



**RANCHES • HOMES  
LAND • LOANS**



## ***PROPERTY REPORT***

**ADDRESS:** 1760 Wynola Rd., Julian, CA 92036

**DESCRIPTION:** Come and explore all that awaits at this inviting and diverse property situated on 55 acres at the base of Volcan Mountain which was once identified as 'the place where water flows' by local Native American tribes. This property remains true to its heritage and is home to numerous water springs. This locale affords all the desirable features of rural living; serenity, privacy, and a wealth of possibilities. Beyond the gated entry lies the welcoming 2400 esf., custom built Mediterranean style villa, complete with 5 bedrooms, 5 ½ baths, chef's kitchen, 1200 esf. unfinished basement and much more. A 2250 esf. 1940's vintage farmhouse, located just beyond the main home, enjoys privacy of its own. Complete with 3 bedrooms, 2 baths and large, open living spaces, this home brings charm and additional opportunity for personalization. Well maintained roads and walking paths traverse the property, passing by the sizeable pond and through the scenic, fragrant native flora. Three springs and a pond bring bountiful flows of water to the property in addition to an existing solid producing water well. This stunning location embraces the beauty and natural surroundings of the area while incorporating the comforts and amenities of modern living. This unique and tranquil setting offers an ideal collective of custom features, a peaceful lifestyle, and incredible opportunity for personalization. Bring your vision and realize your dreams within!

**PRICE:** \$1,695,000

**APN:** 250-020-19-00, 250-020-18-00

**CONTACT:** Donn Bree; [Marketing@Donn.com](mailto:Marketing@Donn.com); 800-371-6669

Meriah Druliner; [Meriah@Donn.com](mailto:Meriah@Donn.com); 760-420-5131

# MOUNTAIN SPRINGS RANCH

1760 Wynola Rd., Julian, CA 92036



**\$1,695,000**

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**Contact us to schedule your showing today!**



## Property Features

- Exclusive and private location
- 3 Artesian springs
- Pond
- Knotty Alder solid core doors throughout
- Limestone fireplace
- Chef's kitchen with travertine farm sink
- Peaceful view deck



### RED HAWK REALTY

Junction Hwy 78 & Hwy 79, Santa Ysabel, CA 92070  
CA DRE#01078868  
CA DRE#01997162

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www.DONN.com

**DONN BREE**  
**MERIAH DRULINER**  
RANCHES • HOMES  
LAND • LOANS  
**800-371-6669**  
*We Know The Backcountry!*





# APN #250-020-19-00, 18-00



## *Welcome Home to Mountain Springs Ranch*

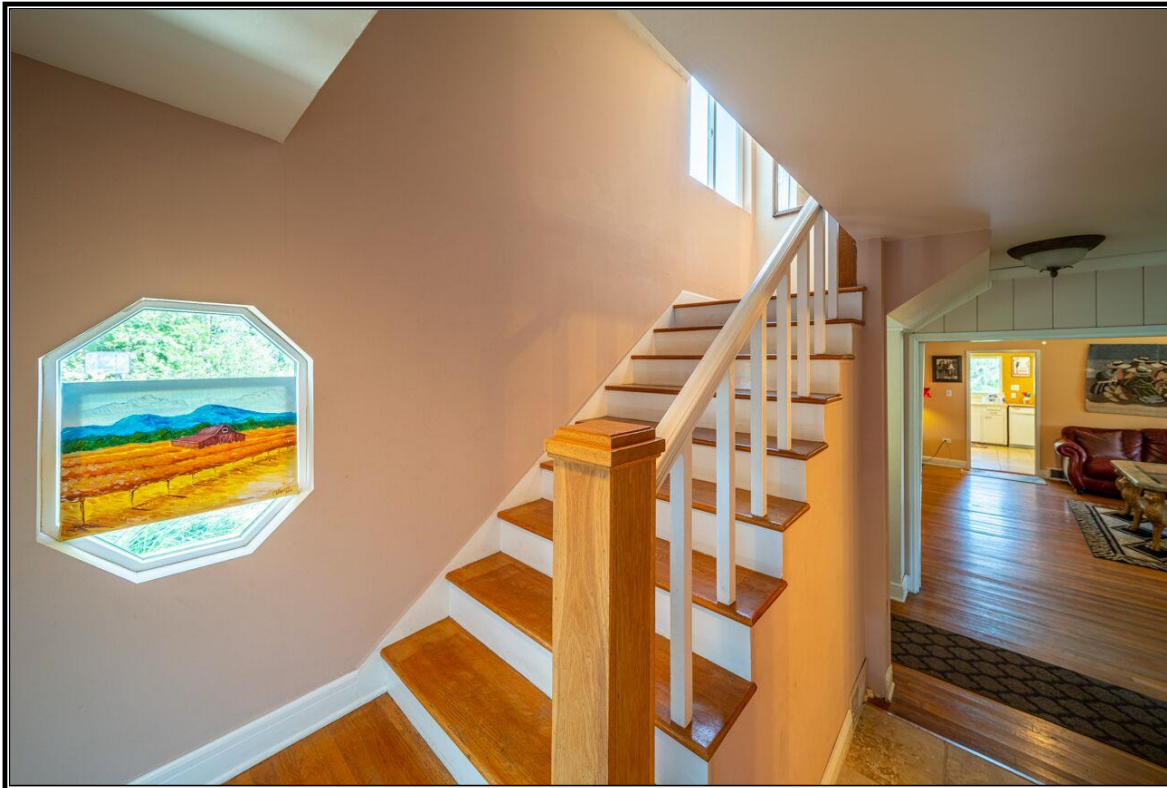
Extraordinary opportunity awaits at this historic 55 acre property. Located immediately off Wynola Rd. through a gated entry, the beauty and privacy of the area are captivating. The custom built main home takes from Mediterranean influences and welcomes you to the entry through a decorative door into the foyer. Bright natural light fills the home and expansive windows give way to beautiful views beyond. Travertine tile flooring, an impressive limestone fireplace and beautiful wood accents bring pleasing color and texture throughout the main floor. The dining area features beautiful built-in cabinetry and lighting creating a wonderful space for entertaining. The chef's kitchen has wonderful view windows, stainless steel appliances, a Bertazzoni Italia 5 burner range with custom hood, granite countertops and Mountain Cut backsplash, and a gorgeous travertine farm sink. One bedroom with full bath and a half bath complete the main level. The second level of the home includes 4 additional bedrooms, 4 baths, a full-size laundry closet and skylight. The home is ideal for either a primary residence with wonderful guest space or a potential entrepreneurial venture!

The historic farmhouse lies a short distance from the main home and includes 3 bedrooms, 2 baths, large living area and bright kitchen. A view deck and spa lie just outside the dining area; an ideal space for gathering and enjoying the natural surroundings. The home holds excellent opportunity for a variety of uses.

Three natural springs are the namesake of this exclusive ranch. Volcan Mountain was once identified as 'the place where water flows' by local Native American tribes. Remaining true to its heritage, this majestic property is home to abundant water from the flowing springs. Bordering the Volcan Mountain Wilderness Preserve, this property is a rare offering that is not to be missed!

