



## ***PROPERTY REPORT***

***ADDRESS:*** Highway 80, Jacumba, CA 91934

***DESCRIPTION:*** Beautiful backcountry scenery and commanding views make for a wealth of opportunity at this 3 acre home site. Located in the high desert community of Jacumba, this property offers the serenity of the San Diego backcountry, the majesty of dark, nighttime skies and incredible views of the surrounding area. With easy, paved access off Highway 80 and in close proximity to Interstate 8, the property is as inviting as it is convenient. Utilities are nearby and well permit is on file. Come and explore the variety of opportunities that await at this special locale. Weekend retreat or full-time residence; realize your backcountry dreams here today!

***PRICE:*** \$29,000.00

***APN:*** 659-060-09-00

***CONTACT:*** Jim Kylstad; [Skandia7@aol.com](mailto:Skandia7@aol.com); 952-270-7910 cell

# Backcountry Home Site

Highway 80, Jacumba, CA 91934

# \$29,000



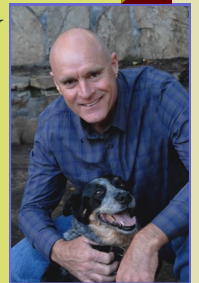
Beautiful backcountry scenery and commanding views make for a wealth of opportunity at this 3 acre home site. Located in the high desert community of Jacumba, this property offers the serenity of the San Diego backcountry, the majesty of dark, nighttime skies and incredible views of the surrounding area. With easy, paved access off Highway 80 and in close proximity to Interstate 8, the property is as inviting as it is convenient. Utilities are nearby and well permit is on file. Come and explore the variety of opportunities that await at this special locale. Weekend retreat or full-time residence; realize your backcountry dreams here today!



**RED HAWK REALTY**  
Junction Hwy78 & Hwy 79  
Santa Ysabel, CA 92070  
Skandia7@aol.com  
Www.Donn.com  
DRE#00870107



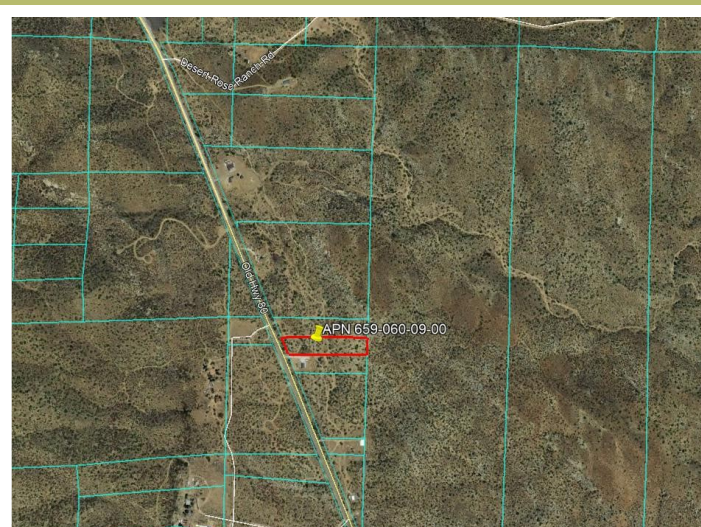
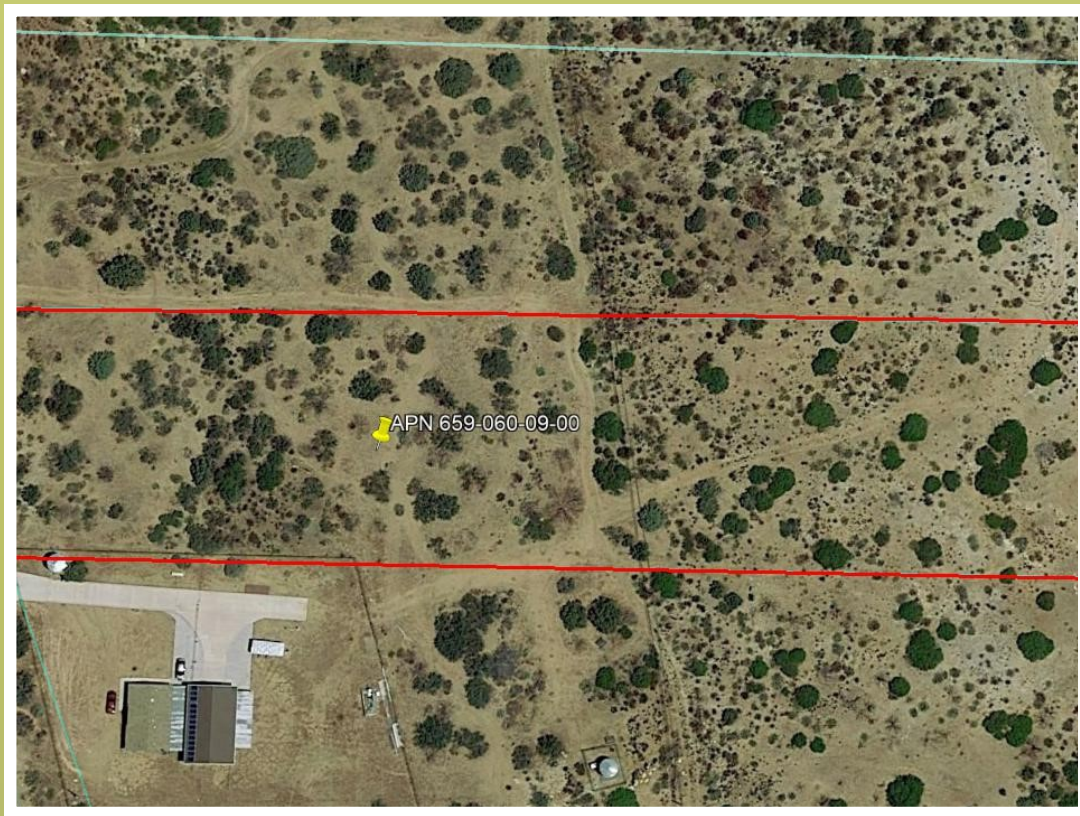
**RED HAWK REALTY**  
Junction Hwy 78 & Hwy 79  
Santa Ysabel, CA 92070  
Donn@Donn.com  
Www.DONN.com  
DRE#01109566



*We Know the Backcountry!*



# APN #659-060-09-00



***"We Know The Backcountry!"***





## Property Description



**APN 659-060-09-00**

Highway 80  
Jacumba, CA 91934



## **INTRODUCTION & OVERVIEW**

The San Diego backcountry community of Jacumba lies in the far southeasterly corner of the county and borders Imperial County. Highway 80 serves as the thoroughfare and provides the access to this serene, 3 acres home site. Views, tranquility and usable land make this an attractive location for a weekend retreat or full-time home. Utilities are nearby, and a well permit is on file with the county.

## **NATURAL SETTING**

Undisturbed, native Chaparral dominates the landscape, creating beautiful scenery. A variety of native plants including Buckwheat, White Sage and Yucca bring fragrance and texture to the surrounding area.

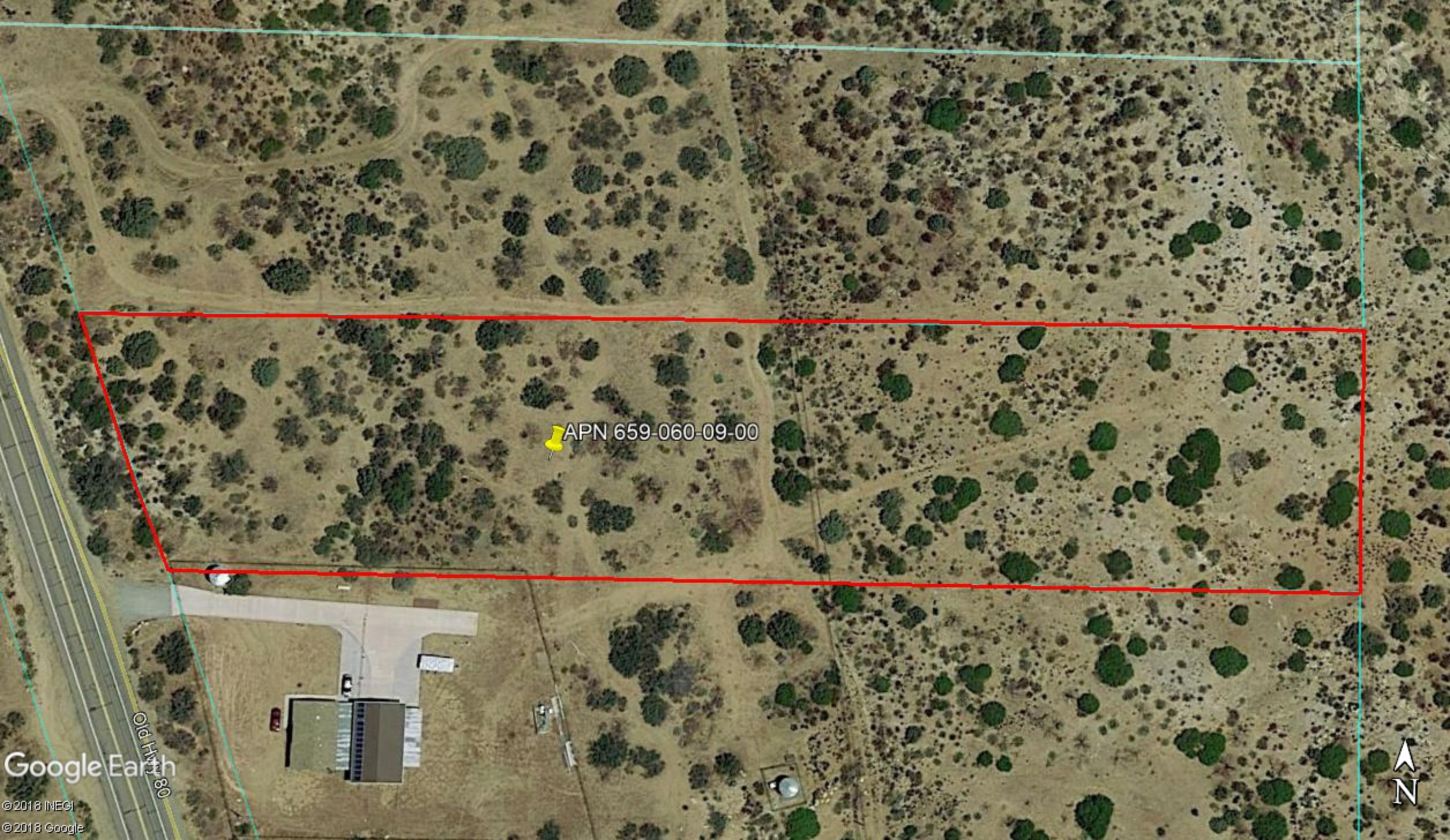
## **AREA INFORMATION**

The property captures the essence of the San Diego backcountry while still providing easy access to major highways and interstates. Easily accessed from Highway 94, and in close proximity to Interstate 8, major shopping and metropolitan areas are less than an hour's drive away. The communities of Boulevard and Campo, located within the Mountain Empire area of southeastern San Diego county, are nearby and rich with local history.

## **RECREATION AND LIFESTYLE**

There is abundant opportunity for recreation in the area. Nearby Lake Morena offers fishing and boating activities and the terminus of the Pacific Crest Trail provides miles of hiking trails. Nearby, the Golden Acorn and La Posta Casinos offer a variety of shopping, gaming, dining and entertainment opportunity. The nearby Jacumba Spa and Resort offers authentic mineral hot springs, relaxing accommodations and dining. Downtown San Diego is approximately 75 minutes away.





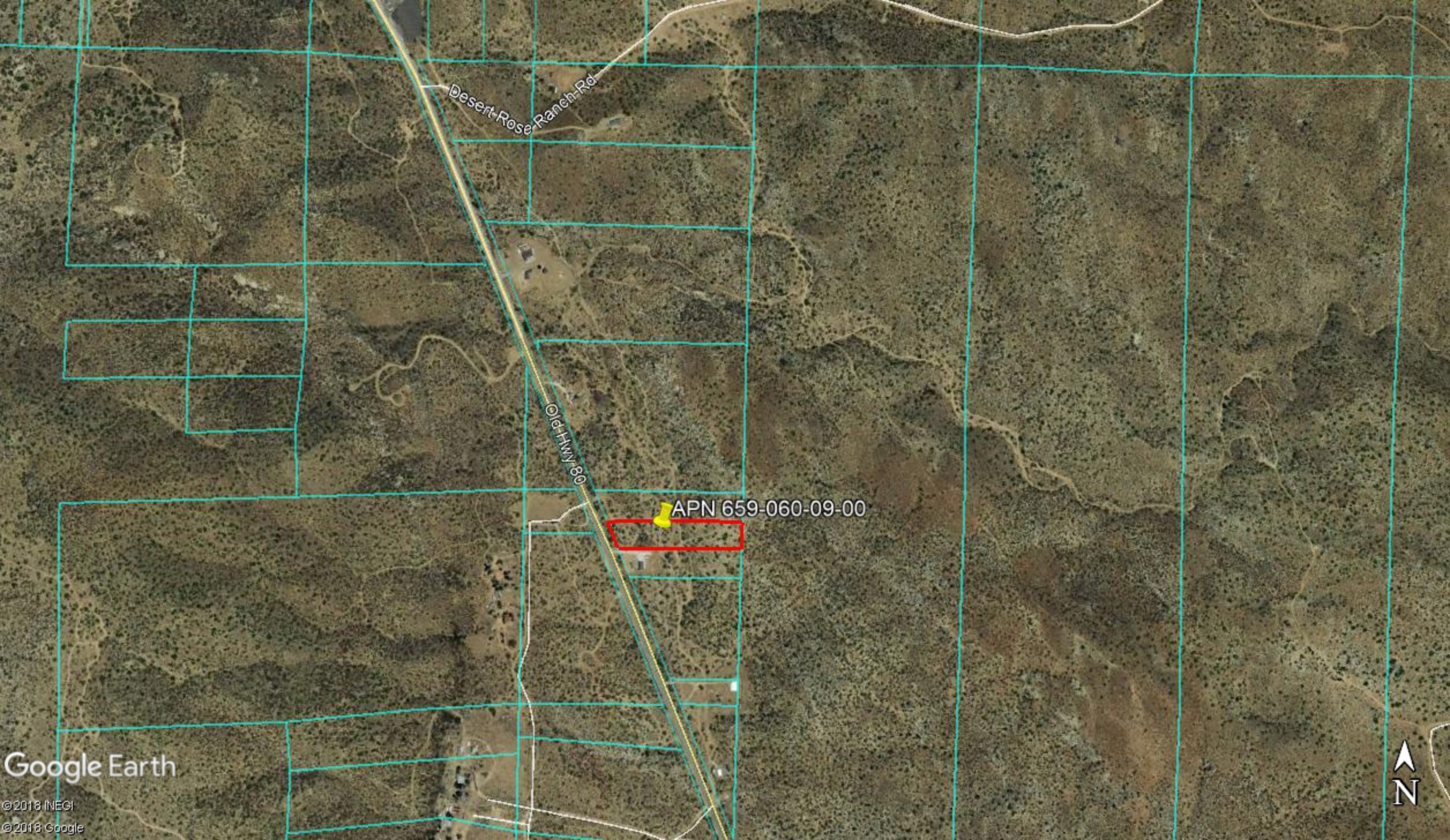
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Google Earth

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Desert-Rose Ranch Rd

Old Hwy 80

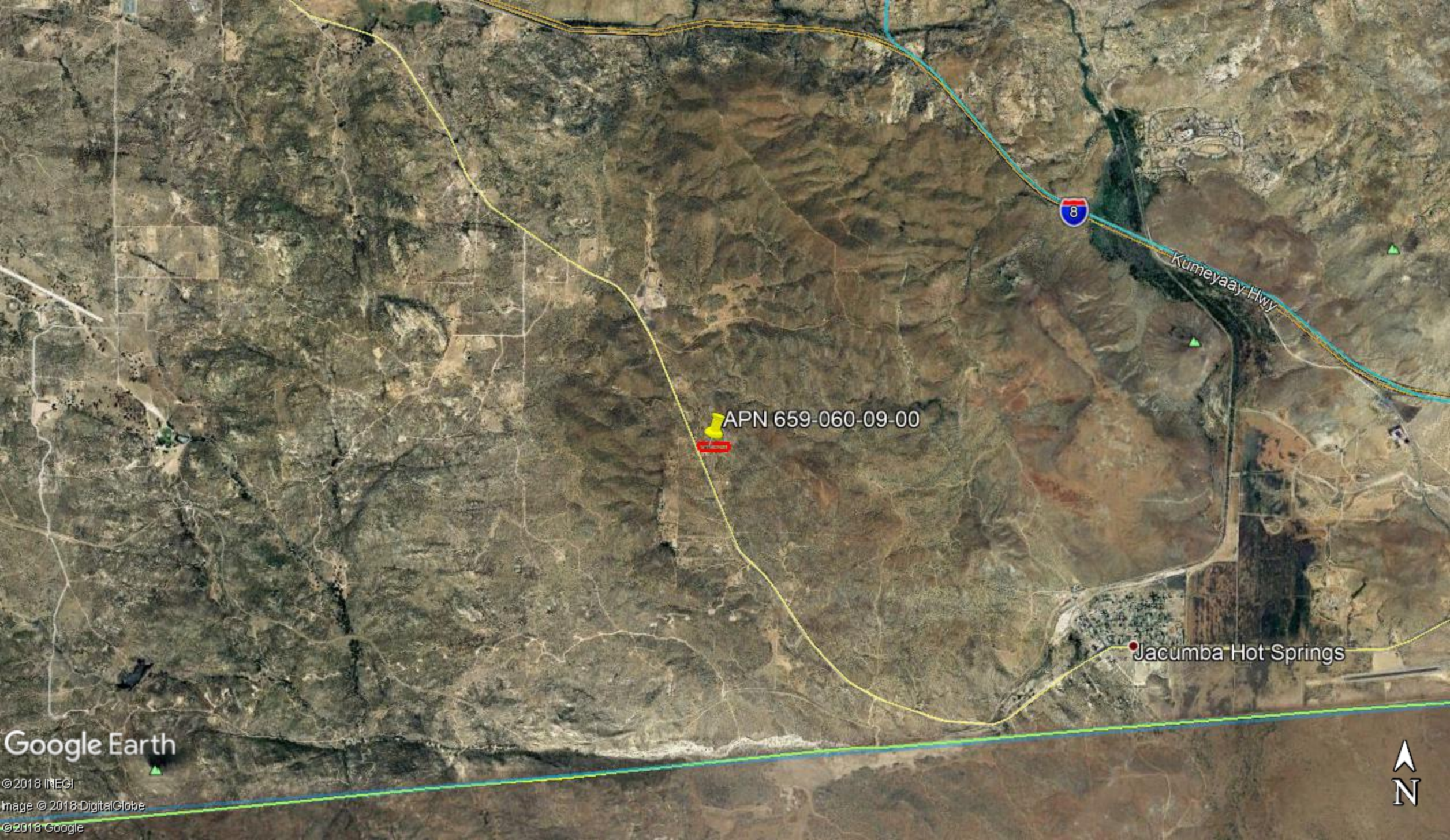
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Google Earth

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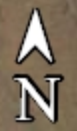
APN 659-060-09-00

Kumeyaay Hwy

Jacumba Hot Springs

Google Earth

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# COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES PROPERTY SUMMARY REPORT

## GENERAL PARCEL INFORMATION

APN:	659-060-09-00
ADDRESS:	42960 OLD HIGHWAY 80
PARCEL AREA:	3.07
CENSUS TRACT:	211.00
DOMAIN:	County of San Diego
PLANNING GROUP:	Mountain Empire
GENERAL PLAN DESIGNATION:	SEMI-RURAL RESIDENTIAL (SR-10)
EXPIRED PERMITS:	Yes
FLAGS:	No

## AGENCY INFORMATION *For agency contact information refer to PDS 804.*

EXISTING SEWER:	No
FIRE DISTRICT:	CSA 135
ELEMENTARY SCHOOL DISTRICT:	UNIFIED MT EMPIRE
HIGH SCHOOL DISTRICT:	
WATER DISTRICT:	
SANITATION DISTRICT:	



## CONSTRUCTION DESIGN INFORMATION

FIRE HAZARD SEVERITY ZONE:	Very High <i>Refer to PDS 198 for fire resistive construction info. <a href="http://www.sdcountry.ca.gov/pds/docs/pds198.pdf">http://www.sdcountry.ca.gov/pds/docs/pds198.pdf</a></i>
CEC CLIMATE ZONE:	14 <i>Refer to PDS 409 for energy efficiency standards info. <a href="http://www.sdcountry.ca.gov/pds/docs/pds409.pdf">http://www.sdcountry.ca.gov/pds/docs/pds409.pdf</a></i>
CBC & CRC SEISMIC DESIGN CATEGORY:	CBC D, CRC D1
ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE:	

## LAND DEVELOPMENT INFORMATION

FLOOD:	NO
DRAINAGE DISTRICT:	N/A <i>Refer to the drainage fee ordinance for more information. <a href="#">Drainage fee ordinance</a>, <a href="#">Spring Valley Drainage ordinance</a>.</i>
TREATMENT CONTROL BEST MANAGEMENT PRACTICES (TCBMP):	NO <i>Refer to <a href="#">Stormwater</a> website for more information</i>
COUNTY MAINTAINED ROAD:	N/A
REGIONAL CATEGORY:	Semi-Rural
TIF REGIONAL CATEGORY:	NONE

For information regarding Transportation Impact Fees (TIF) visit the [TIF](#) webpage. For an estimate of TIF or Drainage fees please refer to the [DPW Impact Fee Calculator](#)

## LEGAL LOT

LEGAL LOT STATUS:	
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# COUNTY OF SAN DIEGO

## PLANNING & DEVELOPMENT SERVICES

### PROPERTY SUMMARY REPORT

#### ZONING INFORMATION BLOCK

USE REGULATIONS:	S92	General Rural. A residential and agriculture zone which is intended to provide approximate controls for land which is rugged terrain, watershed, dependent on ground water for a water supply, desert, susceptible to fire and erosion, or subject to other environmental constraints. <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> <a href="http://www.sdcountry.ca.gov/pds/zoning/z2000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z2000.pdf</a>
ANIMAL REGULATIONS:	W	Please refer to Part Three of the zoning ordinance for information regarding animal regulations. <a href="http://www.sdcountry.ca.gov/pds/zoning/z3000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z3000.pdf</a>
DENSITY:	-	If "-" refer to general plan designation. Refer to Part Four section 4100 of the zoning ordinance for density information. <a href="http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</a>
LOT SIZE:	8AC	Minimum lot size. Refer to Part Four Section 4200 of the zoning ordinance for Lot Size information. <a href="http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</a>
BUILDING TYPE:	C	Residential: Single Detached (1 dwelling unit per lot). Mixed Residential/Nonresidential: Limited nonresidential Nonresidential: Detached & Attached <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> For additional information please refer to Part Four Section 4300 of the zoning ordinance. <a href="http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</a>
MAX FLOOR AREA:	N/A	Refer to Part Four Section 4400 of the zoning ordinance for Max Floor Area information. <a href="http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</a>
FLOOR AREA RATIO:	N/A	Refer to Part Four Section 4500 of the zoning ordinance for Floor Area Ratio information. <a href="http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</a>
HEIGHT:	G	Maximum height (feet): 35 Maximum number of stories: 2 <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> For additional information refer to Part Four Section 4600 of the zoning ordinance. <a href="http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</a>
LOT COVERAGE:	N/A	Refer to Part Four Section 4700 of the zoning ordinance for Lot Coverage information. <a href="http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</a>
SETBACK:	C	FY: 60' ISY: 15' ESY: 35' RY: 25' <i>*Please note there may be special setbacks for solar and fire code setback may be more restrictive.</i> <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> For additional information refer to Part Four Section 4800 of the zoning ordinance. <a href="http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</a>
OPEN SPACE:	N/A	<i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> Refer to Part Four Section 4900 of the zoning ordinance for Open Space information. <a href="http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</a>
SPECIAL AREA REGULATIONS:	N/A	A "-" indicates no special area regulations. <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> For specific information regarding Special Area Regulations refer to Part Five of the zoning ordinance. <a href="http://www.sdcountry.ca.gov/pds/zoning/z5000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z5000.pdf</a>

#### PURPOSE OF THIS HANDOUT

This report is intended to display general property characteristics to aid in preparing plans and documentation for submittal of a building permit application to the Building Services division of Planning & Development Services. Projects must comply with all applicable requirements as displayed on this report however, this report may not be a comprehensive list of all requirements. More information may be obtained at Planning & Development Services located at 5510 Overland Avenue, San Diego, CA 92123 or by visiting <http://www.sdcountry.ca.gov/pds/>.





## 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:	8/17/2018 5:33:52 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	6590600900
Project Name:	

6590600900

#### General Information

USGS Quad Name/County Quad Number:	Jacumba/34
Section/Township/Range:	1/18S/07E
Tax Rate Area:	91044
Thomas Guide:	/
Site Address:	0 Highway 80 Jacumba 91934
Parcel Size (acres):	3.07
Board of Supervisors District:	2

#### Public Service and Utility Districts

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



**General Plan Information**

General Plan Regional Category:	Semi-Rural
General Plan Land Use Designation:	Semi-Rural Residential (Sr-10) 1 Du/10 Ac
Community Plan:	Jacumba
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

**Zoning Information**

Use Regulation:	S92
Animal Regulation:	W
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%.	No
The site is located within Dark Skies "Zone A".	No

**Agricultural Resources**

The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	No
The site contains Prime Soils.	No
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery
Sunset Zone:	13
The site is located within an Agricultural Preserve.	No
The site is in a Williamson Act Contract.	No



**Biological Resources**

Eco-Region:	South Desert Slopes
Vegetation Map	37400 Semi-Desert Chaparral
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes
The site is located within a Quino Checkerspot Butterfly Survey Area.	Yes
The site contains Wetlands.	No
The site is within one mile of Biological Easements.	Yes
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: East)
The site is within MSCP Boundaries.	No (Draft: East)
The site is outside of MSCP and within 500 feet of:	
Coastal Sage Scrub	No
Maritime Succulent Scrub	No
Diegan Coastal Sage Scrub	No
Inland Form (>1,000 ft. elevation)	No
Coastal Sage - Chaparral Scrub	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No
None of the above	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	No
The site is located within the Ramona Grassland area.	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No

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

Geological Formation:	Cretaceous Plutonic
Paleo Sensitivity:	Zero
Paleo Monitoring:	No Monitoring Required

**Geology**

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



**Mineral Resources**

The site is located within a Mineral Resource Category.

No Mrz (No Alluvium/No Mines)

**Hazard Flooding**

The site is located within a FEMA flood area.

No

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

No

The site is located within a County Flood Plain area.

No

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

No

The site is located within a County Floodway.

No

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

No

The site is located within a Dam Inundation Zone.

No

**Hazardous Materials**

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

No

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

No

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

No

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

No

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

No

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

No

The site is listed on the Geotracker listing.

No

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

No

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

No

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

Please Refer To Aerial Imagery

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

Please Refer To Aerial Imagery

**Airport Hazards**

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

No

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

No

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

No

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

No

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

No



**Hydrology and Water Quality**

Hydrologic Unit:	Anza Borrego
Sub-basin:	722.72/Jacumba Valley
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; Carrizo Wash; Boundary Creek
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:	12 To 15 Inches

**Noise**

The site is within noise contours.	Yes
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**Fire Services**

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

**Additional Information**

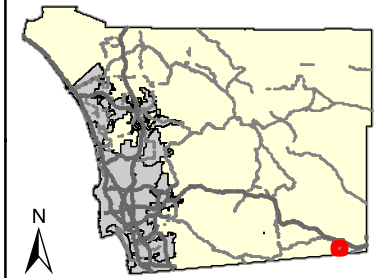
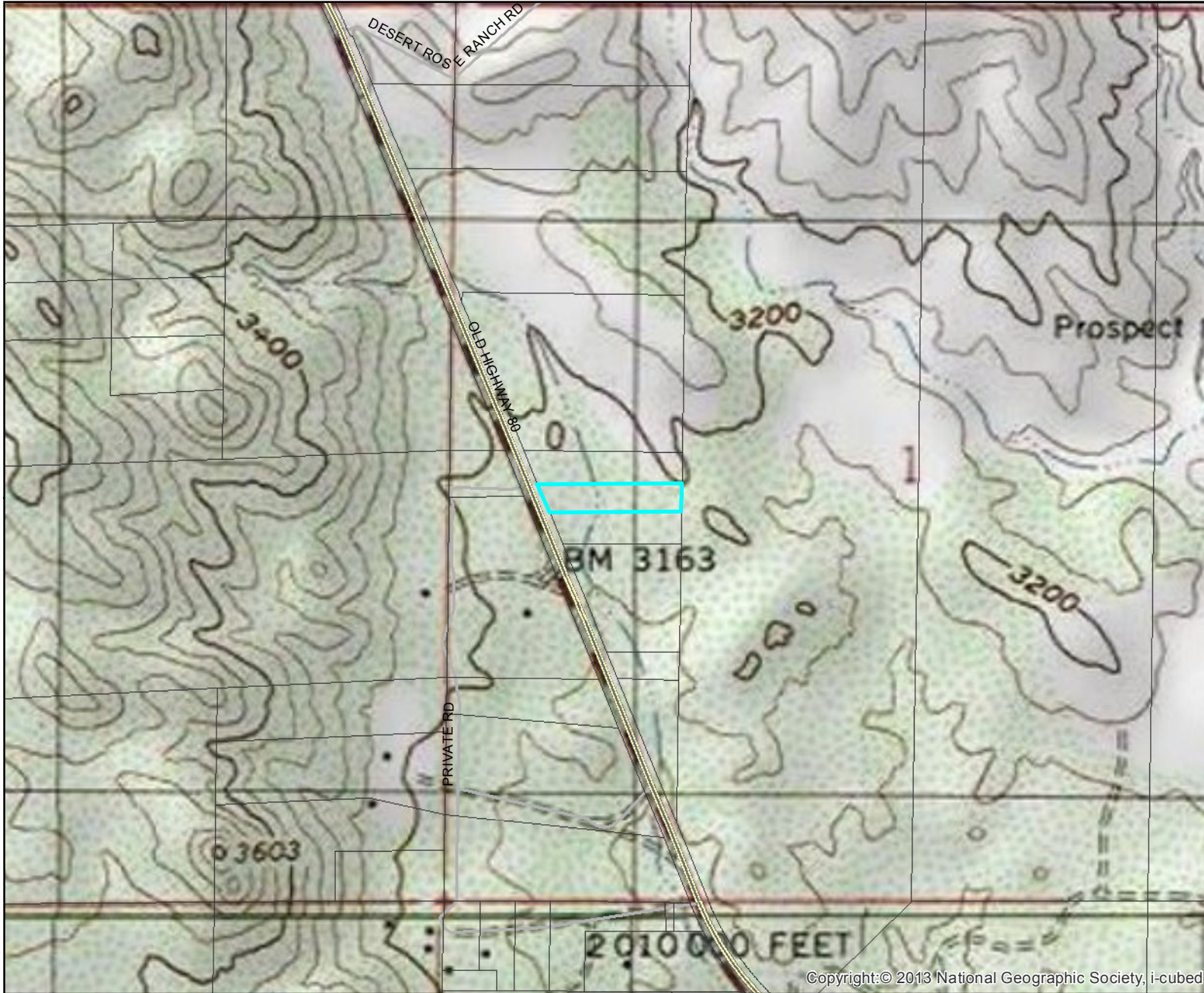
The site is located within 150 feet of Mexican Border.	No
The site is located within a Resource Conservation Area.	No
The site is located in a Special Area.	No
There are existing or proposed trails on site or adjacent properties.	No
The site is located in an urbanized area as defined by the U.S. Census 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.	Yes
The site is located east of the County Water Authority boundary.	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No
The site is located immediately adjacent to a State Highway or Freeway.	Yes
The site is located south of State Highway 78.	Yes
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No
The site is located in the Sweetwater Basin.	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	No
There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s).	No



# TOPO MAP



## Legend:

PROJECT AREA

## Notes:

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

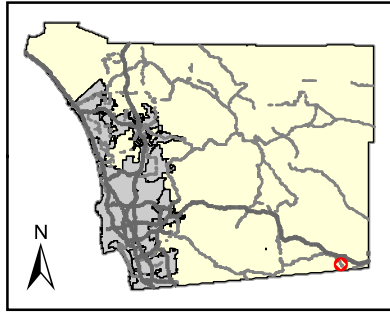
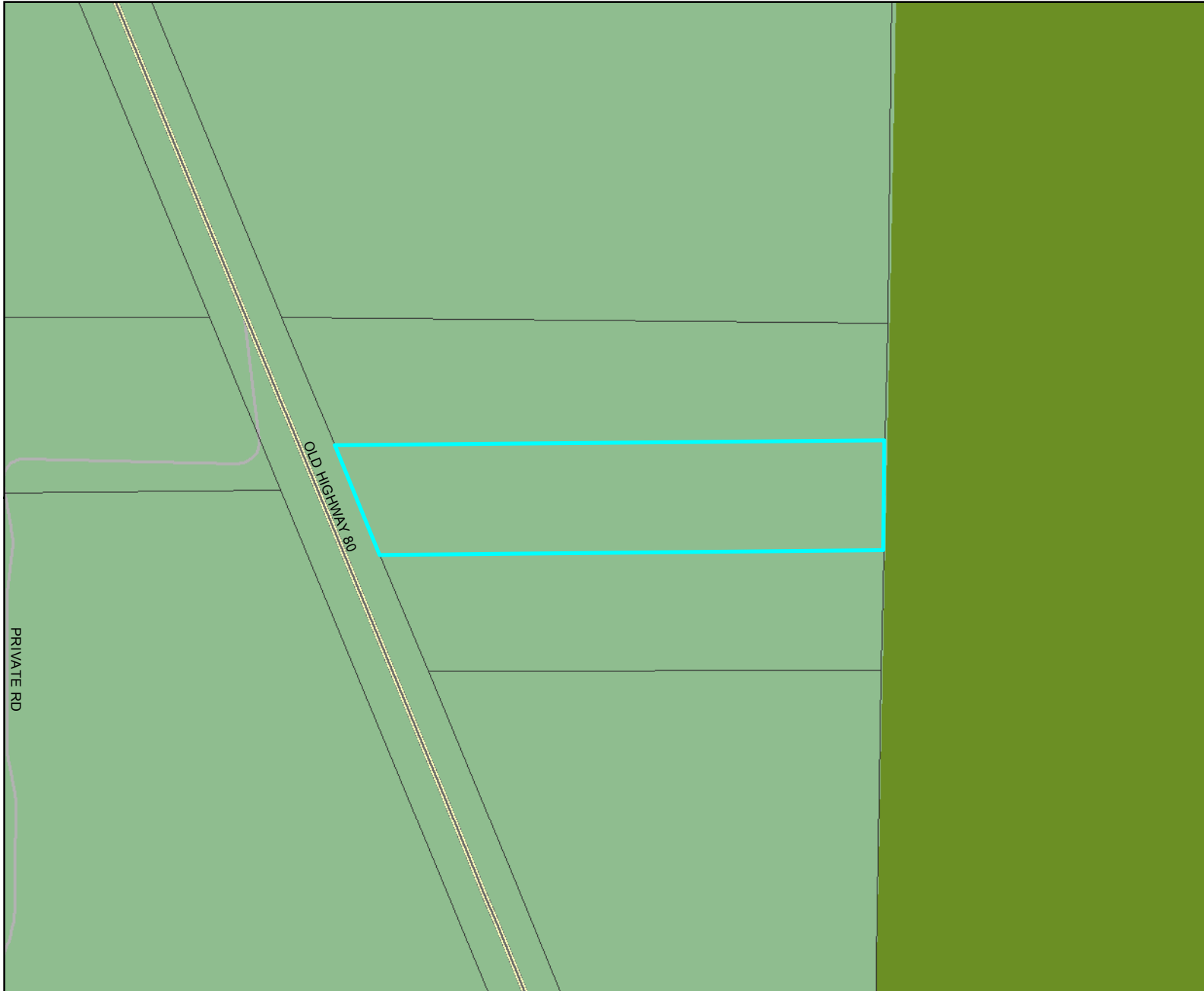


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THIS MAP IS NOT TO BE USED FOR NAVIGATION.

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# 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 0.03 0.06 0.09 0.12 Miles

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

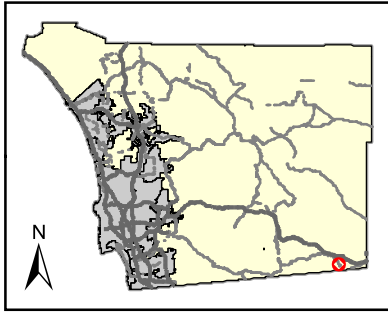
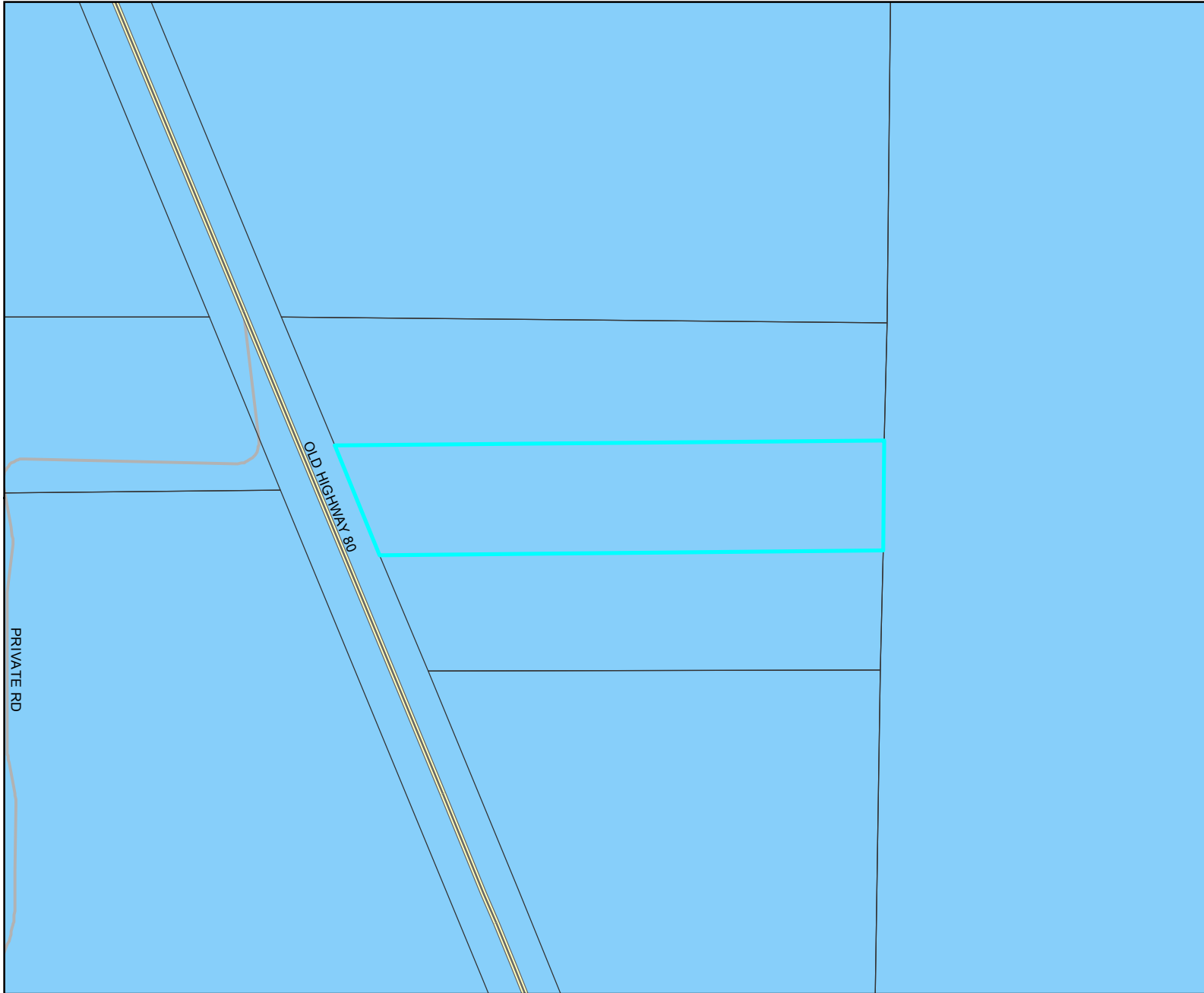


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**THIS MAP IS NOT TO BE USED FOR NAVIGATION.**

## Notes:

\*Residential densities in italics

# 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
- 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



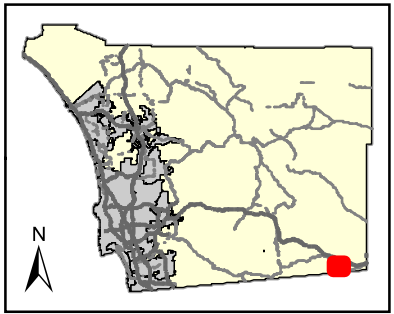
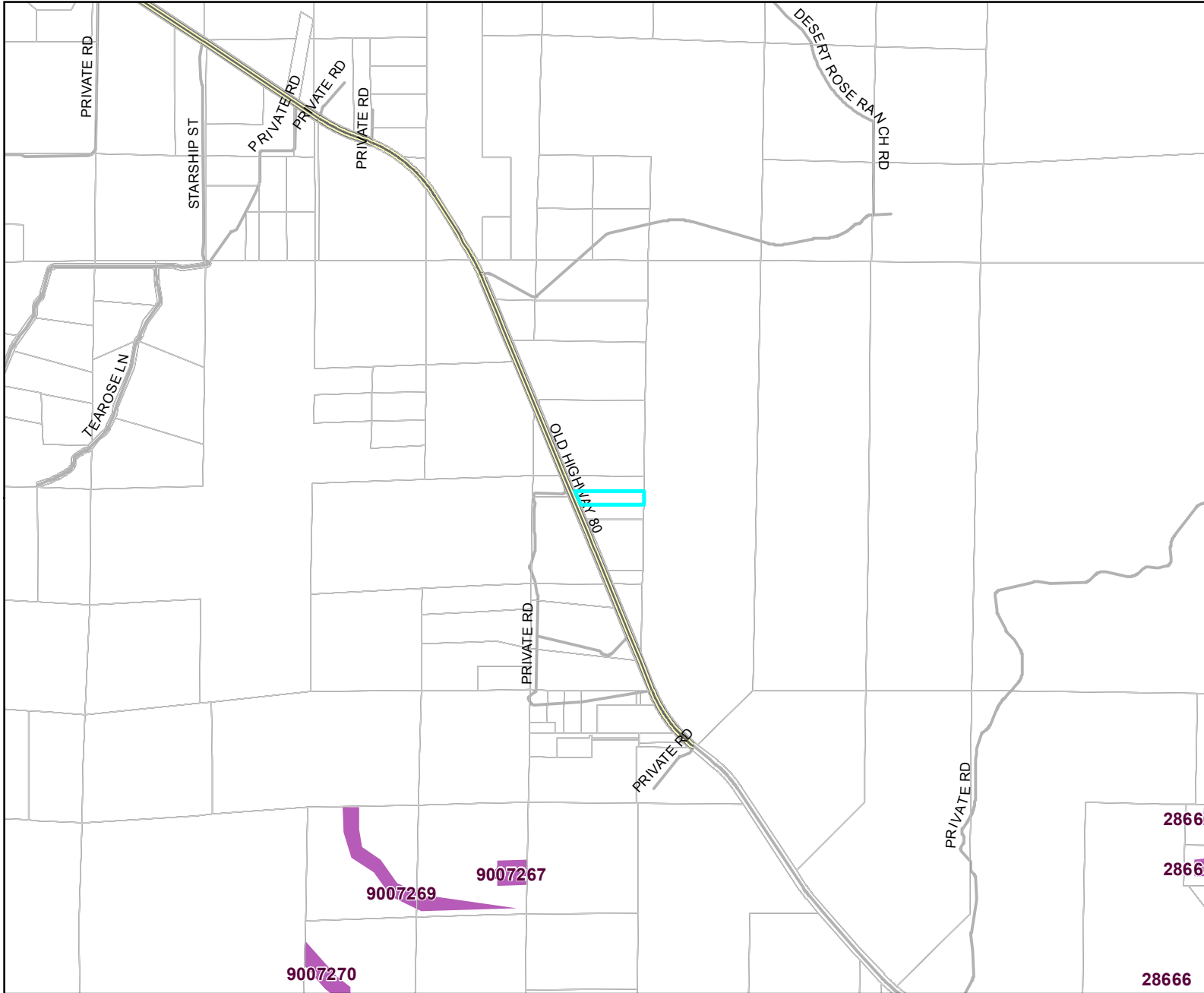
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## Notes:



SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
LdE	La Posta-Sheephead complex, 9 to 30 percent slopes	6sc-4(20), 6e-7(20), 8s-1(20)	13, X	Low	Severe 2

# OPEN SPACE EASEMENTS



## Legend:

- PROJECT AREA
- OPEN SPACE EASEMENT**
- Biological
- Conservation
- Open Space
- Private Open Space
- Recreational

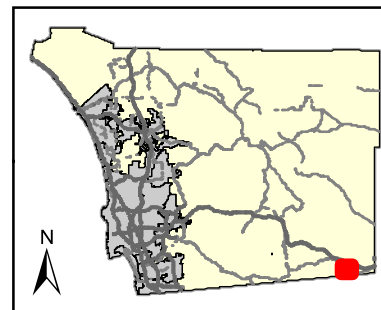
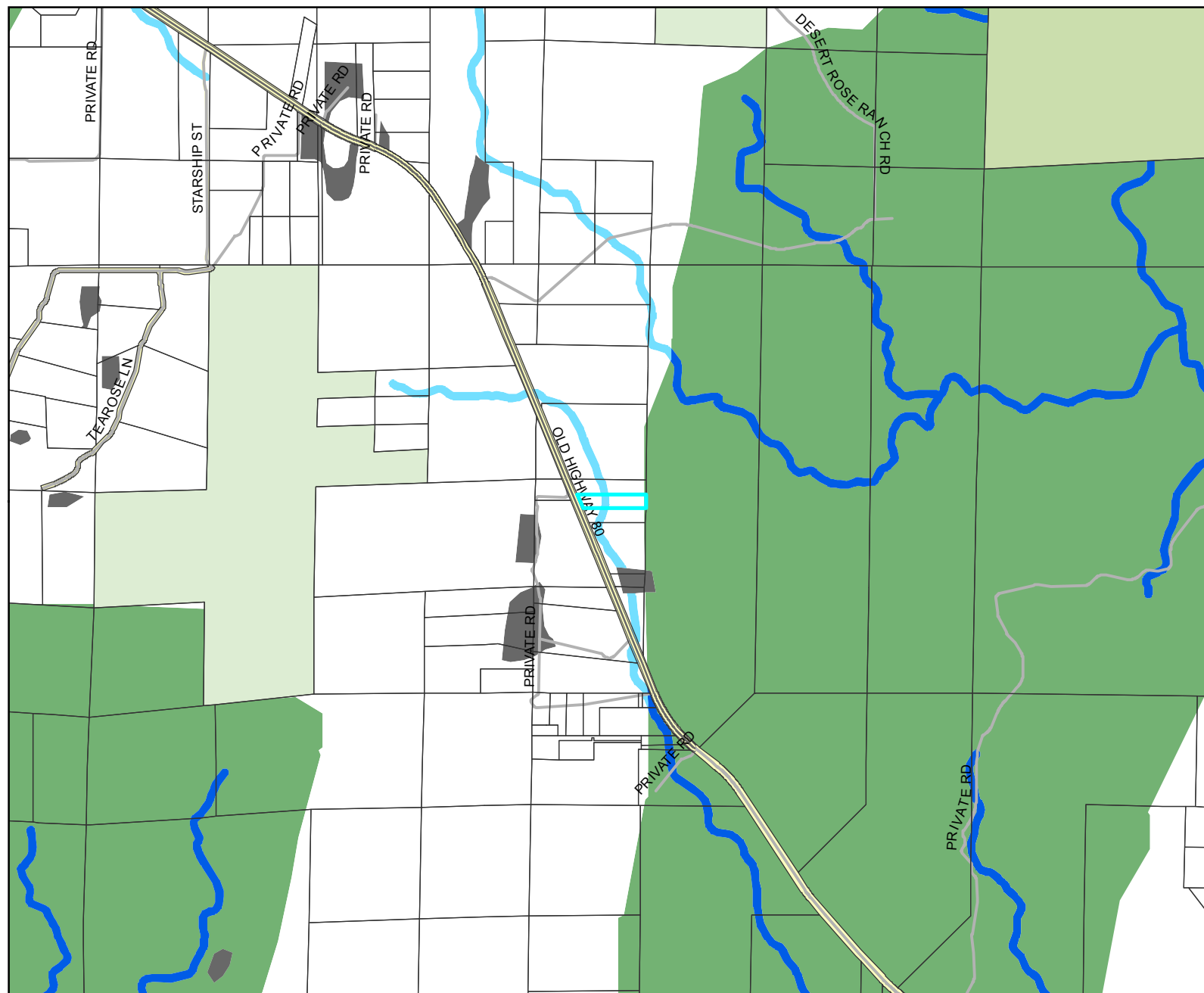
0 0.2 0.4 0.6 0.8 Miles  
 NAD 1983 StatePlane California VI FIPS 0406 Feet  
 Planning and Development Services



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## Notes:





**Legend:**

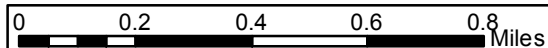
- PROJECT AREA**

**EMSCP (DRAFT) DESCRIPTION**

  - Agriculture or Natural Upland within FCA
  - County Owned Preserves
  - Agriculture or Natural Upland outside FCA
  - Riparian/Wetland Habitat and Transition Zone within FCA
  - Riparian/Wetland Habitat and Transition Zone outside of FCA
  - RMS 1 - Highest Level of Ecological Protection
  - RMS 2 - Land managed with Ecological Protection
  - RMS 3 - Land managed as Open Space
  - RMS 4 - Other Public/Semi-Public Lands
  - Developed Lands
  - Tribal Lands

**Notes:**

MSCP = Multiple Species Conservation Program



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*Planning and Development Services*



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## S92 GENERAL RURAL USE REGULATIONS

### 2920 INTENT.

The provisions of Section 2920 through Section 2929, inclusive, shall be known as the S92 General Rural Use Regulations. The S92 Use Regulations are intended to provide appropriate controls for land which is: rugged terrain, watershed, dependent on ground water for a water supply, desert, susceptible to fires and erosion, or subject to other environmental constraints. Various applications of the S92 Use Regulations with appropriate development designators can create or protect areas suitable for low intensity recreational uses, residences on very large parcels, animal grazing, and other uses consistent with the intent of this Section.

(Added by Ord. 5508 (N.S.) adopted 5-16-79)

### 2922 PERMITTED USES.

The following use types are permitted by the S92 Use Regulations:

#### a. Residential Use Types.

Family Residential

#### b. Civic Use Types.

Essential Services

Fire Protection Services (see Section 6905)

Law Enforcement Services (see Section 6905)

#### c. Agricultural Use Types.

Horticulture (All Types)

Tree Crops

Row and Field Crops

Packing and Processing: Limited

(Added by Ord. 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. 9101 (N.S.) adopted 12-8-99)



2923

2923        PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the S92 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a.        Commercial Use Types.

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

(Added 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. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)  
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2925        USES SUBJECT TO A MINOR USE PERMIT.

The following use types are allowed by the S92 Use Regulations upon issuance of a Minor Use Permit.

a.        Civic Use Types.

Minor Impact Utilities  
Small Schools

b.        Agricultural Use Types

Farm Labor Camps

c.        Commercial Use Types

Cottage Industries "17" (see 6920)

(Added 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. 9101 (N.S.) adopted 12-8-99)  
(Amended by Ord. No. 10003 (N.S.) adopted 8-5-09)  
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

## 2926 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the S92 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.

Animal Waste Processing (see Section 6902)  
 Packing and Processing: Winery  
 Packing and Processing: General  
 Packing and Processing: Support

### e. Extractive Use Types.

Mining and Processing (see Section 6550)

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