

JULIAN MOUNTAIN VIEW CABIN



PROPERTY REPORT

ADDRESS: Whispering Pines, Julian, CA 92036

DESCRIPTION: MOUNTAIN CABIN situated on two legal parcels made up of 41+ beautiful acres in the neighborhood of Whispering Pines with panoramic views, and ideally located just a short distance from the historic town of Julian.

Enjoy this rustic 1930s cabin all year through with a large balcony to appreciate the gorgeous views of the sunrise and valley below, and the perfect place to curl up on a cold winter day next to the impressive brick fireplace. The 700 ESF of living space includes living room, kitchen, one bedroom, one full bathroom and laundry room. The living room features large wood beams with custom built wood doors and the kitchen offers stunning views of the surrounding mountains. The cabin sits on a 1.61 acre lot which is contiguous with another 39.77 acre parcel included in this offering. The seclusion and privacy that this property has to offer is rare and valuable in this desirable Julian neighborhood. This home is currently tenant occupied through 2017. Don't miss your opportunity for a great investment property, future weekend getaway or full time residence!

PRICE: \$325,000.00

APN: 250-130-03 & 23

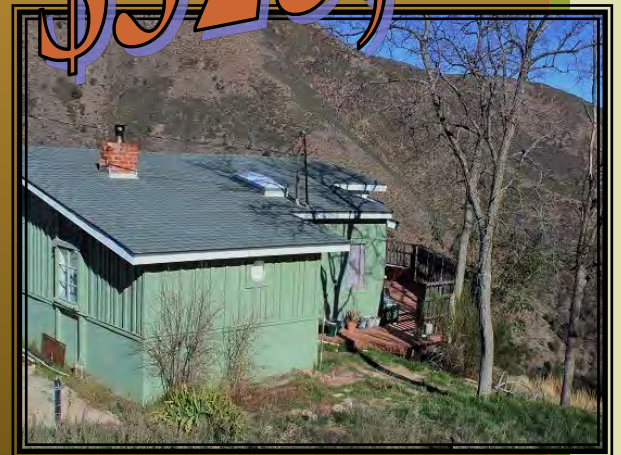
MLS: 170002959

CONTACT: *Donn Bree* Donn@Donn.com www.DONN.com 800-371-6669

Julian View Cabin



\$325,000



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CBRE# 01109566
NMLS# 243741

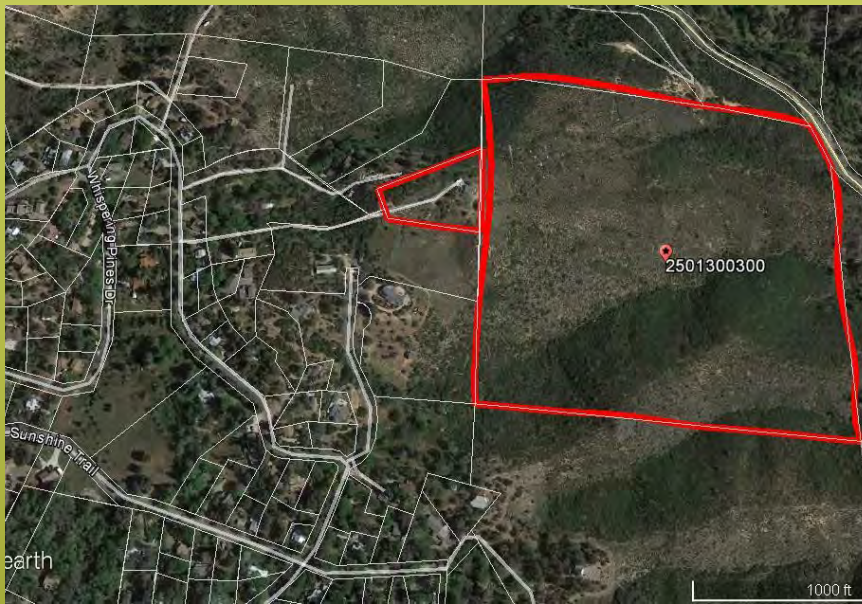


RED HAWK REALTY
Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070
Donn@Donn.com
Www.DONN.com

We Know The Back Country!



APN # 250-130-03 & 23



The sweeping views of this property capture a feeling of peace with nature and the true essence of country living, yet the historic town of Julian is within a short 5 minute drive. This property allows for the possibility to expand with space for additional outbuildings or to enlarge the cabin living space.

