



PROPERTY REPORT

ADDRESS: Pine Hills Rd., Julian, CA 92036

DESCRIPTION: Situated in one of the most desirable communities of Julian, this 2+ acre property in Pine Hills holds a wealth of opportunity. Conveniently located immediately off Pine Hills Road, this location has potential, beauty and utility, and includes 2 legal parcels. Enjoy close proximity to Pine Hills Lodge and the famed William Heise Park, as well as the town of Julian. Bring your vision and creativity. Paved access and nearby utilities make this opportunity one that is not to be missed. There is a perc test and septic layout on file with the county for a 3-bedroom home for each parcel! Come explore and discover all that awaits!

PRICE: \$235,000

APN: 289-420-56-00 and 289-420-59-00

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

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

Pine Hills Acreage

Pine Hills Rd., Julian, CA 92036



\$235,000

Situated in one of the most desirable communities of Julian, this 2+ acre property in Pine Hills holds a wealth of opportunity. Conveniently located immediately off Pine Hills Road, this location has potential, beauty and utility, and includes 2 legal parcels. Enjoy close proximity to Pine Hills Lodge and the famed William Heise Park, as well as the town of Julian. Bring your vision and creativity. Paved access and nearby utilities make this opportunity one that is not to be missed. There is a perc test and septic layout on file with the county for a 3-bedroom home for each parcel! Come explore and discover all that awaits!

RED HAWK REALTY

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

www.DONN.com

We Know The Backcountry!

RED HAWK REALTY

MERIAH

RANCHES • HOMES • LAND • LOANS

760-420-5131

We Know The Backcountry!

RED HAWK REALTY

DONN BREE

RANCHES • HOMES • LAND • LOANS

800-371-6669

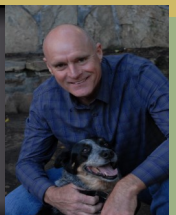
We Know The Backcountry!

RED HAWK REALTY

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

www.DONN.com

We Know The Backcountry!





PROPERTY DESCRIPTION



Pine Hills Acreage

Pine Hills Rd.

Julian, CA 92036

APNs 289-420-56-00 and 289-420-59-00



INTRODUCTION & OVERVIEW

Pine Hills—conceivably one of the finest and most desirable communities in Julian!

Located largely within the Cleveland National Forest, this beautiful community is just under 4 miles from charming, downtown Julian and is home to some of the finest estates in the area! Additionally, Pine Hills is host to the popular and beautifully forested *William Heise County Park*, a 929-acre park, featuring 10.75 miles of trails, camping, cabins and more.

NATURAL SETTING

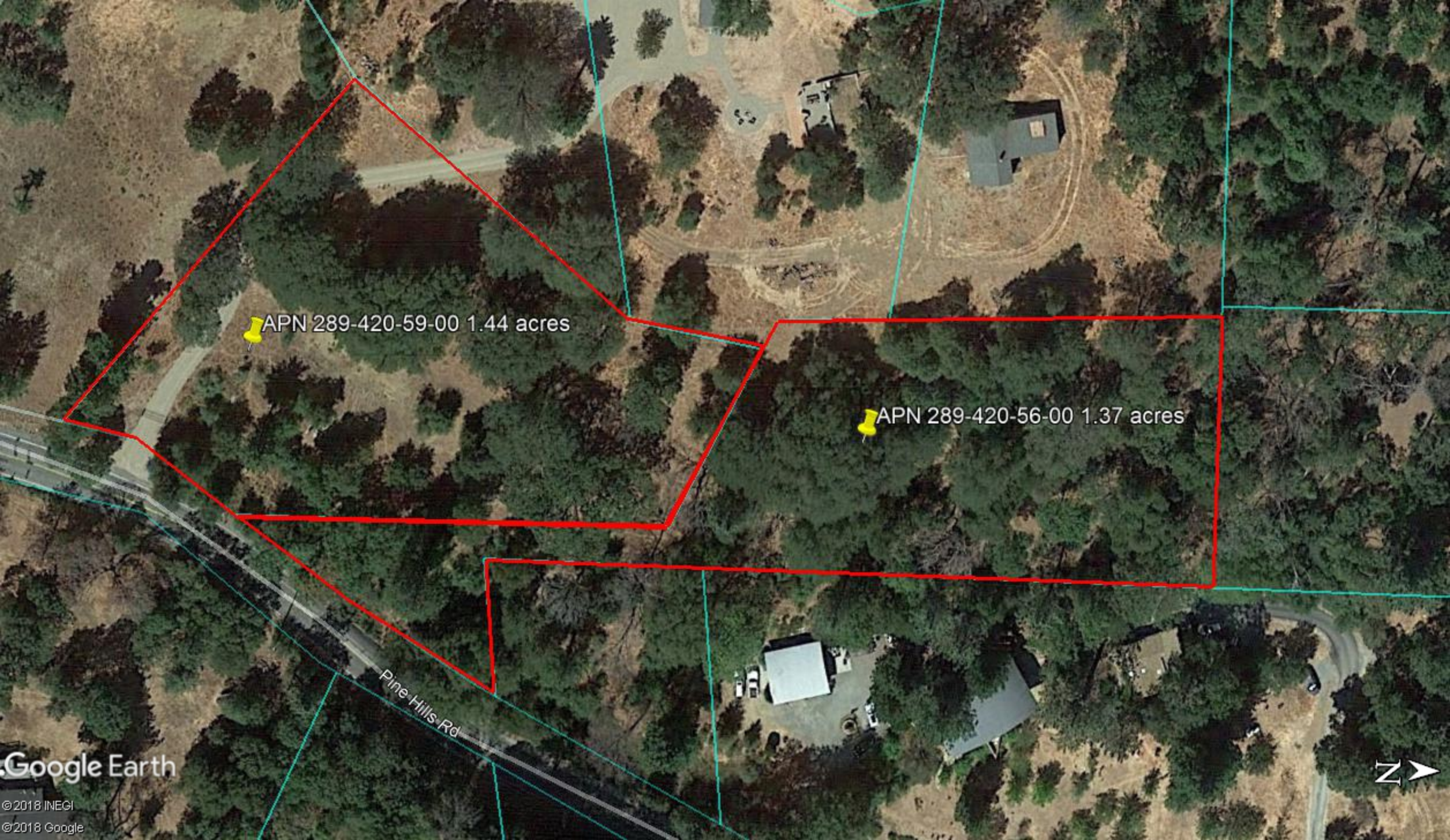
Topographically, the parcels are flat to gently sloping. Large, mature oaks, pines and Manzanita dominate the indigenous landscape. Wildlife is abundant in the area: deer and turkey roam freely, while raptors and other rare species of animals can be found here because of the abundance of water and cover.

