



PROPERTY REPORT

ADDRESS: 1055 W Incense Cedar Dr., Julian, CA 92036

DESCRIPTION: A masterful integration of natural elements and exquisite craftsmanship converge, creating a tranquil and aesthetically stunning living experience. Located on 4.8 acres in the highly desirable Julian Estates, this 2006 custom built home sits on a quiet cul-de-sac and affords a wealth of amenities. The 2800 esf main home welcomes you with its rich landscape and country architecture, which blends harmoniously with its native locale. The foyer, rich with natural light, leads to the discovery of the beauty that lies within. A grand stone fireplace reaches floor to ceiling and expansive windows invite the incredible forested views in from every perspective. The 1200 esf guest home enjoys its own private entrance and attached garage while maintaining its seamless assimilation with the main residence. A wealth of features and a fluid design make this home handsomely unique in all respects. Come and explore all that awaits at this private and tranquil setting and make this mountain dream home your own!

PRICE: \$1,195,000.00

APN: 292-141-49-00

CONTACT: Nathalie Hajj; Nathalie@Donn.com; 619-708-7987

Meriah Druliner; Meriah@Donn.com; 760-420-5131

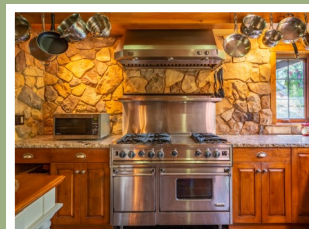
Exquisite Julian Estates Home

1055 W Incense Cedar Dr., Julian, CA 92036



\$1,195,000

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Property Features

- 2800 esf Home
- 2 Master Suites
- 2.5 Baths
- 1200 esf Guest Home
- 4.8 Acres
- Seasonal Creek
- Workshop
- Attached Garages
- Surround Sound
- Gated Community

RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070
Nathalie@Donn.com

www.DONN.com

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NATHALIE

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HOMES

Beautiful design elements are shared throughout the main and guest homes. The main home features two levels, with a private master suite and bath on each. The entry level is warm and inviting with its foyer, leading to the open living area. A stunning full-length stone wall incorporates the beauty of the natural elements with the living space and provides an impressive continuity between the kitchen, living area and central fireplace. Built-in wood shelving in the living area creates a lovely focal point as well as utility. The dining area seamlessly blends with the living area and kitchen, all of which is rich with the forested views and natural light. A charming Dutch door leads to a screened patio from which to enjoy the relaxing and fragrant mountain breeze. The open kitchen is defined by the dramatic stone backsplash, granite countertops and elegant Alder cabinetry. A large, walk-in

pantry provides extensive storage. A potable water reverse osmosis system is in place. An island, 6 burner gas range with griddle, convection and conventional ovens and overhead warmer make this space a chef's delight. The attached garage(s) on the entry level are fully finished, offering epoxy flooring and recessed lighting. The lower level of the main home hosts the second master suite and bath with a third 'craft' room that may be converted to additional bedroom space. The large bonus/living space hosts a billiard table and full wet bar with live edge granite countertops. Beautiful full-length windows and double doors allow in the views and light while providing access to the large Trex deck beyond. This space is aesthetically pleasing, private and functional; ideal for entertaining or a separate full-level suite for guests.

The 1200 esf guest home is host to equally impressive features. The private entrance leads to a welcoming and open floor plan, filled with beautiful Oak flooring, which lies in perfect contrast with the natural light. The kitchen also features granite countertops and a large walk-in pantry. A separate laundry area and attached garage make this suite complete. Two baths, a master suite and two sizeable living areas provide comfort as well as the impressive views enjoyed by the main home. A private Trex deck leads from the guest suite outside and makes for an ideal spot to enjoy the privacy and tranquility of the grounds, rich with native flora and fauna. This space is ideal for long-term guests and is rich with income potential as well!

Features

On the lower level of the home you will discover a large, finished and coveted space for any artisan! The large workshop offers extensive storage and work space as well as plumbing and excellent lighting; ideal for woodworking, an artists studio or a variety of other activities. Attached, with a separate entrance, is a substantial finished storage area. Both spaces are climate controlled and offer a wealth of opportunity for use! A separate garden room offers space and utility for all of your tools and materials. A lovely pebble-paved walking path leads from the work and storage spaces to the entry level drive of the home, making them easily accessible as well as private.

"We Know The Backcountry!"





PROPERTY DESCRIPTION



Julian Estates Home

1055 W Incense Cedar Dr.

Julian, CA 92036



INTRODUCTION & OVERVIEW

This stunning custom home demonstrates a collective of modern features and amenities, all while incorporating the beauty of its natural surroundings into its design. No detail was overlooked in its creation and expert craftsmanship sets it apart. It is a masterful culmination of quality, luxury, privacy and architectural design. Additional features of the residence include;

- Luxurious master baths with stone showers, dual vanities, granite countertops and walk-in closets
- Open kitchen with trash compactor, 2 discrete drawer dishwashers and 'easy-close' cabinetry
- Separate laundry room with ample built-in cabinetry
- Ceiling fans throughout
- Surround sound throughout
- Solid core doors throughout
- Alder cabinetry throughout
- Vaulted ceilings
- Wooden sash Thermopane Windows
- Dual zoned heating and air conditioning
- Concrete siding
- A well with 2 10k gallon holding tanks
- Landscape irrigation

A variety of furnishings, workshop tools and equipment may be available for purchase or convey with acceptable offer.

NATURAL SETTING

Topographically, the property is varied. Gentle slopes lead from the drive to the rear of the property, down to a seasonal creek. Large, mature Coast Live Oaks, Incense Cedar and Pines dominate the indigenous landscape. A wealth of native flora is found throughout the property including Manzanita, Toyon, Black Locust and Lilacs. The property is rich with young Cedars, giving rise to additional greenery and privacy. Great consideration was given to the natural beauty of this property when incorporating the improvements.