This affordable, private, and versatile property has much to offer for a new family, the retiree, or the nature lover in search of a second home in San Diego's favorite back county destination. Of great importance are the various directions from which the location can be accessed across lightly traveled state highways and picturesque county roads. The Los Angeles-Orange County metropolitan area, Temecula-Murrieta, the San Diego metropolitan area, and the southwest desert communities are all within a short and scenic drive to this undiscovered mountain paradise.

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. Major shopping and resources are no more than 35 minutes away. 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.

"We Know The Back Country!"

Detached

Current Status: ACTIVE

Current Price: \$325,000

Client Preferred 1

MLS #: 170002959

Original Price: \$325,000

LP/SqFt

MT 2

Address: 0 Whispering Pines Rd.

Sold Price:

SP\$/SqFt

DOMLS 2

City,St: Julian,CA Zip:92036

Community: JULIAN

List Date: 1/10/2016

Bedrooms: 1 Full Baths: 1 Est. SqFt: 700
 Optional BR: 0 Half Baths: 0 Year Built: 1930
 Total Bds: 1 Total Baths: 1

Neighborhood: Whispering Pines

Complex:

COE Date:

Restrictions: Call Agent

Short Sale: No

MandRem None Known

[Virtual Tour](#)**Directions:**

Remarks: MOUNTAIN CABIN situated on two legal parcels made up of 41+ beautiful acres in the neighborhood of Whispering Pines with panoramic views, and ideally located just a short distance from the historic town of Julian. Enjoy this rustic 1930s cabin all year through with a large balcony to appreciate the gorgeous views of the sunrise and valley below, and the perfect place to curl up on a cold winter day next to the impressive brick fireplace.

Home Owner Fees: 0.00
 Other Fees: 0.00
 Other Fee Type: N/K
 CFD/Mello-Roos: 0.00
 Total Monthly Fees: 0
 Units in Complex:
 Units in Building:

Attached Style:
 Unit Location: No Unit Above or Below
 Est. % Owner Occupancy:
 Assessors Parcel: 250-130-03-00
 Zoning:
 Entry Lvl Building:
 Entry Level Unit:

Wtr Dist: JULIAN COMMUNITY SERVICE ...
 School Dist: Julian High School, Julian Union
 Fireplaces(s): 1
 Fireplace Loc: FP in Living Room
 Boat Facilities:
 Age Restrictions: N/K
 Elevator:

Assessments:
 Home Owners Fee Includes N/K
 Complex Features N/K
 Equipment Other/Remarks

Space Rent

Laundry Location: Other/Remarks
 Laundry Utilities: Other/Remarks
 Cooling: Other/Remarks
 Heat: Fireplace
 Heat Source: Wood

View: Mountains/ Hills, Panoramic
 Pool: N/K
 Patio: Deck
 Pets: Y
 Stories: 1

Water: Available
 Sewer/Septic: Septic Installed

Parking Garage: Detached
 Parking Garage: 0
 Parking Non-Garage: Driveway
 Parking Non-Garaged Spaces: 4
 Total Parking Spaces: 4
 RV Parking: None Known

Master Bedroom: 10x11
 Bedroom 2:
 Bedroom 3:
 Bedroom 4:
 Bedroom 5:
 Breakfast Area:
 Dining Room: 0

Family Rm: 0
 Kitchen: 8x24
 Living Room: 15x14
 Extra Rm 1:
 Extra Rm 2:
 Extra Rm 3:

Approx # of Acres:
 Approx Lot SqFt:
 Lot Size: 20+ AC
 Lot Size Source: Assessor Record
 Irrigation: N/K
 Roof: Composition

The 700 ESF of living space includes living room, kitchen, one bedroom, one full bathroom and laundry room. The living room features large wood beams with custom built wood doors and the kitchen offers stunning views of the surrounding mountains. The cabin sits on a 1.61 acre lot which is contiguous with another 39.77 acre parcel included in this offering. The seclusion and privacy that this property has to offer is rare and valuable in this desirable Julian neighborhood. This home is currently tenant occupied through 2017. Don't miss your opportunity for a great investment property, future weekend getaway or full time residence!



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PROPERTY DESCRIPTION



JULIAN VIEW CABIN

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INTRODUCTION & OVERVIEW

MOUNTAIN CABIN Situated on two legal parcels made up of 41+ beautiful acres in the neighborhood of Whispering Pines with panoramic views of the Volcan Mountain Range to the north, the Great Sonoran Desert to the east and the Laguna Mountains to the south. This private retreat is ideally located just a short distance from the historic town of Julian.

