



## ***PROPERTY REPORT***

***ADDRESS:*** 25330 Oak Grove Road, Warner Springs, CA 92086

***DESCRIPTION:*** This stunning and immaculate ranch-style home, located in the quiet community of Warner Springs, is exemplary in its collective of features, comforts and amenities. Nestled within mature Oak Groves and surrounded by the natural beauty of the area lies this welcoming and private home on 19+ acres. Pride of ownership is evident as you arrive at the property to discover the private and pristine grounds that make this a true backcountry gem. Split rail fencing lines the drive, framing the home against the hills in the distance, creating a stunning backdrop and sense of serenity. The beautifully landscaped entry invites exploration of the light, open and exquisitely maintained home. Easily accessed off Highway 79 along the wine country corridor, this home must be seen to be truly appreciated for all that it has to offer!

***PRICE:*** \$649,000.00

***APN:*** 114-020-20-00 ***MLS:*** *Exclusive*

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

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



# Exceptional Ranch Home

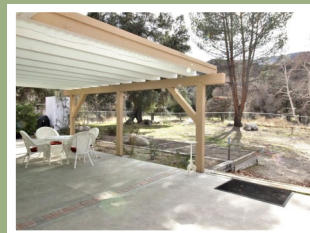
25330 Oak Grove Rd, Warner Springs, CA 92086



**\$649,000.00**

## EXCEPTIONAL COUNTRY LIVING

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### Property Features

- 19 Acres
- 3,409 esf Home
- 3 Bed ~ 2.5 Bath
- 4 Car Garage
- Solar Electric
- Backup Generator
- RV Hookups
- Seasonal Creek
- Fenced Rear Yard
- Covered Patio



#### RED HAWK REALTY

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

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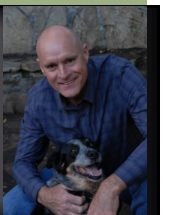
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CREB#01109566

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## HOME

A beautifully landscaped entry is rich with several rose varieties, Daffodils, Camelia and other seasonal flowering plants. The drive is lined with colorful Oleander, Vinca, Pines and Oak varietals, framed by richly colored rock outcroppings. The home features a wonderful open floor plan, vaulted ceilings, decorative windows and plenty of natural light. The entry leads to a large formal living area with window seating and a separate family room with an expansive brick fireplace and wood burning stove insert. The formal dining area and casual breakfast seating area frame the large kitchen which features oak cabinetry, an island, glass door display cabinets and bar seating at each end. A wet bar and powder room make this space ideal for entertaining! The large laundry room is equipped with a deep utility sink, ample



built-in cabinet storage, built-in ironing board and is accessible from the interior as well as exterior of the home. A large 4 car garage is located across the breezeway and provides ample parking as well as storage space. The large master bedroom features a pellet stove, sliding door access to the patio, a large walk-in closet and newly remodeled bath with walk-in shower and seated vanity. Two additional bedrooms are joined by a Jack and Jill bath and offer ample closet space. Additional closet space in the hallway offers plenty of storage. Newer hardwood flooring, tile, carpet and paint are found throughout the home. Forced central air is in place in addition to the pellet and wood burning stoves. This home is also complete with a whole house water filtration system and a tank-less water heater which supplies endless hot water.



## FEATURES

Powered by a grid tied solar electric system, the home also features an automatic backup emergency Generac generator. Excess power is fed back to the grid and all 60 solar panels are paid-in-full. A whole-house sprinkler system is in place. A well and 10 thousand gallon holding tank supply water to the home and surrounding property. RV hookups are in place at the property entrance with separate septic, well access and electric meters creating potential for an income producing site or extended stay location for visitors! A rainwater catchment system is in place as are raised garden beds, equipped with drip irrigation. A large, covered patio is an ideal place to entertain and enjoy the privacy and serenity that the home has to offer. The rear yard is fenced and hosts multiple storage sheds, a chicken coop and plenty of room to expand and explore your gardening creativity. Beyond the fenced rear yard is a seasonal creek rich with Sycamore trees, Oak varietals and native vegetation. A large, flat, partially fenced pasture is located beyond the creek and could potentially host horses, small livestock or your very own vineyard! A portion of the property is contiguous with the Cleveland National Forest, ensuring privacy and preservation.



This 19+ acre property has been meticulously maintained and well cared for, with great attention given to detail, safety and comfort. While it is a turn-key home it is still beaming with potential for additional features and personalization. Enjoy the privilege of immediate occupancy with a lifetime of enjoyment and creativity!

***"We Know the Backcountry!"***



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## ***PROPERTY DESCRIPTION***



## **Warner Springs Ranch Home**

25330 Oak Grove Road  
Warner Springs, CA 92086





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## **INTRODUCTION & OVERVIEW**

The home features a wonderful open floor plan, vaulted ceilings, decorative windows and plenty of natural light. The entry leads to a large formal living area with window seating and a separate family room with an expansive brick fireplace and wood burning stove insert. The formal dining area and casual breakfast seating area frame the large kitchen which features oak cabinetry, an island, glass door display cabinets and bar seating at each end. A wet bar and powder room make this space ideal for entertaining! The large laundry room is equipped with a deep utility sink, ample built-in cabinet storage, built-in ironing board and is accessible from the interior as well as exterior of the home. A large 4 car garage provides ample parking as well as storage space. The large master bedroom features a pellet stove, sliding door access to the patio, a large walk-in closet and newly remodeled bath with walk-in shower and seated vanity. Two additional bedrooms are joined by a Jack and Jill bath and offer ample closet space. Additional closet space in the hallway offers plenty of storage. Newer hardwood flooring, tile, carpet and paint are found throughout the home. Forced central air is in place in addition to the pellet and wood burning stoves. A whole house water filtration system and tankless water heater are in place.

