



## **PROPERTY REPORT**

**ADDRESS:** 18012 Cuyamaca Meadows Road, Julian, CA 92036

**DESCRIPTION:** This 26+ Acre home site is a rare offering for the community of Julian. Located in the pristine, gated subdivision of **Cuyamaca Meadows**, this flat and gently sloped, usable acreage is **supreme landscape to build your dream home** and is ideally and naturally suited for horses and other recreational activities. Already on the property is electricity and a **water well with 10,000 gal storage tank**. House plans for a 5600 sf, one of a kind log home, including plans for septic and leach lines are available. Incredible sunsets and sunrises with stellar views await you, as **all of the major development hurdles have been crossed for building an estate home in one of Julian's finest communities!**

**PRICE:** \$395,000.00

**APN:** 294-011-7400

**MLS:** Exclusive

**CONTACT:** Donn Bree; [Donn@Donn.com](mailto:Donn@Donn.com); [www.DONN.com](http://www.DONN.com); 800-371-6669

# Cuyamaca Meadows

18012 Cuyamaca Meadows Rd., Julian, CA 92036



# \$395,000



## 26+ ACRES

This 26+ Acre home site is a rare offering for the community of Julian. Located in the pristine, gated subdivision of *Cuyamaca*

*Meadows*, this flat and gently sloped, usable acreage is supreme landscape to build your dream home and is ideally and naturally suited for horses and other recreational activities. Already on the property is electricity and a water well with a 10,000 gal storage tank. House plans for a 5600 sf, one-of-a-kind log home, including plans for septic and leach lines are available. Incredible sunsets and sunrises with stellar views await you, as all of the major development hurdles have been crossed for building an estate home in one of Julian's finest communities!



CREB# 01109566

NMLS# 243741



**RED HAWK REALTY**

Junction Hwy 78 & Hwy 79

Santa Ysabel, CA 92070

**Donn@Donn.com**

**Www.DONN.com**

**We Know The Back Country!**



# APN 294-011-7400



**Natural Setting:** Ancient oaks and rock formations in the general area give this site privacy and character. The surrounding area is sparsely populated with custom homes and ranches blending into a landscape of rolling hills and valleys. Wildlife is abundant in the area: deer and turkey, bobcats and fox roam freely, while raptors and other rare species of animals can still be found here because of the abundance of water and cover in this rural area.

**Area Information:** Agriculture and tourism are the dominant economic activities in the Julian area. Horse and cattle ranches are the backdrop for the landscape of light residential development. Gaming and recreational activities are important financial contributors, signaling the transition from agriculture into a more varied and stable economic base in the immediate area. There are many fine restaurants and lodging accommodations in the surrounding area of this centrally, yet privately located property.

**Recreation & Lifestyle:** There are many recreational activities available in the area: the California Riding and Hiking Trail and the Pacific Crest Trail for riding, golfing at Warner's Ranch - which is presently undergoing a 50 million dollar renovation, and Borrego Springs, hunting and fishing, dining, wine tasting along the nearby San Diego-Temecula wine country corridor, and a variety of other opportunities for each family member. The newly opened Santa Ysabel Open Space Preserve offers excellent riding trails connecting the Santa Ysabel, Wynola, and Julian communities. The famous Hale Observatory on Palomar Mountain is less than 30 minutes away.

***"We Know The Back Country!"***

[Lots/ Land](#)

Current Status: ACTIVE

Current Price: \$395,000

Client Preferred 1

MLS #: 160021960

Original Price: \$395,000

MT 1

Address: 18012 Cuyamaca Meadows Rd. 0

Sold Price:

DOMLS 1

City,St: Julian,CA Zip: 92036

Community: JULIAN

List Date: 4/ 24/ 2016

Parcel Map:

Tentative Map:

Neighborhood: Cuyamaca Meadows

COE Date:

Short Sale: No

APN#2:

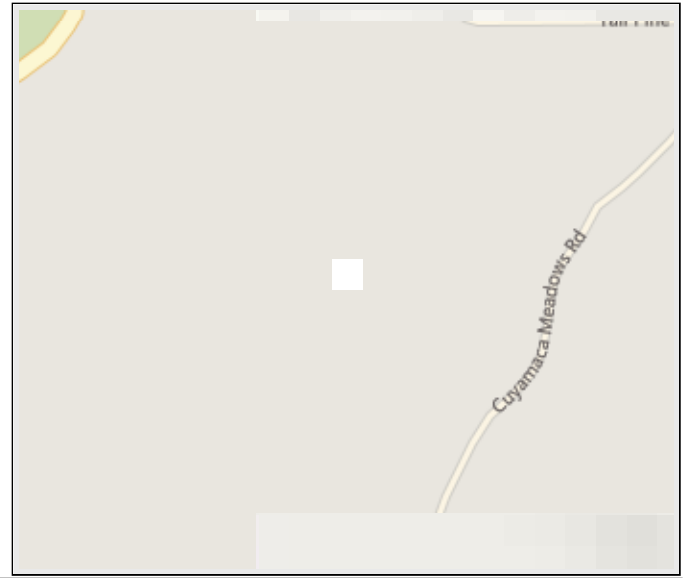
Complex:

APN#3:

Restrictions: Call Agent

APN#4:

MandRem None Known

[Virtual Tour I](#)

## Directions:

This 26+ Acre home site is a rare offering for the community of Julian. Located in the pristine, gated subdivision of Cuyamaca Meadows, this flat and gently sloped, usable acreage is supreme landscape to build your dream home and is ideally and naturally suited for horses and other recreational activities. Already on the property is electricity and a water well with 10,000 gal storage tank. Additionally, included is a tractor—Branson 47 HP with bucket and box scrapper and brush Hog implements.

## Home Owner Fees:

Other Fees: 0.00

Other Fee Type: N/ K

CFD/Mello-Roos: 0.00

Total Monthly Fees: 0

Terms: Cash, Conventional, Other/ Remarks

Assessments:

Approx # of Acres: 26.0000

Approx Lot SqFt:

Lot Size: 20+ AC

Assessors Parcel: 294-011-74-00

Zoning:

Wtr Dist: OUT OF AREA

School Dist: Julian High School, Julian Union

/ Assessor Record

Boat Facilities:

