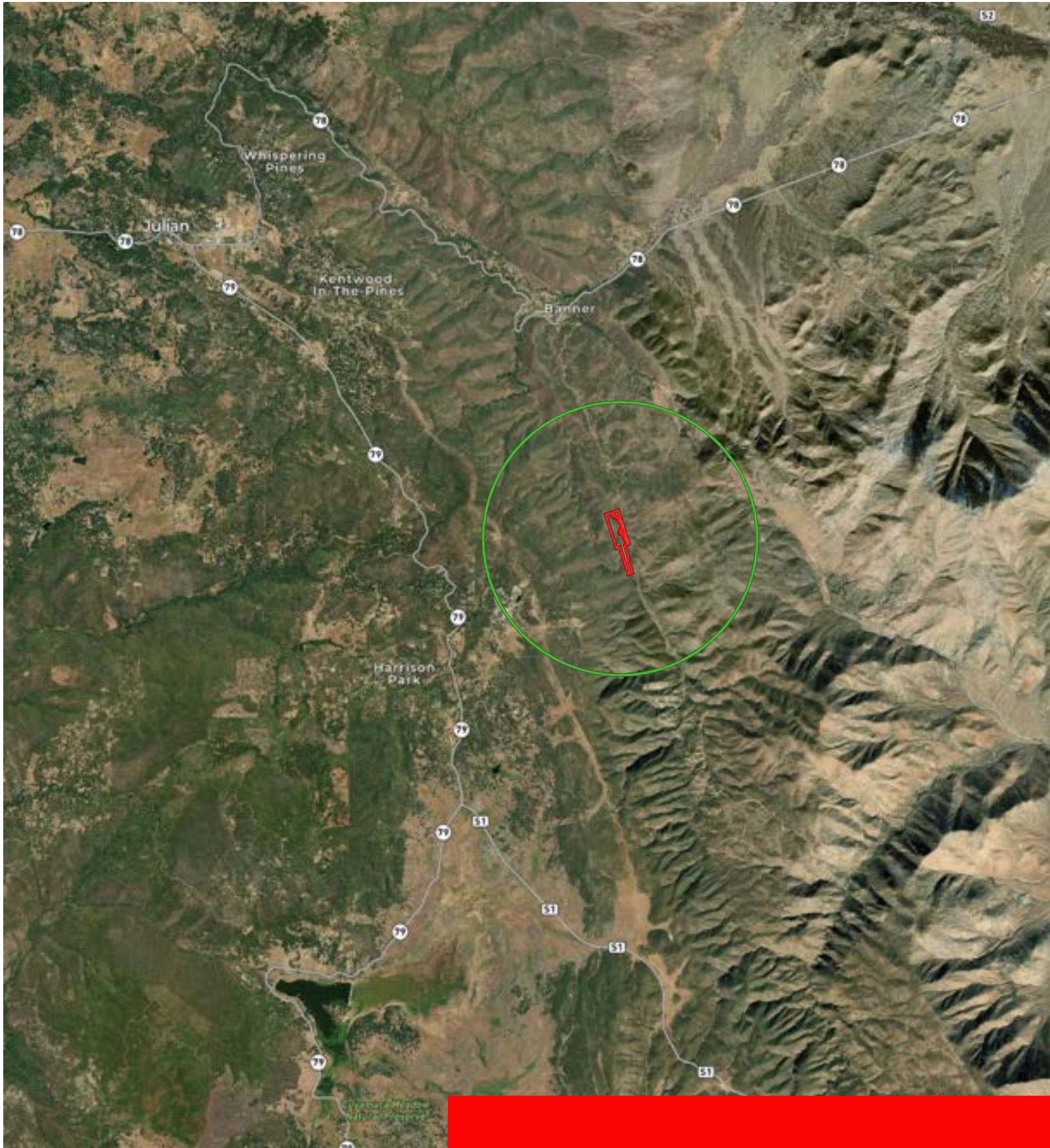
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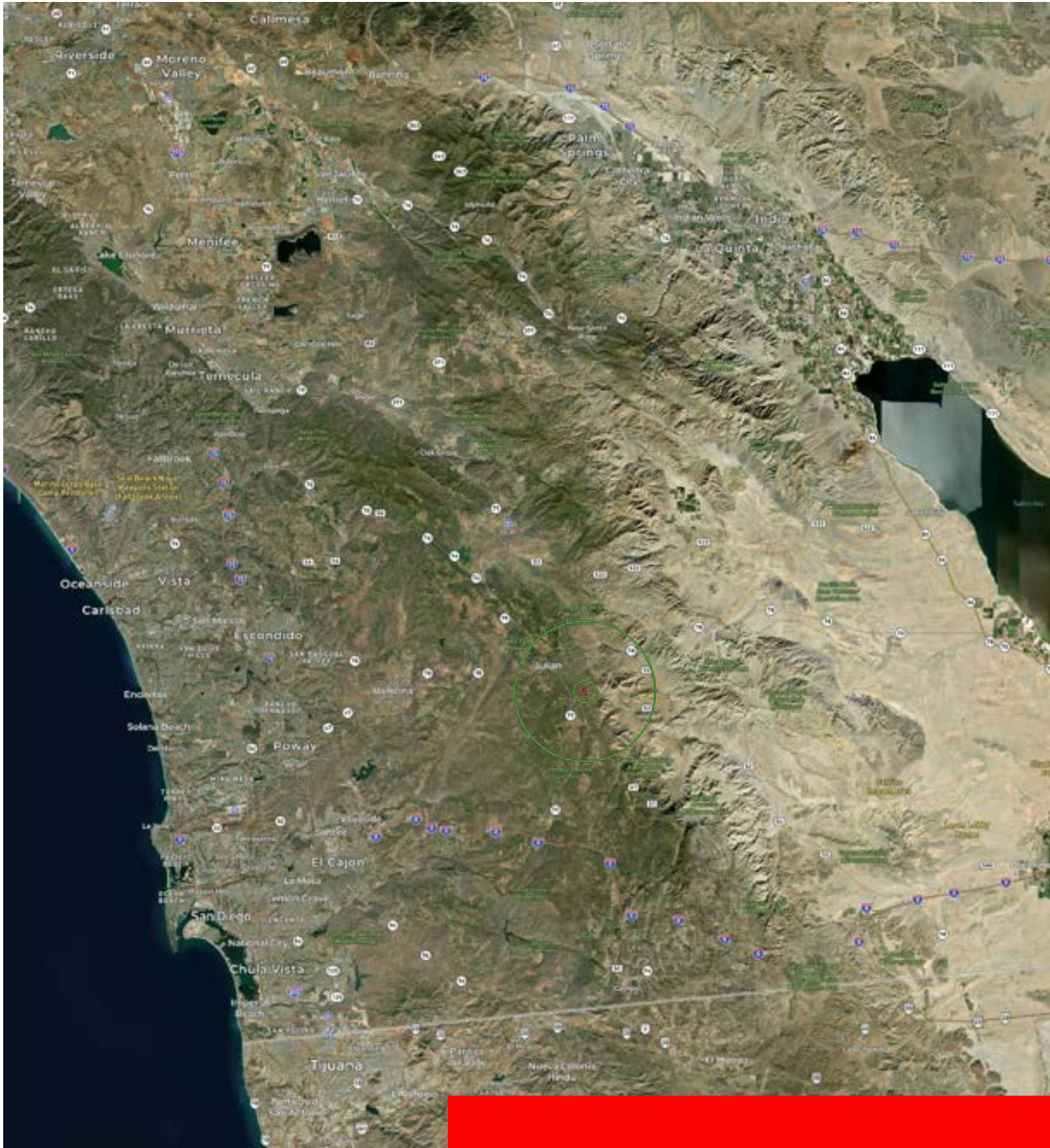
Boundary





 Boundary  Zoom In





 Boundary  Zoom In



# 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:	4/2/2025 1:25:02 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2921600100,2921600200
Project Name:	

	2921600100	2921600200
<b>General Information</b>		
USGS Quad Name/County Quad Number:	Julian/38	Julian/38
Section/Township/Range:	14/13S/04E	14/13S/04E
Tax Rate Area:	81001	81001
Thomas Guide:	/	/
Site Address:	0 Chariot Canyon Truck Trl Julian	0 Chariot Canyon Truck Trl Julian
Parcel Size (acres):	19.67	5.51
Board of Supervisors District:	5	5