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## PROPERTY DESCRIPTION



### **Mountain Springs Ranch**

1760 Wynola Rd.

Julian, CA 92036



## **RANCHES • HOMES LAND • LOANS**

### **INTRODUCTION & OVERVIEW**

Volcan Mountain was once identified as 'the place where water flows' by local Native American tribes. Remaining true to its heritage, this majestic property is home to numerous water-springs and a lush naturescape. An exciting opportunity is waiting to be discovered at this peaceful 55 acre property. Additional features of the home(s) and property include;

#### **Home**

- Bright and inviting layout
- Crown molding
- Wood framed glass double doors leading from main entry to living area
- Double doors from living area to large deck beyond
- Outdoor patio seating
- Beautiful tile floors on main level
- Tile stairs leading to second level
- Carpeted bedrooms
- Wood sash windows
- Beautiful views
- Finished basement
- 120 gallon water heater
- Central forced heating and air, two zones

#### **Farmhouse**

- Private setting
- White oak floors
- Large fireplace in living area
- Spacious bedrooms
- Large, open kitchen
- View deck with spa

#### **Property**

- Three natural springs

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## RANCHES • HOMES LAND • LOANS

- Water well
- 2 - 10k gallon plus 2 – 2500 gallon holding tanks
- Pond
- Maintained roads
- Gated entry

### NATURAL SETTING

The property topography varies from flat to gentle slopes to steep slopes. Mature pines, cedar, lilacs and oaks fill the property. This unique location borders the Volcan Mountain Wilderness Preserve, creating an exceptional sense of privacy and natural beauty. 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, woodpeckers and Blue Jays.

### AREA INFORMATION

Just a short drive away lies the historic mountain township of Julian; a well known get-a-way for city residents from all over Southern California. The nearby community of Wynola is home to a rich local music and food community. 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.

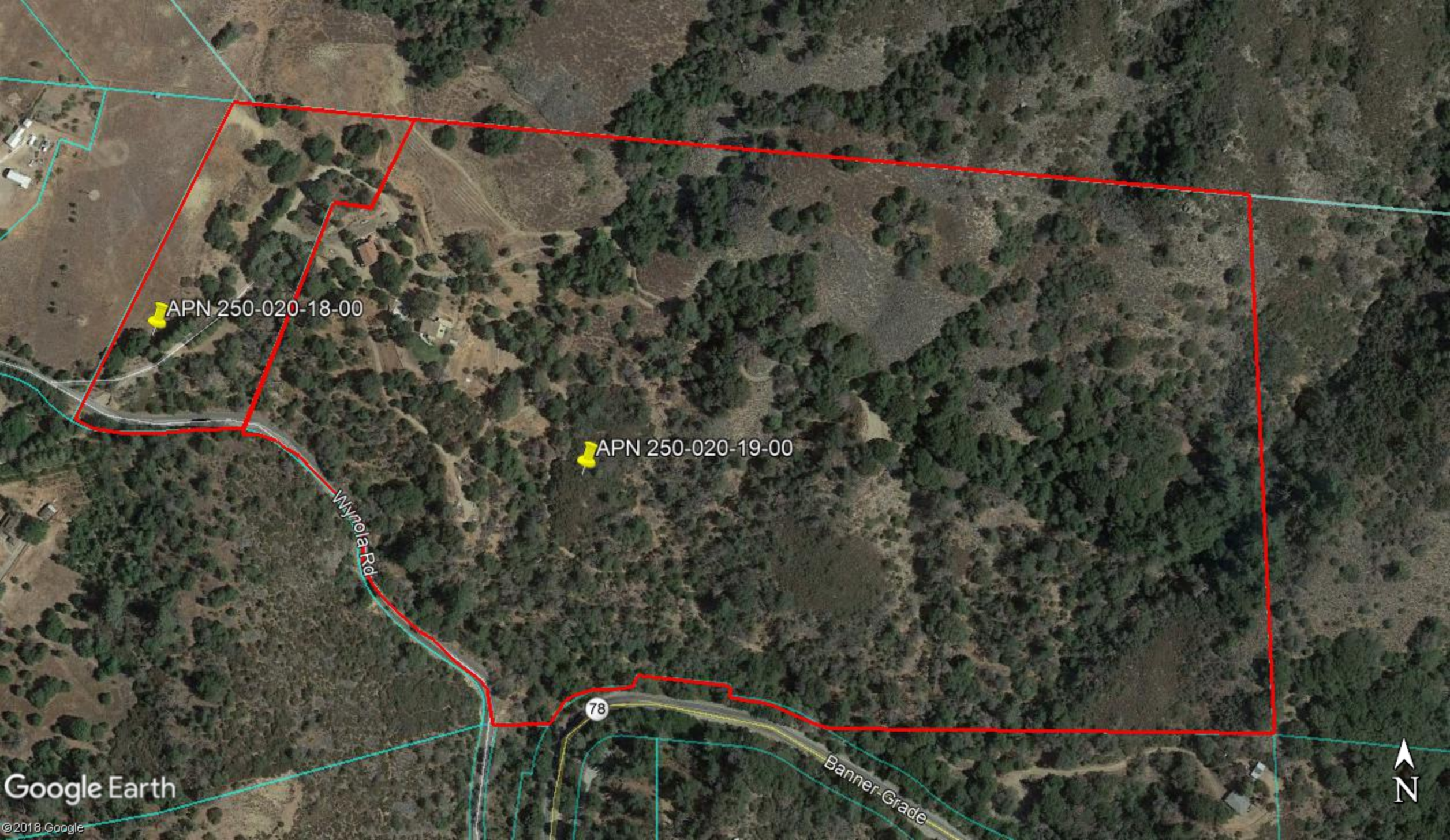
### RECREATION AND LIFESTYLE

Wineries, art galleries, music and shopping are nearby and offer many enjoyable venues from which to discover the fine local artists. Enjoy golfing at Warner's Ranch and Borrego Springs, hunting and fishing, dining, and a variety of other opportunities for each family member. Hiking, equestrian trails and world-renowned observatories are all within 30 minutes or less.

