

26905 Deer Canyon Dr, Ramona, CA 92065



ADDRESS: 26905 Deer Canyon, Ramona, CA 92065

DESCRIPTION: 3100+ ESF custom ranch-style home, built in 2010 featuring the highest quality craftsmanship, situated on 16+ beautiful acres ("O" Animal designation)! This home offers beautiful wood, soft-close cabinets throughout, chef's kitchen, indoor/outdoor surround sound system with a media control room, large laundry/utility room, mudroom and central vac system, just to name a few of the amazing features! Along with the superior custom home, this property offers a pool, tennis court, animal facilities & VIEWS!

PRICE: \$850,000

APN: 286-112-11-00

MLS: 180023907

CONTACT: Donn Bree; donn@donn.com; 800-371-6669

Kamisha Greene; kamishahensley@yahoo.com; 760-419-3101

26905 Deer Canyon Dr, Ramona, CA 92065

APN: 286-112-11-00

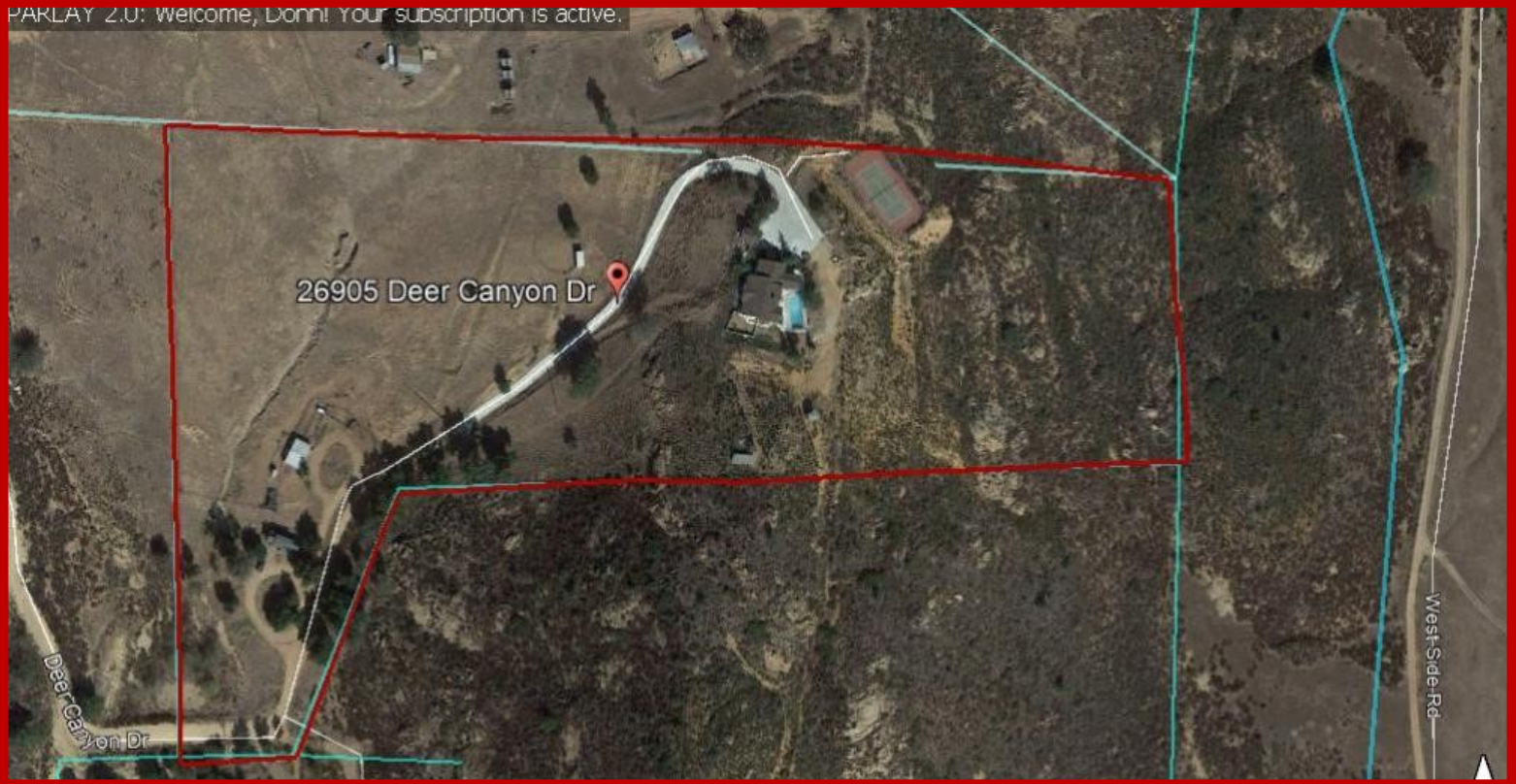
- 3100 + ESF Custom Home
 - 4 bedrooms, office, & 2 ½ baths
 - Solid Oak, "Ideas in Wood" Cabinets
- Chefs Kitchen; convection oven, 5 burner propane stove, endless counter space, & walk-in pantry
 - Brick fireplace with raised hearth & powered fan
 - Dual forced air
 - Ceiling fans throughout
 - Dual tankless water heaters
 - Central Vac
 - Entire home water filtration system
- Indoor/outdoor surround sound and Media Room
 - Certainteed vinyl windows
- Fire resistant concrete siding and trim
 - Attractive metal roof
- Owner-owned solar panels and windmill with back-up battery system
 - Christmas Light hooks & 6 designated outlets with timer
 - 16 acres with desirable "O" Animal Designator
 - Second Agriculture electric meter at barn
 - R.V hookups
 - Swimming Pool
 - Tennis Court
 - Four-stall barn
 - 10×20 loafing shed
 - Two livestock pens with three sided shelters
 - Two kennels
 - Cross fenced pastures
- Water piping and spickets through out Property