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 thrived. There are many fine restaurants, live entertainment and lodging accommodations in the immediate area. Major shopping and resources are approximately 40 minutes away.

RECREATION AND LIFESTYLE

There are many recreational activities available in the area: the California Riding and Hiking Trail and the Pacific Crest Trail for riding, golfing, hunting and fishing, and a variety of other opportunities for each family member. The nearby open space preserves host miles of hiking and equestrian trails. There is much to explore and discover in Julian and the surrounding mountain and desert areas.

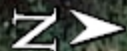


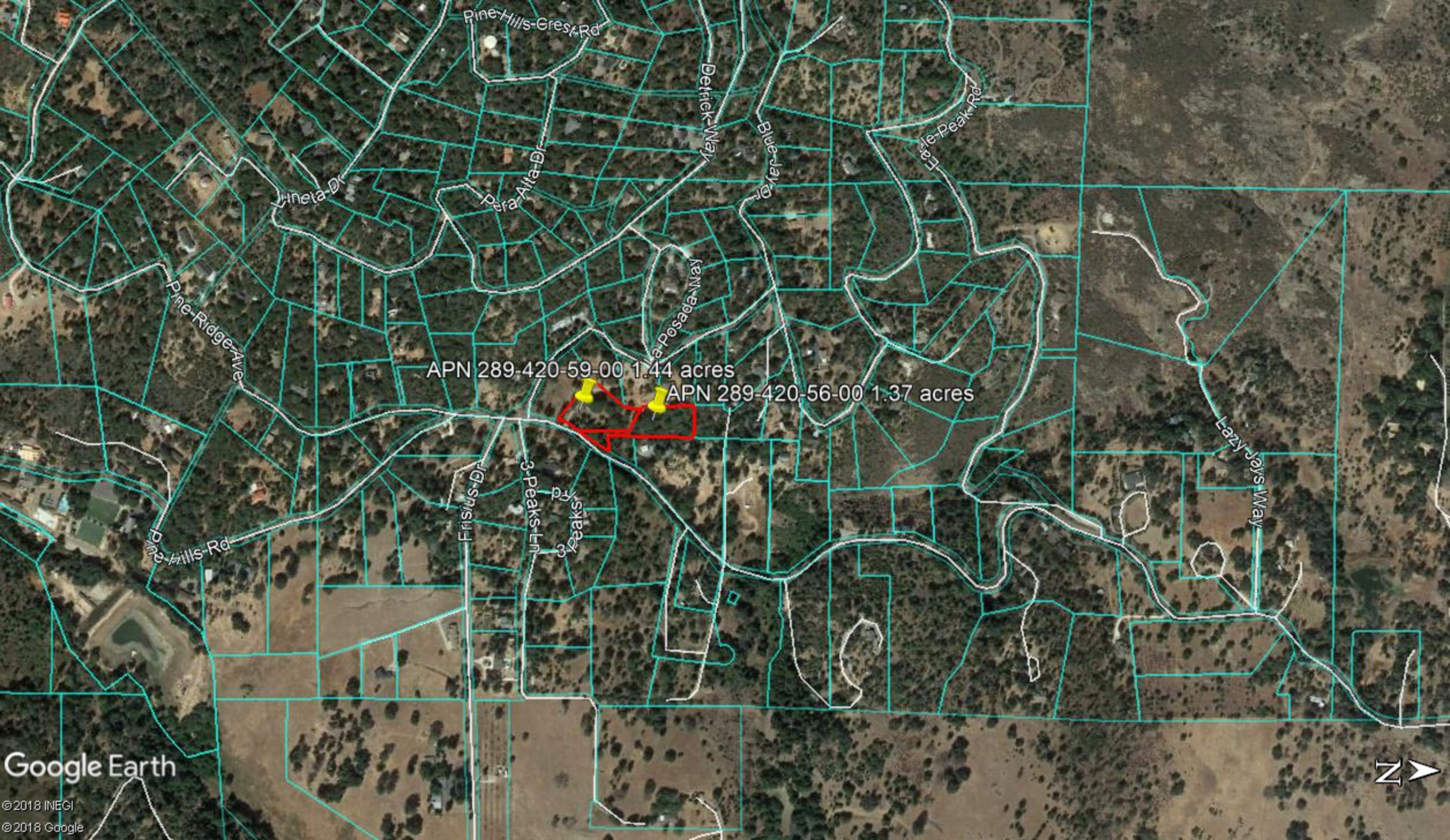
APN 289-420-59-00 1.44 acres

APN 289-420-56-00 1.37 acres

Google Earth

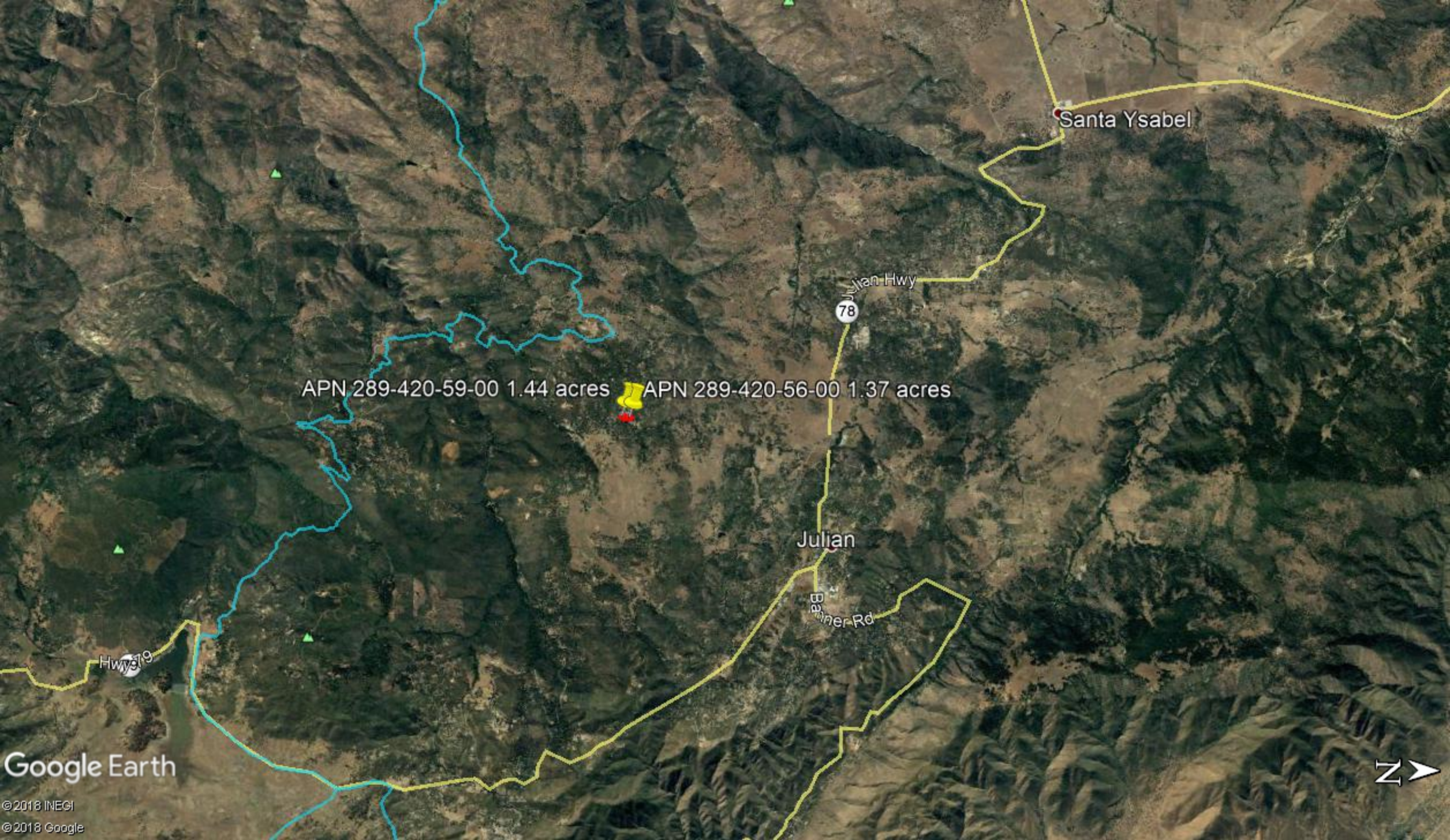
©2018 INEGI
©2018 Google





APN 289-420-59-00 1.44 acres

APN 289-420-56-00 1.37 acres



APN 289-420-59-00 1.44 acres



APN 289-420-56-00 1.37 acres



78

Julian

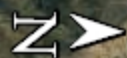
Banner Rd

Santa Ysabel

Hwy 9

Google Earth