Wildlife is abundant in the area: deer and turkey roam freely, while raptors and other rare species of animals can be found here because of the abundance of water and cover. A variety of birds make this area home including Hummingbirds, Wood Peckers and Blue Jays.

AREA INFORMATION

The Julian area is a well known get-a-way for city residents from all over Southern California. Tourism is now the primary draw, replacing the mining interests when Julian's population rivaled that of the City of San Diego. There are many fine restaurants and lodging accommodations in the immediate area of this centrally, yet privately located property. Major shopping and resources are no more than 35 minutes away.

Recreation & Lifestyle

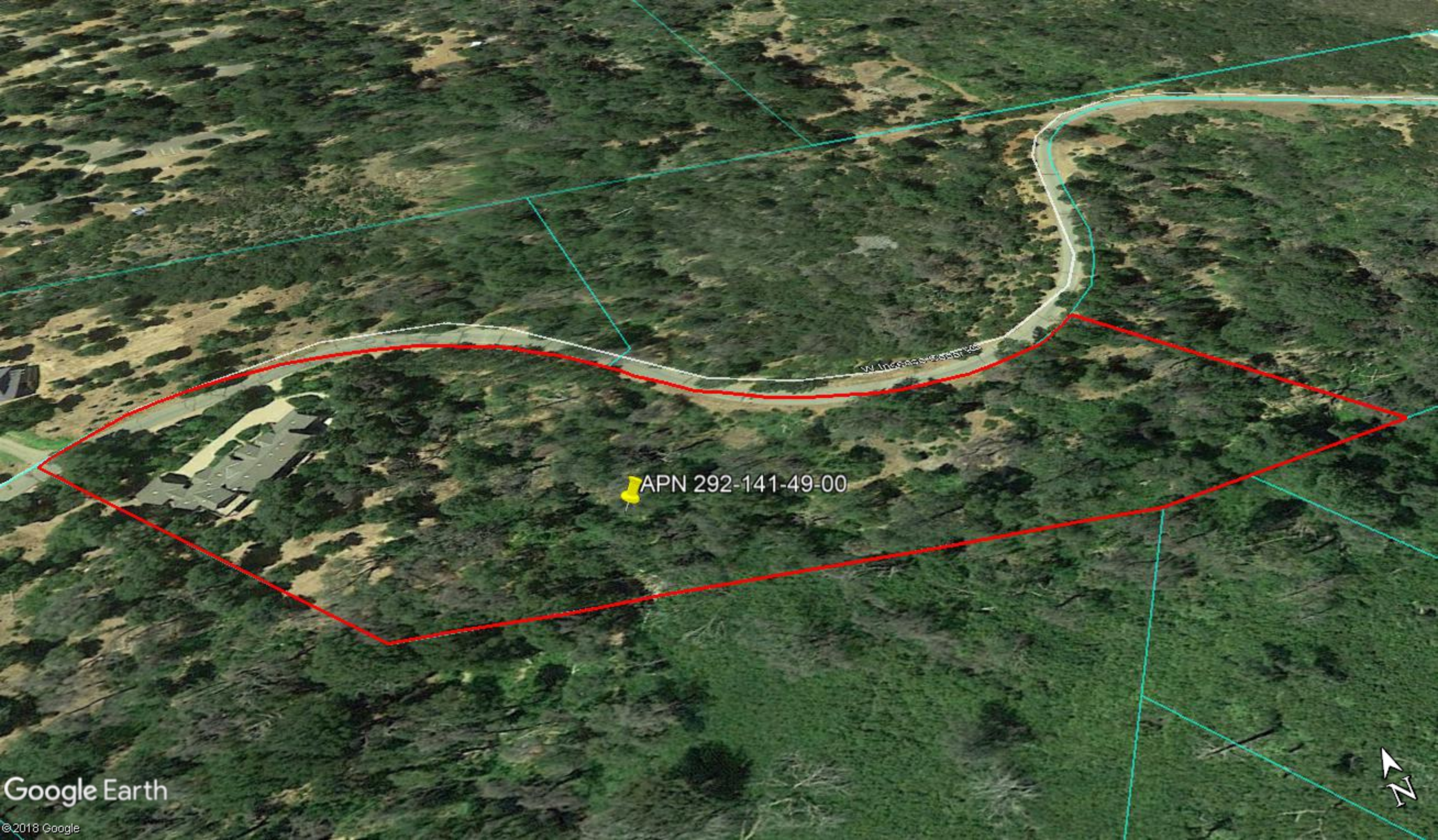
There are many recreational activities available in the area: the California Riding and Hiking Trail and the Pacific Crest Trail for riding, golfing at Warner's Ranch and Borrego Springs, hunting and fishing, dining, and a variety of other opportunities for each family member. The Santa Ysabel Open Space 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.