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APN: 286-112-11-00

PARLAY 2.0: welcome, Donn! Your subscription is active.





PROPERTY DESCRIPTION: Gorgeous 3100+ ESF custom ranch-style home, built in 2010 featuring the highest quality craftsmanship, situated on 16+ beautiful acres! This home fully embraces the open living concept with high wood beam ceilings and large picture windows capturing the unparalleled views of the surrounding picturesque country setting and natural light. The custom details throughout are endless! This home features beautiful wood, soft-close cabinets throughout by local high quality craftsman, Ideas in Wood. The functionally designed chef's kitchen is ideal for entertaining with endless counter space, upgraded appliances, custom lighting, walk-in pantry and more! An indoor/outdoor surround sound system with a media control room, large laundry/utility room, mud-room and central vac system provide extra bonus features one is sure to appreciate. The gorgeous master suite has ample space, an extra-large walk-in closet with natural light, and spacious bathroom featuring a whirlpool tub and separate beautifully tiled shower with three additional bedrooms and an optional office/fourth bedroom, and another 1 ½ baths.

This home was built with efficiency, longevity and appearance in mind featuring a dual zoned forced air system, wood burning fireplace with powered fan, Certainteed vinyl windows, fire resistant concrete siding and trim, and an attractive metal roof. Additionally, owner-owned solar panels and windmill keep the electricity bill low and the backup battery system provides power during any time of an outage.

Along with the superior custom home, this property has plenty of recreational opportunities! Enjoy a perfectly sized swimming pool and tennis court with incredible views, four-stall barn, 10×20 loafing shed, two livestock pens with three sided shelters, two kennels, cross fenced pastures ready for small & large animals, plus a puppy play area. With the desirable "O" animal designator, this property is very usable and easily assessable. Too many special features to count, this beautiful oak-studded backcountry property is simply a must see!





Detached

MLS #: **180023907**

APN: **286-112-11-00**

Addr: **26905 Deer Canyon Drive**

City, St: **Ramona, CA** Zip: **92065**

Bedrooms: **4** Full Baths: **2**
Optional BR: **1** Half Baths: **1**
Total: **5** Total: **3**

Est. SqFt: **3,128** Year Built: **2010**

Community: **RAMONA**

Neighborhood: **Old Julian Highway /**

Complex:

Restrictions: **N/K**

View: **Mountains/Hills, Panoramic,**

Pool: **Below Ground, Private**

MandRem **None Known**

Status: **ACTIVE**

Short Sale: **No**

COE Date:

List Price: **\$850,000**

Orig Price: **\$900,000**

Sold Price:

List Date: **5/5/2018**

Mod Date: **5/7/2018**

DOMLS **2**

MT **2**

LP/SqFt: **287.72**

SP/SqFt:

Parking Garage Spaces: **1**
Parkng Non-Garaged Spaces: **6**
Parking Spaces Total: **7**
Parking Garage: **Detached**
Non-Garage Details: **Gated, Driveway, Driveway -**
RV Parking: **Hook-ups, On-Site Parking**

Listing Type **ER**

Patio: **Porch, Porch - Front**

Pets: **Yes**

Age Restrictions: **NK**

Stories: **1 Story**

Virtual Tour Link

[Schedule a Showing](#)



REMARKS AND SHOWING INFO

Gorgeous 3100+ ESF custom ranch-style home, built in 2010 featuring the highest quality craftsmanship, situated on 16+ beautiful acres! This home fully embraces the open living concept with high wood beam ceilings and large picture windows capturing the unparalleled views of the surrounding picturesque country setting and natural light. The custom details throughout are endless! This home features beautiful wood, soft-close cabinets throughout by local high quality craftsman, Ideas in Wood.

Conf. Remarks: **Some panels will stay, some will go, to be clarified at time of offer. Antique light fixtures may or may not convey depending on Buyer's interest.**

Cross Streets: **Highway 78**

Map Code:

CBB%: **2.50**

CBB\$:

CVR: **N**

Directions To Property:

Showing: **Please call agent for gate code - 1 hours notice appreciated - seller occupied**

Occupied: **Owner**

Occupant: **Tina and Lindsay**

Occupant Phone: **760-419-3101**

Lockbox: **Yes**

Listing Agent: **Donn Bree - Home: 800-371-6669**

BRE License#: **01078868**

2nd Agent: **Kamisha B Greene - Cell: 760-419-3101**

Broker ID: **15575**

Listing Office: **Chameleon/Red Hawk Realty - Office: 800-371-6669**

Fax: **888-511-1310**

Off Market Date:

Close of Escrow:

Financing:

Concessions

Selling Agent:

Selling BRE

Selling Office:

Sale Price:

Exp Date: **12/31/2018**

Wtr Dist:

Schl Dist: **Ramona Unified**

HO Fee Includes: **N/K**

Equipment **Dishwasher, Disposal, Dryer, Fire Sprinklers, Microwave, Pool/Spa/Equipment, Refrigerator, Satellite Dish, Shed(s), Solar Panels, Vacuum/Central, Washer, Water**

Home Owner Fees: **0.00**

Paid:

Other Fees: **0.00**

Paid:

CFD/Mello-Roos: **0.00**

Paid:

Total Monthly Fees: **0**

Assessments:

HOA:

Other Fee Type: **N/K**

HOA Phone:

Zoning: **A70**

Prop Mgmt Co:

Entry Level Unit:

Prop Mgmt Ph:

Cmplx Feat:

Est. % Owner

Terms: **Cal Vet, Cash, Conventional,**

Cooling: **Central Forced Air**

Heat Source: **Electric, Wood**

Heat Equip: **Fireplace, Forced Air Unit,**

Fireplace Loc: **FP in Living Room, Wood Stove Insert**

Fireplaces(s): **1**

Living Room: **17x18**

Master BR: **21x14**

Dining Room: **19x16**

Bedroom 2: **12x14**

Family Room: **n/k**

Bedroom 3: **12x13**

Kitchen: **18x10**

Bedroom 4: **13x10**

Breakfast Area:

Bedroom 5:

Extra Room 1: **7x12**

Extra Room 3:

Extra Room 2:

SqFt Source: **Assessor Record**

Lot Size: **10+ to 20 AC** #Acres **16.0**

Lot Size Source: **Assessor Record**

Units/Building:

Lot SqFt Approx:

Units/Complex:

Laundry Location: **Laundry Room**

Elevator:

Sewer/Septic: **Septic Installed**

Stories in Building:

The functionally designed chef's kitchen is ideal for entertaining with endless counter space, upgraded appliances, custom lighting, walk-in pantry and more! An indoor/outdoor surround sound system with a media control room, large laundry/utility room, mudroom and central vac system provide extra bonus features one is sure to appreciate. The gorgeous master suite has ample space, an extra-large walk-in closet with natural light, and spacious bathroom featuring a whirlpool tub and separate beautifully tiled shower with three additional bedrooms and an optional office/fourth bedroom, and another 1 1/2 baths. This home was built with efficiency, longevity and appearance in mind featuring a dual zoned forced air system, wood burning fireplace with powered fan, Certainteed vinyl windows, fire resistant concrete siding and trim, and an attractive metal roof. Additionally, owner-owned solar panels and windmill, plus separate agriculture electric meter, keep the electricity bill low and the backup battery system provides power during any time of an outage. Along with the superior custom home, this property has plenty of

Information is believed to be accurate, but shall not be relied on without verification. Square footage, lot size, room size dimensions should be considered approximate. Some properties may be sold as-is. Please be advised there may be additional disclaimers and disclosures attached to this listing that are available to Participants and Subscribers that may be shared with clients. Copyright 2001-2017, Sandicor,

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05/07/2018 10:59 AM

Donn Bree

01078868



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:	5/10/2018 8:41:24 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2861121100
Project Name:	

2861121100

General Information

USGS Quad Name/County Quad Number:	Santa Ysabel/68
Section/Township/Range:	12/13S/02E
Tax Rate Area:	65003
Thomas Guide:	1154/F2
Site Address:	26905 Deer Canyon Dr Ramona 92065-6717
Parcel Size (acres):	16.54
Board of Supervisors District:	2

Public Service and Utility Districts

Water/Irrigation District:	None
Sewer District:	None
Fire Agency:	County Service Area No 135; Csa 135
School District:	Unified Ramona

General Plan Information

General Plan Regional Category:	Rural
General Plan Land Use Designation:	Rural Lands (RI-80) 1 Du/80 Ac
Community Plan:	Ramona
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

Zoning Information

Use Regulation:	A72
Animal Regulation:	O
Density:	-
Minimum Lot Size:	8Ac
Maximum Floor Area Ratio:	-
Floor Area Ratio:	-
Building Type:	C
Height:	G
Setback:	C
Lot Coverage:	-
Open Space:	-
Special Area Regulations:	A;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".	No

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.	Yes
The site is in a Williamson Act Contract.	No

Biological Resources

Eco-Region:	Central Foothills
Vegetation Map	37G00 Coastal Sage-Chaparral Transition; 37K00 Montane Buckwheat Scrub; 42200 Non-Native Grassland
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.	No
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	Yes
Flat-Topped Buckwheat/Montane Buckwheat Scrub	Yes
None of the above	No
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.	Yes
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); 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
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Fire Services

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

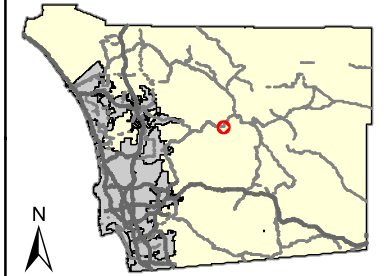
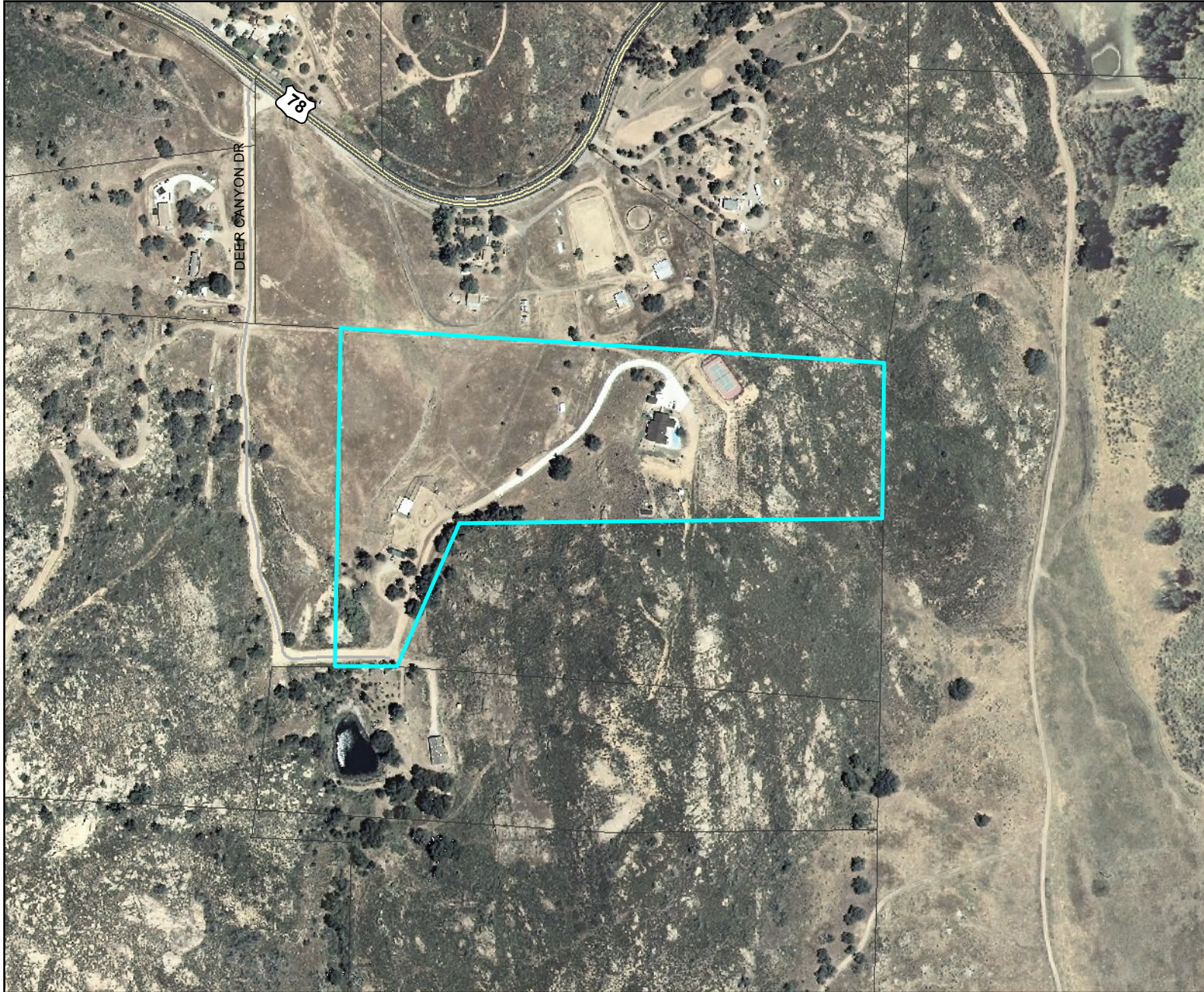
Additional Information

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.	Yes
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.	No
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).	No

2014 ORTHOPHOTO



Legend:

 PROJECT AREA

0 0.05 0.1 0.15 0.2 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:

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)	Permitted												X	X	X	X								X			
	½ acre+ permitted							X	X	X																	
	100 maximum											X															
	25 maximum				X	X	X				X		X					X	X				X		X		
	½ acre+: 10 max	X	X	X																							
	Less than ½ acre: 100 Maximum							X	X	X																	
	½ acre+ 25 max by ZAP	X	X	X																							
	100 max by ZAP				X	X	X																			X	
	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							
	Permitted							X	X	X	X	X	X	X	X	X	X	X	X				X	X	X	X			
(d) Horse keeping (other than Animal Sales and Services: Horse Stables)	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																									
	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	X
(e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code) (See Note 7)	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		X	
	Permitted							X	X	X					X	X										X			
(h) Specialty Animal Raising: Birds	25 maximum				X	X	X					X					X	X	X	X	X								
	100 maximum							X	X	X	X	X					X							X					
	Additional by ZAP	X	X	X				X	X	X	X	X	X				X					X	X						
	Permitted													X	X	X									X	X			
(i) Racing Pigeons	100 Maximum										X	X												X					
	100 Max 1/acre plus																X												
	Permitted												X	X	X	X	X							X	X				
ANIMAL ENCLOSURE SETBACKS (See Section 3112)																													
Most Restrictive		X			X			X			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Moderate			X			X			X																				
Least Restrictive				X			X			X																		X	

MUP = Major Use Permit

+ = plus

ZAP = Minor Use Permit

Notes:

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

3112

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)

RR RURAL RESIDENTIAL USE REGULATIONS

(# = Number which denotes approximate dwelling units per acre.)
(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2180 INTENT.

The provisions of Section 2180 through 2189, inclusive, shall be known as the RR Rural Residential Use Regulations. The RR Use Regulations are intended to create and enhance residential areas where agricultural use compatible with a dominant, permanent residential use is desired. Typically, the RR Use Regulations would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired. Various applications of the RR Use Regulations with appropriate development designators can create buffers between residential and agricultural uses, family or small farm areas, or large lot rural residential developments.

2182 PERMITTED USES.

The following use types are permitted by the RR 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
 - (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)

2183 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RR 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.
 - Recycling Collection Facility, Small "2"
 - (Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
 - (Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
 - (Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)
 - (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
 - (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2184 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the RR 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
- c. Commercial Use Types.
 - Cottage Industries (see Section 6920)
 - (Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 - (Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)
 - (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
 - (Amended by Ord. No. 7790 (N.S.) adopted 8-01-90)
 - (Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
 - (Amended by Ord. No. 8698 (N.S.) adopted 7-17-96)

2185 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the RR 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
 - Law Enforcement Services
 - Lodge, Fraternal and Civic Assembly
 - Major Impact Services and Utilities
 - Parking Services
 - Postal Services
 - Religious Assembly
- c. Commercial Use Types.
 - Participant Sports and Recreation: Outdoor
 - Transient Habitation: Campground (see Section 6450)
 - Transient Habitation: Resort (see Section 6400)
 - Wholesaling, Storage and Distribution: Mini-Warehouses
 - Warehouses (see Section 6300 and Section 6909)
- d. Agricultural Use Types.

Packing and Processing: Limited

Packing and Processing: Winery

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. 5612 (N.S.) adopted 10-10-79)

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

(Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)

(Amended by Ord. No. 8175 (N.S.) adopted 11 -18-92)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)