Powered by a grid tied solar electric system, the home also features an automatic backup emergency Generac generator. Excess power is fed back to the grid and all 60 solar panels are paid-in-full. A whole-house sprinkler system is in place. A water well and 10 thousand gallon holding tank supply water to the home and surrounding property. RV hookups are in place at the property entrance with separate septic, well access and electric meters creating potential for an income producing site. A rainwater catchment system is in place as are raised garden beds, equipped with drip irrigation. The rear yard is fenced and hosts multiple storage sheds, a chicken coop and plenty of room to expand and explore your gardening creativity. A portion of the property is contiguous with the Cleveland National Forest, ensuring privacy and preservation of the natural beauty of the area. A70 zoning provides opportunity for a variety of land use activities.

## **NATURAL SETTING**

Topographically, the property is comprised of mostly flat, usable land, lending itself to great utility. Large, mature oaks dominate the indigenous landscape. Sycamore and Pines are found throughout the property as is a mixture of lush, native vegetation. Oleander and Vinca create welcoming color at the front of the home. Beautiful rock outcroppings are found throughout the property. A seasonal creek runs behind the home, with enchanting hills in the background, creating a private and peaceful setting. 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.



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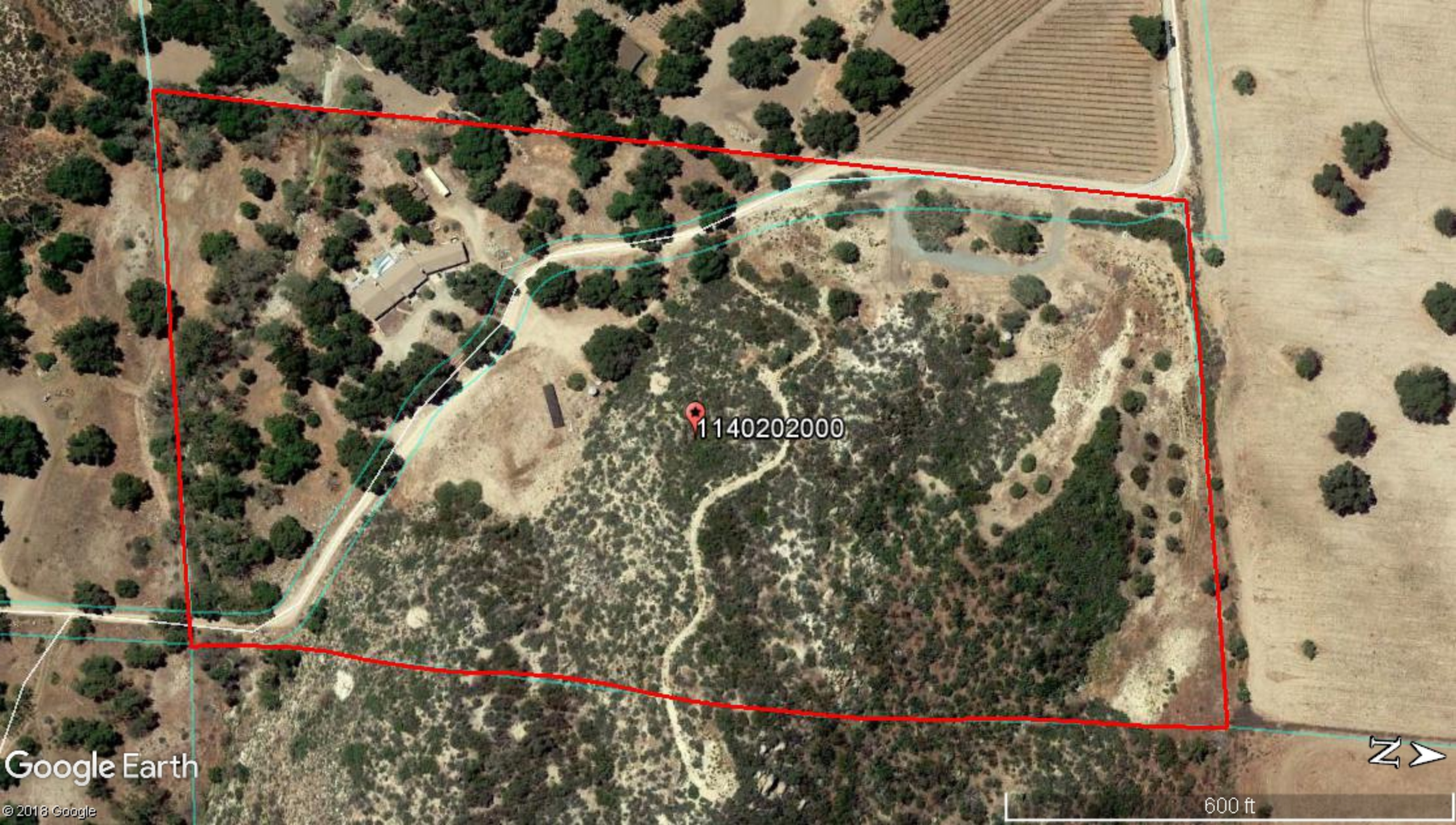
### **AREA INFORMATION**

The community of Warner Springs, in the northern backcountry of San Diego County, is rich with history. Located along Highway 79 along the area offers a sense of community as well as convenience and opportunity. There are many fine restaurants and lodging accommodations in the immediate area of this centrally, yet privately located property. The town of Temecula and access to major shopping and resources are no more than 25 minutes away.

