

## ***PROPERTY REPORT***

***ADDRESS:*** 22228 Crestline Rd., Palomar Mountain, CA 92060

***DESCRIPTION:*** A truly rare and extraordinary opportunity awaits atop Palomar Mountain. Welcome to the historic destination known as The Lodge on Palomar Mountain. Established in the early 1920s, this property is rich with character, yesteryear and forthcoming possibilities. Once a gathering locale for locals and visitors from afar, The Lodge has hosted everything from dances and dinners to romance and weddings. Situated on 3.74 acres in a wonderfully unique mountain community, The Lodge welcomes you into the 1800 esf. great room, complete with soaring wood-beam ceilings, a grand natural stone fireplace and an immediate sense of contentment. Ten guest rooms, 6 full and two half baths, and a wealth of amenities create potential for a variety of uses. Come and explore all that awaits and make The Lodge on Palomar Mountain your own!

***PRICE:*** \$949,000.00

***APNS:*** 135-071-39-00, 135-410-57-00

***CO-LISTING WITH:*** Diana Serry, Broker; [Dianaserry@msn.com](mailto:Dianaserry@msn.com); (760) 533-0311

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# The Lodge on Palomar Mountain

22228 Crestline Rd., Palomar Mountain, CA 92060



**\$949,000**

A truly rare and extraordinary opportunity awaits atop Palomar Mountain. Welcome to the historic destination known as The Lodge on Palomar Mountain. Established in the early 1920s as The Palomar Mountain Clubhouse, this property is rich with character, yesteryear and forthcoming possibilities. Once a gathering locale for locals and visitors from afar, The Lodge on Palomar Mountain, also known as Edgewood Tavern in years passed, has hosted everything from dances and dinners to romance and weddings. Situated on 3.74 acres in a wonderfully unique mountain community, The Lodge welcomes you into an immediate sense of wonder and contentment. Commanding views, private accommodations and hospitable gathering spaces create a magnificent and memorable experience for visitors and overnight guests alike. The work of the original craftsmen and resources from the mountain, including native timber, bring a warmth to The Lodge and a feeling of connection to its history. Come and experience this local treasure and make this beloved destination retreat your own!

## Property Features

- 5500+ sq. ft.
- Great-room with impressive native stone fireplace
- Soaring open beam ceilings
- Seating courtyard with outdoor fire-place
- 10 guest rooms
- 6 full and 2 half baths



### Red Hawk Realty

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CA DRE# 01997162  
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*We Know The Backcountry!*

DIANA SERRY BROKER

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760-533-0311  
Cal DRE # 01512394

### Diana Serry-Broker

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(760) 533-0311 Cell  
Dianaserry@msn.com







## THE LODGE ON PALOMAR MOUNTAIN

Just beyond the historic stone walkway lies the welcoming entry to The Lodge. Enjoy an inviting common area complete with comfortable seating area, dining space and a grand fireplace. Furnishings in the great room will convey with sale. The large kitchen features; 2 stoves, 2 refrigerators, large pantry, ample cabinet storage and counter space. Just beyond lies the utility room with laundry and additional storage space. From the great room the hallway leads to the 10 guest rooms and 9 baths beyond. The tiled walkway leads to each private room; four with private baths and 6 that share 2 separate baths. Wi-fi is available in the great room and guest rooms and five rooms feature televisions.



A beautiful seating patio at the entry is a wonderful spot to take in the magnificent views beyond. A separate courtyard seating area is an ideal area to enjoy, complete with an outdoor fireplace. A separate outbuilding has potential for use as storage and other personalization. The property has 2 septic systems and is served by the Palomar Mutual Water District.

## NATURAL SETTING

One of the many alluring features of this location is the variety of plant and animal life in the surrounding area; arguably the healthiest and most biodiverse natural habitat in the county. Pines and Cedar thrive in the setting along with a wealth of native flora. Four seasons are appreciable in this area; spring wildflower blooms, warm summer breezes, fall color change and light snow present awe-inspiring natural transitions throughout the year. Of great importance are the various directions from which the property can be accessed across lightly traveled state highways and picturesque county roads. Wildlife is abundant in the area: deer and turkey roam freely, while raptors and other rare species of animals can be found here because of the abundance of water and cover.



## AREA INFORMATION

Agriculture remains as the dominant economic activity in the area. Horse and cattle ranches are the backdrop for the landscape of light residential development. There are many fine restaurants and lodging accommodations in the surrounding area of this centrally, yet privately located property.

## RECREATION AND LIFESTYLE

There is extensive opportunity for outdoor recreation on the property and surrounding area. Home to the world famous Hale Telescope, the Palomar Observatory stands nearby. Enjoy Palomar Mountain State Park and a scenic drive along "The Highway to the Stars". Miles of hiking trails, biking trails, hunting, fishing are all available on the property and beyond. Surrounding, quaint towns are nearby and offer fine dining, art galleries, wineries, golfing, and unique community activities.