W Incense Cedar Rd

APN 292-141-49-00





W. Inland Empire Rd

APN 292-141-49-00



APN 292-141-49-00

Winchense Cedar Rd

Toyon Mountain Rd

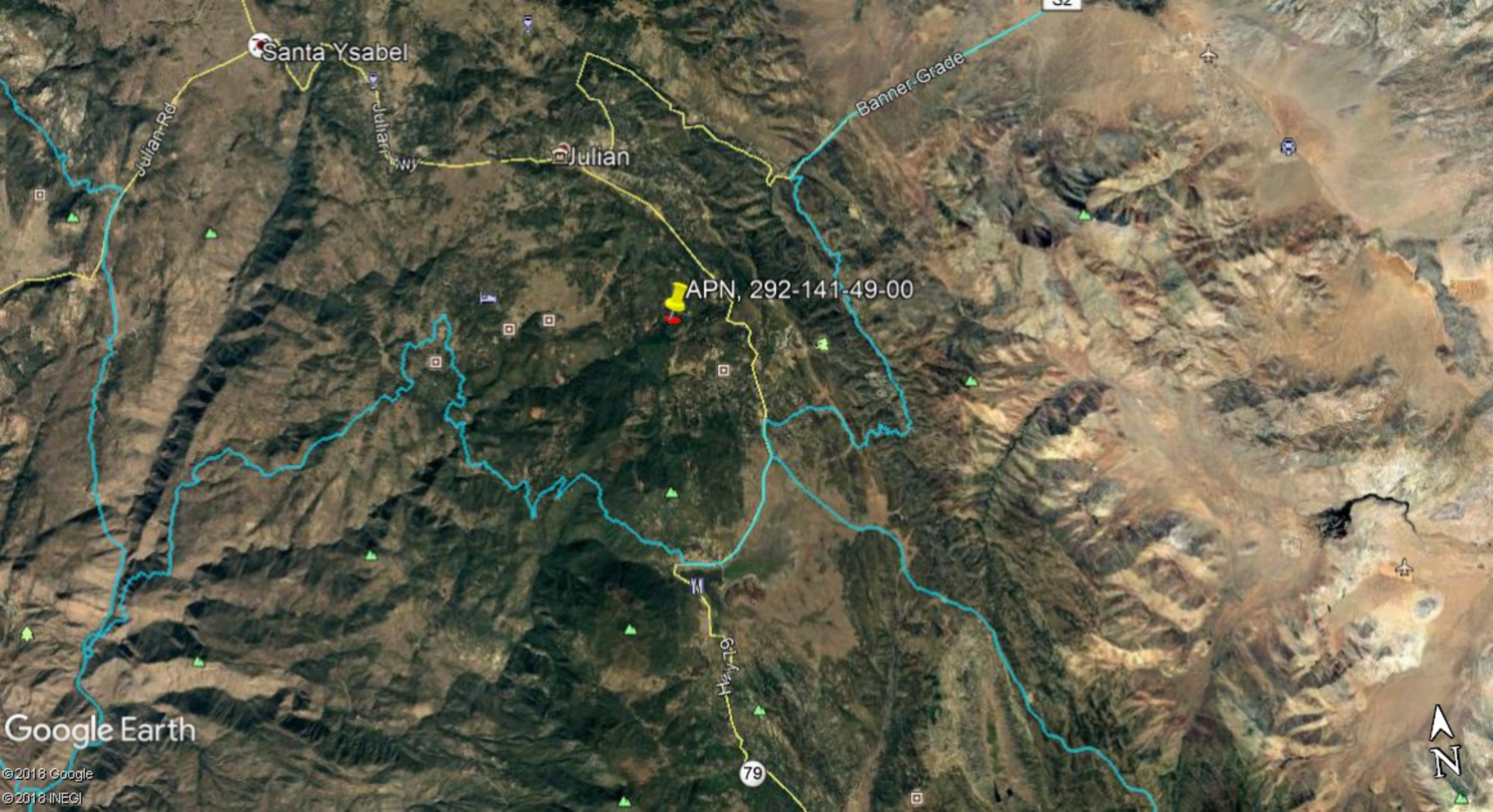
Julian Estates Rd

Wild Rose Rd

Toyon Mountain Rd

79





Santa Ysabel

Julian

APN, 292-141-49-00

Google Earth

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COUNTY OF SAN DIEGO
DEPARTMENT OF ENVIRONMENTAL HEALTH
WELL PERMIT APPLICATION

DEH USE ONLY
PERMIT # WE 16100
WELL COMPUTER #
FEE: _____
WATER DIST: _____

1. Property Owner: HERMAN BATEMAN Phone: 619-624-9019
2874 RANCHO RIO CHICO CARLSBAD 92009
Mailing Address City Zip
2. Well Location - Assessors Parcel Number 292-141-49
Lot 41 WEST INCENSE CEDAR Rd JULIAN 92036
Site Address City Zip
3. Well Contractor - Well Driller Joe Fain Company Name: Fain Drilling
12029 Old Castle Rd Valley Center 92082
Mailing Address City Zip
Phone#: 760-749-0701 C-57#: 328287 ☐ Cash Deposit ☒ Bond Posted
4. Use: ☒ Private ☐ Public ☐ Industrial ☐ Cathodic ☐ Other _____
5. Type of Work: ☒ New ☐ Reconstruction ☐ Destruction Time Extension: ☐ 1st ☐ 2nd
6. Type of Equipment: Rotary - Air -
7. Depth of Well: Proposed: 400 Existing: 0
8. Proposed:
- | Casing | Conductor Casing | Filter/Filler Material | Perforations |
|--------------------------|---|---|---------------------------------|
| Type: <u>PVC</u> | ☒ Yes ☐ No | ☐ Yes ☒ No | |
| Depth: <u>400</u> | Depth: <u>50 +</u> ft. | From: _____ To: _____ | From: <u>300</u> To: <u>400</u> |
| Diameter: <u>4.5</u> in. | Diameter: <u>6</u> in. | Type: _____ | From: _____ To: _____ |
| Wall/Gauge: <u>.291</u> | Wall/Gauge: <u>.188</u> | Wall/Gauge: _____ | From: _____ To: _____ |
9. Annular Seal: Depth: 300 ft. Sealing Material: Neot CEMENT
Borehole diameter: 10 in. Conductor diameter: 6 in. Annular Thickness 2 in.
10. Date of Work: Start: JULY - 2004 Complete: JULY - 2004

On sites served by public water, contact the local water agency for meter protection requirements.

I hereby agree to comply with all regulations of the Department of Environmental Health, and with all ordinances and laws of the County of San Diego and the State of California pertaining to well construction, repair, modification and destruction. Immediately upon completion of work, I will furnish the Department of Environmental Health with a complete and accurate log of the well. I accept responsibility for all work done as part of this permit and all work will be performed under my direct supervision.