©2018 INEGI
©2018 Google



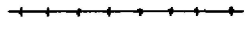
SEPTIC SYSTEM LAYOUT

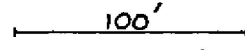
"This approval will VOID unless the Structures, Drive-way, and Grading are located as shown and the Leach Lines or Seepage Pit(s) are located exactly as shown on this plan. ANY proposed change shall be approved by the Dept. of Health Services prior to beginning construction, and may require additional soil testing. There shall be a 5:1 setback required from all utility trenches to the tile lines. The setback shall be measured from the top of the utility trench to the closest edge of the tile line."

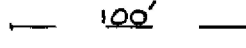
SCALE 1"=100'

LEGEND:

SEPTIC TANK = 

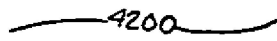
TIGHT LINE = 

PRIMARY LEACH LINE =  100'

RESERVE LEACH LINE =  100'

PERCOLATION TEST = 

PROPOSED WELL = 

CONTOUR LINE =  4200

SINGLE FAMILY DWELLING = SFD

PERCOLATION TEST RESULTS

② = 30 MIN./IN.

② = 40 " "

② = 30 " "

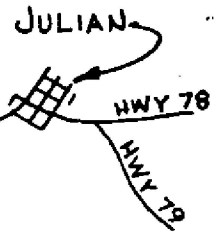
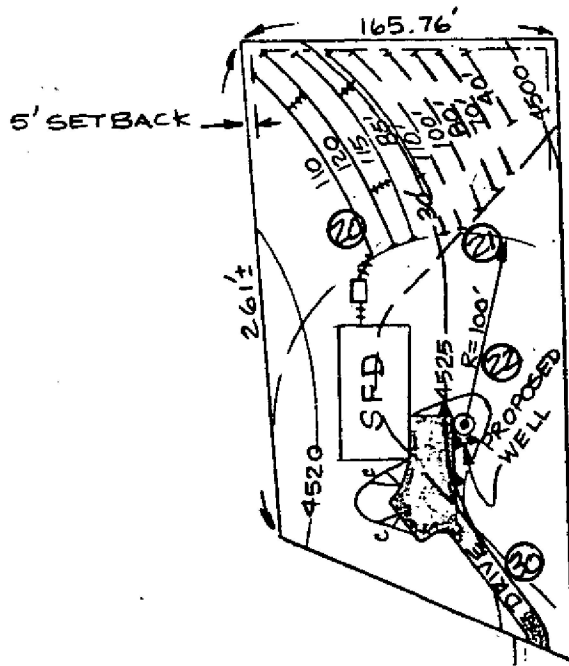
② = 30 " "

AVERAGE = 33 MIN./IN.