<b>Public Service and Utility Districts</b>		
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:	Gen Elem Julian Union; High Julian Union	Gen Elem Julian Union; High Julian Union

	2921600100	2921600200
<b>General Plan Information</b>		
General Plan Regional Category:	Rural	Rural
General Plan Land Use Designation:	Rural Lands (RI-80) 1 Du/80 Ac	Rural Lands (RI-80) 1 Du/80 Ac
Community Plan:	Desert	Desert
Rural Village Boundary:	None	None
Village Boundary:	None	None
Special Study Area :	None	None

<b>Zoning Information</b>		
Use Regulation:	S92	S92
Animal Regulation:	W	W
Density:	-	-
Minimum Lot Size:	8Ac	8Ac
Maximum Floor Area Ratio:	-	-
Floor Area Ratio:	-	-
Building Type:	C	C
Height:	G	G
Setback:	D	D
Lot Coverage:	-	-
Open Space:	-	-
Special Area Regulations:	-	-

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

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



	2921600100	2921600200
<b>Biological Resources</b>		
Eco-Region:	Central Mountains	Central Mountains
Vegetation Map	37000 Chaparral; 37200 Chamise Chaparral; 37210 Granitic Chamise Chaparral	12000 Urban/Developed; 37000 Chaparral; 37210 Granitic 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.	Yes	No
The site is within one mile of Biological Easements.	No	No
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: No)	No (Draft: No)
The site is within MSCP Boundaries.	No (Draft: East)	No (Draft: East)
The site is outside of MSCP and within 500 feet of:		
Coastal Sage Scrub	No	No
Maritime Succulent Scrub	No	No
Diegan Coastal Sage Scrub	No	No
Inland Form (>1,000 ft. elevation)	No	No
Coastal Sage - Chaparral Scrub	No	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No	No
None of the above	Yes	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	No	No
The site is located within the Ramona Grassland area.	No	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No	No

**Cultural and Paleontological Resources (\*always confirm with Cultural and Paleontology Specialists)**

Geological Formation:	Cretaceous Plutonic	Cretaceous Plutonic
Paleo Sensitivity:	Zero	Zero
Paleo Monitoring:	No Monitoring Required	No Monitoring Required

**Geology**

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

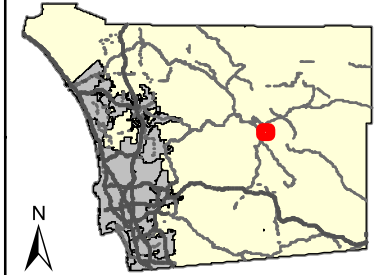


	2921600100	2921600200
<b>Mineral Resources</b>		
The site is located within a Mineral Resource Category.	No Mrz (No Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)
<b>Hazard Flooding</b>		
The site is located within a FEMA flood area.	No	No
The site is located within 1/2 mile from a FEMA flood area.	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
<b>Hazardous Materials</b>		
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
<b>Airport Hazards</b>		
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

	2921600100	2921600200
<b>Hydrology and Water Quality</b>		
Hydrologic Unit:	Anza Borrego	Anza Borrego
Sub-basin:	722.40/Same As Haname	722.40/Same As Haname
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: Salton Sea; San Felipe Creek; Banner Creek	Yes: Salton Sea; San Felipe Creek; Banner Creek
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes
The site is located in a Source Water Protection Area.	No	No
<b>Water Supply/Groundwater</b>		
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:	12 To 15; 9 To 12 Inches	12 To 15 Inches
<b>Noise</b>		
The site is within noise contours.	No	No
<b>Fire Services</b>		
The site is located in an Urban-Wildland Interface Zone.	Yes	Yes
FRA/LRA/SRA:	Sra	Fra/Sra
<b>Additional Information</b>		
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
<b>CEQA-Public Review Distribution Matrix</b>		
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



### Legend:

 PROJECT AREA

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

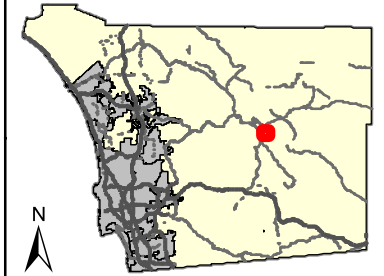
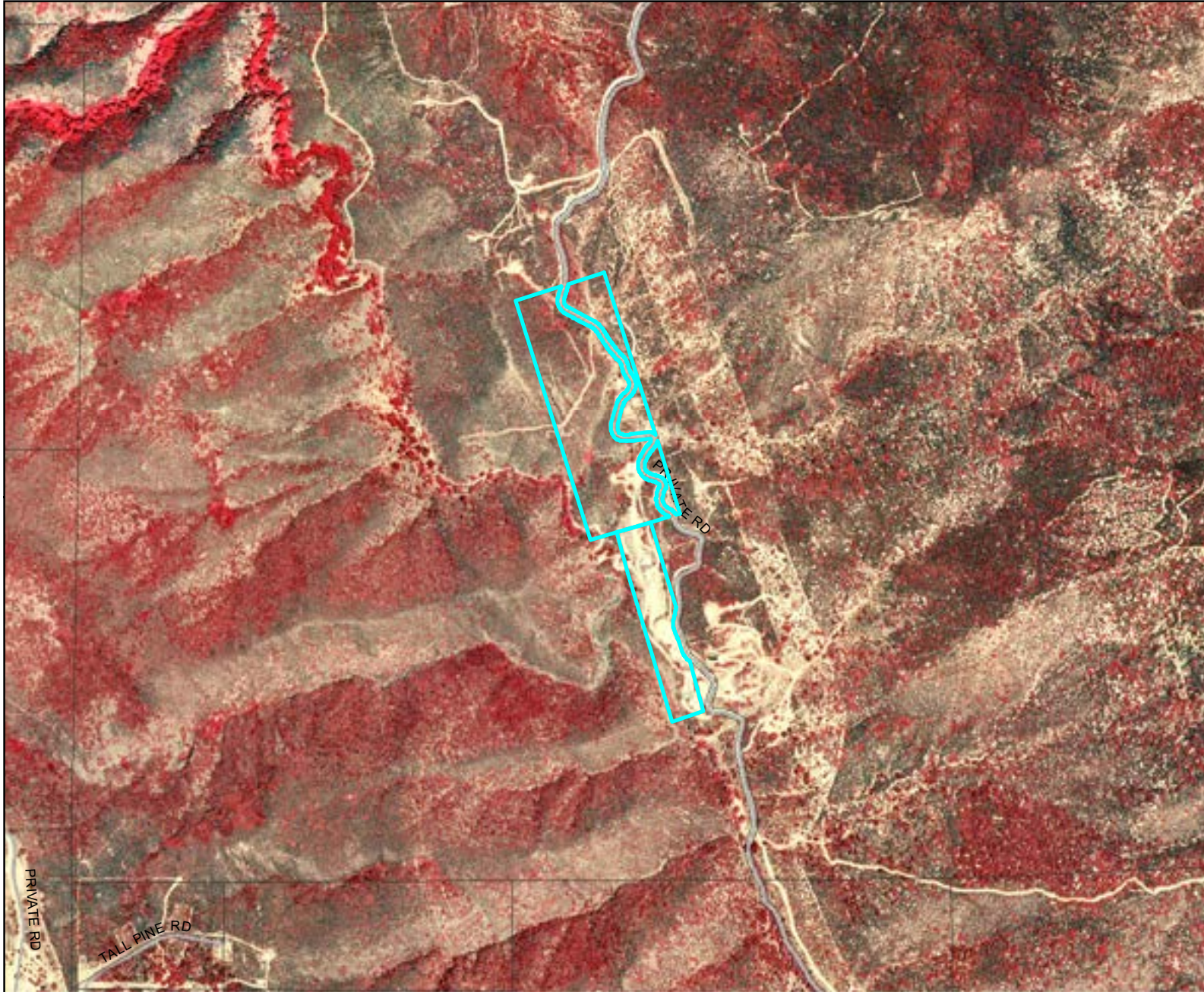


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### Notes:



# 1997 COLOR INFRARED



## Legend:

PROJECT AREA

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

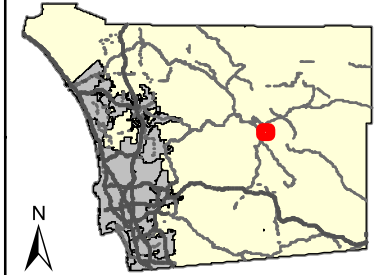
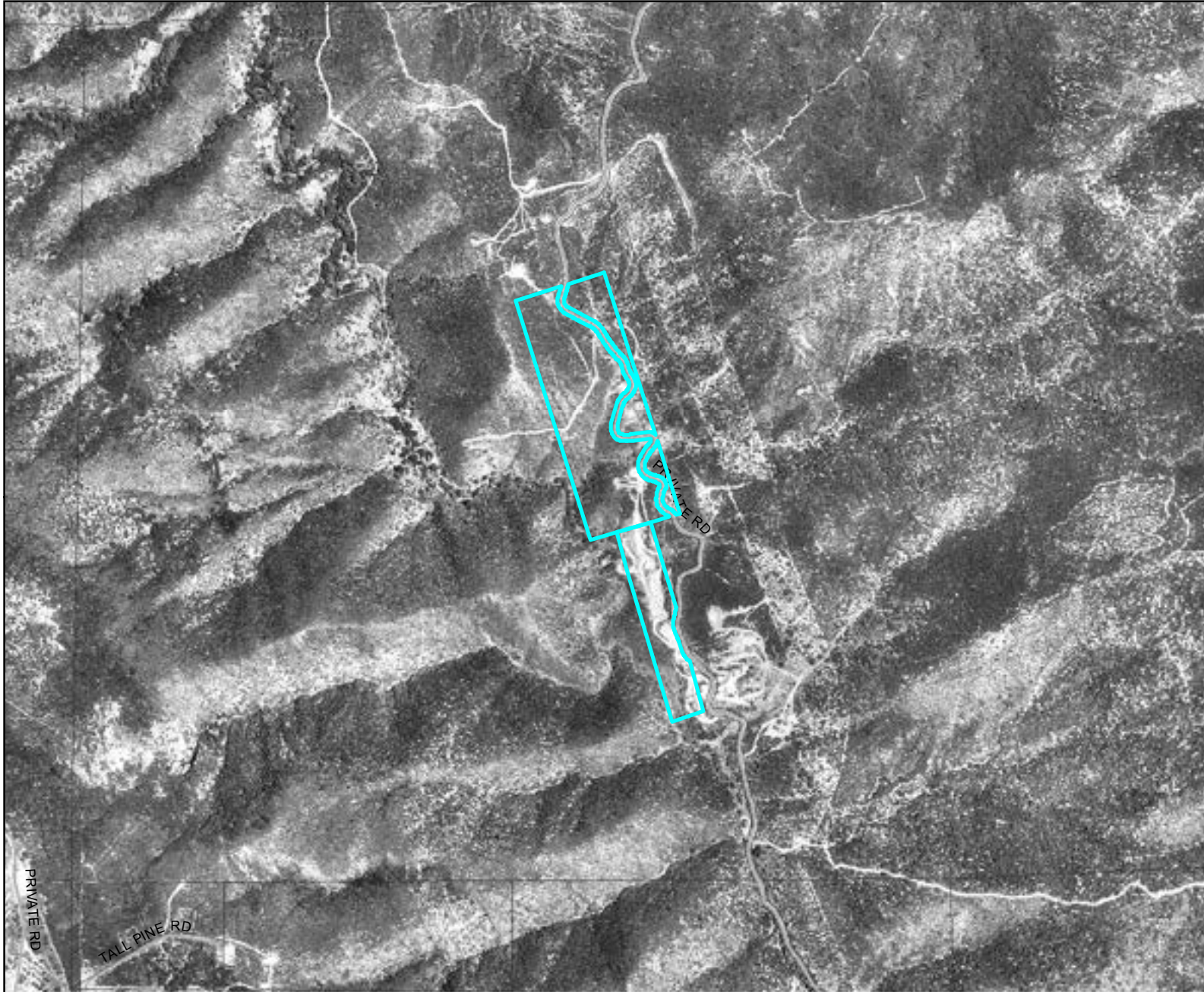


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## Notes:



# 1995 AERIAL



## Legend:

 PROJECT AREA

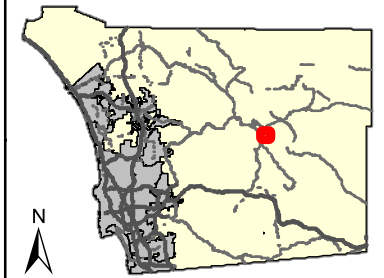
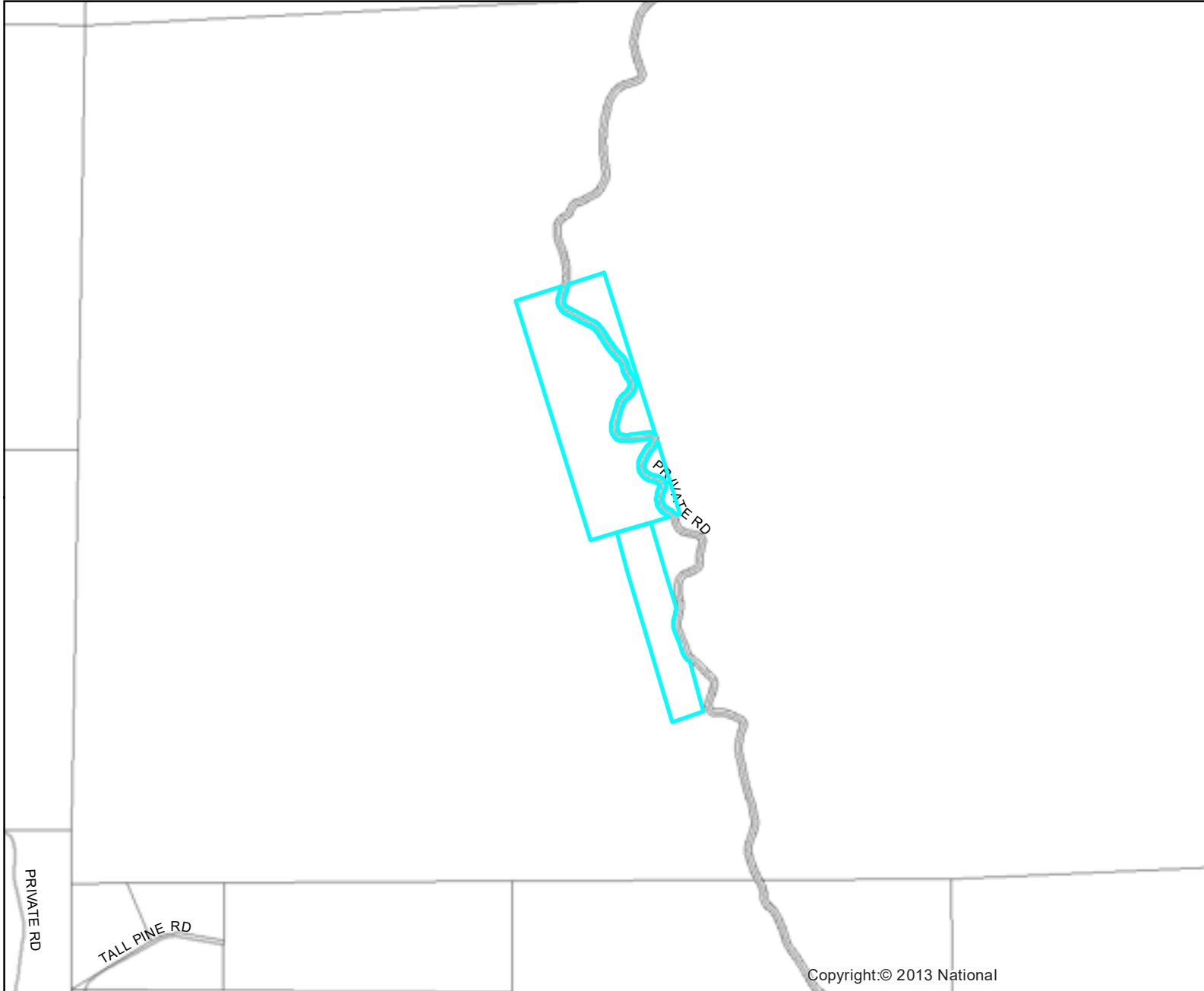
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NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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## Notes:

# TOPO MAP



## Legend:

PROJECT AREA

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

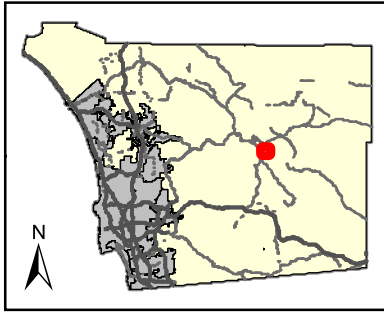
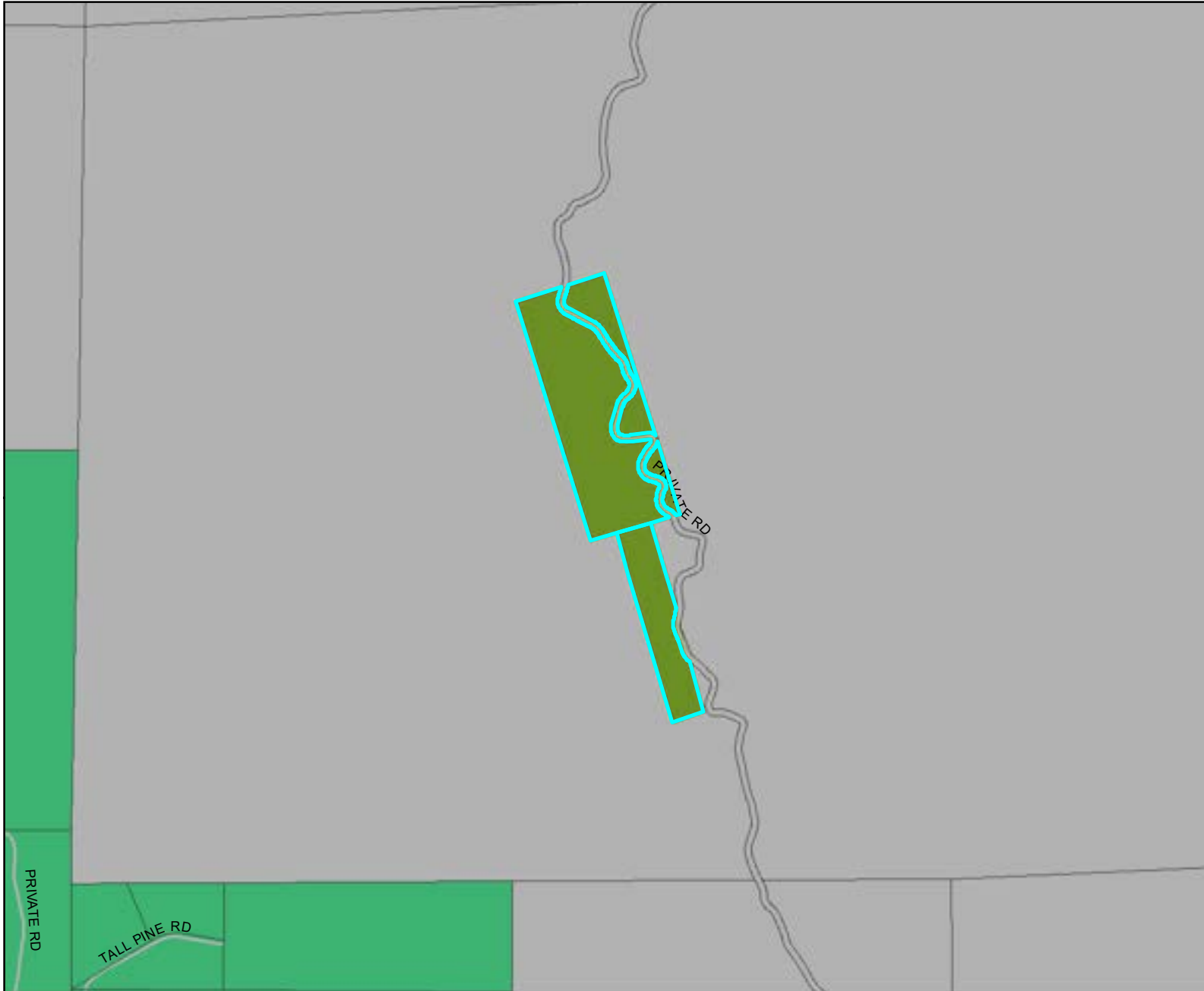


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## Notes:



# 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)

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

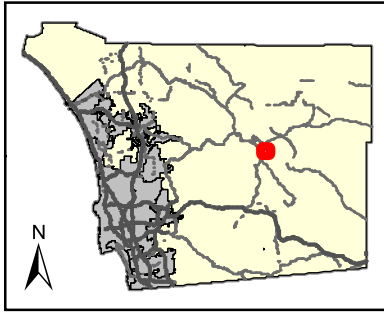
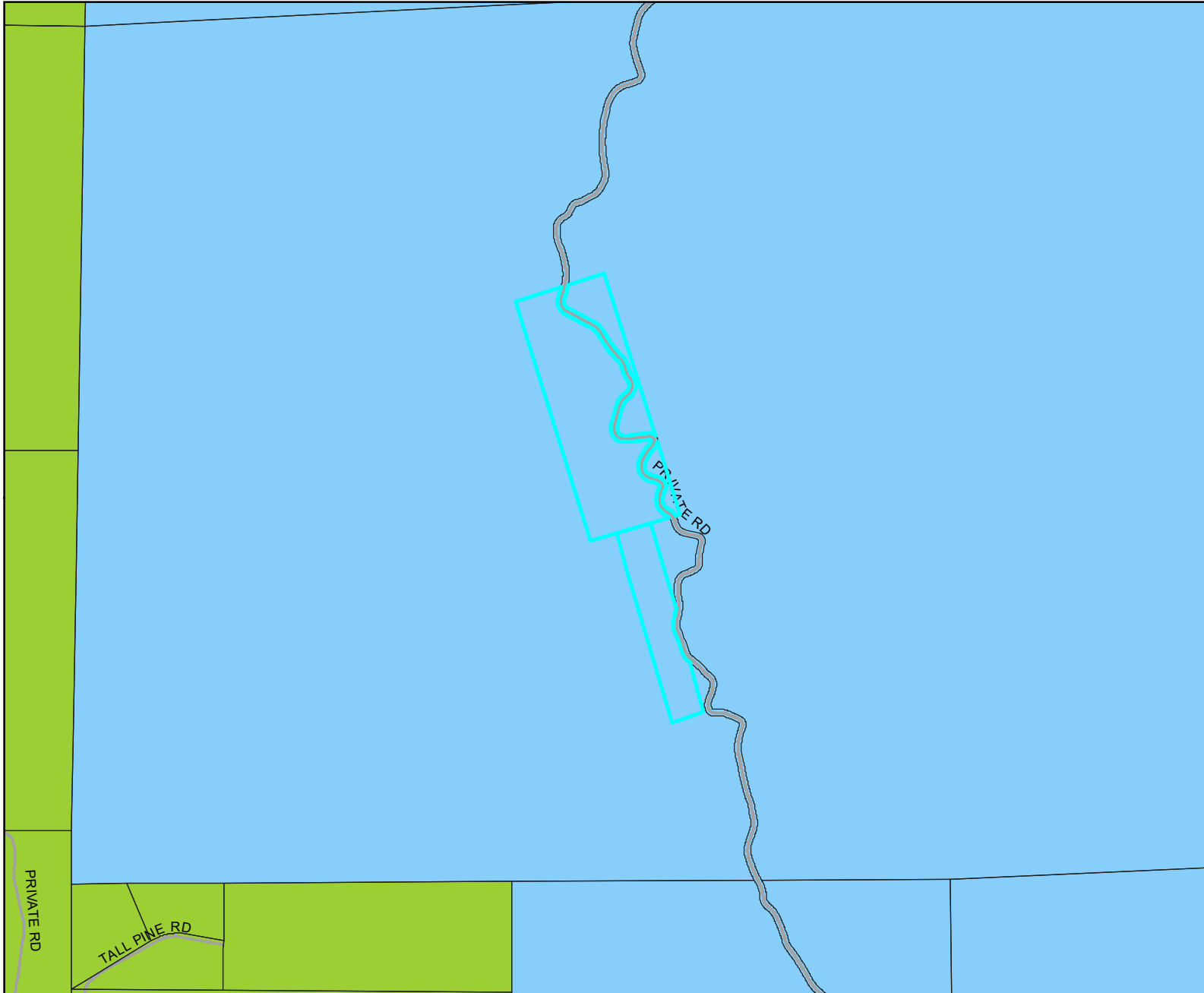