**\*\*\*All information contained herein has been obtained from independent sources, including, but not limited to, the Seller and governing agencies. Buyer to investigate Subject Property, including but not limited to, permits, code enforcement, build ability, and utilities with governing authority and/or licensed and bonded professionals\*\*\***

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APN 250-020-18-00

APN 250-020-19-00

Wypola Rd

78

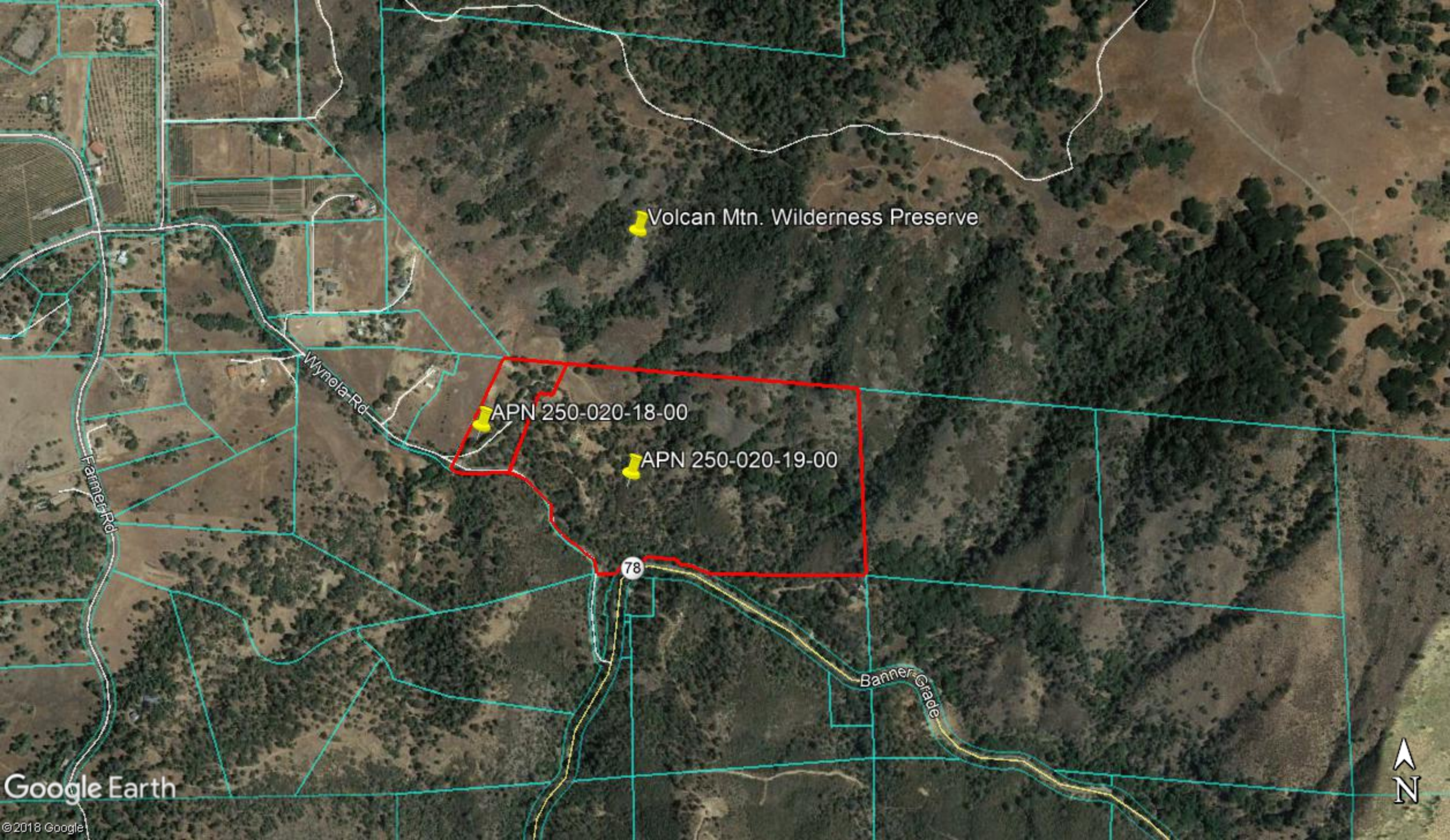
Banner-Grade

Google Earth

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Volcan Mtn. Wilderness Preserve

APN 250-020-18-00

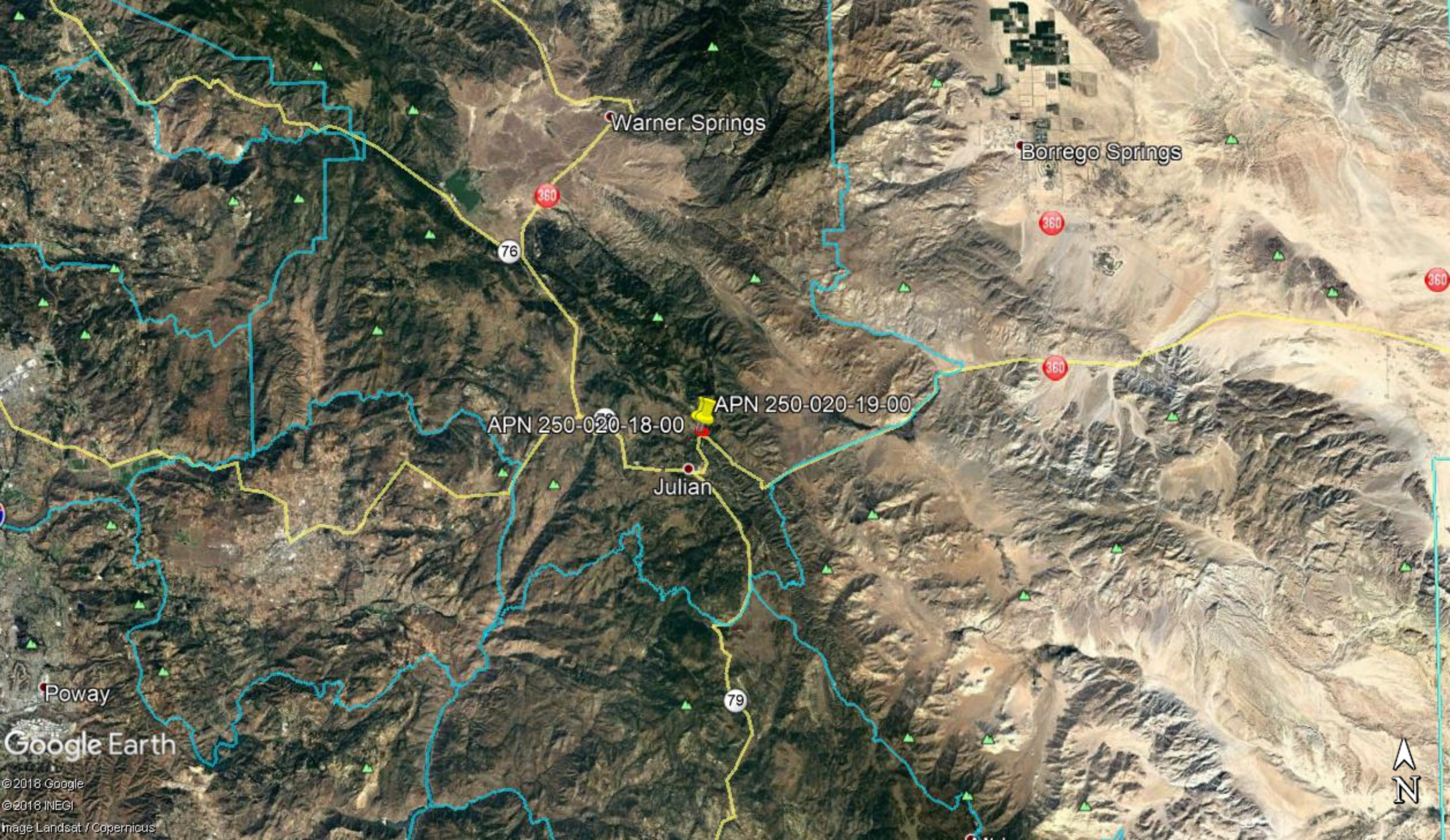
APN 250-020-19-00

78

Banner Grade







Warner Springs

Borrego Springs

APN 250-020-18-00

APN 250-020-19-00

Julian

Poway

Google Earth

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Image Landsat / Copernicus







# 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:	6/7/2019 10:57:56 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2500201800,2500201900
Project Name:	