Age Restrictions: N/ K

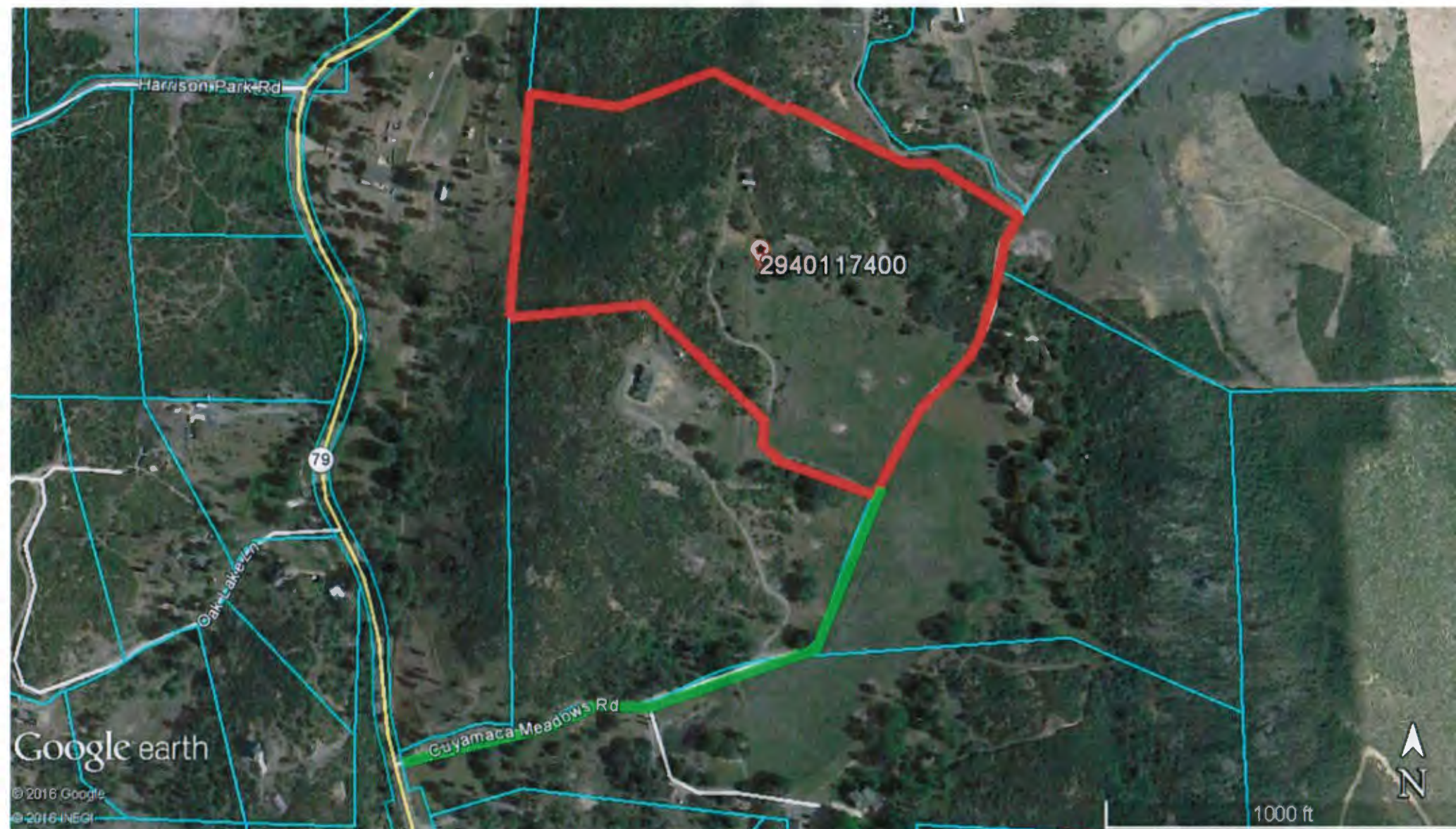
Complex Features N/K  
 Current Use Natural Vegetation  
 Development Other/Remarks  
 Fencing Full  
 Frontage Other/Remarks  
 Highest Best Use Recreational, Residential  
 Irrigation Other/Remarks  
 Pool N/K  
 Pool Heat None Known  
 Possession Call Listing Agent  
 Sewer/ Septic Other/Remarks  
 Site N/K  
 Structures Shed

Additional Property Use Res/Business Use OK, With Structures  
 Prop. Restrictions Known Other/Remarks  
 Home Owners Fee Includes N/K  
 Terms Cash, Conventional, Other/Remarks  
 Topography Level, Rolling, Slope Gentle  
 Utilities Available Below Ground  
 Utilities to Site Other/Remarks  
 View Mountains/Hills, Panoramic, Parklike  
 Water Well on Property

FrntgDim  
 LotDimApx  
 LndUse

Animal Designation Code  
 Approved Plans  
 Jurisdiction

House plans for a 5600 sf, one of a kind log home, including plans for septic and leach lines are available. Incredible sunsets and sunrises with stellar views await you, as all of the major development hurdles have been crossed for building an estate home in one of Julian's finest communities!





## 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: 4/22/2016 2:52:46 PM

Project Manager:

Land Development Manager:

Project Record ID:

Project Environmental Review (ER) ID:

Assessor's Parcel Number(s): 2940117400

Project Name:

2940117400

#### General Information

|                                    |                                                |
|------------------------------------|------------------------------------------------|
| USGS Quad Name/County Quad Number: | Julian/38                                      |
| Section/Township/Range:            | 22/13S/04E                                     |
| Tax Rate Area:                     | 81008                                          |
| Thomas Guide:                      | 1156/0                                         |
| Site Address:                      | 18012 Cuyamaca Meadows Rd<br>Julian 92036-9466 |
| Parcel Size (acres):               | 26.60                                          |
| Board of Supervisors District:     | 2                                              |