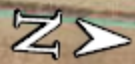
### **RECREATION AND LIFESTYLE**

There are many recreational activities available in the area: the California Riding and Hiking Trail and the Pacific Crest Trail for riding, golfing at Warner's Ranch and Borrego Springs, hunting and fishing, dining, and a variety of other opportunities for each family member. The famous Hale Observatory on Palomar Mountain is less than 30 minutes away.

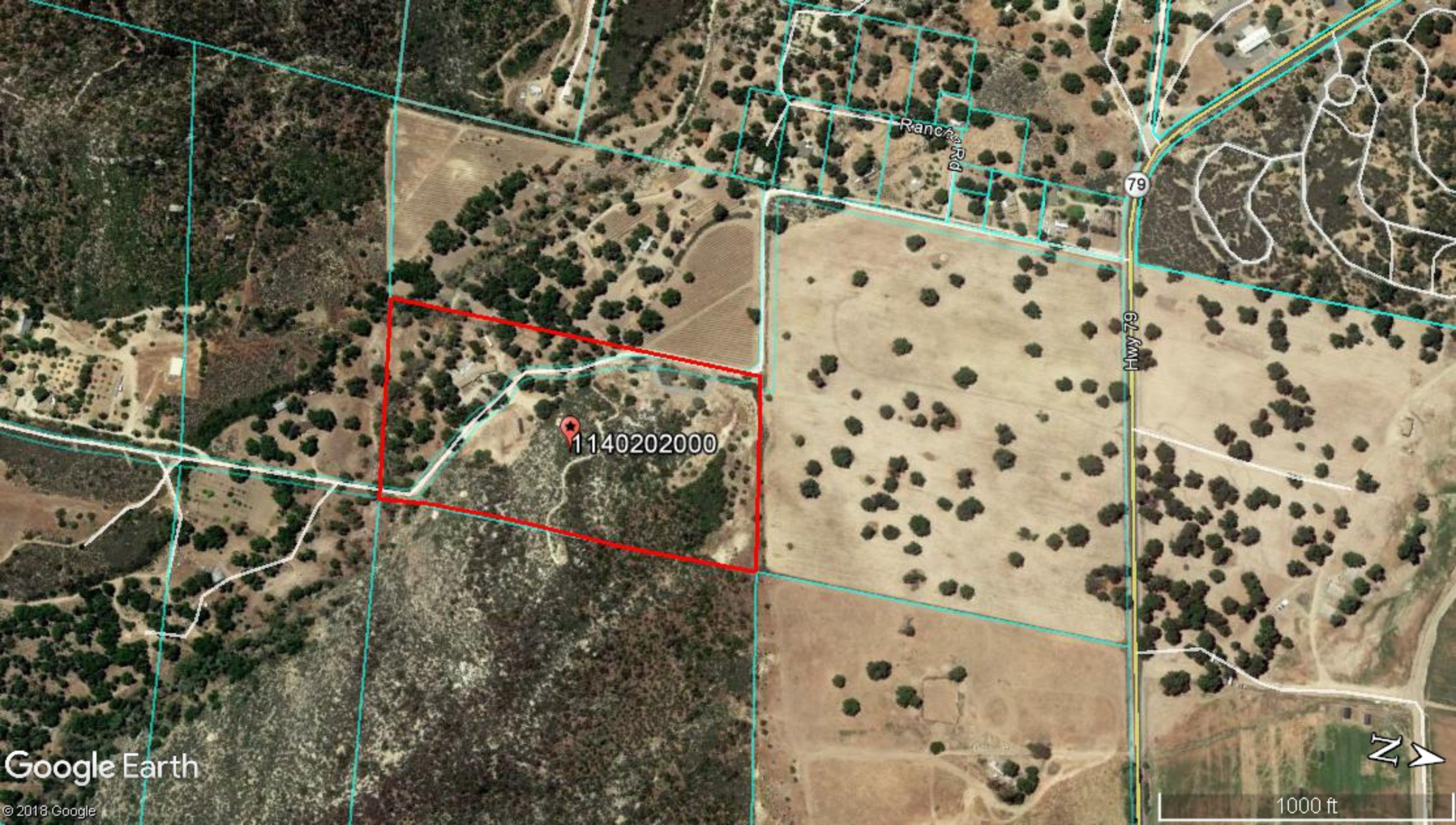




1140202000







Ranch Rd

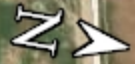
79

Hwy 79

1140202000

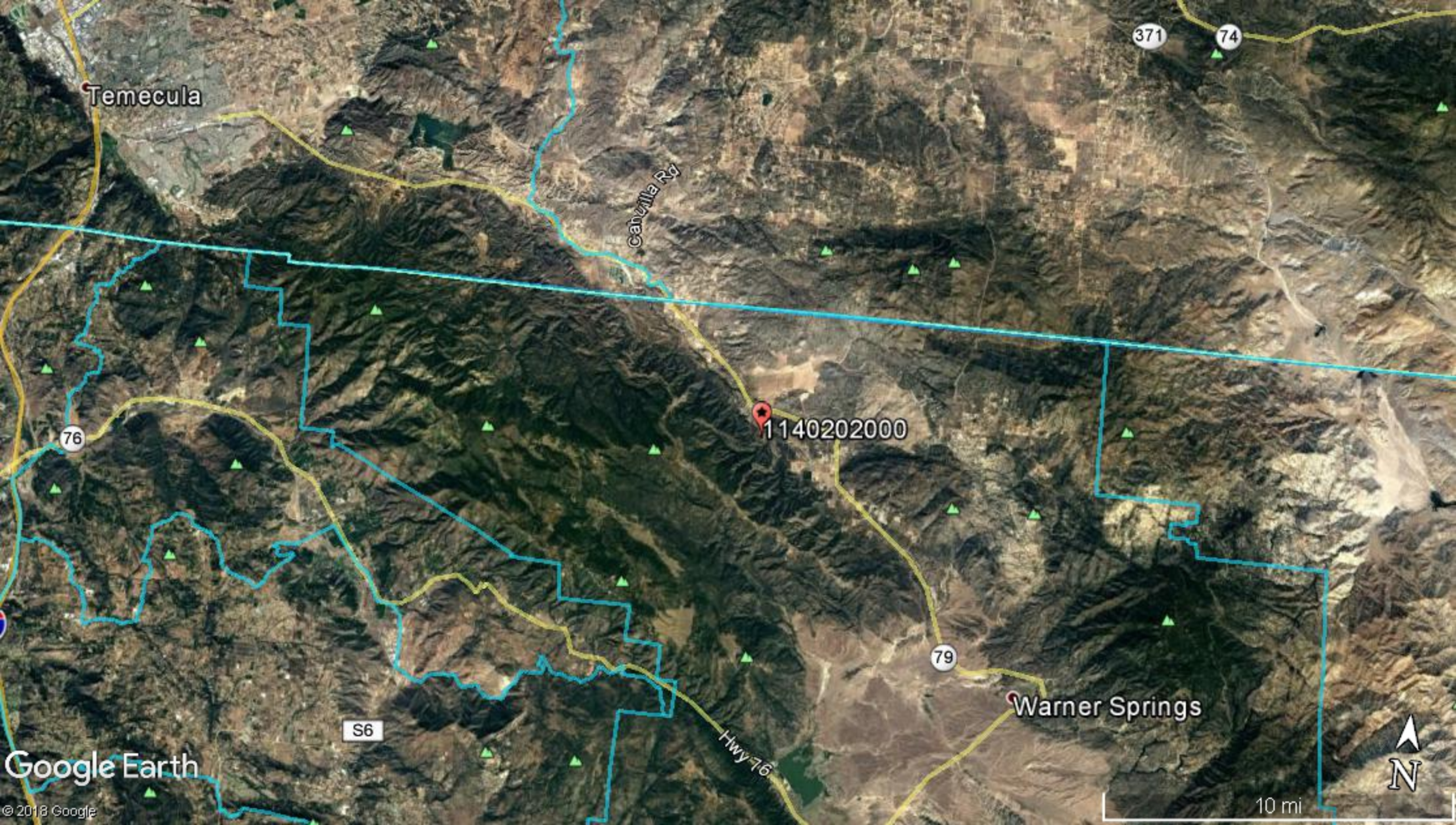
Google Earth

© 2018 Google



1000 ft





Temecula

Cabrillo Rd

1140202000

79

Warner Springs

S6

Hwy 76

Google Earth

© 2018 Google

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## 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:	2/16/2018 8:50:19 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	1140202000
Project Name:	

1140202000

#### General Information

USGS Quad Name/County Quad Number:	Aguanga/1
Section/Township/Range:	21/09S/02E
Tax Rate Area:	98000
Thomas Guide:	1033/F1
Site Address:	25330 Oak Grove Truck Trl Warner Springs 92086-9249
Parcel Size (acres):	19.73
Board of Supervisors District:	5

#### Public Service and Utility Districts

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



**General Plan Information**

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

**Zoning Information**

Use Regulation:	A70
Animal Regulation:	O
Density:	-
Minimum Lot Size:	8Ac
Maximum Floor Area Ratio:	-
Floor Area Ratio:	-
Building Type:	C
Height:	G
Setback:	C
Lot Coverage:	-
Open Space:	-
Special Area Regulations:	-

**Aesthetic**

The site is located within one mile of a State Scenic Highway.	No
The site contains steep slopes > 25%.	Yes
The site is located within Dark Skies "Zone A".	Yes