	2500201800	2500201900
<b>General Information</b>		
USGS Quad Name/County Quad Number:	Julian/38	Julian/38
Section/Township/Range:	29/12S/04E	29/12S/04E
Tax Rate Area:	81003	81003
Thomas Guide:	/	/
Site Address:	0 Wynola Rd Julian 92036	1760 Wynola Rd Julian 92036
Parcel Size (acres):	5.24	50.17
Board of Supervisors District:	2	2

<b>Public Service and Utility Districts</b>		
Water/Irrigation District:	None	None
Sewer District:	None	None
Fire Agency:	Julian-Cuyamaca Fire Protection District (See Map)	Julian-Cuyamaca Fire Protection District (See Map)
School District:	Gen Elem Julian Union; High Julian Union	Gen Elem Julian Union; High Julian Union



	2500201800	2500201900
<b>General Plan Information</b>		
General Plan Regional Category:	Rural	Rural
General Plan Land Use Designation:	Rural Lands (RI-40) 1 Du/40 Ac	Rural Lands (RI-40) 1 Du/40 Ac
Community Plan:	Julian	Julian
Rural Village Boundary:	None	None
Village Boundary:	None	None
Special Study Area :	None	None
<b>Zoning Information</b>		
Use Regulation:	A70/S80	A70/S80
Animal Regulation:	L	L
Density:	-.125	-.125
Minimum Lot Size:	4Ac/8Ac	20Ac/8Ac
Maximum Floor Area Ratio:	-	-
Floor Area Ratio:	-	-
Building Type:	C	C
Height:	G	G
Setback:	C	C
Lot Coverage:	-	-
Open Space:	-	-
Special Area Regulations:	-	-/D1
<b>Aesthetic</b>		
The site is located within one mile of a State Scenic Highway.	No	No
The site contains steep slopes > 25%.	Yes	Yes
The site is located within Dark Skies "Zone A".	No	No
<b>Agricultural Resources</b>		
The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	No	No
The site contains Prime Soils.	Yes	Yes
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
Sunset Zone:	18	18; 3
The site is located within an Agricultural Preserve.	No	No
The site is in a Williamson Act Contract.	No	No



	2500201800	2500201900
<b>Biological Resources</b>		
Eco-Region:	Central Mountains	Central Mountains
Vegetation Map	42000 Valley And Foothill Grassland; 45120 Dry Montane Meadows; 84500 Mixed Oak/Coniferous/Bigcone/Coulter Forest	32500 Diegan Coastal Sage Scrub; 84500 Mixed Oak/Coniferous/Bigcone/Coulter Forest
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes	Yes
The site is located within a Quino Checkerspot Butterfly Survey Area.	Yes	Yes
The site contains Wetlands.	No	Yes
The site is within one mile of Biological Easements.	No	No
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: East)	No (Draft: East)
The site is within MSCP Boundaries.	No (Draft: East)	No (Draft: East)
The site is outside of MSCP and within 500 feet of:		
Coastal Sage Scrub	No	No
Maritime Succulent Scrub	No	No
Diegan Coastal Sage Scrub	Yes	Yes
Inland Form (>1,000 ft. elevation)	Yes	Yes
Coastal Sage - Chaparral Scrub	No	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No	No
None of the above	No	No
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	No	No
The site is located within the Ramona Grassland area.	No	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No	No

<b>Cultural and Paleontological Resources (*always confirm with Cultural and Paleontology Specialists)</b>		
Geological Formation:	Cretaceous Plutonic	Cretaceous Plutonic
Paleo Sensitivity:	Zero	Zero
Paleo Monitoring:	No Monitoring Required	No Monitoring Required

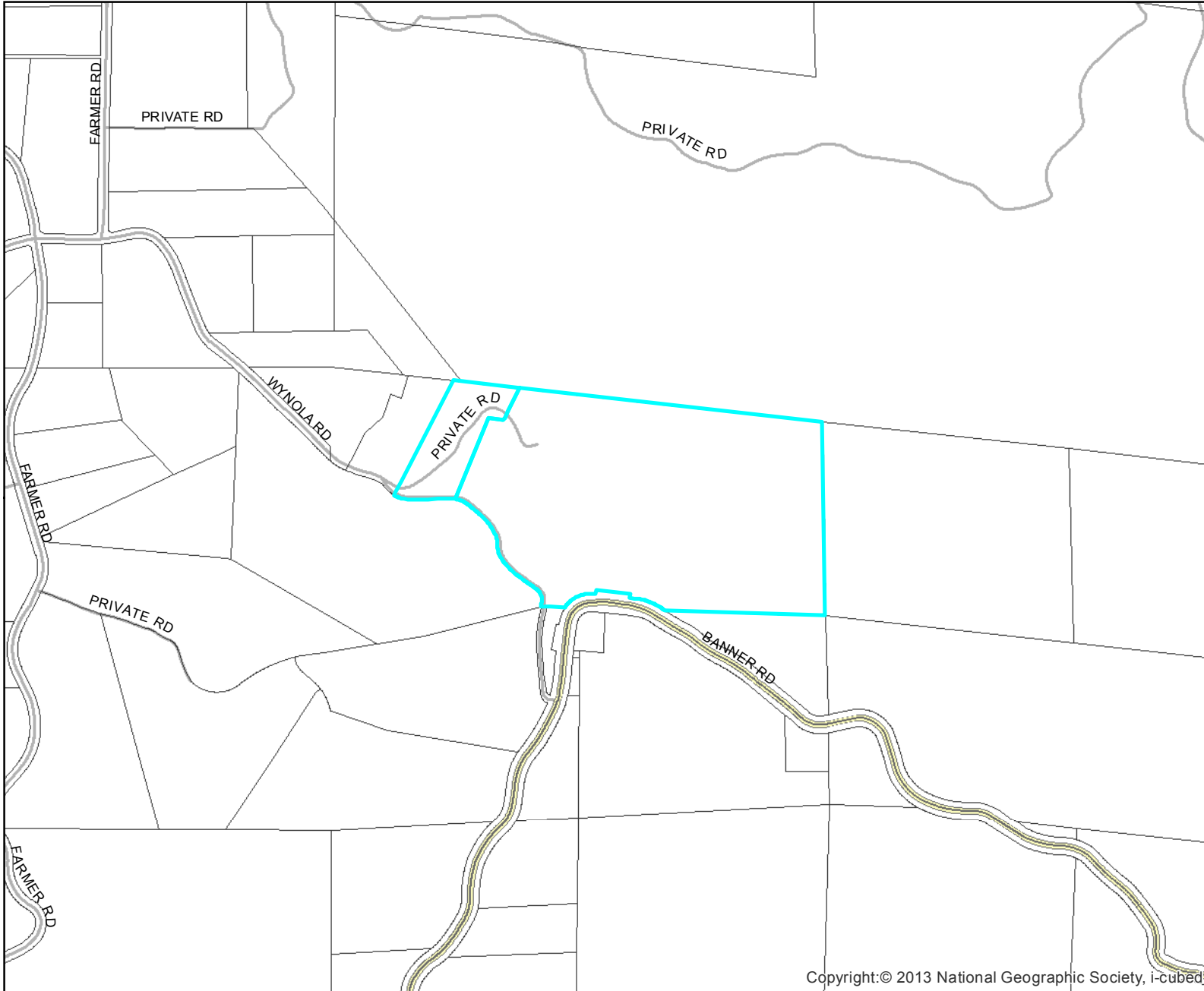
<b>Geology</b>		
Alquist-Priolo Zone:	Yes	Yes
County Special Study Zone:	No	No
Quaternary/Pre-Quaternary Fault:	No	No
Potential Liquefaction Area:	No	No
Soils Hydrologic Group:	B	B; C
The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category.	No	No
The site is located within a High Shrink Swell Zone (Expansive Soil).	No	No
The site is located within an area categorized as high or moderate potential for unique geologic features. If yes, name the unique geologic features.	No	Yes: Volcan Mtn