#### Public Service and Utility Districts

|                            |                                             |
|----------------------------|---------------------------------------------|
| Water/Irrigation District: | None                                        |
| Sewer District:            | None                                        |
| Fire Agency:               | Julian-Cuyamaca Fire<br>Protection District |
| School District:           | Gen Elem Julian Union; High<br>Julian Union |

**General Plan Information**

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

**Zoning Information**

|                           |       |
|---------------------------|-------|
| Use Regulation:           | S92   |
| Animal Regulation:        | W     |
| Density:                  | -     |
| Minimum Lot Size:         | 4Ac   |
| Maximum Floor Area Ratio: | -     |
| Floor Area Ratio:         | -     |
| Building Type:            | C     |
| Height:                   | G     |
| Setback:                  | C     |
| Lot Coverage:             | -     |
| Open Space:               | -     |
| Special Area Regulations: | Por S |

**Aesthetic**

|                                                                |     |
|----------------------------------------------------------------|-----|
| The site is located within one mile of a State Scenic Highway. | Yes |
| The site contains steep slopes > 25%.                          | Yes |
| The site is located within Dark Skies "Zone A".                | Yes |

**Agricultural Resources**

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

**Biological Resources**

|                                                                                                                  |                                                                                                            |
|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| Eco-Region:                                                                                                      | Central Mountains                                                                                          |
| Vegetation Map                                                                                                   | 37130 Northern Mixed Chaparral; 42000 Valley And Foothill Grassland; 84230 Sierran Mixed Coniferous Forest |
| The site may contain rare/listed plants and animals found in the Sensitive Species matrix.                       | Yes                                                                                                        |
| The site is located within a Quino Checkerspot Butterfly Survey Area.                                            | Yes                                                                                                        |
| The site contains Wetlands.                                                                                      | No                                                                                                         |
| The site is within one mile of Biological Easements.                                                             | Yes                                                                                                        |
| The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA). | No (Draft: East)                                                                                           |
| The site is within MSCP Boundaries.                                                                              | No (Draft: East)                                                                                           |
| The site is outside of MSCP and within 500 feet of:                                                              |                                                                                                            |
| Coastal Sage Scrub                                                                                               | No                                                                                                         |
| Maritime Succulent Scrub                                                                                         | No                                                                                                         |
| Diegan Coastal Sage Scrub                                                                                        | No                                                                                                         |
| Inland Form (>1,000 ft. elevation)                                                                               | No                                                                                                         |
| Coastal Sage - Chaparral Scrub                                                                                   | No                                                                                                         |
| Flat-Topped Buckwheat/Montane Buckwheat Scrub                                                                    | No                                                                                                         |
| None of the above                                                                                                | Yes                                                                                                        |
| The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.              | No                                                                                                         |
| The site is located within the Ramona Grassland area.                                                            | No                                                                                                         |
| The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.       | No                                                                                                         |

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

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

**Geology**

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

**Mineral Resources**

The site is located within a Mineral Resource Category.

No Mrz (No Alluvium/No Mines)

**Hazard Flooding**

The site is located within a FEMA flood area.

No

The site is located within 1/2 mile from a FEMA flood area.

No

The site is located within a County Flood Plain area.

No

The site is located within 1/2 mile from a County Flood Plain area.

No

The site is located within a County Floodway.

No

The site is located within 1/2 mile from a County Floodway.

No

The site is located within a Dam Inundation Zone.

No

**Hazardous Materials**

Schools are located within 1/4 mile of the project.

No

The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.

No

The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).

No

The site is located within 1000 feet of buried waste in a landfill.

No

The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.

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

The site is listed on the Geotracker listing.

No

The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.

No

The site is listed in the EPA's Superfund CERCLIS database.

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

The site contains existing homes or other buildings constructed prior to 1980.

Please Refer To Aerial Imagery

**Airport Hazards**

The site is located in a FAA Notification Zone. If yes, list the height restrictions.

No

The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.

No

The site is located within an airport safety zone. If yes, list the zone number.

No

The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).

No

The site is within one mile of a private airport. If yes, list the name of the airport.