Enjoy this rustic 1930s cabin all year through. With gorgeous views from a large balcony constructed with trex decking, and the perfect place to curl up on a cold winter day next to the impressive brick fireplace. The 700 ESF of living space includes living room, kitchen, one bedroom, one full bathroom and laundry room. The living room features large wood beams with custom built wood doors and the kitchen offers stunning views of the surrounding mountains. The cabin sits on a 1.61 acre lot which is contiguous with another 39.77 acre parcel included in this offering. The seclusion and privacy that this property has to offer is rare and valuable in this desirable Julian neighborhood. This home is currently tenant occupied through 2017. Don't miss your opportunity for a great investment property or future weekend getaway!

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Of great importance are the various directions from which the location can be accessed across lightly traveled state highways and picturesque county roads. The Los Angeles-Orange County metropolitan area, Temecula-Murrieta, the San Diego metropolitan area, and the southwest desert communities are all within a short and scenic drive to this undiscovered mountain paradise.

NATURAL SETTING

Julian is situated on the southern end of the Volcan Mountains in San Diego's scenic north-inland backcountry. Less than a 10 minute drive south from Julian puts you in the Cuyamaca and Laguna Mountains. A few miles to the east lies the Great Sonoran Desert and the largest state park in California, Anza Borrego State Park. To the north, wilderness and other recreational opportunities are numerous, including the famed Warner Ranch Resort, Lake Henshaw, and Palomar Mountain. Less than an hour to the west is the Pacific Ocean.

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. 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 newly opened Santa Ysabel Open Space Preserve offers excellent riding trails connecting the Santa Ysabel, Wynola, and Julian communities. The famous Hale Observatory on Palomar Mountain is less than 30 minutes away.



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:	12/18/2015 4:49:31 PM
Project Record ID:	
Project Name:	
Assessor's Parcel Number(s):	2501302300,2501300300

	2501302300	2501300300
General Information		
USGS Quad Name/County Quad Number:	JULIAN/38	JULIAN/38
Section/Township/Range:	32/12S/04E	32/12S/04E
Tax Rate Area:	81047	81003
Thomas Guide:	1136/0	1136/0
Site Address:	1815 WHISPERING PINES DR JULIAN 92036-9409	0 WHISPERING PINES DR JULIAN 92036

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

General Plan Information		
General Plan Regional Category:	Semi-Rural	Rural
General Plan Land Use Designation:	SEMI-RURAL RESIDENTIAL (SR-10) 1 DU/10 AC	RURAL LANDS (RL-40) 1 DU/40 AC
Community Plan:	Julian	Julian
Rural Village Boundary:	None	None
Village Boundary:	None	None
Special Study Area :	None	None

	2501302300	2501300300
Zoning Information		
Use Regulation:	A70	A70
Animal Regulation:	L	L
Density:	-	-
Minimum Lot Size:	2AC	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:	-	-
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:	3	3
The site is located within an Agricultural Preserve.	NO	NO
The site is in a Williamson Act Contract.	NO	NO

	2501302300	2501300300
Biological Resources		
Eco-Region:	CENTRAL MOUNTAINS	CENTRAL MOUNTAINS
Vegetation Map	12000 Urban/Developed; 37130 Northern Mixed Chaparral	37130 Northern Mixed Chaparral; 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 Open Space 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

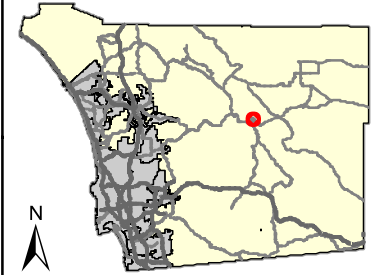
Cultural and Paleontological Resources (*always confirm with Cultural and Paleontology Specialists)		
Geological Formation:	PRE-CRETACEOUS METASEDIMENTARY	CRETACEOUS PLUTONIC; PRE-CRETACEOUS METASEDIMENTARY
Paleo Sensitivity:	MARGINAL	MARGINAL; ZERO
Paleo Monitoring:	Monitoring by Grading/Excavation 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:	NO	NO
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	NO	NO

	2501302300	2501300300
Mineral Resources		
The site is located within a Mineral Resource Category.	NO MRZ (NO alluvium/NO mines)	NO MRZ (NO alluvium/NO mines)
Hazard Flooding		
The site is located within a FEMA flood area.	NO	NO
The site is located within a County Flood Plain area.	NO	NO
The site is located within 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

	2501302300	2501300300
Hydrology and Water Quality		
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
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:	12 to 15 inches	12 to 15 inches
Noise		
The site is within noise contours.	NO	YES
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	YES
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

2012 ORTHOPHOTO



Legend:

PROJECT AREA

0 0.065 0.13 0.195 0.26 Miles

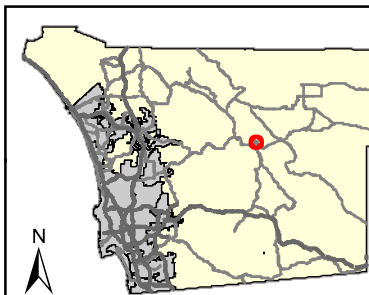
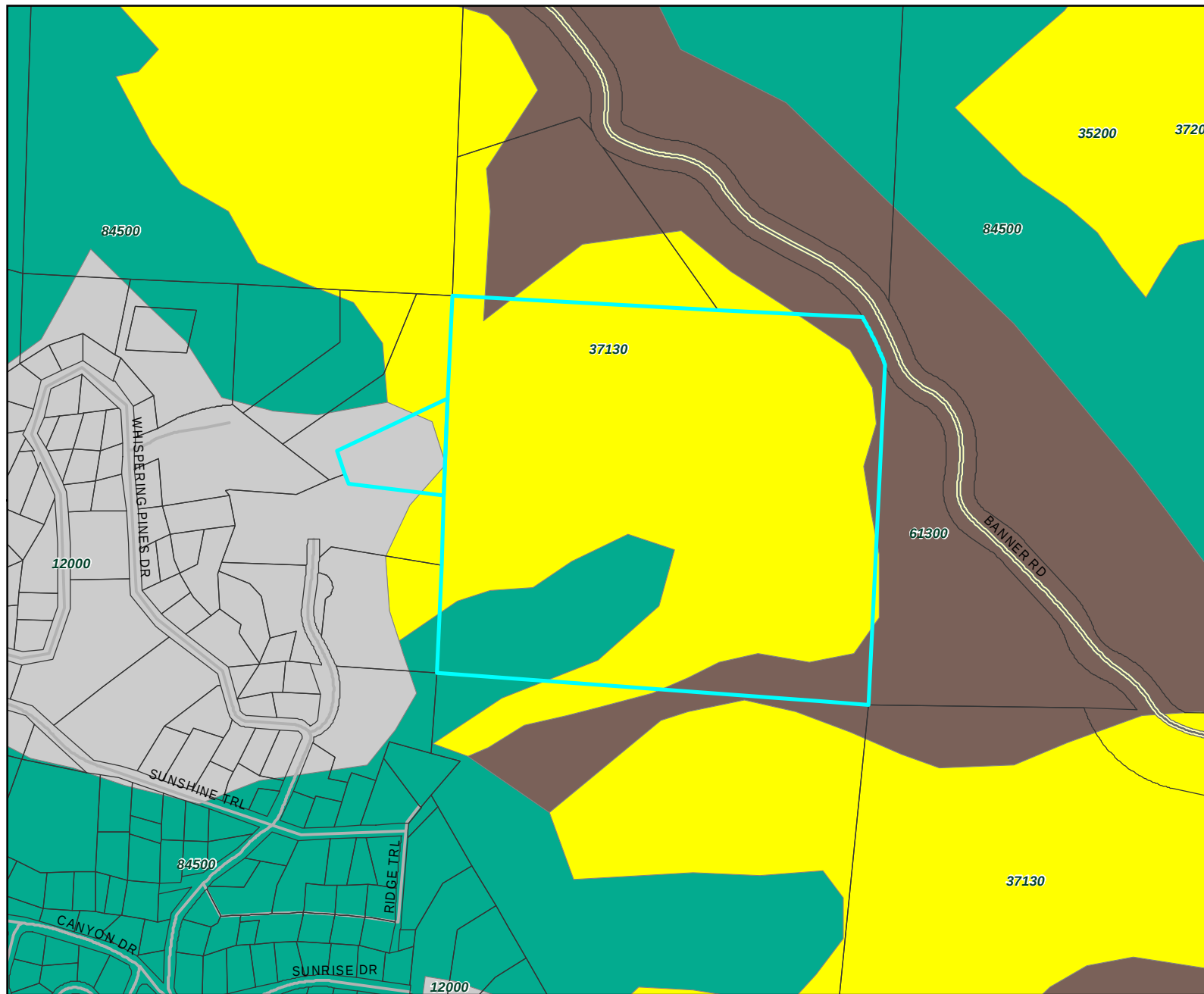
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes:

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

Notes:

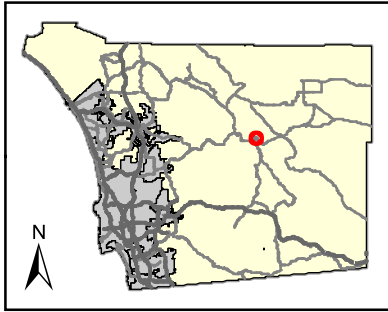
0 0.065 0.13 0.195 0.26 Miles

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



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STEEP SLOPES



Legend:

- PROJECT AREA
- STEEP SLOPE (> 25%)

Notes:

0 0.065 0.13 0.195 0.26 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Animal Schedule

(Part of Section 3100)

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																									
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X		
ANIMAL SALES AND SERVICES: HORSE STABLES																											
(a) Boarding or Breeding	Permitted							X	X	X						X									X	X	
	MUP required										X		X	X	X							X	X				
	ZAP required				X	X	X																				
(b) Public Stable	Permitted															X									X		
	MUP required				X	X	X				X		X	X	X							X	X		X		
	ZAP required							X	X	X																	
ANIMAL SALES AND SERVICES: KENNELS (see Note 1)	Permitted															X			X		X						
	Permitted provided fully enclosed							X	X	X																	
	MUP required												X	X	X								X	X			
	ZAP required				X	X	X	X	X	X																	
	One acre + by MUP	X	X	X																							
ANIMAL RAISING (see Note 6)																											
(a) Animal Raising Projects (see Section 3115)	Permitted							X	X	X																X	
	½ acre+ by ZAP				X	X	X				X		X	X	X	X	X						X	X			
	1 acre+ by MUP	X	X	X																							
(b) Small Animal Raising (includes Poultry)	Permitted												X	X	X	X								X			
	½ acre+ permitted							X	X	X																	
	100 maximum											X															
	25 maximum				X	X	X				X		X					X	X				X		X		
	½ acre+: 10 max	X	X	X																							
	Less than ½ acre: 100 Maximum							X	X	X																	
	½ acre+ 25 max by ZAP	X	X	X																							
	100 max by ZAP				X	X	X																			X	
	MUP required												X														
(c) Large Animal Raising (Other than horsekeeping)	4 acres + permitted															X								X			
	8 acres + permitted							X	X	X																	
	2 animals plus 1 per ½ acre over 1 acre				X	X	X																		X		
	4 animals plus 4 for each ½ acre over ½ acre							X	X	X																	
	1 ½ acres or less: 2 animals											X	X	X	X	X								X			
	1 ½ to 4 acres: 1 per ½ acre											X	X	X	X	X								X			
	4 acres+, 8 animals + 1 cow or sheep per 1 acre over 4 acres											X	X	X	X												

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																											
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X				
(See Note 2)	2 animals										X						X	X	X				X					X	
	4 acres plus by MUP											X			X														
	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																								X	
	Grazing Only																				X	X							
	Permitted							X	X	X	X	X	X	X	X	X	X	X	X				X	X	X	X			
(d) Horse keeping (other than Animal Sales and Services: Horse Stables)	2 horses + 1 per ½ acre over 1 acre				X	X	X																						
	ZAP required				X	X	X																						
	½ acre plus by ZAP	X	X	X																									
	Permitted				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code) (See Note 7)	ZAP Required	X	X	X																									
(f) Specialty Animal Raising: Wild or Undomesticated (See Note 3)	ZAP Required				X	X	X	X	X	X			X	X	X	X	X				X	X	X				X		
(g) Specialty Animal Raising: Other (Excluding Birds)	25 maximum				X	X	X				X	X	X				X	X	X	X	X		X			X		X	
	25 maximum by ZAP	X	X	X																									
	25 plus by ZAP				X	X	X				X	X	X	X			X				X	X	X	X			X		
	Permitted							X	X	X					X	X											X		
(h) Specialty Animal Raising: Birds	25 maximum				X	X	X					X					X	X	X	X	X								
	100 maximum							X	X	X	X	X					X								X				
	Additional by ZAP	X	X	X				X	X	X	X	X	X				X						X	X					
	Permitted													X	X	X										X	X		
(i) Racing Pigeons	100 Maximum										X	X													X				
	100 Max 1/acre plus																X												
	Permitted											X	X	X	X	X									X	X			
ANIMAL ENCLOSURE SETBACKS (See Section 3112)																													
Most Restrictive		X			X			X			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Moderate			X			X			X																				
Least Restrictive				X			X			X																		X	

MUP = Major Use Permit

+ = plus

ZAP = Minor Use Permit

Notes:

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

3112

3112 ANIMAL ENCLOSURE SETBACK TABLE.

Notwithstanding the provisions of an applicable setback designator, enclosures containing the animal-related use types listed in Section 3110 shall have the minimum setbacks specified in the Animal Enclosure Setback Table. The Animal Enclosure Setback Table is incorporated into this section, and all references to this section shall include references to it. Animals subject to the Animal Setback Table must be confined within the appropriate enclosure.

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

NOTES:

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

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