**Agricultural Resources**

The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	No
The site contains Prime Soils.	Yes
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery
Sunset Zone:	18
The site is located within an Agricultural Preserve.	No
The site is in a Williamson Act Contract.	No



**Biological Resources**

Eco-Region:	Oakgrove-San Jacinto Foothill
Vegetation Map	37300 Red Shank Chaparral; 61310 Southern Coast Live Oak Riparian Forest; 71162 Dense Coast Live Oak Woodland
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes
The site is located within a Quino Checkerspot Butterfly Survey Area.	Yes
The site contains Wetlands.	Yes
The site is within one mile of Biological Easements.	No
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: East)
The site is within MSCP Boundaries.	No (Draft: East)
The site is outside of MSCP and within 500 feet of:	
Coastal Sage Scrub	No
Maritime Succulent Scrub	No
Diegan Coastal Sage Scrub	No
Inland Form (>1,000 ft. elevation)	No
Coastal Sage - Chaparral Scrub	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No
None of the above	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	No
The site is located within the Ramona Grassland area.	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No

**Cultural and Paleontological Resources (\*always confirm with Cultural and Paleontology Specialists)**

Geological Formation:	Cretaceous Plutonic; Quaternary Alluvium
Paleo Sensitivity:	Low; Zero
Paleo Monitoring:	Monitoring By Grading/Excavation Contractor

**Geology**

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

**Mineral Resources**

The site is located within a Mineral Resource Category.

No Mrz (Yes Alluvium/No Mines)

**Hazard Flooding**

The site is located within a FEMA flood area.

No

The site is located within 1/2 mile from a FEMA flood area.

No

The site is located within a County Flood Plain area.