No

**Hydrology and Water Quality**

|                                                                                                                                                    |                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| Hydrologic Unit:                                                                                                                                   | San Diego                                        |
| Sub-basin:                                                                                                                                         | 907.41/Inaja                                     |
| The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody. | Yes: San Diego River (Lower);<br>El Capitan Lake |
| The site is tributary to an Environmentally Sensitive Area.                                                                                        | Yes                                              |
| The site is located in a Source Water Protection Area.                                                                                             | Yes                                              |

**Water Supply/Groundwater**

|                                                                            |                 |
|----------------------------------------------------------------------------|-----------------|
| The site is located outside (east) of the County Water Authority boundary. | Yes             |
| The site is in Borrego Valley.                                             | No              |
| The project is groundwater dependent.                                      | Yes             |
| Annual rainfall:                                                           | 18 To 21 Inches |

**Noise**

|                                    |    |
|------------------------------------|----|
| The site is within noise contours. | No |
|------------------------------------|----|

**Fire Services**

|                                                          |     |
|----------------------------------------------------------|-----|
| The site is located in an Urban-Wildland Interface Zone. | Yes |
| FRA/LRA/SRA:                                             | Sra |

**Additional Information**

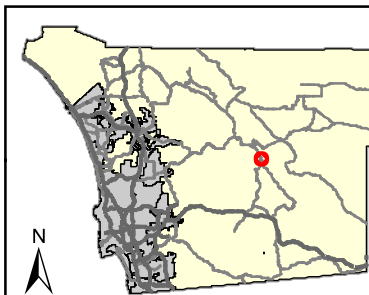
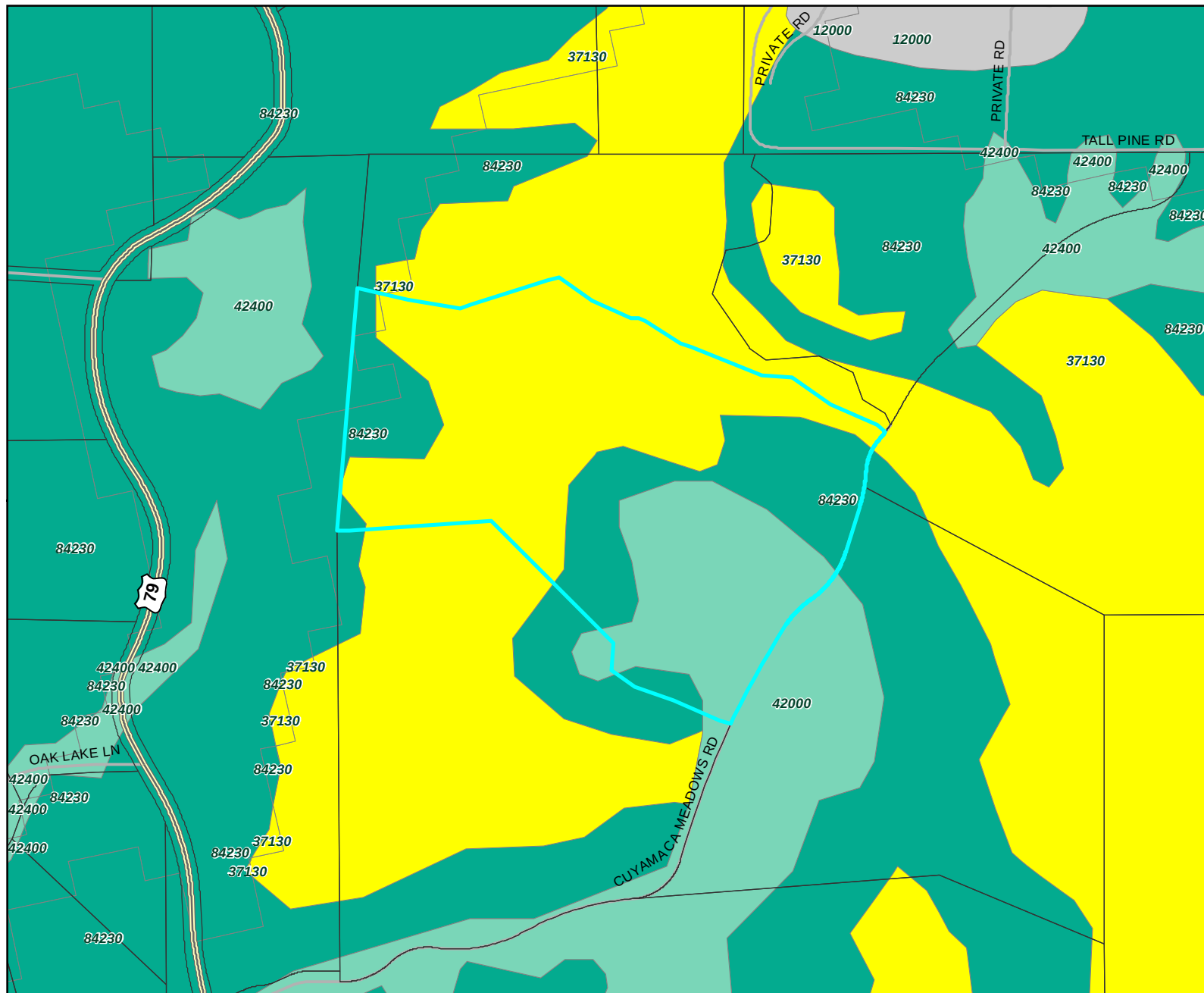
|                                                                                |    |
|--------------------------------------------------------------------------------|----|
| The site is located within 150 feet of Mexican Border.                         | No |
| The site is located within a Resource Conservation Area.                       | No |
| The site is located in a Special Area.                                         | No |
| There are existing or proposed trails on site or adjacent properties.          | No |
| The site is located in an urbanized area as defined by the U.S. Census Bureau. | No |
| The population has a density of 1,000 per square mile or greater.              | No |
| The site APN is listed in the GP Housing Element inventory.                    | No |