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



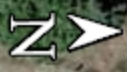


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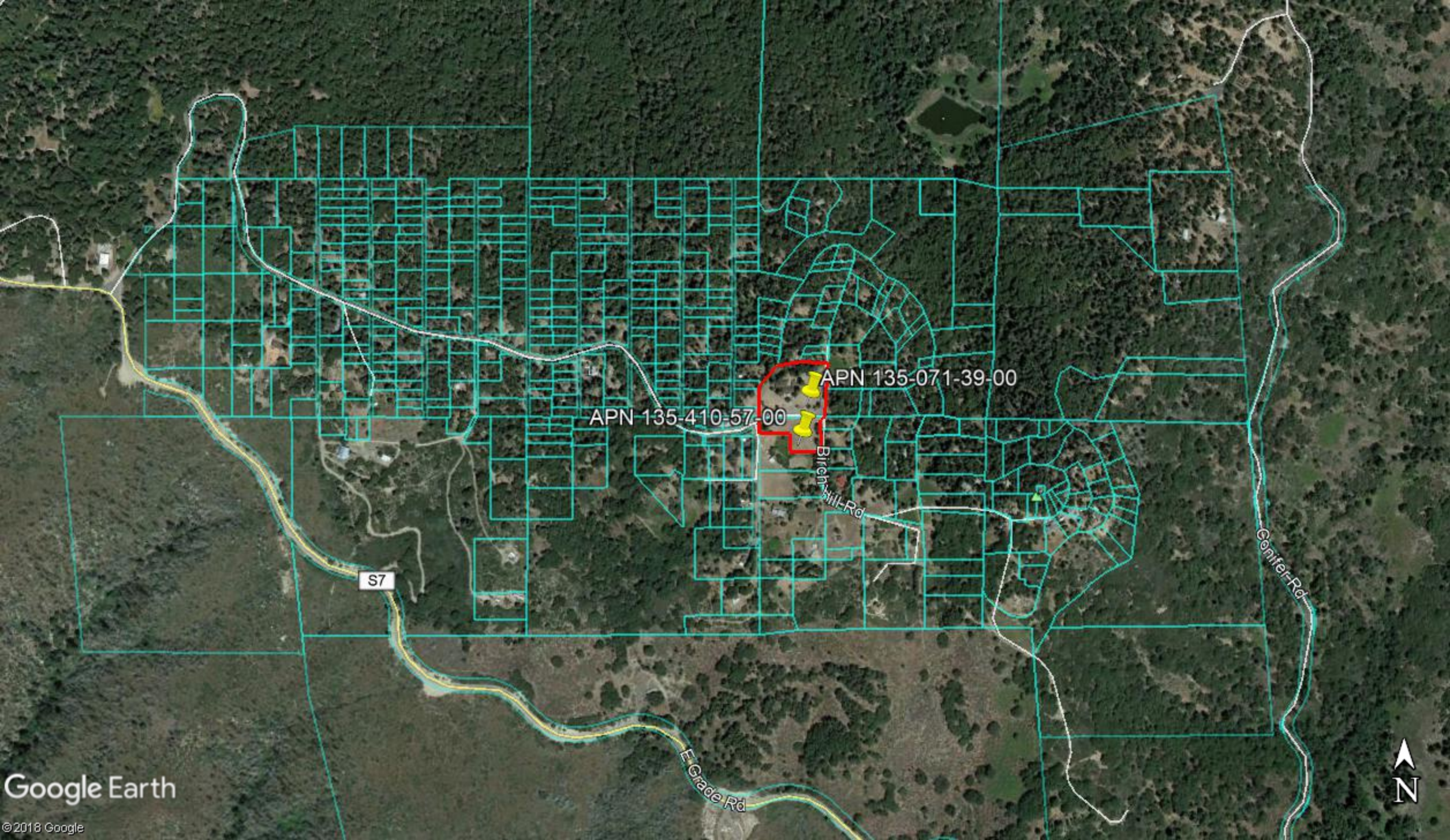
APN 135-071-39-00

Crestline Rd

Birch Hill Rd







APN 135-410-57-00

APN 135-071-39-00

S7

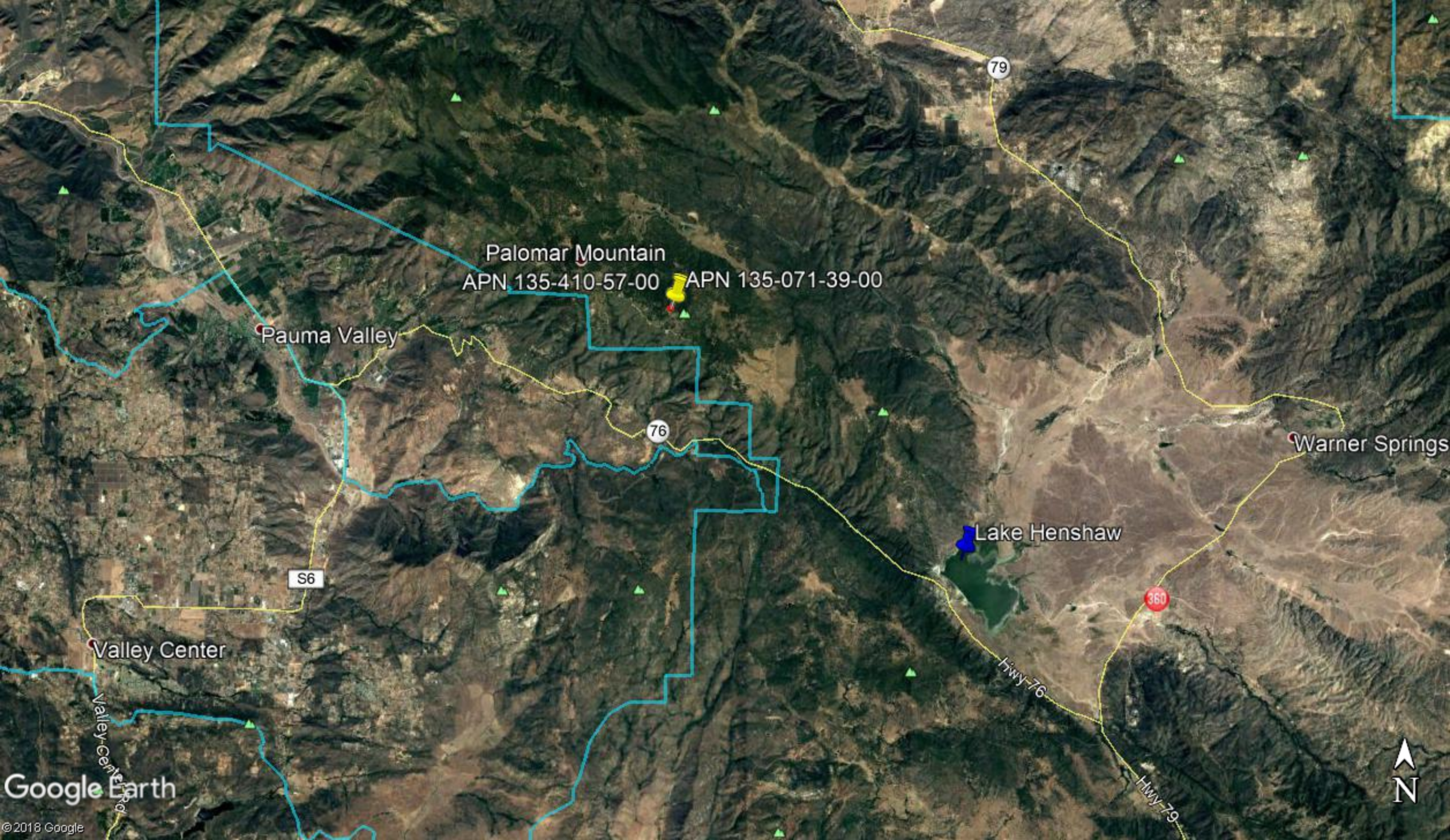
Birch Hill Rd

E Grace Rd

Conifer Rd







Palomar Mountain  
APN 135-410-57-00 APN 135-071-39-00

Pauma Valley

76

S6

Valley Center

Lake Henshaw

Warner Springs

360

Hwy-76

Hwy-79

Google Earth

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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:	5/24/2019 8:23:45 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	1350713900,1354105700
Project Name:	

	1350713900	1354105700
<b>General Information</b>		
USGS Quad Name/County Quad Number:	Palomar Observatory/54	Palomar Observatory/54
Section/Township/Range:	14/10S/01E	14/10S/01E
Tax Rate Area:	94171	94171
Thomas Guide:	/	/
Site Address:	22228 Crestline Rd Palomar Mountain 92060-1716	0 Crestline Rd Palomar Mountain 92060
Parcel Size (acres):	2.40	1.34
Board of Supervisors District:	5	5

<b>Public Service and Utility Districts</b>		
Water/Irrigation District:	None	None
Sewer District:	None	None
Fire Agency:	(See Map); County Service Area No 135; Csa 135	(See Map); County Service Area No 135; Csa 135
School District:	Unified Valley Center-Pauma	Unified Valley Center-Pauma

	1350713900	1354105700
<b>General Plan Information</b>		
General Plan Regional Category:	Semi-Rural	Semi-Rural
General Plan Land Use Designation:	Semi-Rural Residential (Sr-4) 1 Du/4 Ac	Semi-Rural Residential (Sr-4) 1 Du/4 Ac
Community Plan:	Palomar Mountain	Palomar Mountain
Rural Village Boundary:	None	None
Village Boundary:	None	None
Special Study Area :	None	None
<b>Zoning Information</b>		
Use Regulation:	Rr	Rr
Animal Regulation:	Q	Q
Density:	-	-
Minimum Lot Size:	4Ac	4Ac
Maximum Floor Area Ratio:	-	-
Floor Area Ratio:	-	-
Building Type:	C	C
Height:	G	G
Setback:	H	H
Lot Coverage:	-	-
Open Space:	-	-
Special Area Regulations:	-	-
<b>Aesthetic</b>		
The site is located within one mile of a State Scenic Highway.	No	No
The site contains steep slopes > 25%.	Yes	Yes
The site is located within Dark Skies "Zone A".	Yes	Yes
<b>Agricultural Resources</b>		
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



	1350713900	1354105700
<b>Biological Resources</b>		
Eco-Region:	Northern Mountains	Northern Mountains
Vegetation Map	42100 Native Grassland; 81100 Mixed Evergreen Forest	42100 Native Grassland
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes	Yes
The site is located within a Quino Checkerspot Butterfly Survey Area.	Yes	Yes
The site contains Wetlands.	No	No
The site is within one mile of Biological Easements.	Yes	Yes
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: East)	No (Draft: East)
The site is within MSCP Boundaries.	No (Draft: East)	No (Draft: East)
The site is outside of MSCP and within 500 feet of:		
Coastal Sage Scrub	No	No
Maritime Succulent Scrub	No	No
Diegan Coastal Sage Scrub	No	No
Inland Form (>1,000 ft. elevation)	No	No
Coastal Sage - Chaparral Scrub	No	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No	No
None of the above	Yes	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	No	No
The site is located within the Ramona Grassland area.	No	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No	No

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

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

**Geology**

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



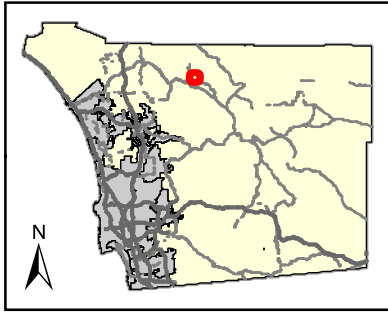
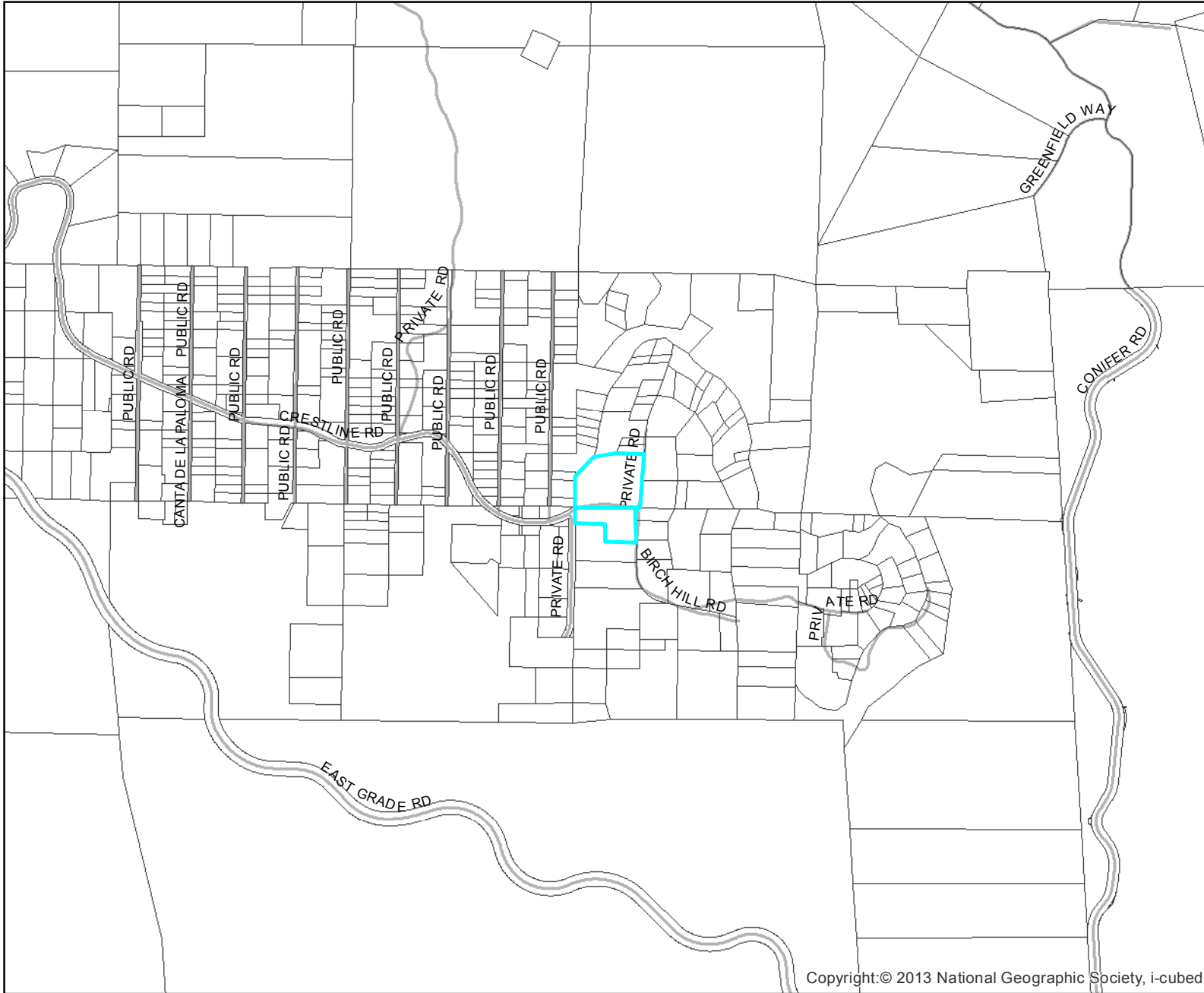
	1350713900	1354105700
<b>Mineral Resources</b>		
The site is located within a Mineral Resource Category.	No Mrz (No Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)
<b>Hazard Flooding</b>		
The site is located within a FEMA flood area.	No	No
The site is located within 1/2 mile from a FEMA flood area.	No	No
The site is located within a County Flood Plain area.	No	No
The site is located within 1/2 mile from a County Flood Plain area.	No	No
The site is located within a County Floodway.	No	No
The site is located within 1/2 mile from a County Floodway.	No	No
The site is located within a Dam Inundation Zone.	No	No
<b>Hazardous Materials</b>		
Schools are located within 1/4 mile of the project.	No	No
The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.	No	No
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	No	No
The site is located within 1000 feet of buried waste in a landfill.	No	No
The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.	Yes: Palomar Mountain Lodge \\Deh2011-Hupfp-213391	No
The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).	No	No
The site is listed on the Geotracker listing.	No	No
The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.	No	No
The site is listed in the EPA's Superfund CERCLIS database.	No	No
The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
The site contains existing homes or other buildings constructed prior to 1980.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
<b>Airport Hazards</b>		
The site is located in a FAA Notification Zone. If yes, list the height restrictions.	No	No
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	No	No
The site is located within an airport safety zone. If yes, list the zone number.	No	No
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	No	No
The site is within one mile of a private airport. If yes, list the name of the airport.	No	No



	1350713900	1354105700
<b>Hydrology and Water Quality</b>		
Hydrologic Unit:	San Luis Rey	San Luis Rey
Sub-basin:	903.31/Warner	903.23/La Jolla Amago
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: Pacific Ocean Shoreline (San Luis Rey Hu); San Luis Rey River (Lower); San Luis Rey River (Upper)	Yes: Pacific Ocean Shoreline (San Luis Rey Hu); San Luis Rey River (Lower); San Luis Rey River (Upper)
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes
The site is located in a Source Water Protection Area.	No	No
<b>Water Supply/Groundwater</b>		
The site is located outside (east) of the County Water Authority boundary.	Yes	Yes
The site is in Borrego Valley.	No	No
The project is groundwater dependent.	Yes	Yes
Annual rainfall:	30 To 33 Inches	30 To 33 Inches
<b>Noise</b>		
The site is within noise contours.	No	No
<b>Fire Services</b>		
The site is located in an Urban-Wildland Interface Zone.	Yes	Yes
FRA/LRA/SRA:	Sra	Sra
<b>Additional Information</b>		
The site is located within 150 feet of Mexican Border.	No	No
The site is located within a Resource Conservation Area.	Yes	Yes
The site is located in a Special Area.	No	No
There are existing or proposed trails on site or adjacent properties.	Yes	Yes
The site is located in an urbanized area as defined by the U.S. Census Bureau.	No	No
The population has a density of 1,000 per square mile or greater.	No	No
The site APN is listed in the GP Housing Element inventory.	No	No
<b>CEQA-Public Review Distribution Matrix</b>		
The site is located in the Desert.	No	No
The site is located east of the County Water Authority boundary.	Yes	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No	No
The site is located immediately adjacent to a State Highway or Freeway.	No	No
The site is located south of State Highway 78.	No	No
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No	No
The site is located in the Sweetwater Basin.	No	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	Yes	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	No



# TOPO MAP



## Legend:

PROJECT AREA

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

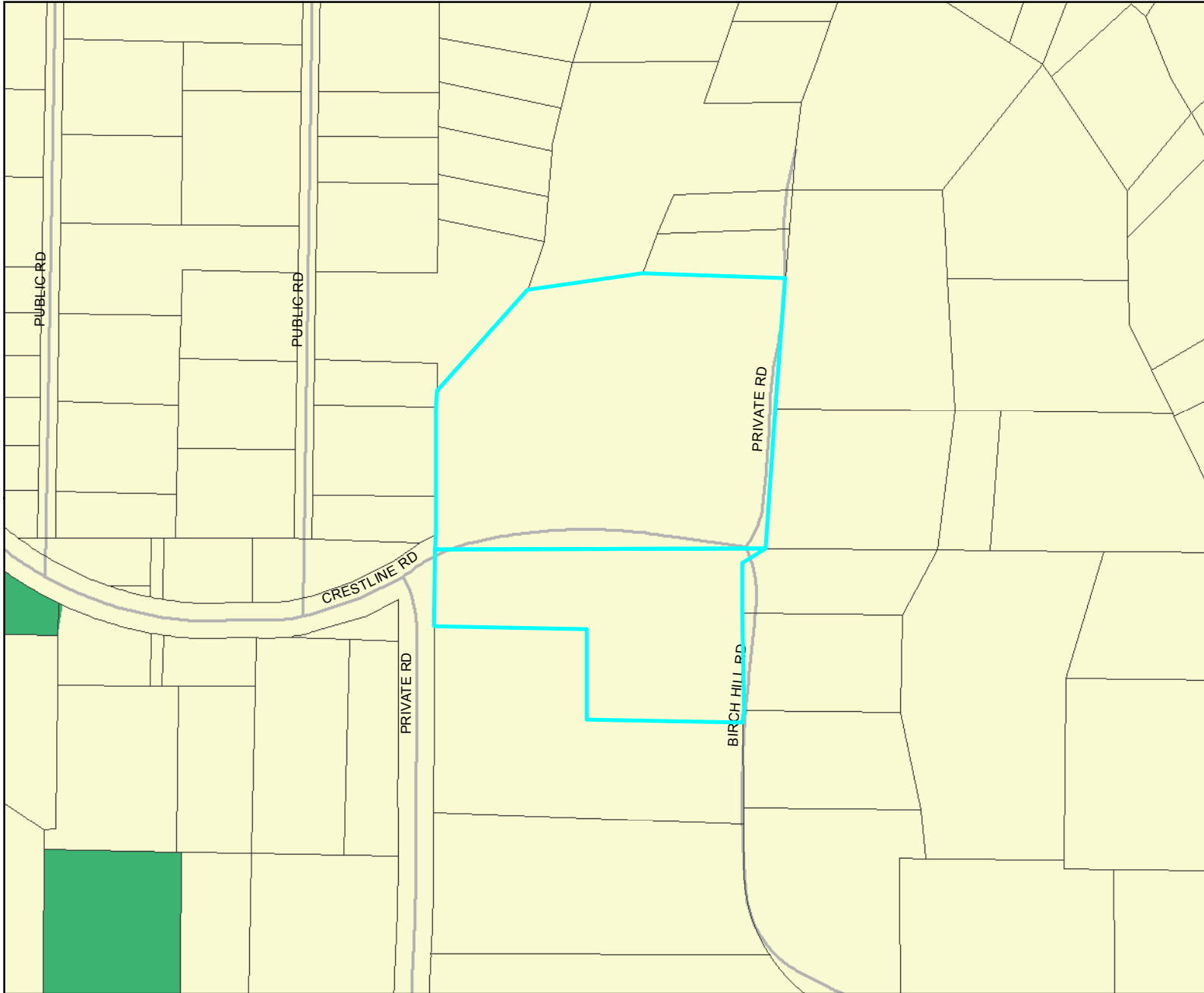
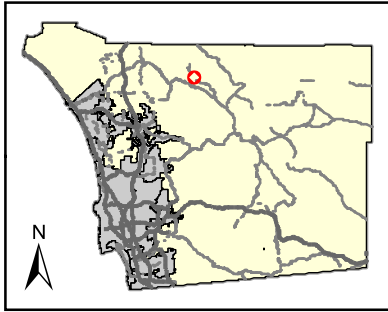


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**THIS MAP IS NOT TO BE USED FOR NAVIGATION.**

## 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 0.02 0.04 0.06 0.08 Miles

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



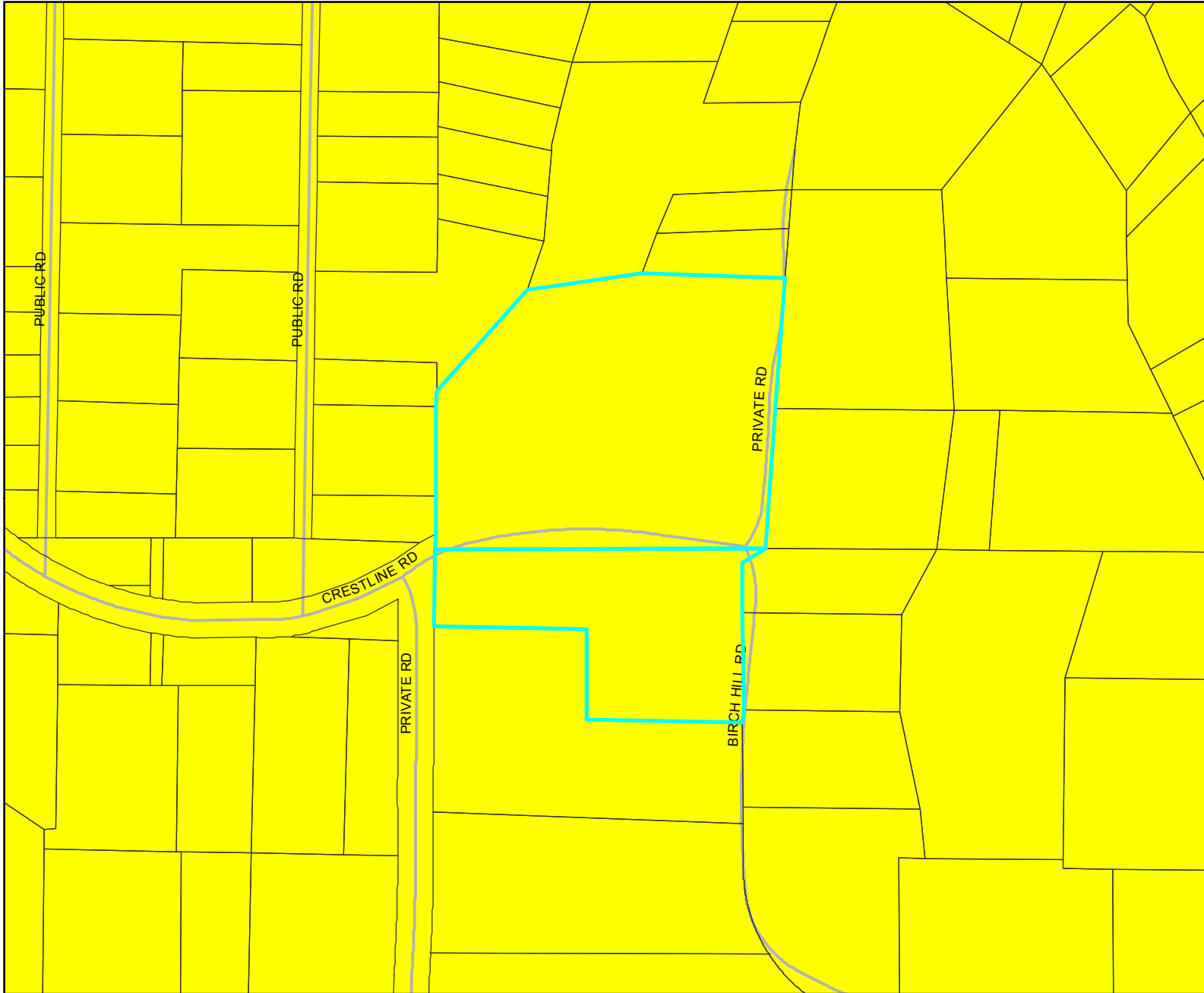
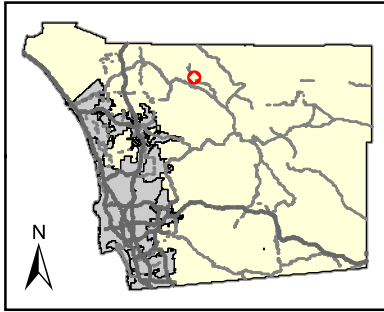
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## Notes:

\*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

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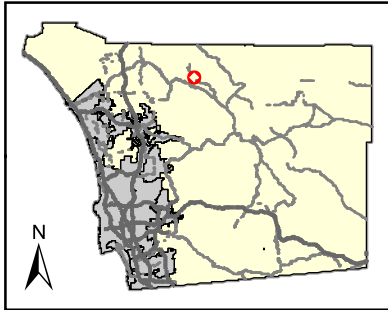
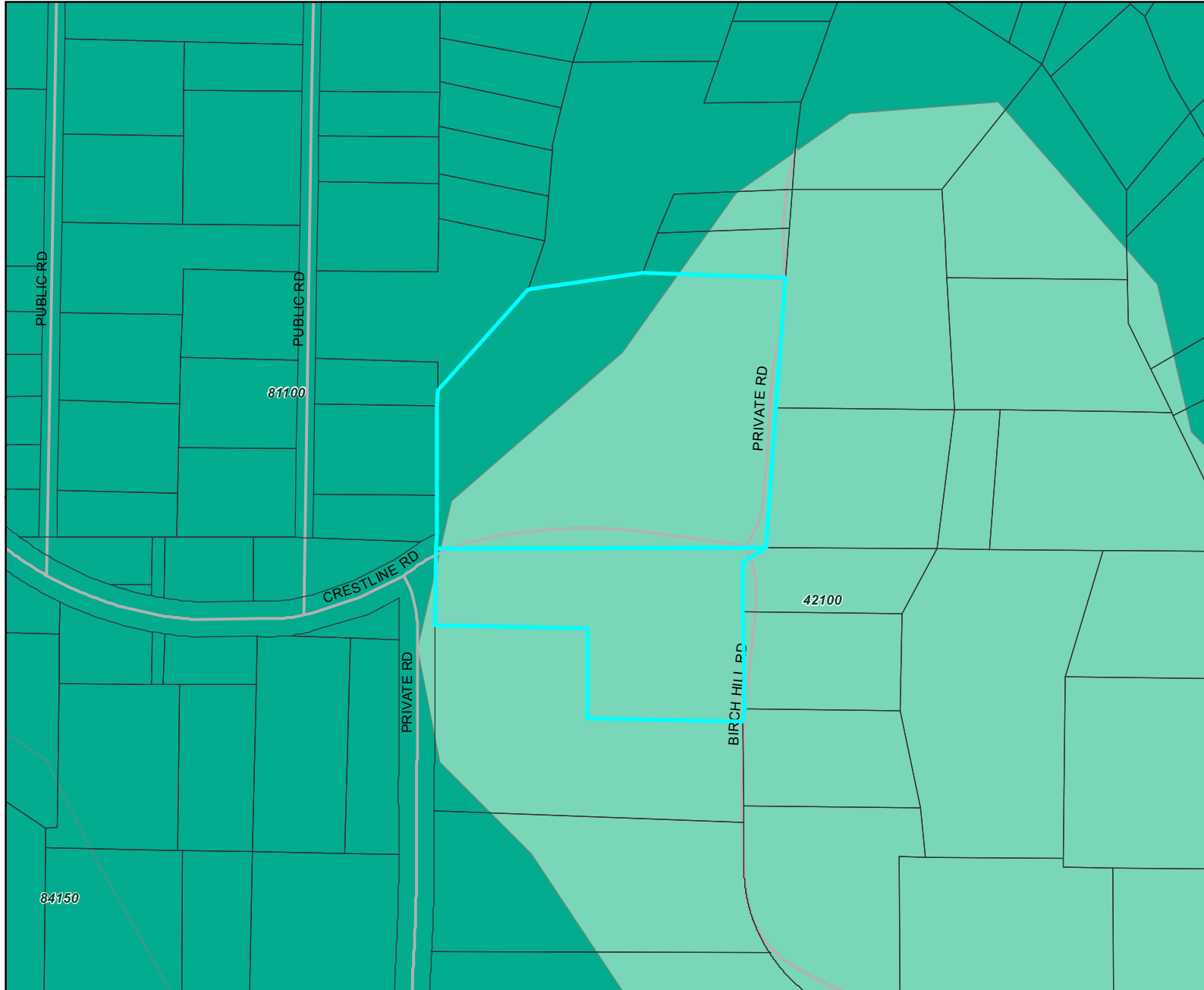


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## Notes:



# 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

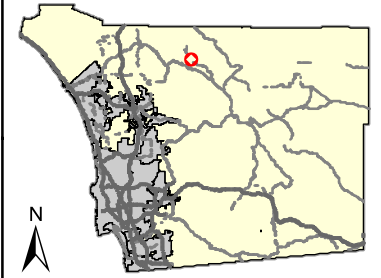
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NAD 1983 StatePlane California VI FIPS 0406 Feet  
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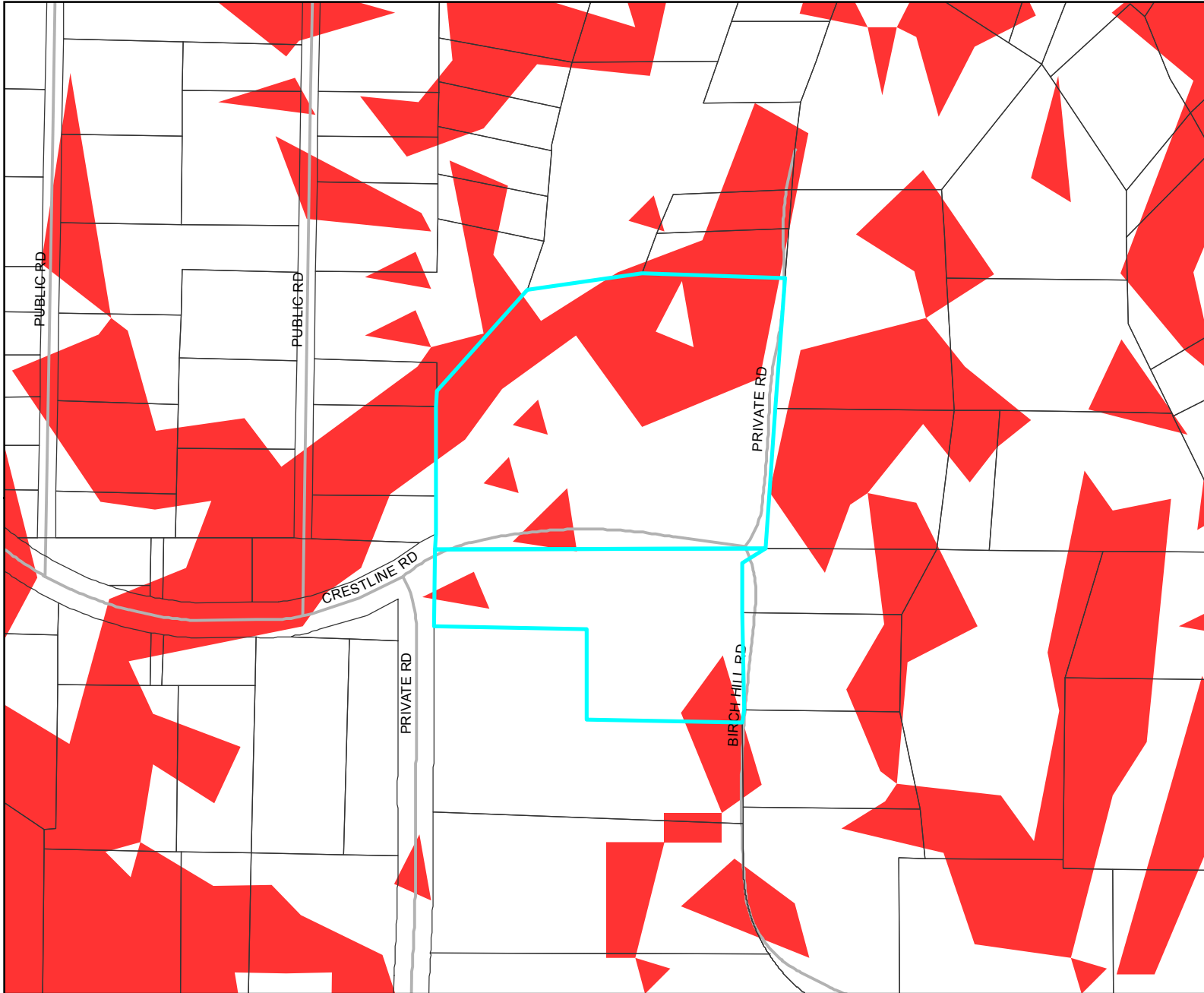
## Notes:

# STEEP SLOPES



## Legend:

- PROJECT AREA
- STEEP SLOPE (> 25%)



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



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## Notes:



## RR RURAL RESIDENTIAL USE REGULATIONS

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

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

### 2180 INTENT.

The provisions of Section 2180 through 2189, inclusive, shall be known as the RR Rural Residential Use Regulations. The RR Use Regulations are intended to create and enhance residential areas where agricultural use compatible with a dominant, permanent residential use is desired. Typically, the RR Use Regulations would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired. Various applications of the RR Use Regulations with appropriate development designators can create buffers between residential and agricultural uses, family or small farm areas, or large lot rural residential developments.

### 2182 PERMITTED USES.

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

#### a. Residential Use Types.

Family Residential

#### b. Civic Use Types.

Essential Services

Fire Protection Services (see Section 6905)

#### c. Agricultural Use Types.

Horticulture (all types)

Tree Crops

Row and Field Crops

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

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

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

### 2183 PERMITTED USES SUBJECT TO LIMITATIONS.

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

#### a. Residential Use Types.

Mobilehome Residential "18"

b. Commercial Use Types.

Recycling Collection Facility, Small "2"

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)  
 (Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)  
 (Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)  
 (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2184 USES SUBJECT TO A MINOR USE PERMIT.

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

a. Civic Use Types.

Minor Impact Utilities  
 Small Schools

b. Commercial Use Types.

Cottage Industries (see Section 6920)

c. Agricultural Use Types

Farm Labor Camps

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
 (Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)  
 (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
 (Amended by Ord. No. 7790 (N.S.) adopted 8-01-90)  
 (Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)  
 (Amended by Ord. No. 8698 (N.S.) adopted 7-17-96)  
 (Amended by Ord. No. 10003 (N.S.) adopted 8-5-09)

2185 USES SUBJECT TO A MAJOR USE PERMIT.

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

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Administrative Services  
 Ambulance Services  
 Child Care Center  
 Civic, Fraternal or Religious Assembly  
 Clinic Services  
 Community Recreation  
 Cultural Exhibits and Library Services



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

- c. Commercial Use Types.  
 Participant Sports and Recreation: Outdoor  
 Transient Habitation: Campground (see Section 6450)  
 Transient Habitation: Resort (see Section 6400)  
 Wholesaling, Storage and Distribution: Mini-Warehouses Warehouses (see Section 6300 and Section 6909)
- d. Agricultural Use Types.  
 Packing and Processing: Limited  
 Packing and Processing: Winery
- e. Extractive Use Types.  
 Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
 (Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)  
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
 (Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)  
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)  
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)  
 (Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

# Animal Schedule

Part of Section 3100

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



ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																			
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
(See Note 2)	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																	
	Grazing Only																		X	X	
(d) Horse keeping (other than Animal Sales and Services: Horse Stable) (see Section 3130)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X		X
	2 horses + 1 horse per ½ acre over ½ acre + Administrative Permit	X	X	X	X	X	X														
(e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code) (See Note 7)	Permitted	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(f) Specialty Animal Raising: Wild or Undomesticated (See Note 3)	ZAP Required				X	X	X	X	X	X			X	X	X	X	X		X	X	X
(g) Specialty Animal Raising: Other (Excluding Birds or Aquaponics)	25 maximum				X	X	X				X	X	X				X	X	X	X	X
	25 maximum by ZAP	X	X	X																	
	25 plus by ZAP				X	X	X				X	X	X	X			X		X	X	X
	Permitted							X	X	X					X	X					X
(h) Specialty Animal Raising: Birds	25 maximum				X	X	X					X					X	X	X	X	X
	100 maximum							X	X	X	X	X					X				X
	Additional by ZAP	X	X	X				X	X	X	X	X	X				X			X	X
	Permitted												X	X	X						X
(i) Racing Pigeons	100 Maximum										X	X									X
	100 Max 1/acre plus																X				
	Permitted											X	X	X	X	X					X
ANIMAL ENCLOSURE SETBACKS (See Section 3112)																					
Most Restrictive		X			X			X			X	X	X	X	X	X	X	X	X	X	X
Moderate			X			X			X												
Least Restrictive				X			X			X											X

MUP = Major Use Permit

+ = plus

ZAP = Minor Use Permit

**Notes:**

1. Dogs and cats not constituting a kennel and up to two pot-belly pigs are accessory uses subject to the Accessory Use Regulations commencing at Section 6150 and are not subject to the animal enclosure setbacks.
2. On land subject to the "S" and "T" Animal Designators, grazing of horses, bovine animals and sheep permitted provided no buildings, structure, pen or corral shall be designated or used for housing or concentrated feeding of animals, and the number of such animals shall not exceed 1 animal per ½ acre of land.
3. One wild or undomesticated animal, kept or maintained in conformance with State and local requirements, is an accessory use subject to the Accessory Use Regulations commencing at Section 6150, and is not subject to the Animal Schedule. (Amended by Ordinance Number 7432 (N.S.) adopted January 6, 1988.)
4. The Animal Schedule does not apply to small animals, specialty animals, dogs or cats which are kept for sale in zones where the Retail Sales, General Use type is permitted provided that all activities are conducted entirely within an enclosed building, the building is completely soundproof, there are no outside runs or cages, no boarding of animals, no outside trash containers and no offensive odors.
5. Chinchillas are considered small animals except that a ZAP may be approved for more than 25 chinchillas on property with the "L" Designator.
6. The number of animals allowed is per legal lot. This number shall not apply to the keeping of earthworms.
7. Additional regulations are applicable to beekeeping, see County Code Section 62.901 et seq.
8. Additional regulations are applicable to the keeping of roosters, see County Code Section 62.690 et seq.