No

The site is located within 1/2 mile from a County Flood Plain area.

No

The site is located within a County Floodway.

No

The site is located within 1/2 mile from a County Floodway.

No

The site is located within a Dam Inundation Zone.

No

**Hazardous Materials**

Schools are located within 1/4 mile of the project.

No

The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.

No

The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).

No

The site is located within 1000 feet of buried waste in a landfill.

No

The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.

No

The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).

No

The site is listed on the Geotracker listing.

No

The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.

No

The site is listed in the EPA's Superfund CERCLIS database.

No

The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.

Please Refer To Aerial Imagery

The site contains existing homes or other buildings constructed prior to 1980.

Please Refer To Aerial Imagery

**Airport Hazards**

The site is located in a FAA Notification Zone. If yes, list the height restrictions.

No

The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.

No

The site is located within an airport safety zone. If yes, list the zone number.

No

The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).

No

The site is within one mile of a private airport. If yes, list the name of the airport.

No



**Hydrology and Water Quality**

Hydrologic Unit:	Santa Margarita
Sub-basin:	902.92/Previtt Canyon
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: Santa Margarita Lagoon; Santa Margarita River (Lower); Santa Margarita River (Upper); Temecula Creek; Redhawk Channel
The site is tributary to an Environmentally Sensitive Area.	Yes
The site is located in a Source Water Protection Area.	No

**Water Supply/Groundwater**

The site is located outside (east) of the County Water Authority boundary.	Yes
The site is in Borrego Valley.	No
The project is groundwater dependent.	Yes
Annual rainfall:	21 To 24 Inches

**Noise**

The site is within noise contours.	No
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**Fire Services**

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

**Additional Information**

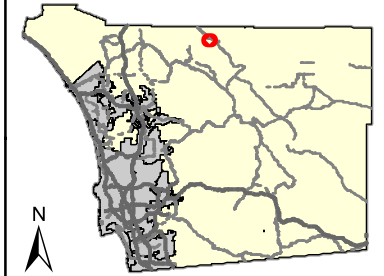
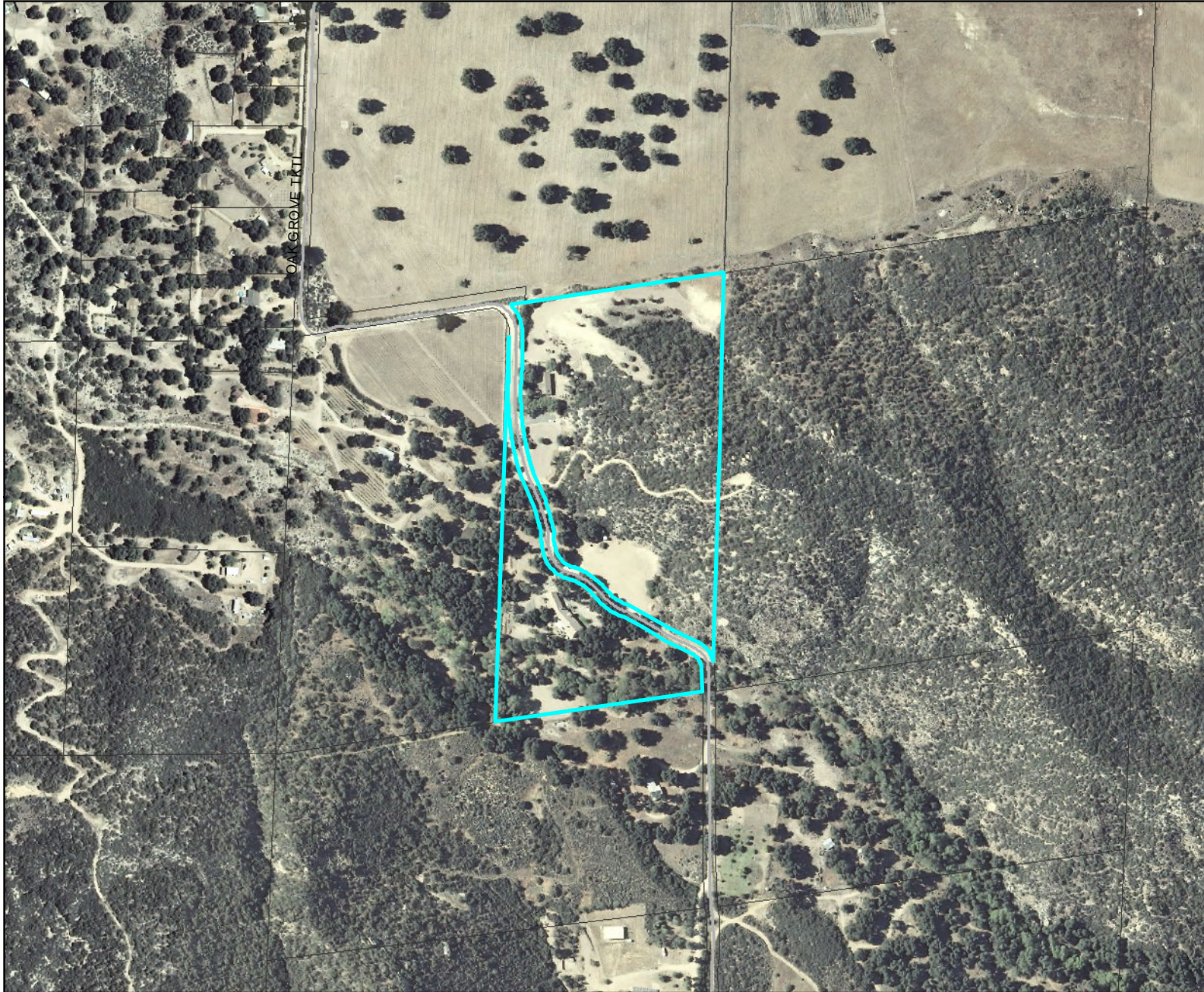
The site is located within 150 feet of Mexican Border.	No
The site is located within a Resource Conservation Area.	No
The site is located in a Special Area.	No
There are existing or proposed trails on site or adjacent properties.	No
The site is located in an urbanized area as defined by the U.S. Census Bureau.	No
The population has a density of 1,000 per square mile or greater.	No
The site APN is listed in the GP Housing Element inventory.	No