	2500201800	2500201900
<b>Mineral Resources</b>		
The site is located within a Mineral Resource Category.	No Mrz (No Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)
<b>Hazard Flooding</b>		
The site is located within a FEMA flood area.	No	No
The site is located within 1/2 mile from a FEMA flood area.	No	No
The site is located within a County Flood Plain area.	No	No
The site is located within 1/2 mile from a County Flood Plain area.	No	No
The site is located within a County Floodway.	No	No
The site is located within 1/2 mile from a County Floodway.	No	No
The site is located within a Dam Inundation Zone.	No	No
<b>Hazardous Materials</b>		
Schools are located within 1/4 mile of the project.	No	No
The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.	No	No
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	No	No
The site is located within 1000 feet of buried waste in a landfill.	No	No
The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.	No	No
The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).	No	No
The site is listed on the Geotracker listing.	No	No
The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.	No	No
The site is listed in the EPA's Superfund CERCLIS database.	No	No
The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
The site contains existing homes or other buildings constructed prior to 1980.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
<b>Airport Hazards</b>		
The site is located in a FAA Notification Zone. If yes, list the height restrictions.	No	No
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	No	No
The site is located within an airport safety zone. If yes, list the zone number.	No	No
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	No	No
The site is within one mile of a private airport. If yes, list the name of the airport.	No	No



	2500201800	2500201900
<b>Hydrology and Water Quality</b>		
Hydrologic Unit:	Anza Borrego	Anza Borrego
Sub-basin:	722.40/Same As Haname	722.40/Same As Haname
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: Salton Sea; San Felipe Creek; Banner Creek	Yes: Salton Sea; San Felipe Creek; Banner Creek
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes
The site is located in a Source Water Protection Area.	No	No
<b>Water Supply/Groundwater</b>		
The site is located outside (east) of the County Water Authority boundary.	Yes	Yes
The site is in Borrego Valley.	No	No
The project is groundwater dependent.	Yes	Yes
Annual rainfall:	18 To 21 Inches	15 To 18; 18 To 21 Inches
<b>Noise</b>		
The site is within noise contours.	Yes	Yes
<b>Fire Services</b>		
The site is located in an Urban-Wildland Interface Zone.	Yes	Yes
FRA/LRA/SRA:	Sra	Sra
<b>Additional Information</b>		
The site is located within 150 feet of Mexican Border.	No	No
The site is located within a Resource Conservation Area.	No	Yes
The site is located in a Special Area.	No	No
There are existing or proposed trails on site or adjacent properties.	Yes	Yes
The site is located in an urbanized area as defined by the U.S. Census Bureau.	No	No
The population has a density of 1,000 per square mile or greater.	No	No
The site APN is listed in the GP Housing Element inventory.	No	No
<b>CEQA-Public Review Distribution Matrix</b>		
The site is located in the Desert.	Yes	Yes
The site is located east of the County Water Authority boundary.	Yes	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No	No
The site is located immediately adjacent to a State Highway or Freeway.	No	Yes
The site is located south of State Highway 78.	No	No
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No	No
The site is located in the Sweetwater Basin.	No	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	No	No
There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s).	No	No

# TOPO MAP



## Legend:

PROJECT AREA

0 0.1 0.2 0.3 0.4 Miles

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



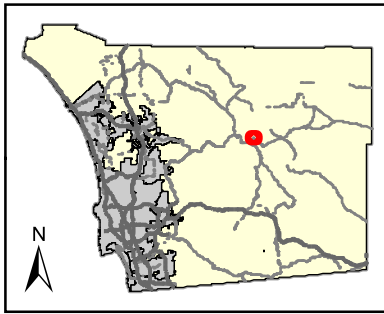
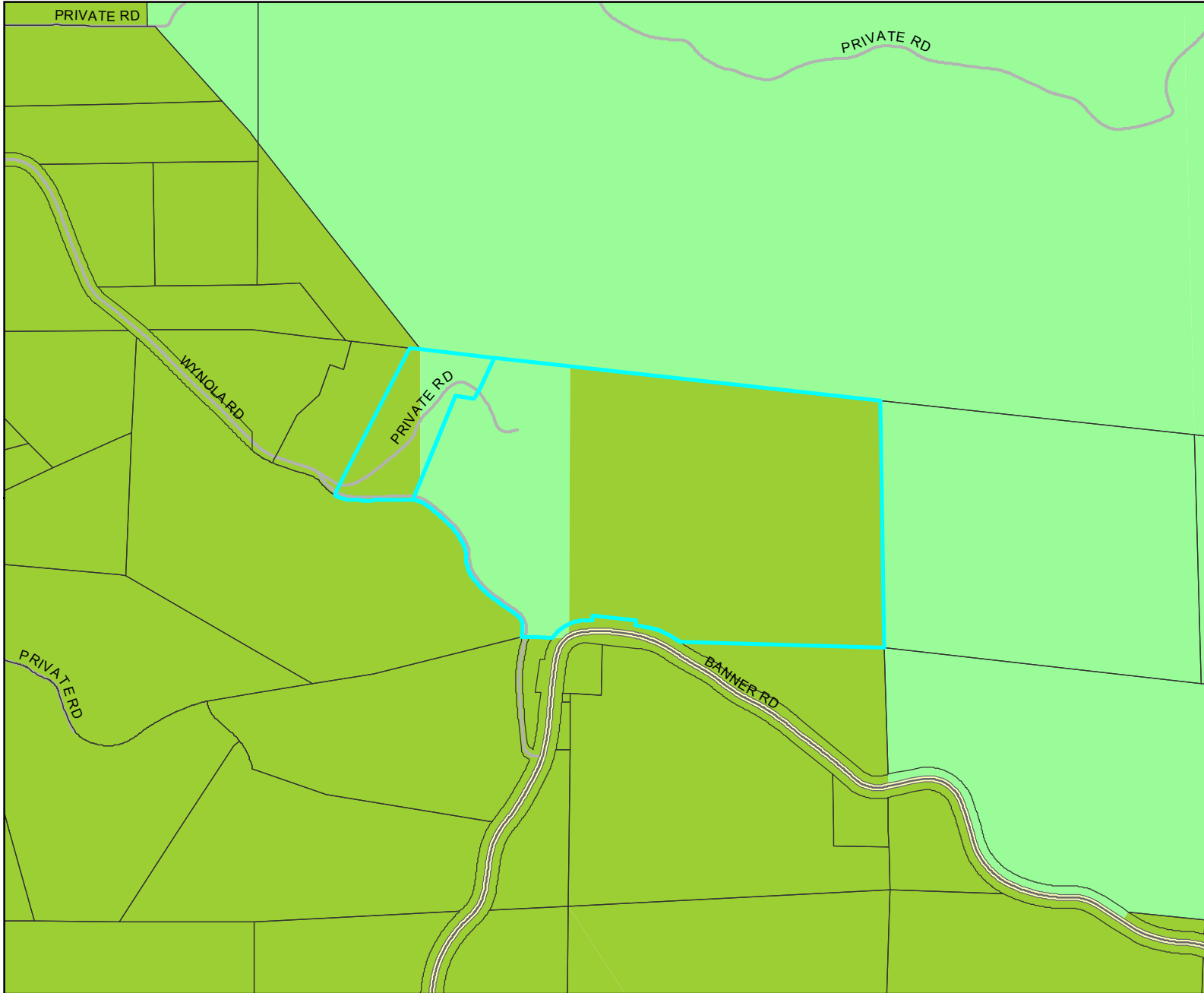
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## Notes:



# ZONING - USE



## Legend:

PROJECT AREA

## ZONING

### USE REGULATION

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

0 0.09 0.18 0.27 0.36 Miles

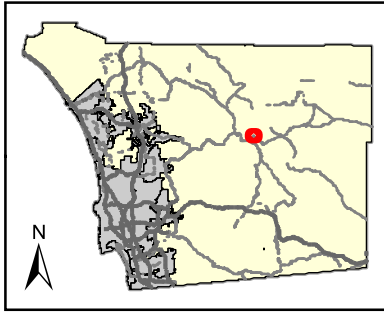
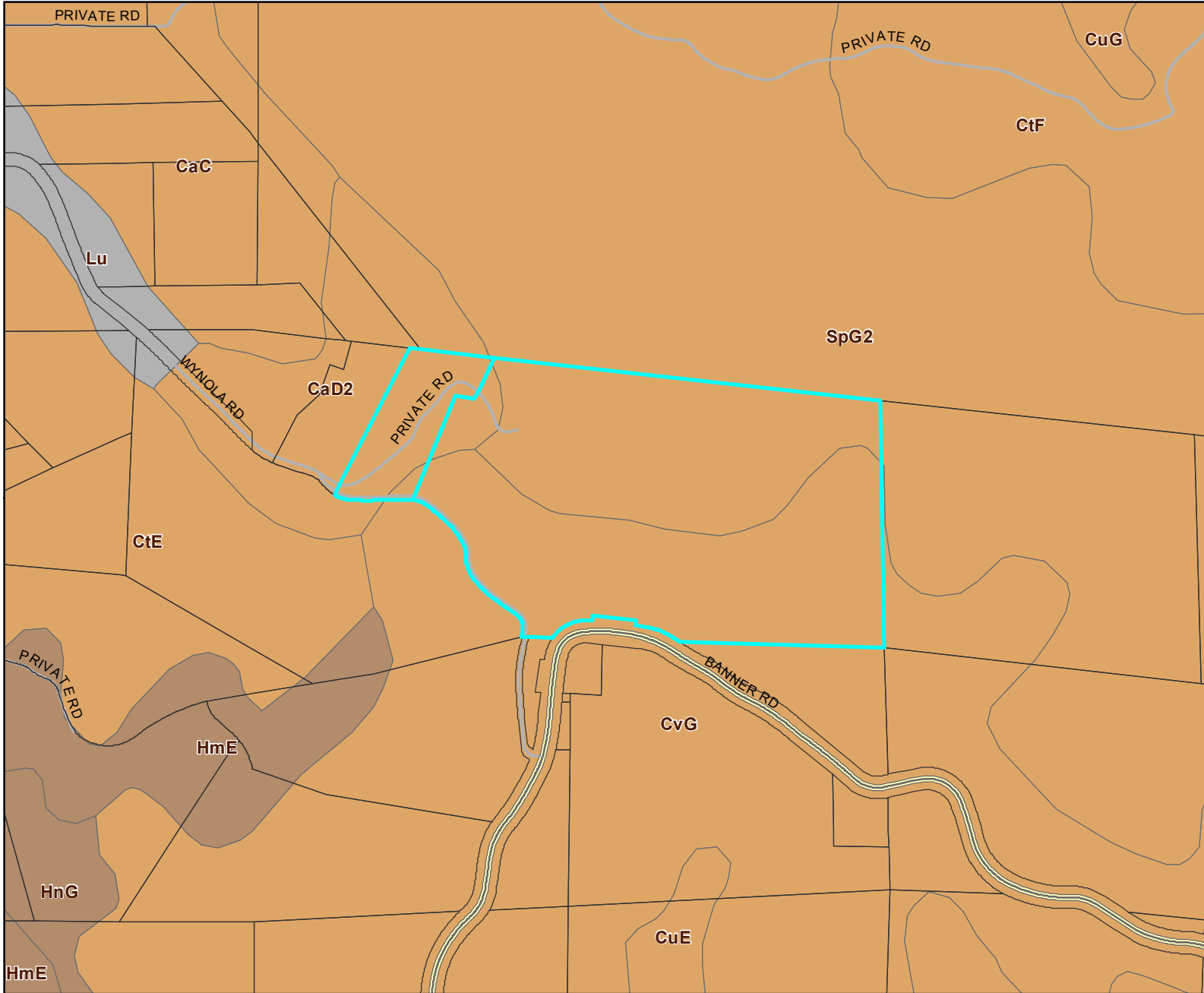
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## Notes:

# SOIL



## Legend:

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

0 0.09 0.18 0.27 0.36 Miles

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



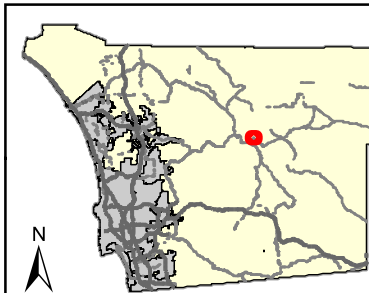
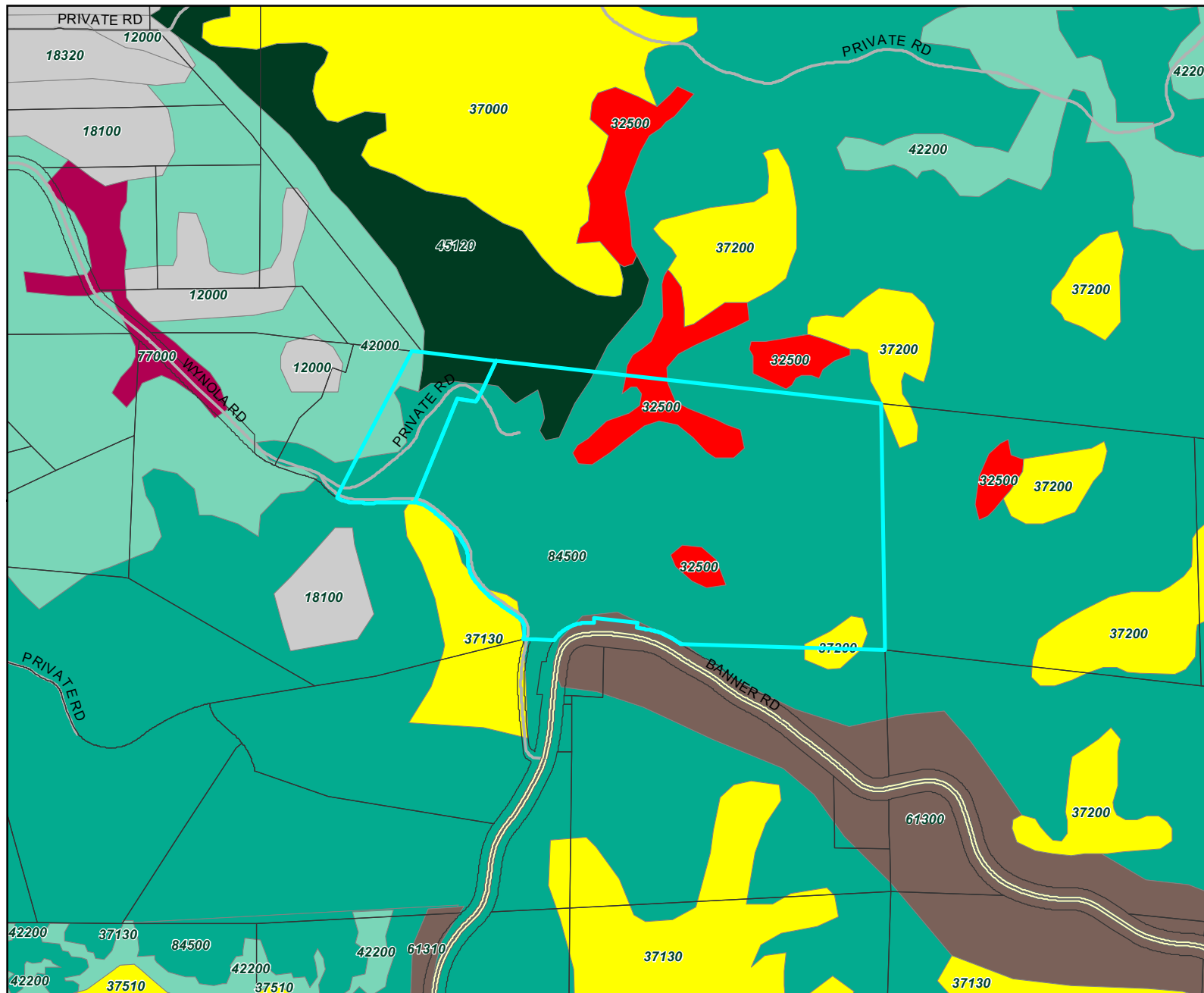
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## Notes:



SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
CaD2	Calpine coarse sandy loam, 9 to 15 percent slopes, eroded	4ec-1(20)	41	Low	Moderate 2
CvG	Crouch stony fine sandy loam, 30 to 75 percent slopes	7e-7(20)	12	Low	Severe 1
SpG2	Sheephead rocky fine sandy loam, 30 to 65 percent slopes, eroded	7e-7(20)	<5	Low	Severe 1

# 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 0.09 0.18 0.27 0.36 Miles

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

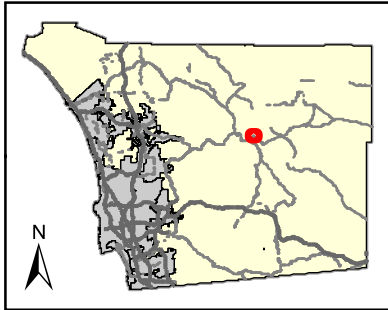
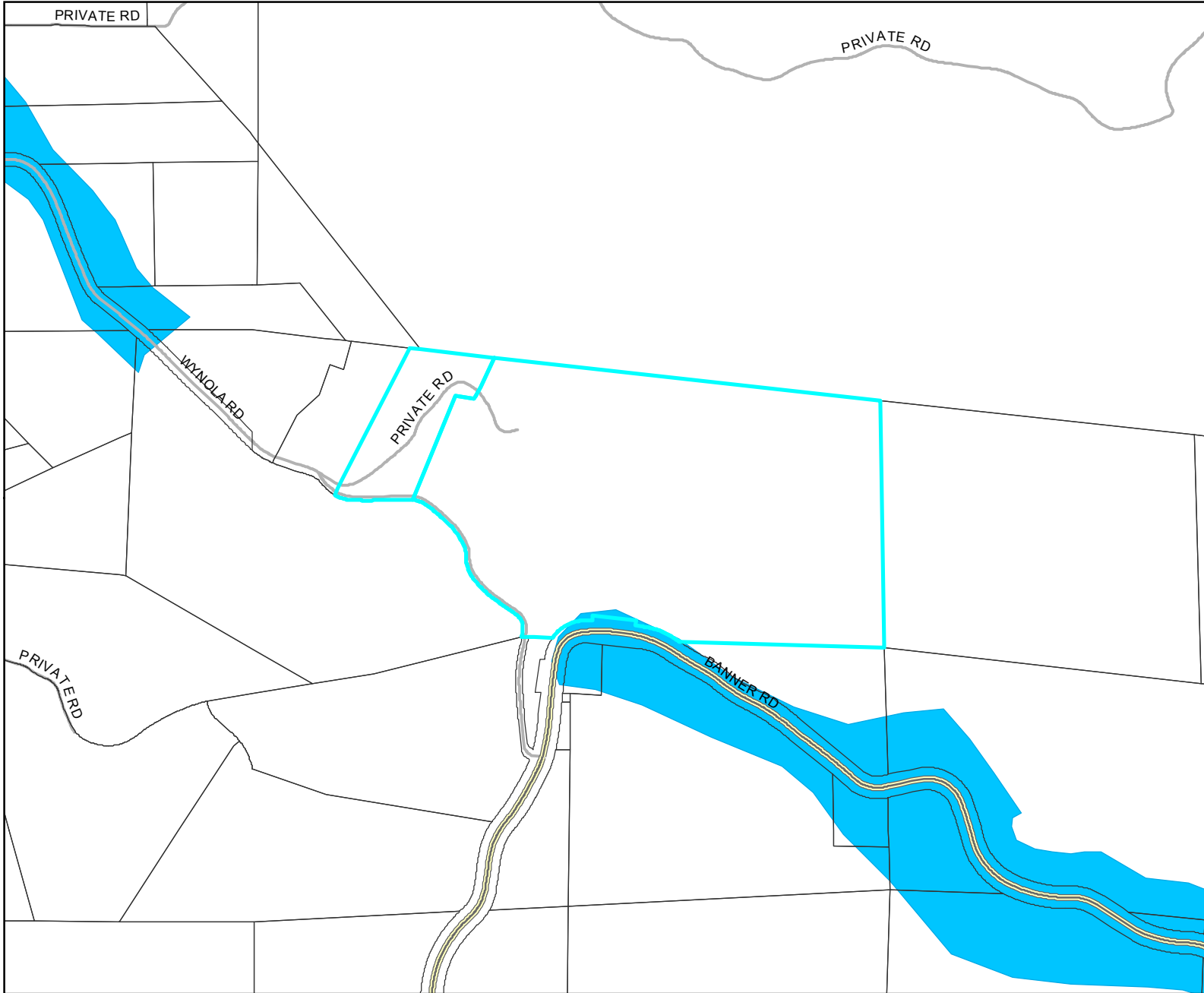