PARCEL F

SEPTIC SYSTEM LAYOUT

SCALE 1"=100'



VICINITY MAP
NO SCALE



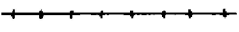
KEY MAP
NO SCALE

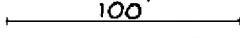
SEPTIC SYSTEM LAYOUT

"This approval will VOID unless the Structures, Drive-way and Grading are located as shown and the Leach Lines or Seepage Pit(s) are located exactly as shown on this plan. ANY proposed change shall be approved by the Dept. of Health Services prior to beginning construction, and may require additional soil testing. There shall be a 5:1 setback required from all utility trenches to the tile lines. The setback shall be measured from the top of the utility trench to the closest edge of the tile line."

LEGEND:

SEPTIC TANK = 

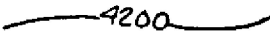
TIGHT LINE = 

PRIMARY LEACH LINE =  100'

RESERVE LEACH LINE =  100'

PERCOLATION TEST = ①

PROPOSED WELL = ②

CONTOUR LINE =  4200

SINGLE FAMILY DWELLING = SFD

PERCOLATION TEST RESULTS

② = 64

③ = 15

④ = 21

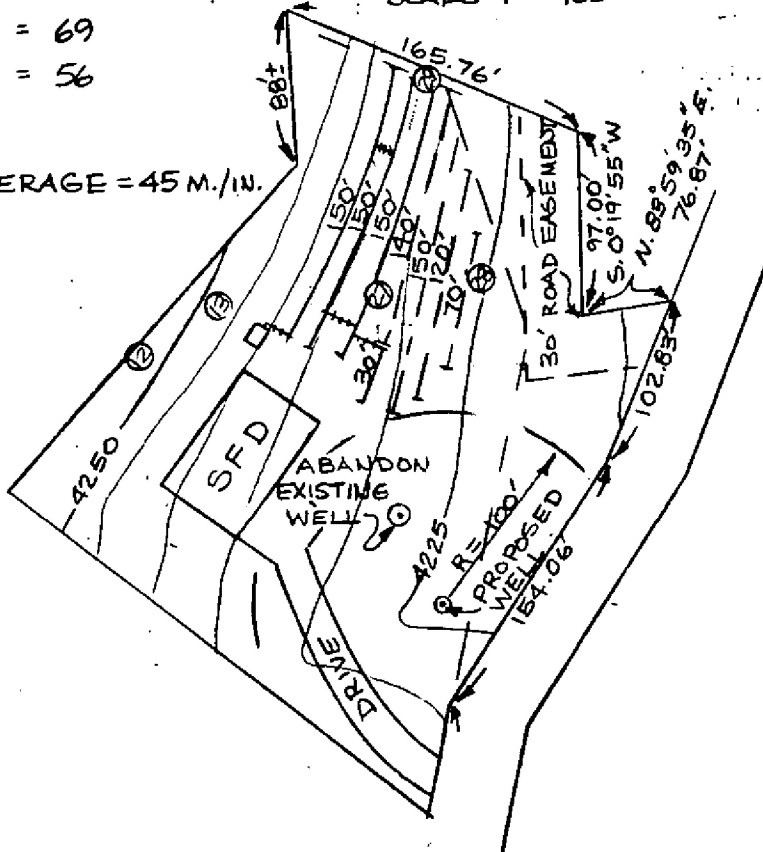
⑤ = 69

⑥ = 56

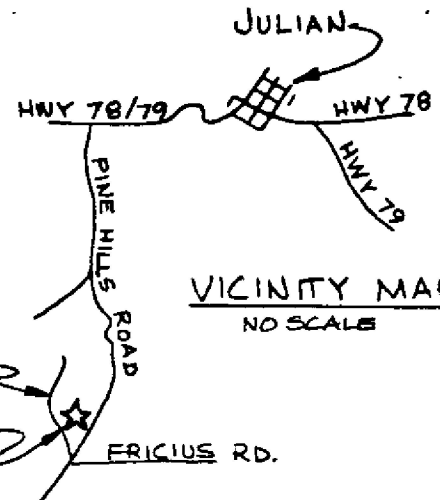
AVERAGE = 45 M./IN.

PARCEL E SEPTIC SYSTEM LAYOUT

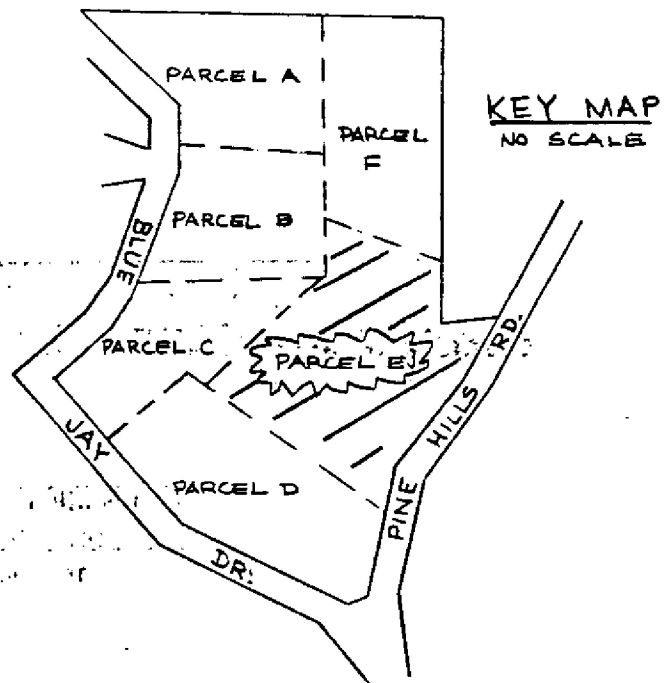
SCALE 1" = 100'