**CEQA-Public Review Distribution Matrix**

The site is located in the Desert.	No
The site is located east of the County Water Authority boundary.	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No
The site is located immediately adjacent to a State Highway or Freeway.	No
The site is located south of State Highway 78.	No
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No
The site is located in the Sweetwater Basin.	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	Yes
There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s).	No



# 2014 ORTHOPHOTO



## Legend:

PROJECT AREA

0 0.06 0.12 0.18 0.24 Miles

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

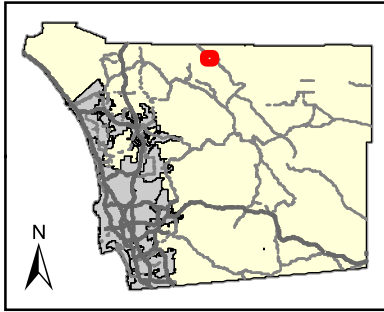
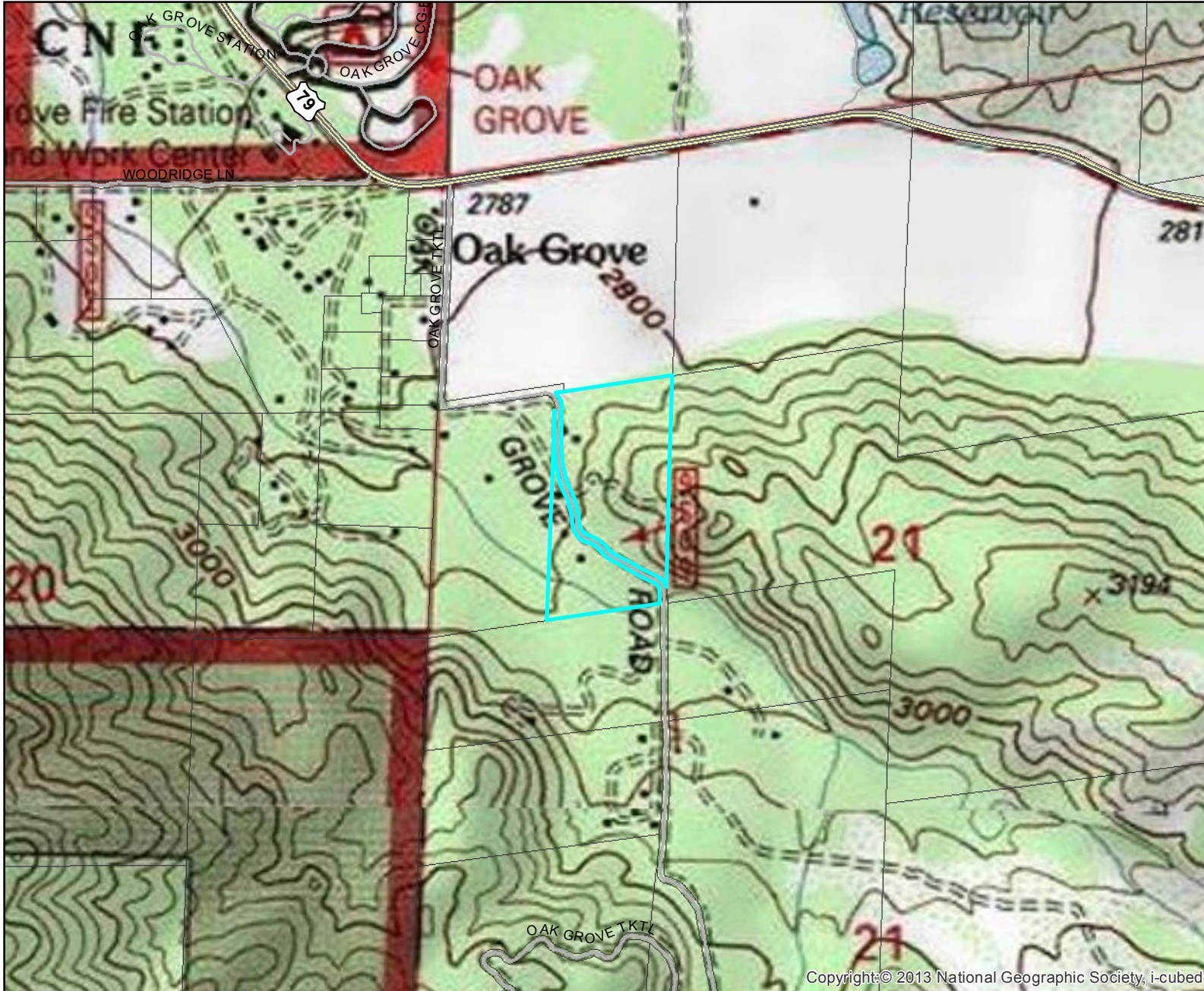


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**THIS MAP IS NOT TO BE USED FOR NAVIGATION.**