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## Notes:



# WETLANDS



## Legend:

- PROJECT AREA
- WETLANDS

0 0.09 0.18 0.27 0.36 Miles

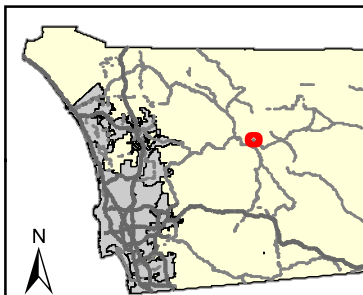
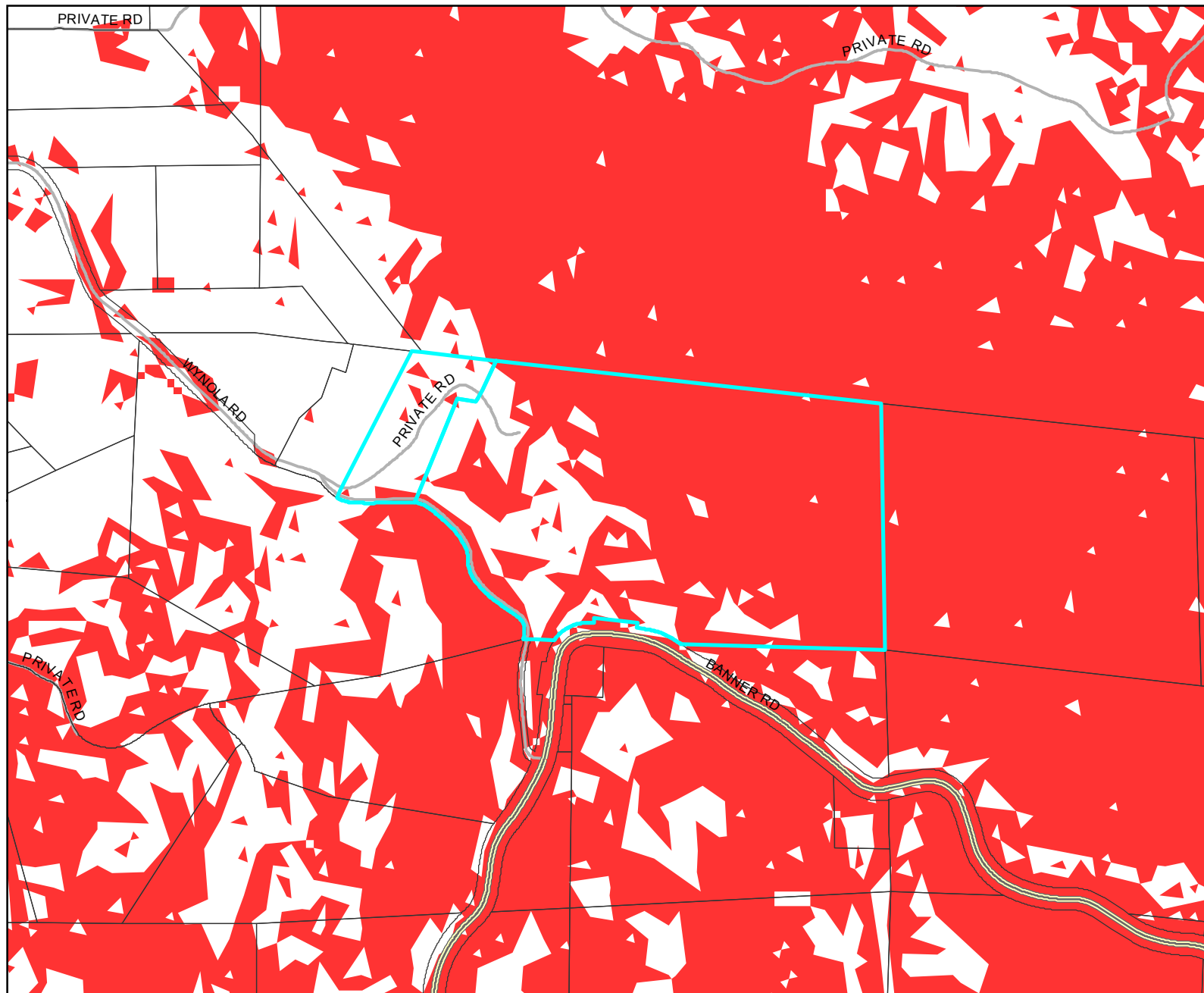
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Planning and Development Services



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## Notes:

# STEEP SLOPES



## Legend:

- PROJECT AREA
- STEEP SLOPE (> 25%)

0 0.09 0.18 0.27 0.36 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)

**COUNTY ZONING ORDINANCE  
S-80 USE REGULATIONS**

**2802 PERMITTED USES.**

**The following use types are permitted by the S-80 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  
Rowand 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)

**2803 PERMITTED USES SUBJECT TO LIMITATIONS.**

**The following use types are permitted by the S80 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.  
Recycling Collection Facility, Small or Large "2"  
Recycling Processing Facility, Wood and Green Materials "3"  
(Added by Ord. No. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

**2804 USES SUBJECT TO A MINOR USE PERMIT.**

**The following use types are allowed by the S80 Use Regulations upon issuance of a Minor Use Permit.**

- a. Civic Use Types.  
Minor Impact Utilities  
Small Schools
- b. Agricultural Use Types  
Farm Labor Camps  
(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 10003 (N.S.) adopted 8-5-09)

**2805 USES SUBJECT TO A MAJOR USE PERMIT.**

**The following use types are permitted by the S80 Use Regulations upon issuance of a Major Use Permit.**

- a. Civic Use Types.



Administrative Services  
Ambulance Services  
Child Care Center  
Civic, Fraternal or Religious Assembly  
Clinic Services  
Community Recreation  
Cultural Exhibits and Library Services  
Major Impact Services and Utilities  
Parking Services  
Postal Services  
b. Commercial Use Types.  
Automobile and Equipment: Parking  
Explosive Storage (see Section 6904)  
Participant Sports and Recreation: Outdoor  
c. Extractive Use Types.  
Mining and Processing (see Section 6550)  
(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
(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.