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## Notes:

\*Residential densities in *italics*

# ZONING - USE



## Legend:

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

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

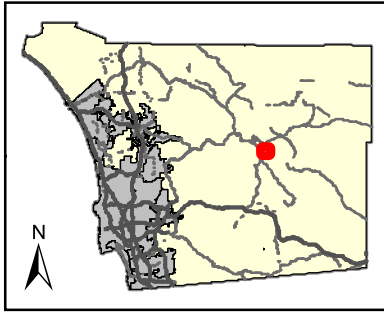


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## Notes:



# DARK SKIES



## Legend:

- PROJECT AREA
- DARK SKIES ZONE A

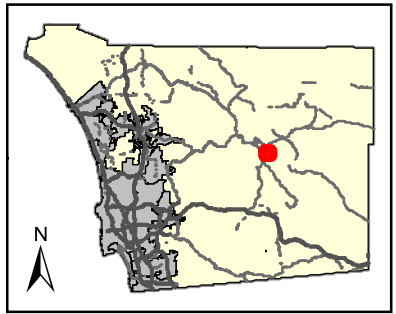
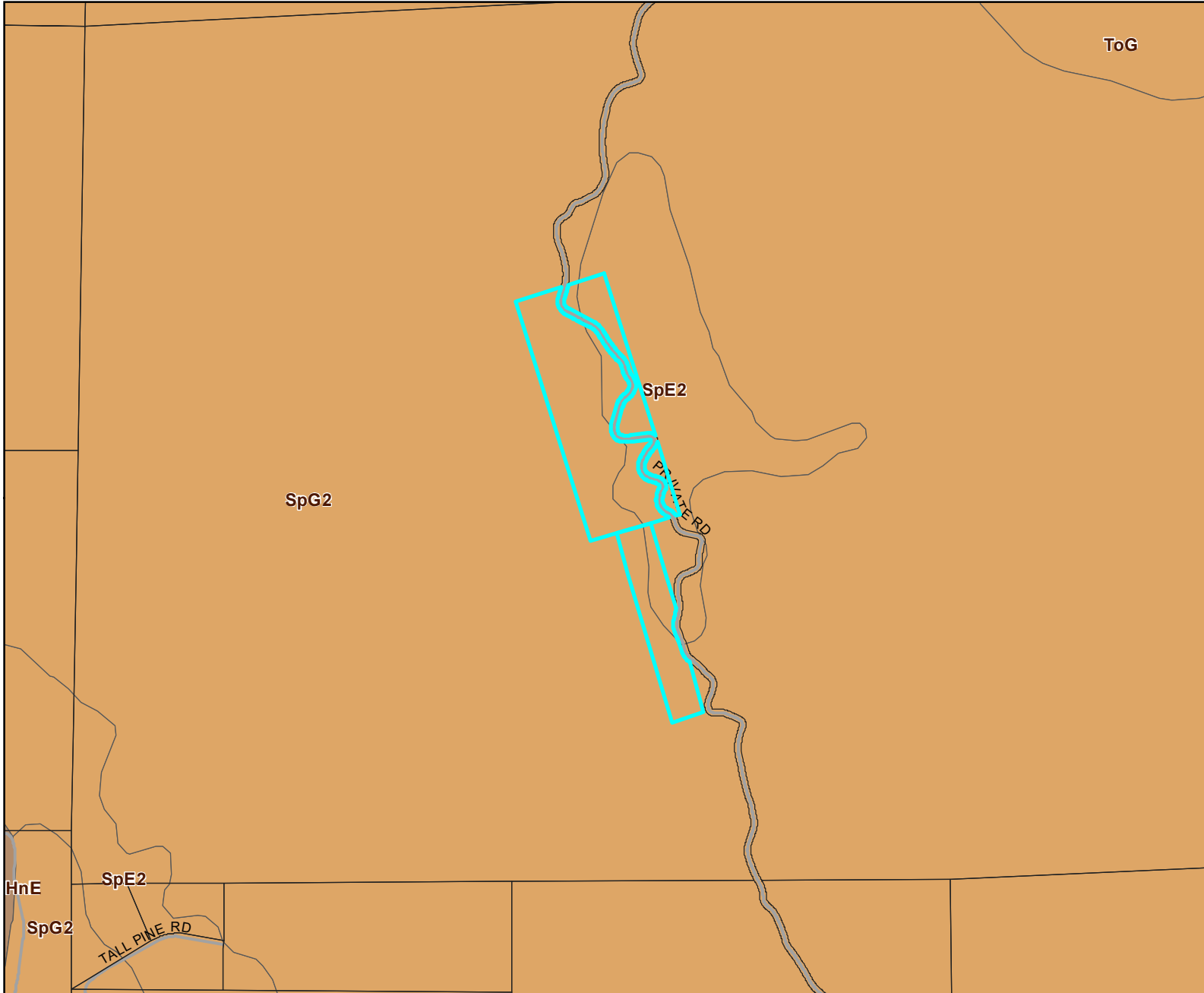
0 0.1 0.2 0.3 0.4 Miles  
 NAD 1983 StatePlane California VI FIPS 0406 Feet  
 Planning and Development Services



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## Notes:

# SOIL



## Legend:

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

## Notes:

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

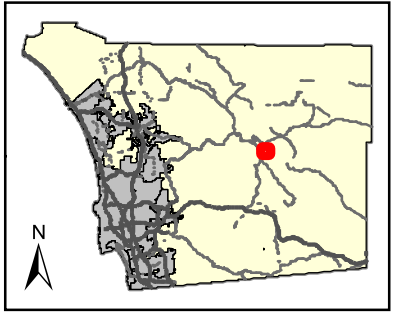
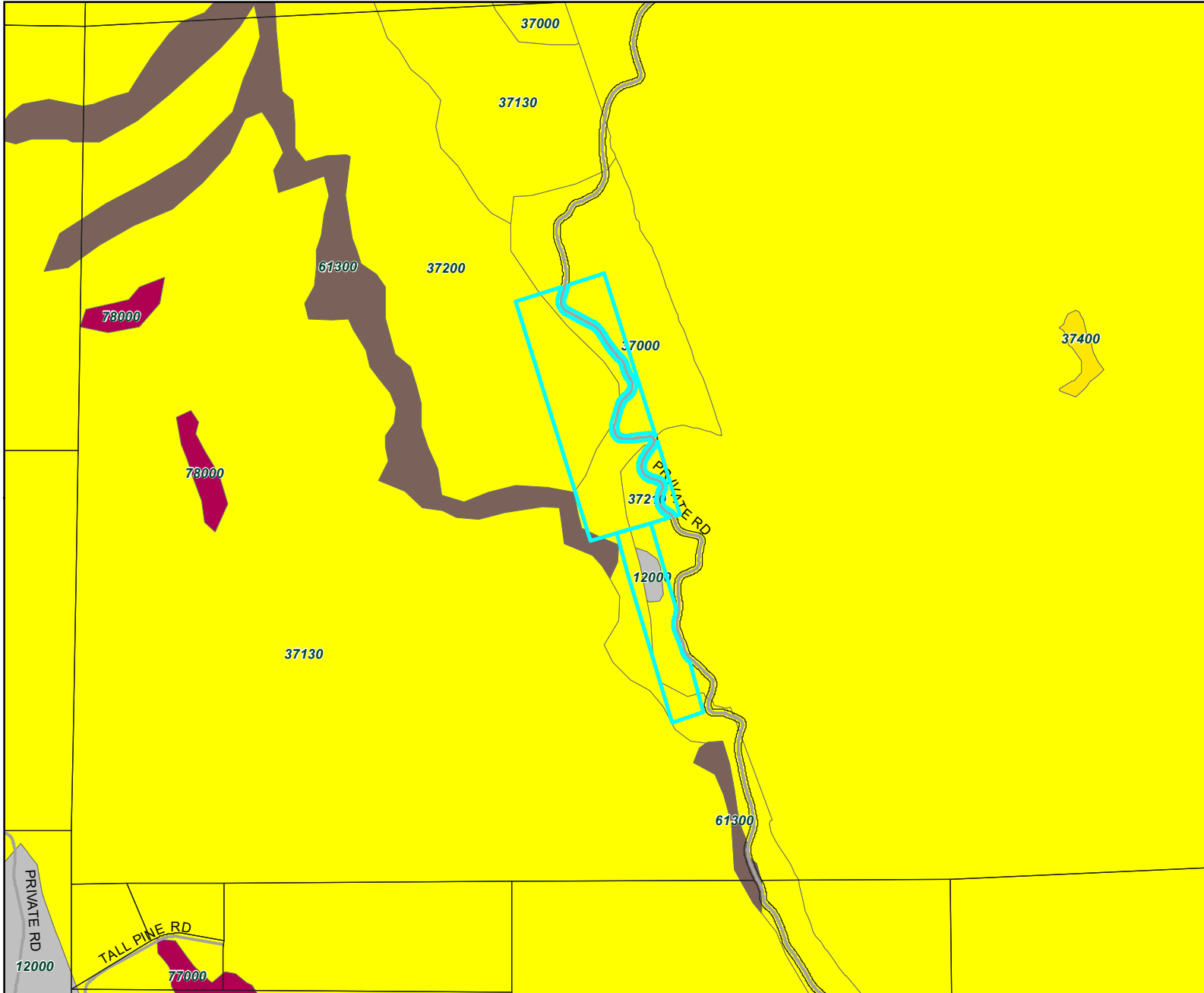