## Notes:



# TOPO MAP



## Legend:

PROJECT AREA

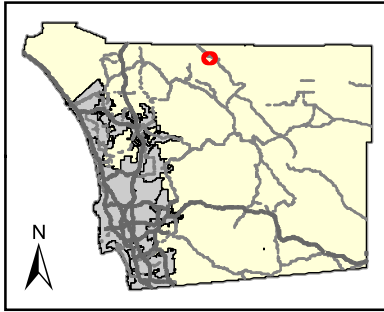
0 0.1 0.2 0.3 0.4 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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## Notes:

# GENERAL PLAN - LAND USE



## Legend:

- PROJECT AREA
- GENERAL PLAN (AUGUST 2011)**
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-5)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Semi-Rural Residential (SR-10)
- Rural Lands (RL-20)
- Rural Lands (RL-40)
- Rural Lands (RL-80)
- Specific Plan Area\*
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands (Solid Waste Facility)
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)

0 0.06 0.12 0.18 0.24 Miles

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



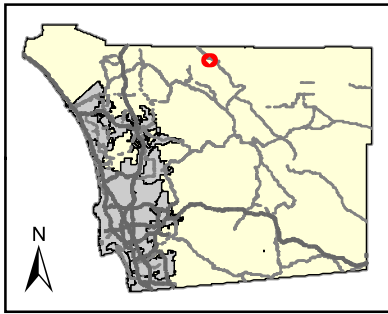
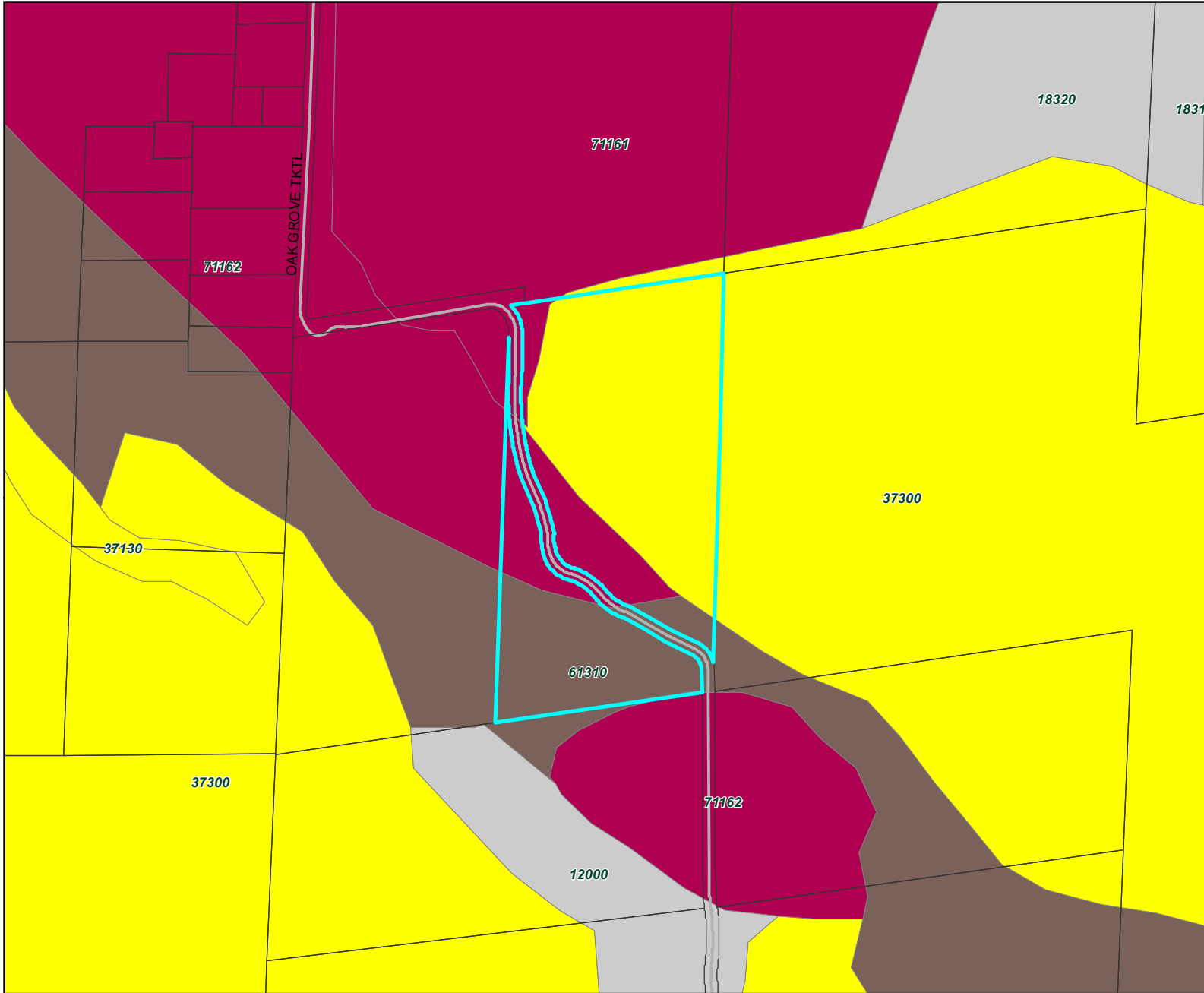
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## Notes:

\*Residential densities in *italics*



# 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 0.06 0.12 0.18 0.24 Miles

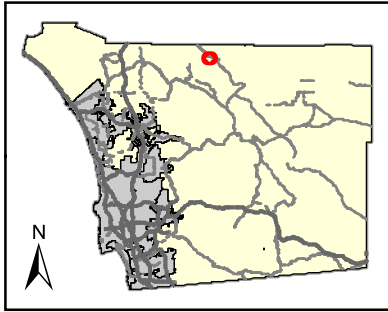
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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## Notes:

# WETLANDS



## Legend:

- PROJECT AREA
- WETLANDS

0 0.06 0.12 0.18 0.24 Miles  
 NAD 1983 StatePlane California VI FIPS 0406 Feet  
 Planning and Development Services

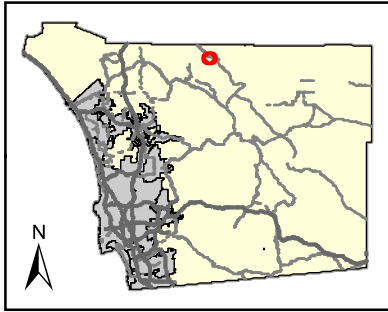


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## Notes:



# STEEP SLOPES



## Legend:

- PROJECT AREA
- STEEP SLOPE (> 25%)

0 0.06 0.12 0.18 0.24 Miles

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



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## Notes:

AGRICULTURAL USE REGULATIONS

## A70 LIMITED AGRICULTURAL USE REGULATIONS

## 2700 INTENT.

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

## 2702 PERMITTED USES.

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

## a. Residential Use Types.

Family Residential

## b. Civic Use Types.

Essential Services

Fire Protection Services (see Section 6905)

## c. Agricultural Use Types.

Horticulture (all types)

Tree Crops

Row and Field Crops

Packing and Processing: Limited

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

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

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

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

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

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

## 2703 PERMITTED USES SUBJECT TO LIMITATIONS.

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

## a. Residential Use Types

Mobilehome Residential "18"



2703

b. Commercial Use Types

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

c. Agricultural Use Types

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

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

2704 USES SUBJECT TO A MINOR USE PERMIT.

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

a. Civic Use Types.

Law Enforcement Services  
Minor Impact Utilities  
Small Schools

b. Agricultural Use Types.

Farm Labor Camps

c. Commercial Use Types.

Cottage Industries "17" (see Section 6920)

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

## 2705 USES SUBJECT TO A MAJOR USE PERMIT.

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

### a. Residential Use Types.

Group Residential

### b. Civic Use Types.

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

### c. Commercial Use Types.

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

### d. Agricultural Use Types.

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

### e. Extractive Use Types.

Mining and Processing (see Section 6550)

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



# Animal Schedule

Part of Section 3100

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																									
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X		
ANIMAL SALES AND SERVICES:																											
HORSE STABLE (see Section 3130)	Permitted							X	X	X						X								X	X		
	Boarding of and riding lessons for up to 3 horses not owned by the property owner				X	X	X				X		X	X	X							X	X				
	10 Horses per acre of usable area up to 50 horses and 5 acres +Zoning Verification				X	X	X				X		X	X	X							X	X				
	10 Horses per acre of usable area up to 100 horses and 10 acres +Administrative Permit				X	X	X				X		X	X	X							X	X				
	More than 100 horses and more than 10 acres of usable area + by MUP				X	X	X				X		X	X	X							X	X				
KENNELS (see Note 1)	Permitted															X			X		X						
	Permitted provided fully enclosed							X	X	X																	
	MUP required												X	X	X								X	X			
	ZAP required				X	X	X	X	X	X																	
	One acre + by MUP	X	X	X																							
ANIMAL RAISING (see Note 6)																											
(a) Animal Raising Projects (see Section 3115)	Permitted							X	X	X															X		
	½ acre+ by AD				X	X	X				X		X	X	X	X	X						X	X			
	1 acre+ by MUP	X	X	X																							
(b) Small Animal Raising (includes Poultry) (See Note 8)	Permitted													X	X	X	X							X			
	½ acre+ permitted							X	X	X																	
	100 maximum											X															
	25 maximum				X	X	X				X		X					X	X				X		X		
	½ acre+: 10 max	X	X	X																							
	Less than ½ acre: 100 Maximum							X	X	X																	
	½ acre+ 25 max by ZAP	X	X	X																							
Chinchillas (See Note 5)	100 max by ZAP				X	X	X					X												X			
(c) Large Animal Raising (Other than horsekeeping)	1 acre + permitted															X								X			
	8 acres + permitted							X	X	X	X	X	X	X	X										X		
	2 animals plus 1 per ½ acre over 1 acre				X	X	X																		X		
	4 animals plus 4 for each ½ acre over ½ acre							X	X	X																	
	1 acre or less: 2 animals											X	X	X	X	X								X			
	1 to 8 acres: 1 per ½ acre											X	X	X	X												
	2 animals										X						X	X	X				X				

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																			
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
(See Note 2)	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																	
	Grazing Only																		X	X	
(d) Horse keeping (other than Animal Sales and Services: Horse Stable) (see Section 3130)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X		X
	2 horses + 1 horse per ½ acre over ½ acre + Administrative Permit	X	X	X	X	X	X														
(e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code) (See Note 7)	Permitted	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(f) Specialty Animal Raising: Wild or Undomesticated (See Note 3)	ZAP Required				X	X	X	X	X	X			X	X	X	X	X		X	X	X
(g) Specialty Animal Raising: Other (Excluding Birds or Aquaponics)	25 maximum				X	X	X				X	X	X				X	X	X	X	X
	25 maximum by ZAP	X	X	X																	
	25 plus by ZAP				X	X	X				X	X	X	X			X		X	X	X
	Permitted							X	X	X					X	X					X
(h) Specialty Animal Raising: Birds	25 maximum				X	X	X						X					X	X	X	X
	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.