Contractor's Signature: Joe R. Fain

Date: JULY - 8 - 04

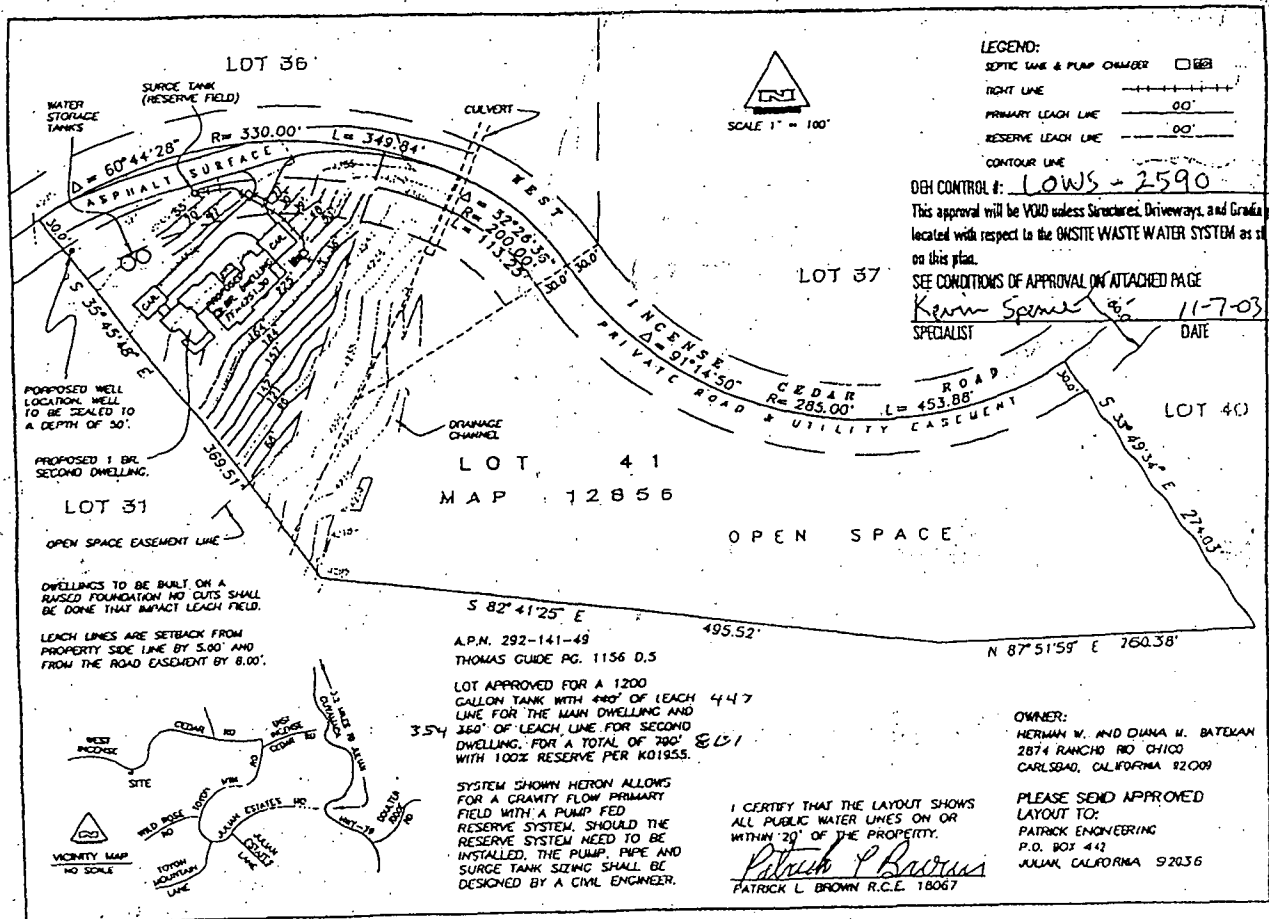
DISPOSITION OF APPLICATION (Department of Environmental Health Use only)

☐ Approved ☐ Denied Special Conditions: Grading and clearing associated with access to, or the construction, maintenance or destruction of water wells, may require additional permits from the County of San Diego and/or other agencies. OK TO REDUCE SETBACK TO 0.50'S TO 50'

Specialist: Alan Munter Date: 8/2/04

LOCATION

Indicate below the vicinity and exact location of well with respect to the following items: Property lines, water bodies or water courses, drainage pattern, easements, roads, existing wells, sewers and private sewage disposal systems and other potential contamination sources, including dimensions.



WELL location

Lat. 33° 02' . 388 N
Long 116° 34' . 844 W

QUADRUPLICATE
For Local Requirements

Page 1 of 1

Owner's Well No. ONE

Date Work Began 8/6/04, Ended 8/10/04

Local Permit Agency DEW

Permit No. 16100

Permit Date 8/2/04

STATE OF CALIFORNIA
WELL COMPLETION REPORT

Refer to Construction Pamphlet

No. 0909593

DWR USE ONLY — DO NOT FILL IN

STATE WELL NO./STATION NO.

LATITUDE LONGITUDE

APN/TRS/OTHER

GEOLOGIC LOG

ORIENTATION () ☒ VERTICAL ☐ HORIZONTAL ☐ ANGLE (SPECIFY)

DRILLING METHOD Rotary FLUID Air

DEPTH FROM SURFACE
Ft. to Ft.

DESCRIPTION

Describe material, grain size, color, etc.

0	4	Slope Wash
4	12	Sandy clay - yellow
12	30	Decomposed granite - brown color
30	80	Red rock - granite
80	232	weathered decomposed gray color Soft, weathered gabbro - blue/gray color
232	242	Fracture zone let water 25 gpm
242	263	Gabbro - dark gray color
263	266	Fracture - water
266	343	Fracture zone - most water obtained here 100+ gpm
343	365	Gabbro - dark gray to black color

N 33.04/63°
W 116.58/40°

Well Complete/in use
10/15/07

(See reverse)

TOTAL DEPTH OF BORING 365 (Feet)

TOTAL DEPTH OF COMPLETED WELL 365 (Feet)

The information in this grayed area has been blocked from public viewing pursuant to section 13752 of the Water Code and the Information Practice Act of 1977, to protect personal information.