**CEQA-Public Review Distribution Matrix**

|                                                                                                                                                              |                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| The site is located in the Desert.                                                                                                                           | Yes                                    |
| The site is located east of the County Water Authority boundary.                                                                                             | Yes                                    |
| All or a portion of the site is east of the Tecate Watershed Divide.                                                                                         | No                                     |
| The site is located immediately adjacent to a State Highway or Freeway.                                                                                      | No                                     |
| The site is located south of State Highway 78.                                                                                                               | Yes                                    |
| The site is located in the Coastal Zone requiring a Coastal Development Permit.                                                                              | No                                     |
| The site is located in the Sweetwater Basin.                                                                                                                 | No                                     |
| The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.                                                                            | Yes                                    |
| There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s). | Yes: Anza-Borrego Desert<br>State Park |

| SOIL | DESCRIPTION                                                     | CAP CLASS | STORIE INDEX | SHRINK/SWELL | EROSION INDEX |
|------|-----------------------------------------------------------------|-----------|--------------|--------------|---------------|
| CaC  | Calpine coarse sandy loam, 5 to 9 percent slopes                | 4ec-1(20) | 55           | Low          | Moderate 2    |
| CtE  | Crouch coarse sandy loam, 5 to 30 percent slopes                | 6e-1(20)  | 46           | Low          | Severe 16     |
| HnE  | Holland stony fine sandy loam, 5 to 30 percent slopes           | 6e-7(20)  | 32           | Moderate     | Severe 16     |
| 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 0.055 0.11 0.165 0.22 Miles