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SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
SpG2	Sheephead rocky fine sandy loam, 30 to 65 percent slopes, eroded	7e-7(20)	<5	Low	Severe 1
SpE2	Sheephead rocky fine sandy loam, 9 to 30 percent slopes, eroded	6e-7(20)	<10	Low	Severe 16

# VEGETATION



## Legend:

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

0 0.1 0.2 0.3 0.4 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

Planning and Development Services

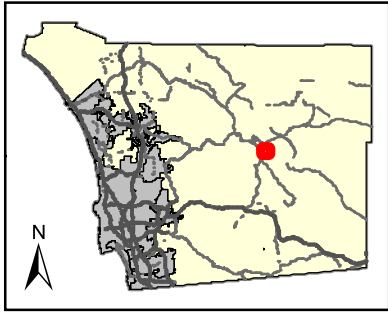
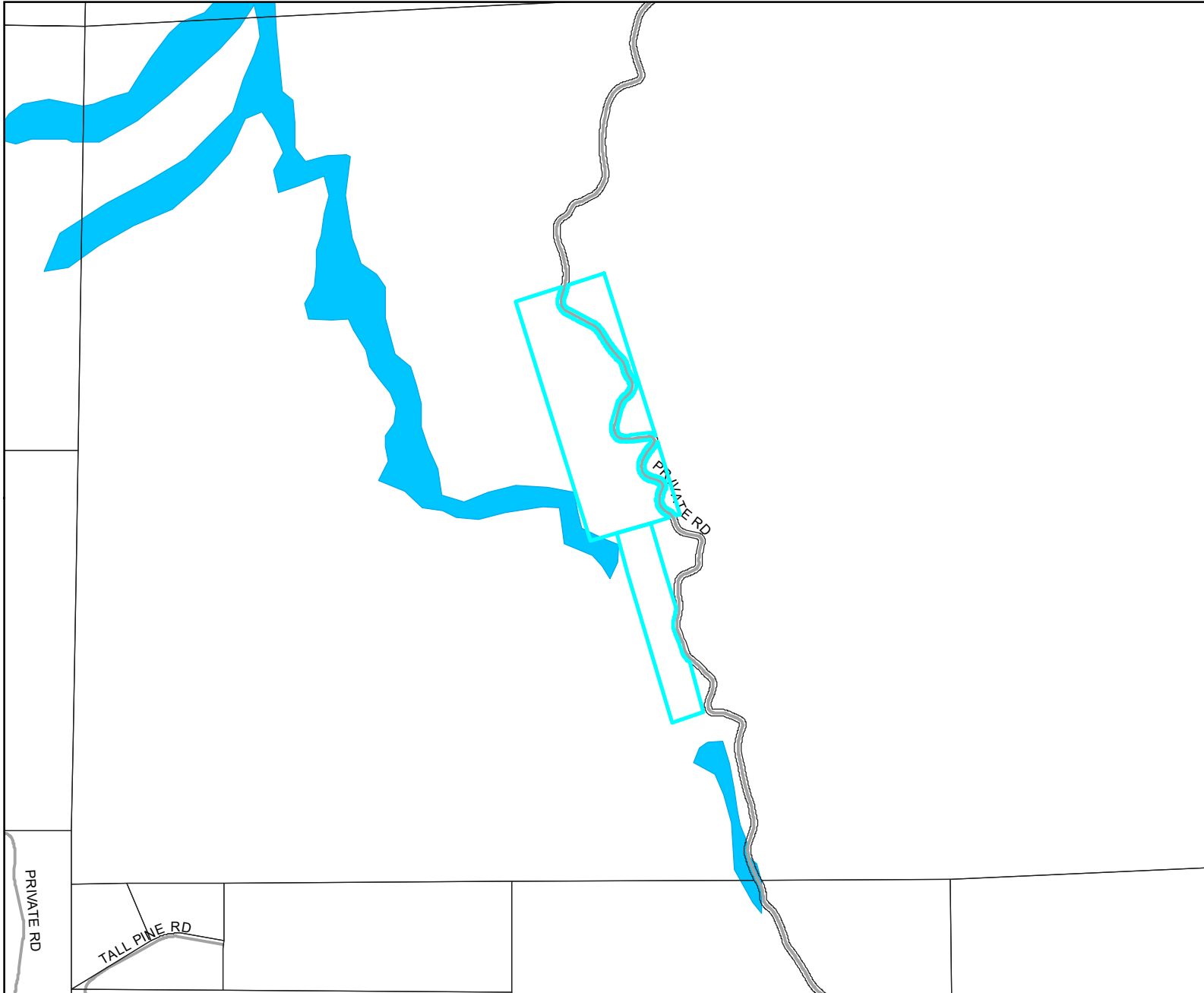


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## Notes:



# WETLANDS



## Legend:

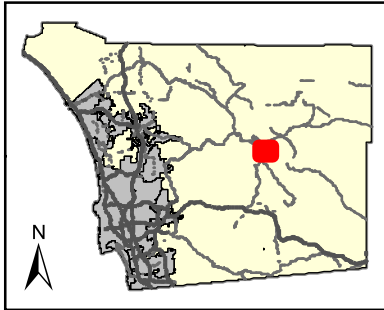
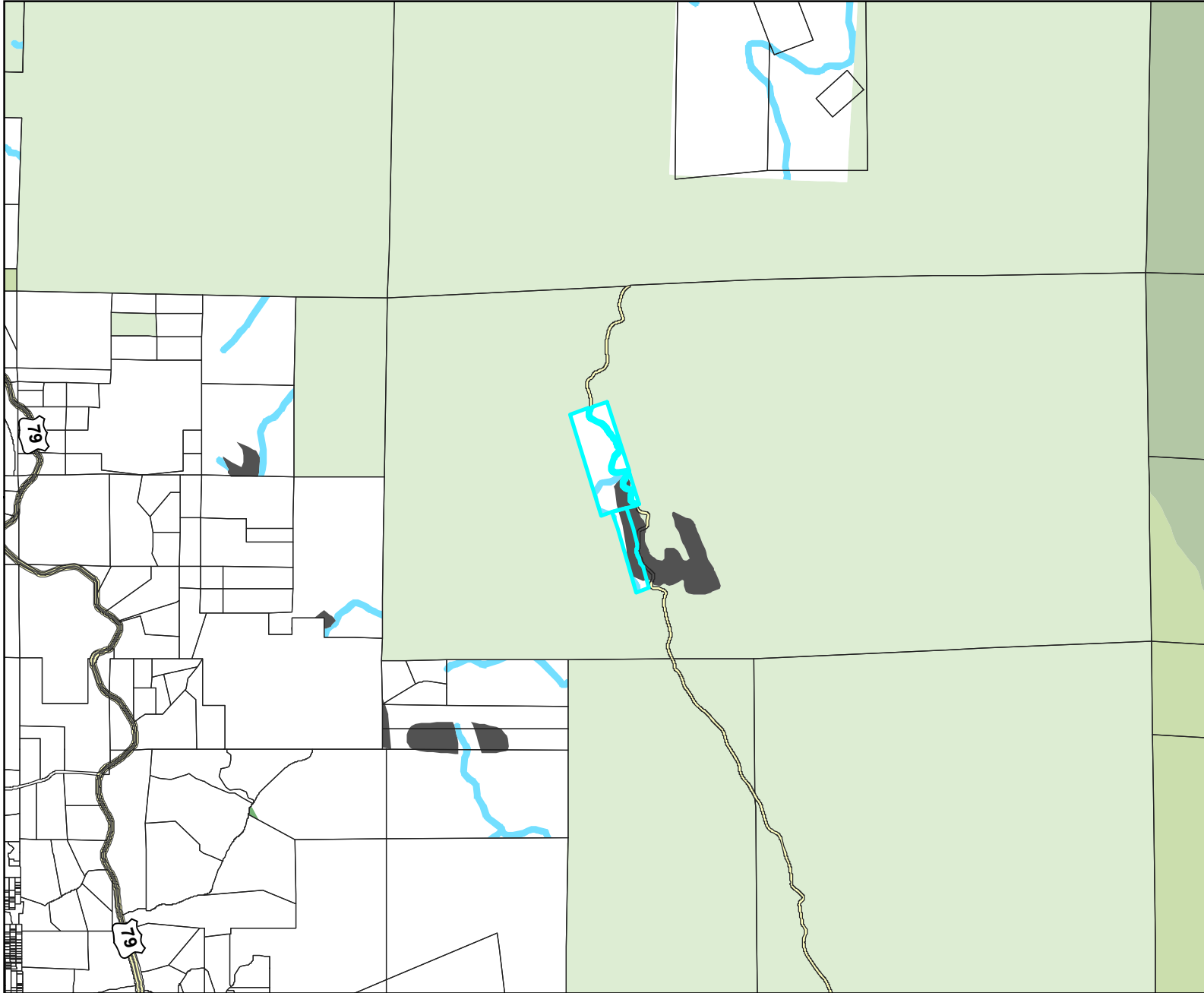
- PROJECT AREA
- WETLANDS

## Notes:

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



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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
- 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

## Notes:

MSCP = Multiple Species Conservation Program

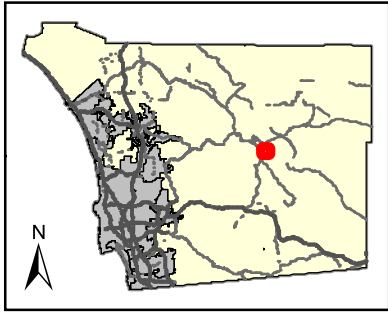
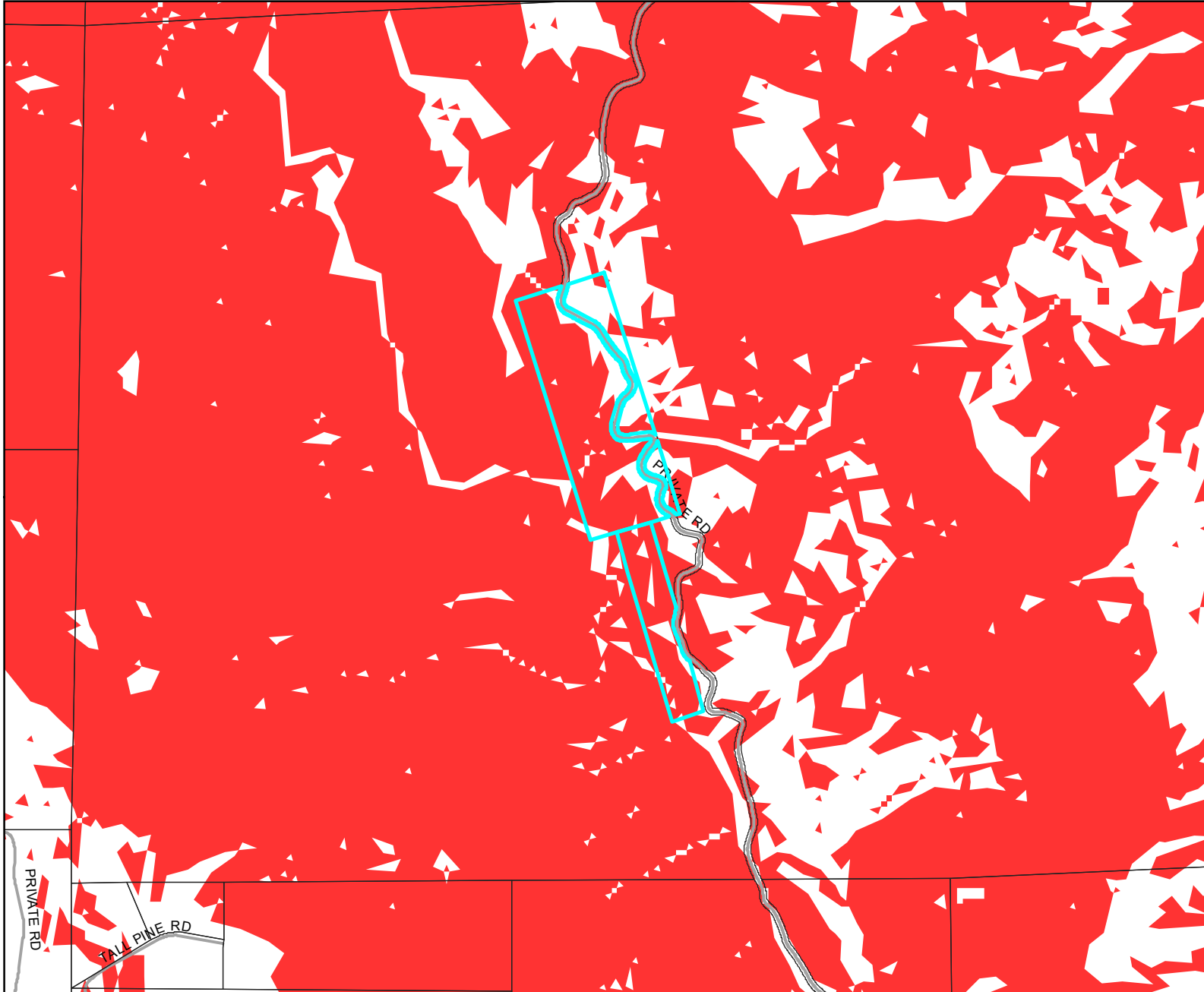
0 0.25 0.5 0.75 1 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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# STEEP SLOPES



## Legend:

- PROJECT AREA
- STEEP SLOPE (> 25%)