* NO CUTS IN 30' ROAD EASEMENT WITH THEIR RESULTING SETBACKS SHALL INFRINGE UPON THE LEACH FIELD AREAS



VICINITY MAP
NO SCALE



KEY MAP
NO SCALE



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:	3/21/2019 11:46:19 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2894205600,2894205900
Project Name:	

	2894205600	2894205900
General Information		
USGS Quad Name/County Quad Number:	Julian/38	Julian/38
Section/Township/Range:	12/13S/03E; 13/13S/03E	12/13S/03E; 13/13S/03E
Tax Rate Area:	81063	81063
Thomas Guide:	/	/
Site Address:	0 Pine Hills Rd Julian 92036	0 Pine Hills Rd Julian 92036
Parcel Size (acres):	1.37	1.44
Board of Supervisors District:	2	2

Public Service and Utility Districts		
Water/Irrigation District:	None	None
Sewer District:	None	None
Fire Agency:	Julian-Cuyamaca Fire Protection District	Julian-Cuyamaca Fire Protection District
School District:	Gen Elem Julian Union; High Julian Union	Gen Elem Julian Union; High Julian Union

	2894205600	2894205900
General Plan Information		
General Plan Regional Category:	Semi-Rural	Semi-Rural
General Plan Land Use Designation:	Semi-Rural Residential (Sr-2) 1 Du/2 Ac	Semi-Rural Residential (Sr-2) 1 Du/2 Ac
Community Plan:	Julian	Julian
Rural Village Boundary:	None	None
Village Boundary:	None	None
Special Study Area :	None	None
Zoning Information		
Use Regulation:	Rr	Rr
Animal Regulation:	J	J
Density:	-	-
Minimum Lot Size:	1Ac	1Ac
Maximum Floor Area Ratio:	-	-
Floor Area Ratio:	-	-
Building Type:	C	C
Height:	G	G
Setback:	B	B
Lot Coverage:	-	-
Open Space:	-	-
Special Area Regulations:	-	-
Aesthetic		
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
Agricultural Resources		
The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	No	No
The site contains Prime Soils.	No	No
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
Sunset Zone:	18	18
The site is located within an Agricultural Preserve.	No	No
The site is in a Williamson Act Contract.	No	No

	2894205600	2894205900
Biological Resources		
Eco-Region:	Central Mountains	Central Mountains
Vegetation Map	84500 Mixed Oak/Coniferous/Bigcone/Coulter Forest	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	No
The site is within one mile of Biological Easements.	Yes	Yes
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	No	No
Inland Form (>1,000 ft. elevation)	No	No
Coastal Sage - Chaparral Scrub	No	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No	No
None of the above	Yes	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	No	No
The site is located within the Ramona Grassland area.	No	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No	No

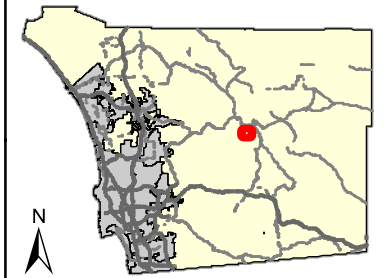
Cultural and Paleontological Resources (*always confirm with Cultural and Paleontology Specialists)		
Geological Formation:	Pre-Cretaceous Metasedimentary; Quaternary Alluvium	Quaternary Alluvium
Paleo Sensitivity:	Low; Marginal	Low
Paleo Monitoring:	Monitoring By Grading/Excavation Contractor	Monitoring By Grading/Excavation Contractor

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

	2894205600	2894205900
Mineral Resources		
The site is located within a Mineral Resource Category.	No Mrz (Yes Alluvium/No Mines)	No Mrz (Yes Alluvium/No Mines)
Hazard Flooding		
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
Hazardous Materials		
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
Airport Hazards		
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

	2894205600	2894205900
Hydrology and Water Quality		
Hydrologic Unit:	San Diego	San Diego
Sub-basin:	907.41/Inaja	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	Yes: San Diego River (Lower); El Capitan Lake
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes
The site is located in a Source Water Protection Area.	Yes	Yes
Water Supply/Groundwater		
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:	24 To 27 Inches	24 To 27 Inches
Noise		
The site is within noise contours.	No	No
Fire Services		
The site is located in an Urban-Wildland Interface Zone.	Yes	Yes
FRA/LRA/SRA:	Sra	Sra
Additional Information		
The site is located within 150 feet of Mexican Border.	No	No
The site is located within a Resource Conservation Area.	No	No
The site is located in a Special Area.	No	No
There are existing or proposed trails on site or adjacent properties.	No	No
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
CEQA-Public Review Distribution Matrix		
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	No
The site is located south of State Highway 78.	Yes	Yes
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No	No
The site is located in the Sweetwater Basin.	No	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	No	No
There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s).	No	No

TOPO MAP



Legend:

PROJECT AREA

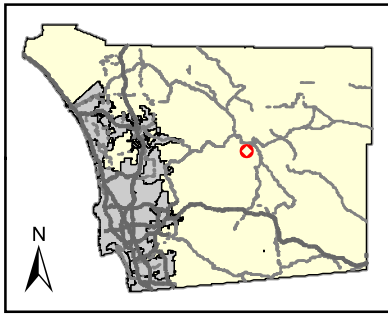
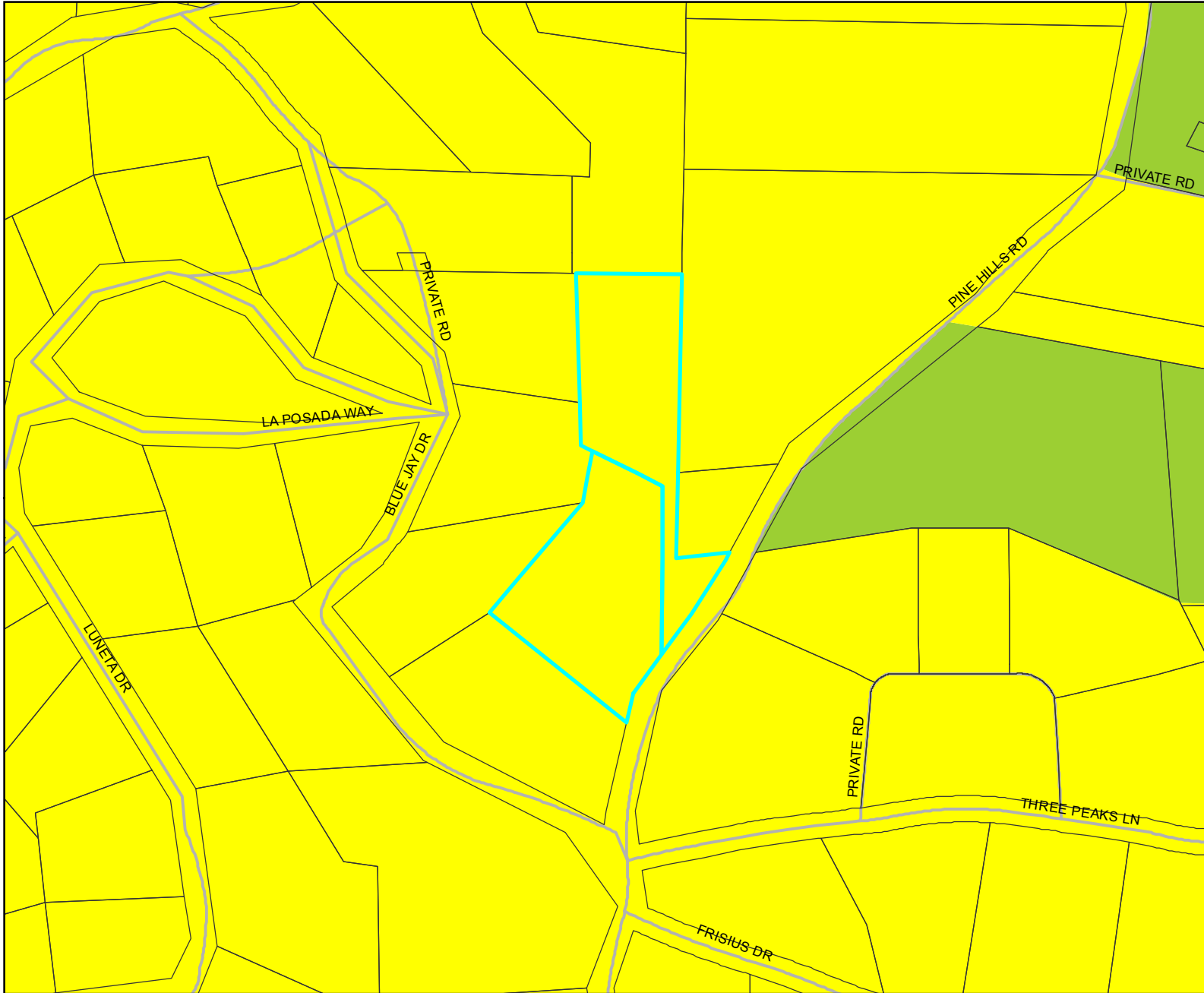
Notes:

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.

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 0.03 0.06 0.09 0.12 Miles

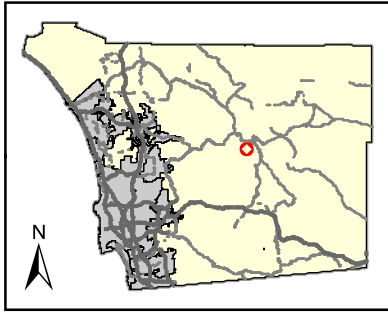
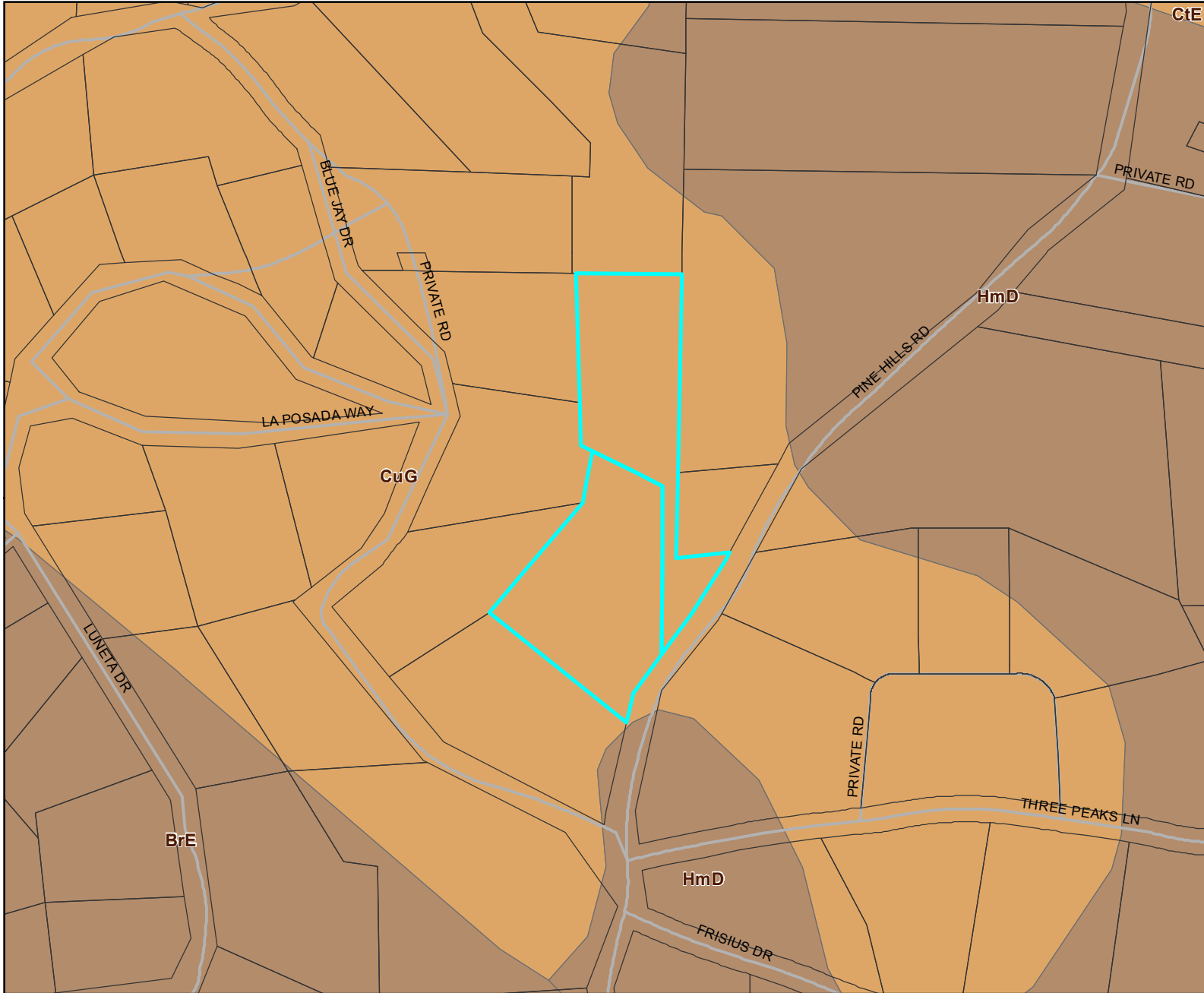
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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:

SOIL



Legend:

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

0 0.03 0.06 0.09 0.12 Miles

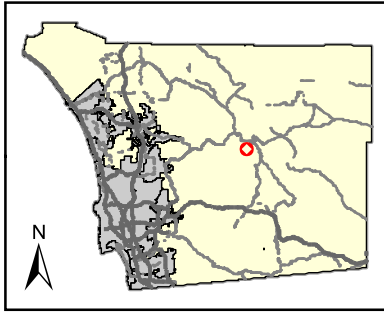
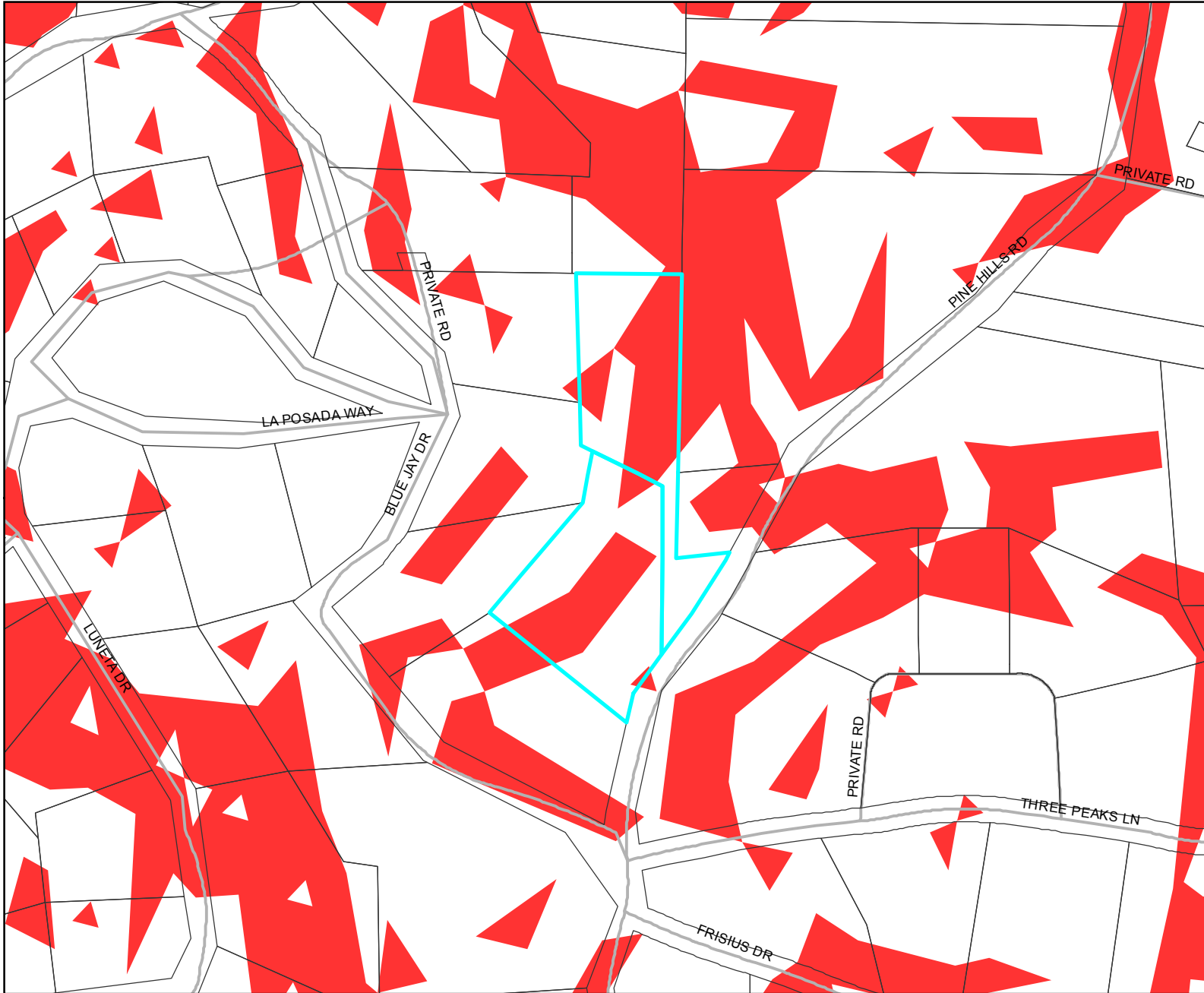
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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 0.03 0.06 0.09 0.12 Miles

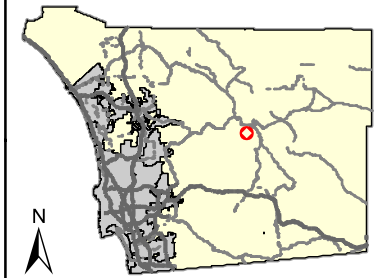
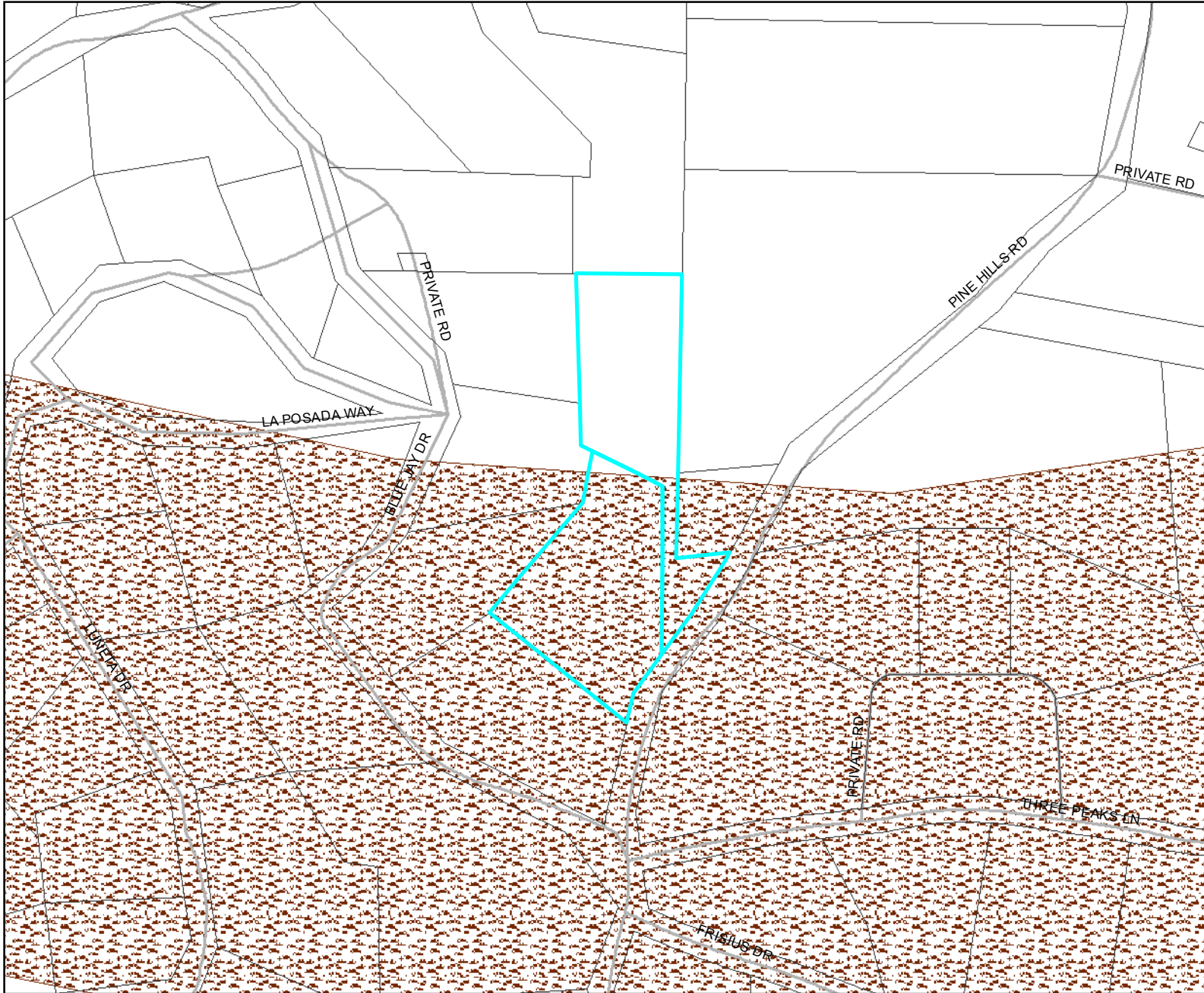
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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:

MINERAL RESOURCES



Legend:

- PROJECT AREA
- ALLUVIUM
- ✱ MINE
- MINE
- MINERAL RESOURCE ZONES**
- Inconclusive
- Resource Not Present
- Resource Potentially Present
- Resource Present

0 0.03 0.06 0.09 0.12 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:

RR RURAL RESIDENTIAL USE REGULATIONS

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

(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)

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.

Mobilehome 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 allowed by the RR Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities
 Small Schools

b. Commercial Use Types.

Cottage Industries (see Section 6920)

c. Agricultural Use Types

Farm Labor Camps

(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)
 (Amended by Ord. No. 10003 (N.S.) adopted 8-5-09)

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
 Civic, Fraternal or Religious Assembly
 Clinic Services
 Community Recreation
 Cultural Exhibits and Library Services

Group Care
 Law Enforcement Services
 Major Impact Services and Utilities
 Parking Services
 Postal Services

- 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)
 (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.