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



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

## Notes:

## **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)

# Animal Schedule

(Part of Section 3100)

| ANIMAL USE TYPE<br>(See Note 4)                                               | Restrictions and<br>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:<br>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<br>SERVICES:<br>KENNELS (see Note 1)                         | Permitted                                                          |            |   |   |   |   |   |   |   |   |   |   |   |   |   | X |   |   | X |   | X |   |   |   |   |   |  |
|                                                                               | Permitted provided fully<br>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<br>(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<br>(includes Poultry<br><br>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<br>Maximum                                   |            |   |   |   |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
|                                                                               | ½ acre+ 25 max by<br>ZAP                                           | X          | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
|                                                                               | 100 max by ZAP                                                     |            |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | X |  |
|                                                                               | MUP required                                                       |            |   |   |   |   |   |   |   |   |   |   | X |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
| (c) Large Animal Raising<br>(Other than horsekeeping)                         | 4 acres + permitted                                                |            |   |   |   |   |   |   |   |   |   |   |   |   |   | X |   |   |   |   |   |   |   | X |   |   |  |
|                                                                               | 8 acres + permitted                                                |            |   |   |   |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
|                                                                               | 2 animals plus 1 per ½<br>acre over 1 acre                         |            |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | X |   |  |
|                                                                               | 4 animals plus 4 for<br>each ½ acre over ½<br>acre                 |            |   |   |   |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
|                                                                               | 1 ½ acres or less: 2<br>animals                                    |            |   |   |   |   |   |   |   |   |   | X | X | X | X | X |   |   |   |   |   |   |   | X |   |   |  |
|                                                                               | 1 ½ to 4 acres: 1 per<br>½ acre                                    |            |   |   |   |   |   |   |   |   |   | X | X | X | X | X |   |   |   |   |   |   |   | X |   |   |  |
|                                                                               | 4 acres+, 8 animals + 1<br>cow or sheep per 1<br>acre over 4 acres |            |   |   |   |   |   |   |   |   |   | X | X | X | X |   |   |   |   |   |   |   |   |   |   |   |  |

| ANIMAL USE TYPE<br>(See Note 4)                                                                            | Restrictions and<br>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<br>per ½ acre by ZAP | X          | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | X |  |  |
|                                                                                                            | Grazing Only                               |            |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | X | X |   |   |   |  |  |
| (d) Horse keeping (other than<br>Animal Sales and Services;<br>Horse Stables)                              | Permitted                                  |            |   |   |   |   |   | X | X | X | X | X | X | X | X | X | X | X | X |   |   | X | X | X | X |  |  |
|                                                                                                            | 2 horses + 1 per ½<br>acre over 1 acre     |            |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |  |
|                                                                                                            | ZAP required                               |            |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |  |
|                                                                                                            | ½ acre plus by ZAP                         | X          | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |  |
| (e) Specialty Animal Raising:<br>Bees (See Title 6, Division<br>2, Chapter 9, County Code)<br>(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 |  |  |
|                                                                                                            | ZAP Required                               | X          | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |  |
| (f) Specialty Animal Raising:<br>Wild or Undomesticated<br>(See Note 3)                                    | ZAP Required                               |            |   |   | X | X | X | X | X | X |   |   | X | X | X | X | X |   |   | X | X | X |   |   | X |  |  |
| (g) Specialty Animal Raising:<br>Other (Excluding Birds)                                                   | 25 maximum                                 |            |   |   | X | X | X |   |   |   | X | X | X |   |   |   | X | X | X | X | X |   | X |   | X |  |  |
|                                                                                                            | 25 maximum by ZAP                          | X          | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |  |
|                                                                                                            | 25 plus by ZAP                             |            |   |   | X | X | X |   |   |   | X | X | X | X |   |   | X |   |   | X | X | X | X |   | X |  |  |
|                                                                                                            | Permitted                                  |            |   |   |   |   |   | X | X | X |   |   |   |   | X | X |   |   |   |   |   |   |   |   | X |  |  |
| (h) Specialty Animal Raising:<br>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<br>(See Section 3112)                                                            |                                            |            |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |  |
| Most Restrictive                                                                                           |                                            | 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.