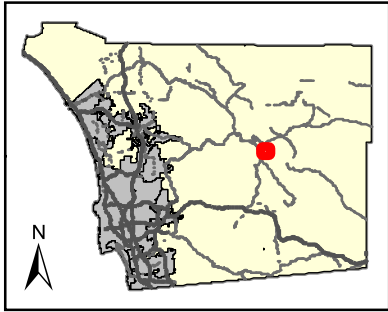
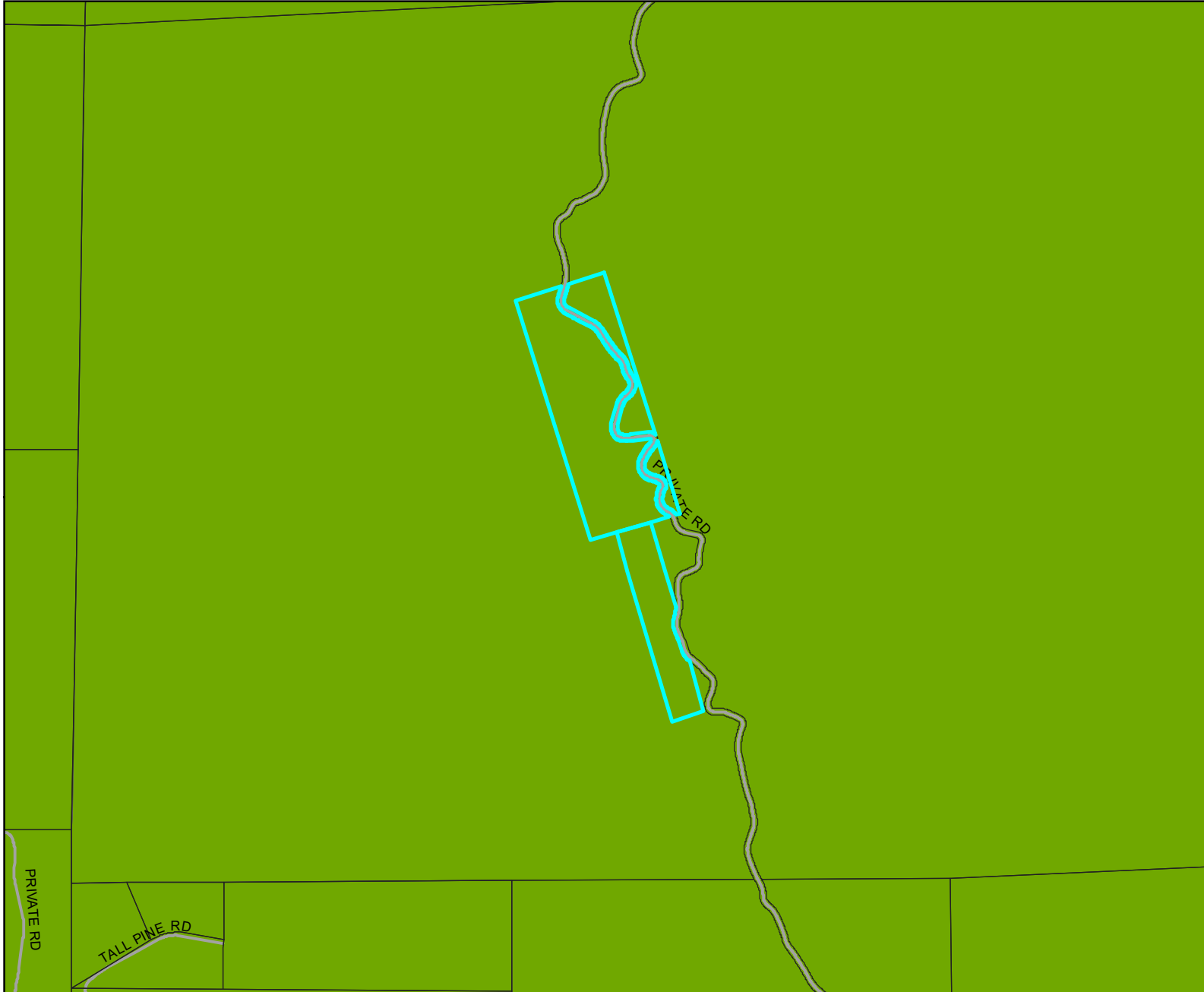
0 0.1 0.2 0.3 0.4 Miles  
 NAD 1983 StatePlane California VI FIPS 0406 Feet  
 Planning and Development Services



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 Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
 THIS MAP IS NOT TO BE USED FOR NAVIGATION.

## Notes:

# URBAN-WILDLAND INTERFACE



## Legend:

- PROJECT AREA
- URBAN-WILDLAND INTERFACE ZONE

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

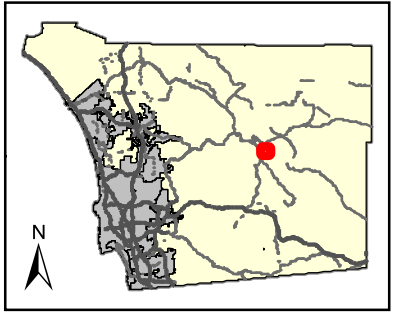
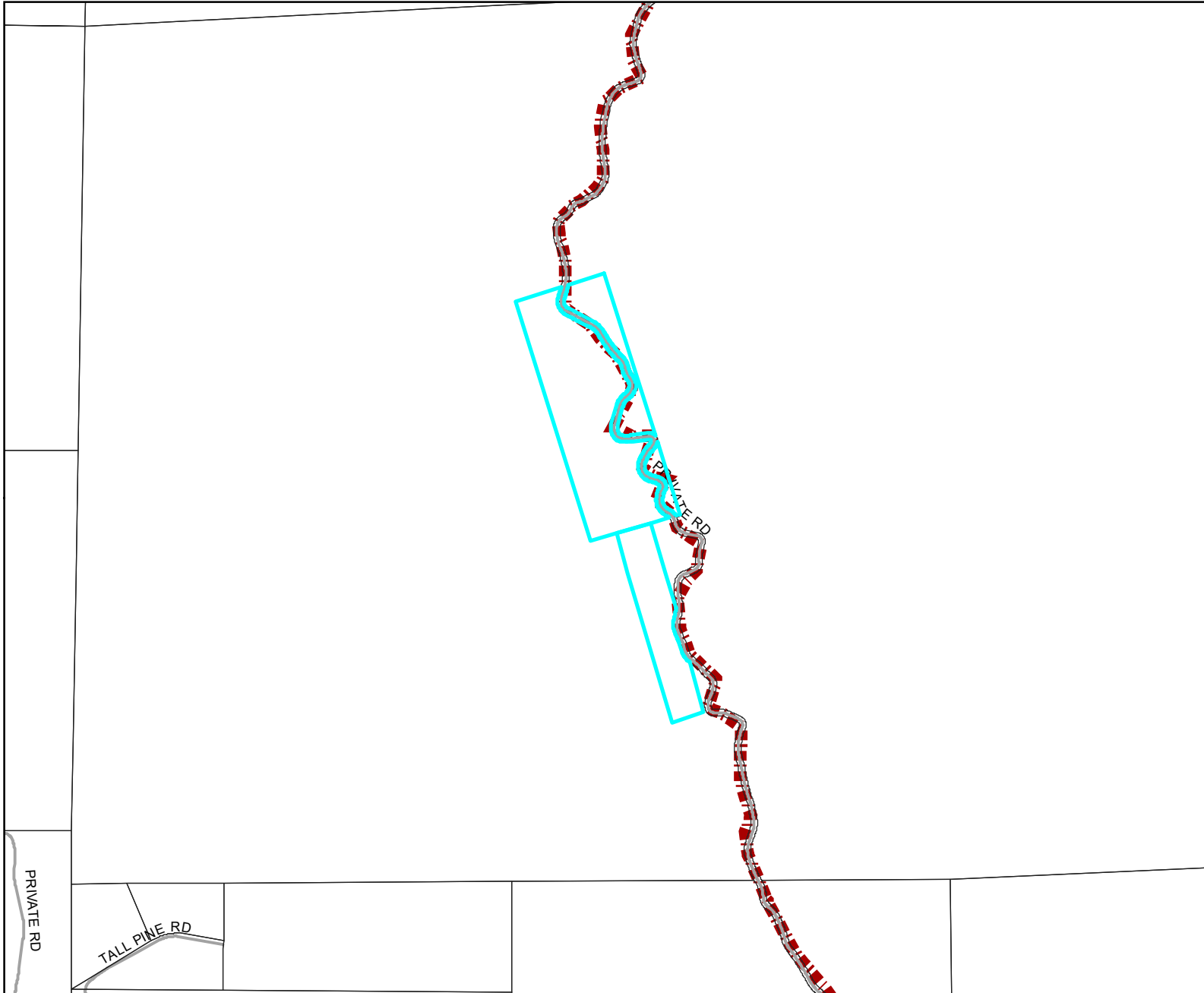


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## Notes:



# TRAILS



## Legend:

- PROJECT AREA
- TRAIL EASEMENT
- PROPOSED COMMUNITY PLAN TRAILS



## Notes:

## **S92 GENERAL RURAL USE REGULATIONS**

### **2920 INTENT.**

The provisions of Section 2920 through Section 2929, inclusive, shall be known as the S92 General Rural Use Regulations. The S92 Use Regulations are intended to provide appropriate controls for land which is: rugged terrain, watershed, dependent on ground water for a water supply, desert, susceptible to fires and erosion, or subject to other environmental constraints. Various applications of the S92 Use Regulations with appropriate development designators can create or protect areas suitable for low intensity recreational uses, residences on very large parcels, animal grazing, and other uses consistent with the intent of this Section.

(Added by Ord. 5508 (N.S.) adopted 5-16-79)

### **2922 PERMITTED USES.**

The following use types are permitted by the S92 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

(Added by Ord. 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. 9101 (N.S.) adopted 12-8-99)

### **2923 PERMITTED USES SUBJECT TO LIMITATIONS.**

The following use types are permitted by the S92 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. 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 or Large "2"
  - Recycling Processing Facility, Wood and Green Materials "3"

(Added 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. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

#### 2925 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the S92 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

(Added 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)

#### 2926 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the S92 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



- Parking 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.
  - 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)

(Added 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 4-25-64)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)