WELL LOCATION

Address 1055 W. Incense Cedar Rd.

City Julien

County San Diego

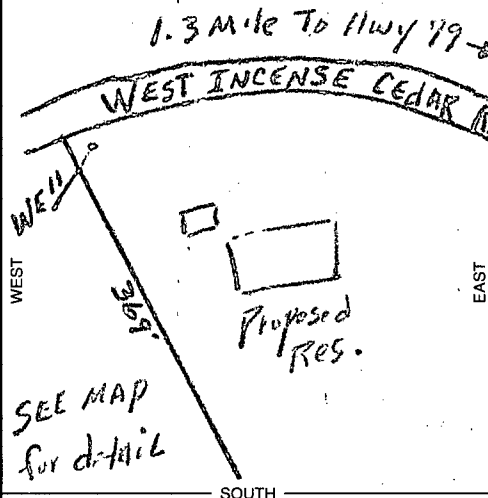
APN Book 292 Page 141 Parcel 49

Township 13 S Range 4 E Section 15

Lat 32 DEG. 02 MIN. 28 SEC. Long 115 DEG. 34 MIN. 00 SEC. W

LOCATION SKETCH

NORTH



Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. PLEASE BE ACCURATE & COMPLETE.

ACTIVITY ()

☒ NEW WELL

MODIFICATION/REPAIR

Deepen

Other (Specify)

DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG")

USES ()

WATER SUPPLY

☒ Domestic ☐ Public

☐ Irrigation ☐ Industrial

MONITORING

TEST WELL

CATHODIC PROTECTION

HEAT EXCHANGE

DIRECT PUSH

INJECTION

VAPOR EXTRACTION

SPARGING

REMEDIATION

OTHER (SPECIFY)

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER 232 (Ft.) BELOW SURFACE

DEPTH OF STATIC WATER LEVEL 90 (Ft.) & DATE MEASURED 8/10/04

ESTIMATED YIELD 120 (GPM) & TEST TYPE airlift

TEST LENGTH 4 (Hrs.) TOTAL DRAWDOWN 250 (Ft.)

* May not be representative of a well's long-term yield.

DEPTH FROM SURFACE Ft. to Ft.	BORE-HOLE DIA. (Inches)	CASING (S)					
		TYPE ()				MATERIAL / GRADE	INTERNAL DIAMETER (Inches)
		BLANK	SCREEN	CONDUIT	FILL PIPE		
0	100	10	X			Steel	6
0	238	6	X			PVC480	4.5
238	278	6	X			PVC480	4.5
278	298	6	X			PVC480	4.5
298	358	6	X			PVC480	4.5
358	365	6	X			PVC480	4.5

DEPTH FROM SURFACE Ft. to Ft.	ANNULAR MATERIAL			
	TYPE			
	CEMENT	BENTONITE	FILL	FILTER PACK (TYPE/SIZE)
0	100	X		

ATTACHMENTS ()

- Geologic Log
- Well Construction Diagram
- Geophysical Log(s)
- Soil/Water Chemical Analyses
- ☒ Other site map

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME Fain Drilling & Pump Co. Inc.

(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

12029 Old Castle Rd. Valley Center, ca 92062

ADDRESS

Joe R. Fain
C-57 LICENSED WATER WELL CONTRACTOR

CITY

STATE

ZIP

8/11/04

328287

DATE SIGNED

C-57 LICENSE NUMBER

Completed Well Construction	
Date	8/7/08
Date Inspected	10/18/07
Comments	Well in operation complete
Water Sample Taken?	
Reviewed By	O. Hogerwast



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:	6/26/2018 11:22:49 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2921414900
Project Name:	

2921414900

General Information

USGS Quad Name/County Quad Number:	Julian/38
Section/Township/Range:	16/13S/04E
Tax Rate Area:	81064
Thomas Guide:	1156/D5
Site Address:	1055 W Incese Cedar Rd Julian 92036
Parcel Size (acres):	4.83
Board of Supervisors District:	2

Public Service and Utility Districts

Water/Irrigation District:	None
Sewer District:	None
Fire Agency:	Julian-Cuyamaca Fire Protection District
School District:	Gen Elem Julian Union; High 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:	A70
Animal Regulation:	L
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:	D

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.	No
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	84230 Sierran Mixed Coniferous Forest; 84500 Mixed Oak/Coniferous/Bigcone/Coulter 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; Pre-Cretaceous Metasedimentary
Paleo Sensitivity:	Marginal; Zero
Paleo Monitoring:	Monitoring By Grading/Excavation Contractor

Geology

Alquist-Priolo Zone:	No
County Special Study Zone:	No
Quaternary/Pre-Quaternary Fault:	Yes
Potential Liquefaction Area:	No
Soils Hydrologic Group:	B
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:	24 To 27 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

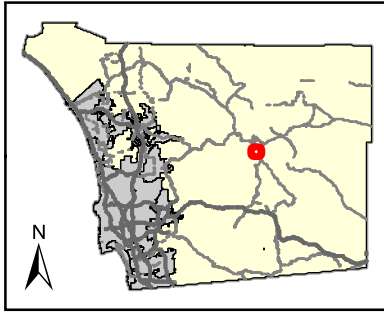
Additional Information

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.	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

TOPO MAP



Legend:

■ PROJECT AREA

0 0.1 0.2 0.3 0.4 Miles

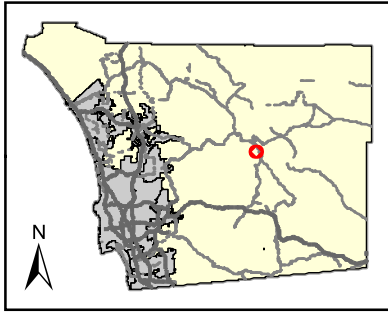
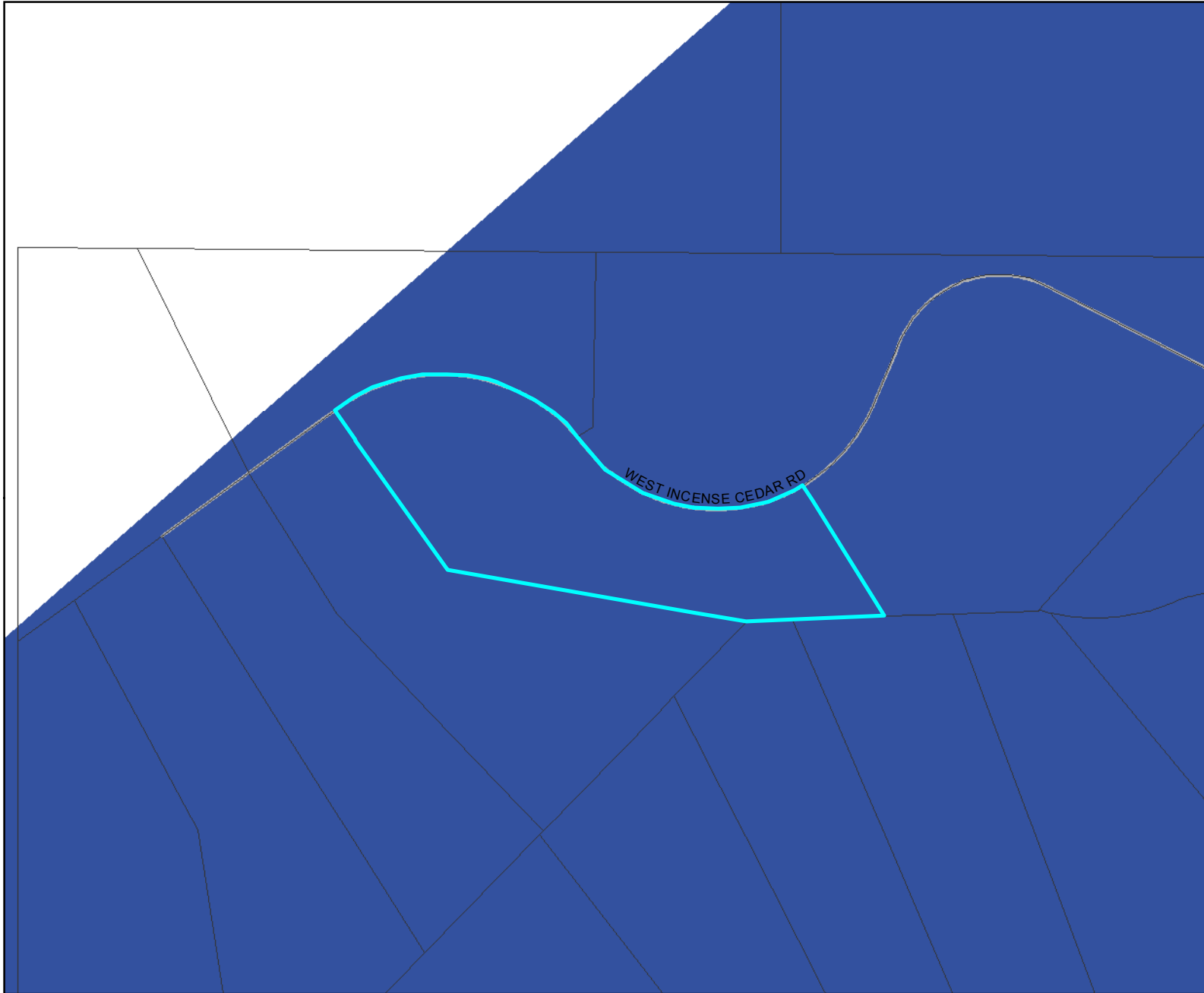
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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:

DARK SKIES



Legend:

- PROJECT AREA
- DARK SKIES ZONE A

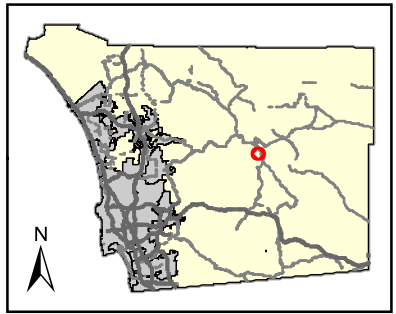
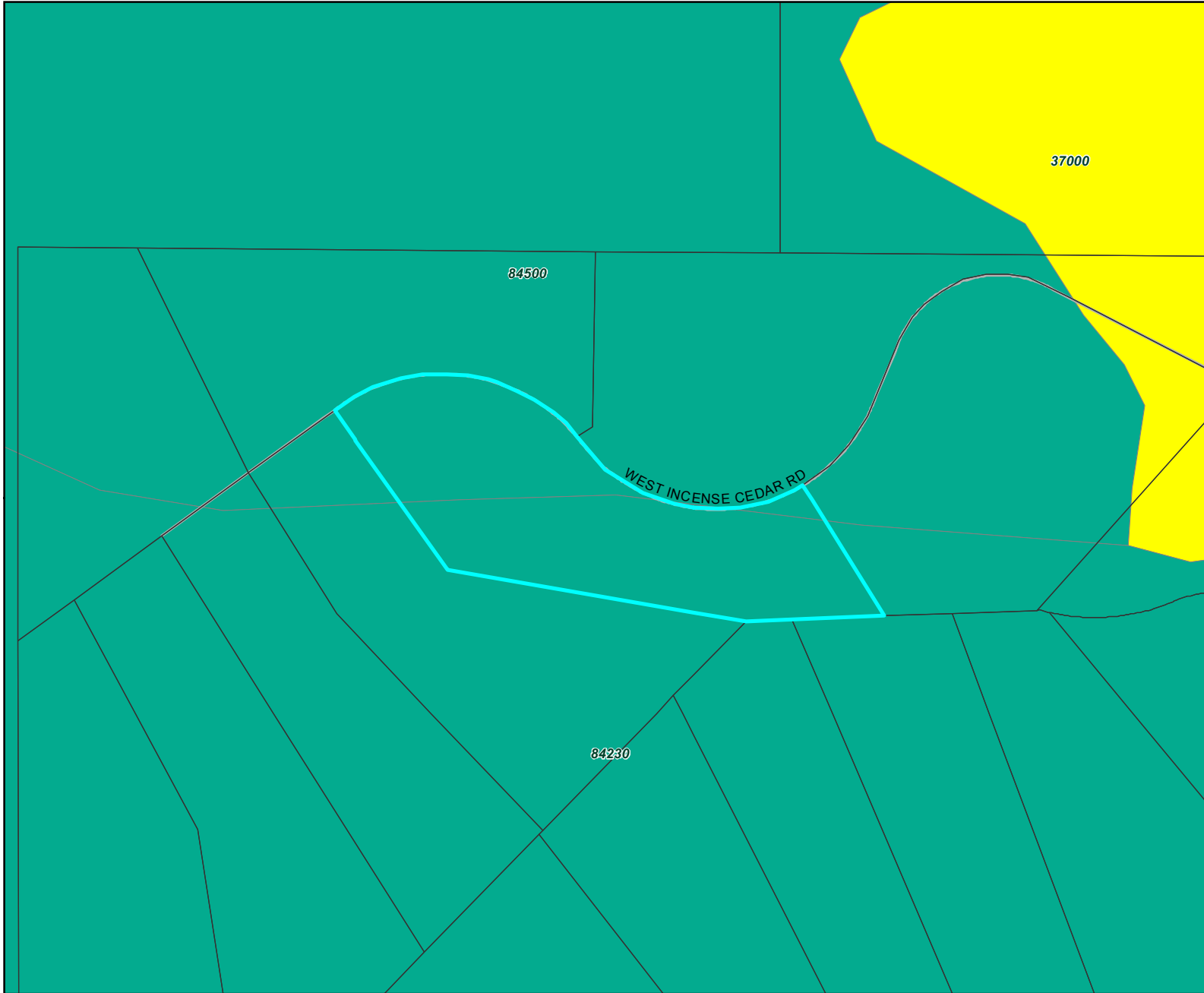
Notes:

0 0.035 0.07 0.105 0.14 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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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 0.035 0.07 0.105 0.14 Miles

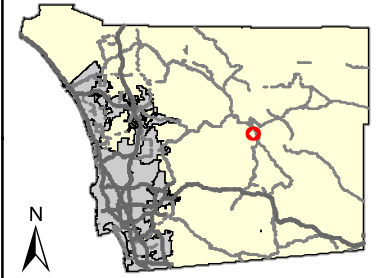
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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.

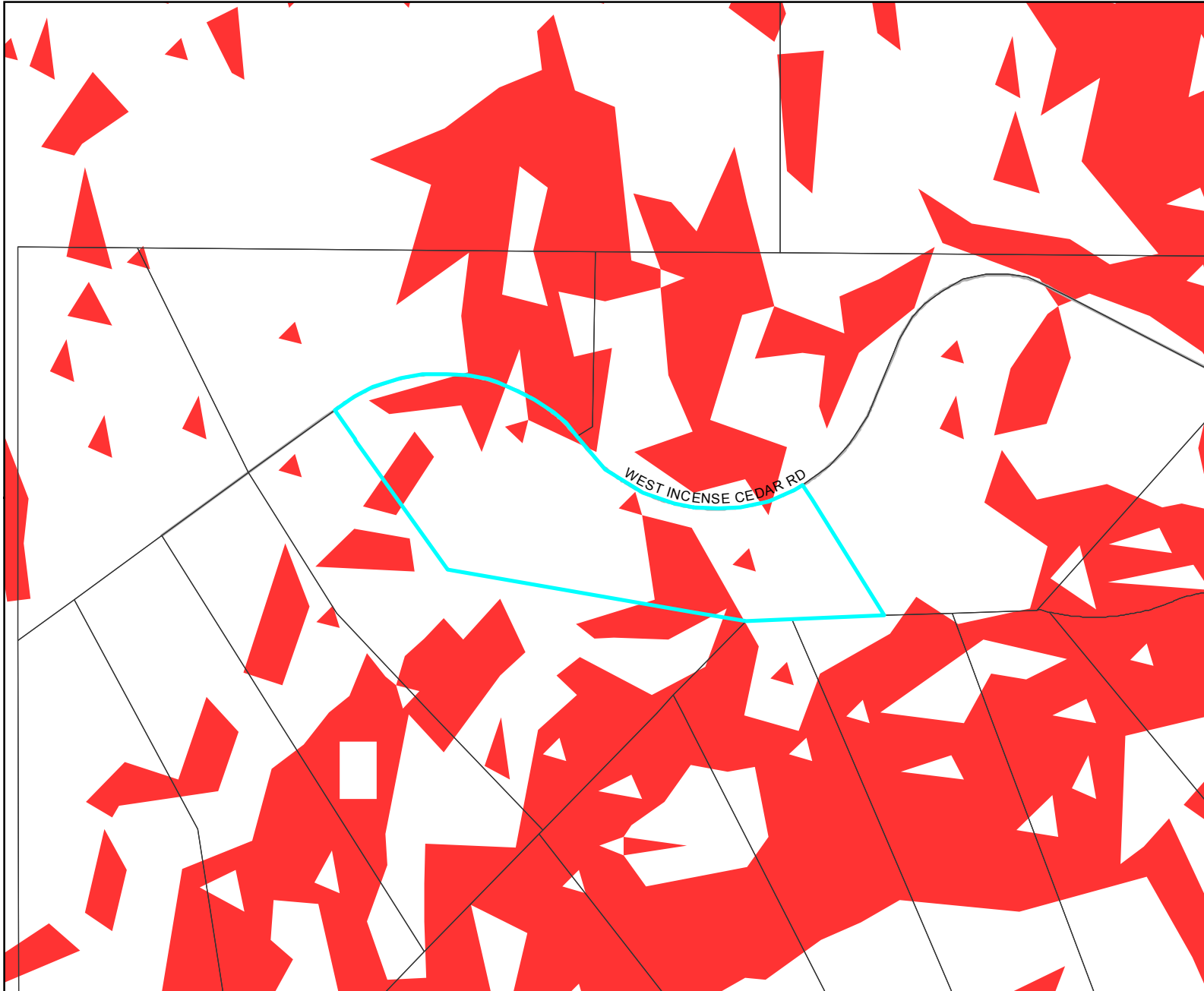
Notes:

STEEP SLOPES



Legend:

-  PROJECT AREA
-  STEEP SLOPE (> 25%)



0 0.035 0.07 0.105 0.14 Miles

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



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Notes:

AGRICULTURAL USE REGULATIONS

A70 LIMITED AGRICULTURAL USE REGULATIONS

2700 INTENT.

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

2702 PERMITTED USES.

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

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services

Fire Protection Services (see Section 6905)

c. Agricultural Use Types.

Horticulture (all types)

Tree Crops

Row and Field Crops

Packing and Processing: Limited

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

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

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

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

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

(Amended by Ord. No. 10067 (N.S.) adopted 8-4-10)

2703 PERMITTED USES SUBJECT TO LIMITATIONS.

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

a. Residential Use Types

Mobilehome Residential "18"

2703

b. Commercial Use Types

Animal Sales and Services: Veterinary (Large Animals) "6"
Animal Sales and Services: Veterinary (Small Animals) "6"
Recycling Collection Facility, Small "2"
Recycling Processing Facility, Wood and Green Materials "3"

c. Agricultural Use Types

Packing and Processing: Small Winery "22" (see Section 6910)
Packing and Processing: Boutique Winery "22" (see Section 6910)
Packing and Processing: Wholesale Limited Winery "22" (see Section 6910)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6783 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)
(Amended by Ord. No. 10035 (N.S.) adopted 1-27-10)
(Amended by Ord. No. 10067 (N.S.) adopted 8-4-10)

2704 USES SUBJECT TO A MINOR USE PERMIT.

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

a. Civic Use Types.

Law Enforcement Services
Minor Impact Utilities
Small Schools

b. Agricultural Use Types.

Farm Labor Camps

c. Commercial Use Types.

Cottage Industries "17" (see Section 6920)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))
(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)
(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
(Amended by Ord. No. 10003 (N.S.) adopted 8-5-09)
(Amended by Ord. No. 10035 (N.S.) adopted 1-27-10)

2705 USES SUBJECT TO A MAJOR USE PERMIT.

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

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Administrative Services
 Ambulance Services
 Child Care Center
 Civic, Fraternal or Religious Assembly
 Clinic Services
 Community Recreation
 Cultural Exhibits and Library Services
 Group Care
 Major Impact Services and Utilities
 Parking Services
 Postal Services

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)
 Explosive Storage (see Section 6904)
 Participant Sports and Recreation: Outdoor
 Transient Habitation: Campground (see Section 6450)
 Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Agricultural Equipment Storage
 Packing and Processing: Winery
 Packing and Processing: General
 Packing and Processing: Support

e. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
 (Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
 (Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)
 (Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

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 STABLE (see Section 3130)	Permitted							X	X	X						X								X	X		
	Boarding of and riding lessons for up to 3 horses not owned by the property owner				X	X	X				X		X	X	X							X	X				
	10 Horses per acre of usable area up to 50 horses and 5 acres +Zoning Verification				X	X	X				X		X	X	X							X	X				
	10 Horses per acre of usable area up to 100 horses and 10 acres +Administrative Permit				X	X	X				X		X	X	X							X	X				
	More than 100 horses and more than 10 acres of usable area + by MUP				X	X	X				X		X	X	X							X	X				
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 AD				X	X	X				X		X	X	X	X	X						X	X			
	1 acre+ by MUP	X	X	X																							
(b) Small Animal Raising (includes Poultry) (See Note 8)	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																							
Chinchillas (See Note 5)	100 max by ZAP				X	X	X					X												X			
(c) Large Animal Raising (Other than horsekeeping)	1 acre + permitted															X								X			
	8 acres + permitted							X	X	X	X	X	X	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 acre or less: 2 animals											X	X	X	X	X								X			
	1 to 8 acres: 1 per ½ acre											X	X	X	X												
	2 animals										X						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
(See Note 2)	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																	
	Grazing Only																		X	X	
(d) Horse keeping (other than Animal Sales and Services: Horse Stable) (see Section 3130)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X		X
	2 horses + 1 horse per ½ acre over ½ acre + Administrative Permit	X	X	X	X	X	X														
(e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code) (See Note 7)	Permitted	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(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
(g) Specialty Animal Raising: Other (Excluding Birds or Aquaponics)	25 maximum				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
	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
(i) Racing Pigeons	100 Maximum										X	X									X
	100 Max 1/acre plus																X				
	Permitted											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
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 and up to two pot-belly pigs are accessory uses subject to the Accessory Use Regulations commencing at Section 6150 and are not subject to the animal enclosure setbacks.
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 ZAP may be approved for more than 25 chinchillas on property with the "L" Designator.
6. The number of animals allowed is per legal lot. This number shall not apply to the keeping of earthworms.
7. Additional regulations are applicable to beekeeping, see County Code Section 62.901 et seq.
8. Additional regulations are applicable to the keeping of roosters, see County Code Section 62.690 et seq.