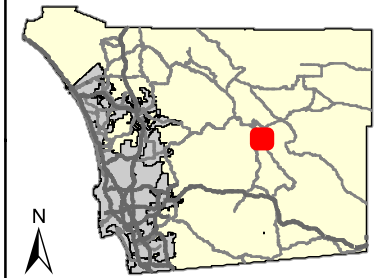
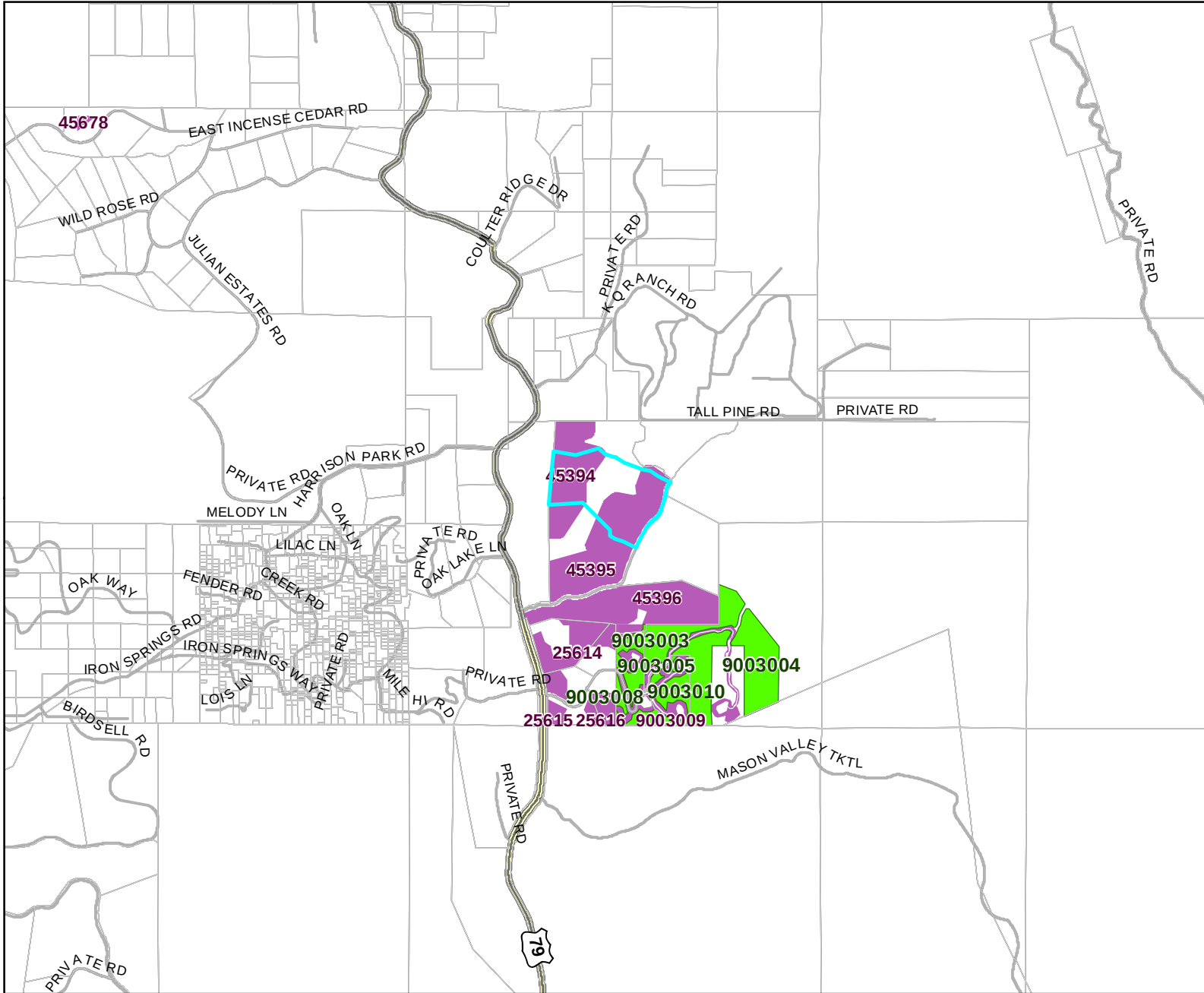
| ANIMAL<br>ENCLOSURE<br>LOCATION         | ANIMAL ENCLOSURE SETBACKS (a)   |                                                                              |                                                                                |
|-----------------------------------------|---------------------------------|-------------------------------------------------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

**NOTES:**

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

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

# OPEN SPACE EASEMENTS



## Legend:

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

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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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: