



PROPERTY REPORT

ADDRESS: 25258 Black Canyon Rd, Santa Ysabel, CA 92070

DESCRIPTION: Endless opportunity awaits at this stunning 80 acre ranch located in one of the most desirable backcountry communities in Southern California. This 80 acre park-like setting adjoins the Cleveland National Forest and offers incredible serenity and breathtaking views of Pamo Valley, Palomar Mountain, the historic Rancho Guejito and beyond. An immaculate 3 bedroom home, surrounded by seasonal wildflowers, welcomes you just beyond the gated entrance. Well established trails traverse the gently rolling hills throughout the property leading to a fishing pond, large rock outcroppings and a variety of spectacular vantage points. This rare offering awaits, with a wealth of possibilities, and must be seen in person to appreciate!

PRICE: \$1,500,000.00

APN: 194-160-13-00, 47, 48

MLS: Exclusive

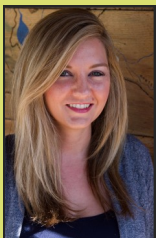
CONTACT: Donn Bree; Bree@Donn.com; 800-371-6669 office

SERENE MESA GRANDE RANCH GETAWAY

25258 Black Canyon Rd, Santa Ysabel, CA 92070



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RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070

Meriah@Donn.com

www.DONN.com

BRE# 01997162



RED HAWK REALTY

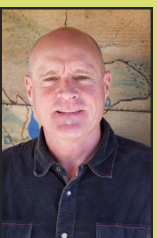
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BRE# 01109566

NMLS# 243741



APNs: 194-160-13-00, 47, 48



HOME

Built in 2008, the 3 bedroom, 2 bath home provides comfort and many amenities including a built-in fireplace, laundry room, ample closet and storage space, and an attached 2 car garage. A large and inviting kitchen is perfect for entertaining and is spacious enough for formal as well as casual dining. At approximately 1700 sq ft, this home has been very well maintained and is ready for immediate occupancy.

FACILITIES

A high-producing well and 10 thousand gallon holding tank provide water to the home and property. Multiple electrical transformers are located on the property, providing extensive utility for possible future improvements. Corrals from previous livestock are present, some equipped with water trough and concrete pad. Cross fencing is in place for possible cattle grazing. The property's A72 zoning and coveted "O" animal designator create extensive opportunity for recreation, agriculture, grazing, and equestrian ventures. The property is rich with Engelmann and Coast Live Oaks, Manzanita, and abundant native vegetation. Daffodils, Iris, Vinca, wild Blackberry, and buckwheat create a colorful and fragrant seasonal show. A well graded road provides easy access to the property entrance. An abundance of useable land lends itself to endless potential.

The natural habitat is home to an exceptional variety of wildlife representative of healthy West coast native animal and plant communities. Deer, turkey, fox, and a variety of raptors and just some of the native wildlife species found throughout the area. This property is ideal for a wide array of recreational adventures, family getaways, or as a tranquil and private full time residence.

"We Know The Backcountry!"



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PROPERTY DESCRIPTION



Serene Mesa Grande Getaway

25258 Black Canyon Rd, Santa Ysabel, CA 92070

INTRODUCTION & OVERVIEW

Endless opportunity awaits at this stunning 80 acre ranch located in one of the most desirable backcountry communities in Southern California. This 80 acre park-like setting adjoins the Cleveland National Forest and offers incredible serenity and breathtaking views of Pamo Valley, Palomar Mountain, the historic Rancho Guejito and beyond. An immaculate 3 bedroom home, surrounded by seasonal wildflowers, welcomes you just beyond the gated entrance. Well established trails traverse the gently rolling hills throughout the property leading to a fishing pond, large rock outcroppings and a variety of spectacular vantage points. Beautiful, open meadows create extensive opportunity to develop a full time working ranch with grazing pastures and riding trails. Partially crossfenced with corral and watering trough remnants, the groundwork is laid to potentially develop cattle, equine and other ranching operations. The existing natural beauty of



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the property also lends itself to simply enjoying the serenity and peace that embodies the area and creating a personal space of privacy and tranquility. Whether a full-time ranch or weekend getaway, the home and expansive property offer wide-ranging possibilities and opportunity.

NATURAL SETTING

The natural habitat is home to an exceptional variety of wildlife representative of healthy West coast native animal and plant communities. Deer, turkey, fox, and a variety of raptors and just some of the native wildlife species found throughout the area. This property is ideal for a wide array of recreational adventures, family getaways, or as a tranquil and private full-time residence. Hunting, fishing in the private pond, hiking and horseback riding are just a few of the outdoor activities awaiting at this private and expansive property.

AREA, RECREATION, AND LIFESTYLE

The property is located in the San Diego mountain community of Mesa Grande, primarily a cattle ranching community for more than 175 years. The surrounding area is a historical gold mine. Many families living in the area have local ancestry ties dating back several generations. The area is known for its pristine natural landscape and large tracts of undeveloped, untouched, unchanged land. The area habitat and wildlife represent what nature was like here more than 100 years ago – not a lot has changed. Agriculture is still the dominant economic activity in the area. Horse and cattle ranches are the backdrop for the landscape of very sparse residential development. Traveling by road is along lightly traveled State and County highways, which can connect to local Interstate Freeways in less than an hour driving time from Santa Ysabel.

There are many recreational activities available in the area: Cleveland National Forest is contiguous to the property; the Pacific Crest Trail; the California Riding and Hiking Trail; the Santa Ysabel Open Space Preserve offers excellent riding trails connecting the Santa Ysabel, Wynola, and Julian communities; Lake Henshaw; the famous Hale Observatory on Palomar Mountain; State Parks at Palomar Mountain, Cuyamaca, and Borrego; Warner Springs Resort, and more. Golfing, hunting and fishing, dining, and a variety of other opportunities for each family member and friend are less than 30 minutes away.



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The nearby communities of Julian, Wynola, Palomar Mountain, and Warner Springs offer a variety of cultural and social events, representing the diverse nature of the people who have called this area home for generations. There are many fine restaurants and lodging accommodations in the surrounding area of this centrally, yet privately located property.

All information contained herein has been obtained from independent sources, including, but not limited to, the Seller and governing agencies. Buyer to investigate Subject Property, including but not limited to, permits, code enforcement, build ability, and utilities with governing authority and/or licensed and bonded professionals

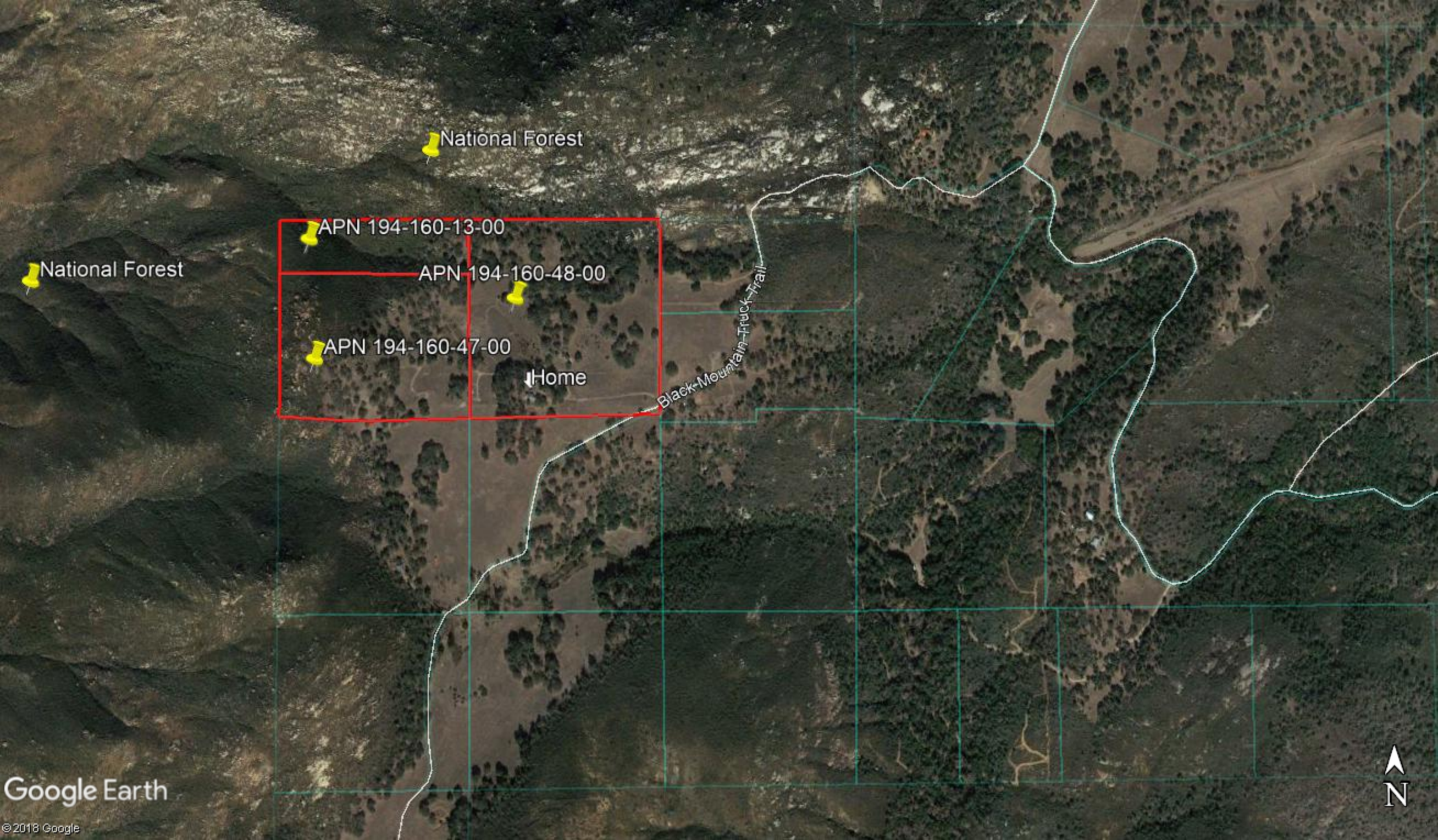
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APN 194-160-48-00

APN 194-160-47-00

↓ Home

Black Mountain Truck Trail



National Forest

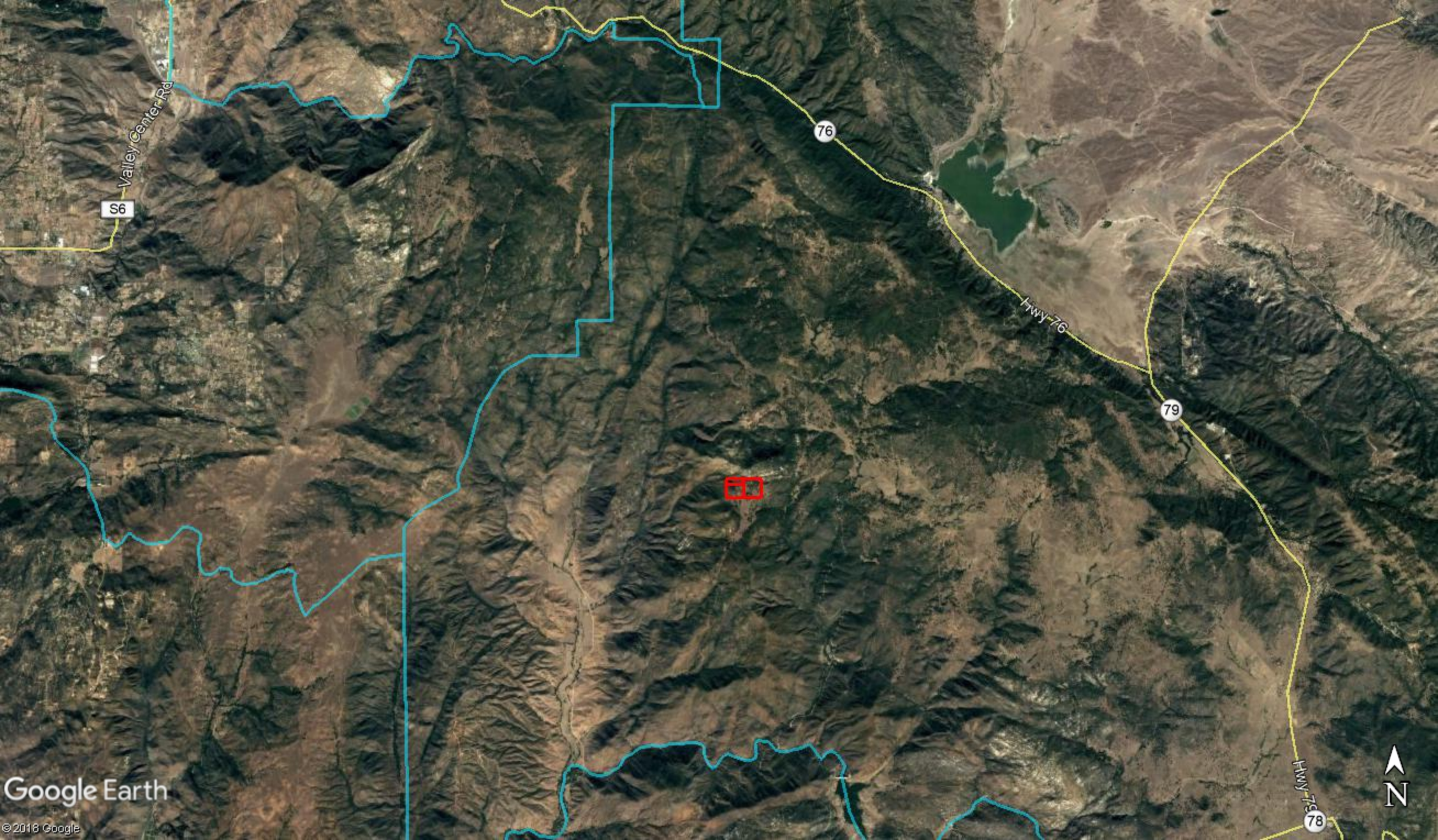
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APN 194-160-48-00

APN 194-160-47-00

Home

Black Mountain Truck Trail



S6

76

79

78

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:	1/29/2018 2:38:19 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	1941601300,1941604700,1941604800
Project Name:	

	1941601300	1941604700	1941604800
General Information			
USGS Quad Name/County Quad Number:	Mesa Grande/44	Mesa Grande/44	Mesa Grande/44
Section/Township/Range:	31/11S/02E	31/11S/02E	31/11S/02E
Tax Rate Area:	81016	81016	81016
Thomas Guide:	1113/H0	1113/H0	1113/H0
Site Address:	0 Black Canyon Rd Ramona 92065	0 Black Canyon Rd Ramona 92065	25258 Black Canyon Rd Ramona 92065
Parcel Size (acres):	10.00	30.42	40.71
Board of Supervisors District:	5	5	5

Public Service and Utility Districts			
Water/Irrigation District:	None	None	None
Sewer District:	None	None	None
Fire Agency:	County Service Area No 135; Csa 135	County Service Area No 135; Csa 135	County Service Area No 135; Csa 135
School District:	Gen Elem Julian Union; High Julian Union	Gen Elem Julian Union; High Julian Union	Gen Elem Julian Union; High Julian Union

	1941601300	1941604700	1941604800
General Plan Information			
General Plan Regional Category:	Rural	Rural	Rural
General Plan Land Use Designation:	Rural Lands (RI-80) 1 Du/80 Ac	Rural Lands (RI-80) 1 Du/80 Ac	Rural Lands (RI-80) 1 Du/80 Ac
Community Plan:	North Mountain	North Mountain	North Mountain
Rural Village Boundary:	None	None	None
Village Boundary:	None	None	None
Special Study Area :	None	None	None
Zoning Information			
Use Regulation:	A72	A72	A72
Animal Regulation:	O	O	O
Density:	-	-	-
Minimum Lot Size:	8Ac	8Ac	8Ac
Maximum Floor Area Ratio:	-	-	-
Floor Area Ratio:	-	-	-
Building Type:	C	C	C
Height:	G	G	G
Setback:	C	C	C
Lot Coverage:	-	-	-
Open Space:	-	-	-
Special Area Regulations:	-	-	-
Aesthetic			
The site is located within one mile of a State Scenic Highway.	No	No	No
The site contains steep slopes > 25%.	Yes	Yes	Yes
The site is located within Dark Skies "Zone A".	Yes	Yes	Yes
Agricultural Resources			
The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	No	No	No
The site contains Prime Soils.	No	Yes	Yes
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
Sunset Zone:	18	18	18
The site is located within an Agricultural Preserve.	No	No	No
The site is in a Williamson Act Contract.	No	No	No

	1941601300	1941604700	1941604800
Biological Resources			
Eco-Region:	Northern Mountains	Northern Mountains	Northern Mountains
Vegetation Map	37131 Granitic Northern Mixed Chaparral; 71182 Dense Engelmann Oak Woodland	37131 Granitic Northern Mixed Chaparral; 42400 Foothill/Mountain Perennial Grassland; 71182 Dense Engelmann Oak Woodland	42400 Foothill/Mountain Perennial Grassland; 71182 Dense Engelmann Oak Woodland
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes	Yes	Yes
The site is located within a Quino Checkerspot Butterfly Survey Area.	Yes	Yes	Yes
The site contains Wetlands.	No	Yes	Yes
The site is within one mile of Biological Easements.	No	No	No
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: East)	No (Draft: East)	No (Draft: East)
The site is within MSCP Boundaries.	No (Draft: East)	No (Draft: East)	No (Draft: East)
The site is outside of MSCP and within 500 feet of:			
Coastal Sage Scrub	No	No	No
Maritime Succulent Scrub	No	No	No
Diegan Coastal Sage Scrub	No	No	No
Inland Form (>1,000 ft. elevation)	No	No	No
Coastal Sage - Chaparral Scrub	No	No	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No	No	No
None of the above	Yes	Yes	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	No	No	No
The site is located within the Ramona Grassland area.	No	No	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No	No	No

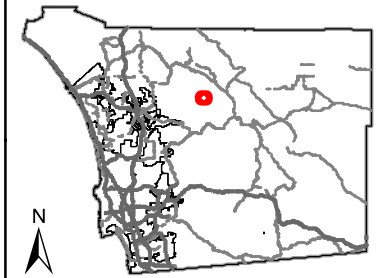
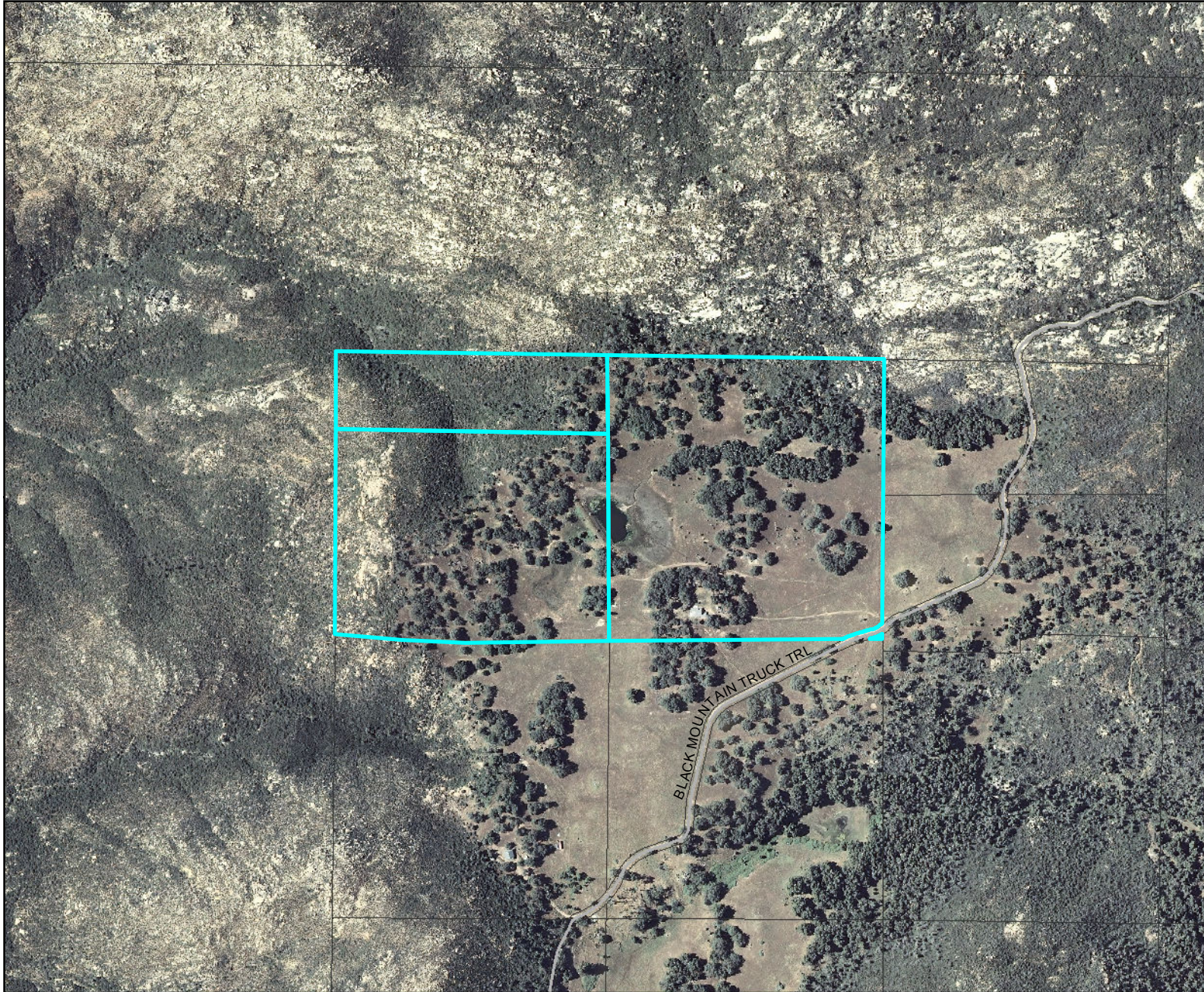
Cultural and Paleontological Resources (*always confirm with Cultural and Paleontology Specialists)			
Geological Formation:	Cretaceous Plutonic	Cretaceous Plutonic	Cretaceous Plutonic
Paleo Sensitivity:	Zero	Zero	Zero
Paleo Monitoring:	No Monitoring Required	No Monitoring Required	No Monitoring Required

Geology			
Alquist-Priolo Zone:	No	No	No
County Special Study Zone:	No	No	No
Quaternary/Pre-Quaternary Fault:	No	No	No
Potential Liquefaction Area:	No	Yes	Yes
Soils Hydrologic Group:	C; D	C; D	C
The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category.	No	No	No
The site is located within a High Shrink Swell Zone (Expansive Soil).	No	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.	Yes:	Yes:	Yes:

	1941601300	1941604700	1941604800
Mineral Resources			
The site is located within a Mineral Resource Category.	No Mrz (No Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)
Hazard Flooding			
The site is located within a FEMA flood area.	No	No	No
The site is located within 1/2 mile from a FEMA flood area.	No	No	No
The site is located within a County Flood Plain area.	No	No	No
The site is located within 1/2 mile from a County Flood Plain area.	No	No	No
The site is located within a County Floodway.	No	No	No
The site is located within 1/2 mile from a County Floodway.	No	No	No
The site is located within a Dam Inundation Zone.	No	No	No
Hazardous Materials			
Schools are located within 1/4 mile of the project.	No	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	No
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	No	No	No
The site is located within 1000 feet of buried waste in a landfill.	No	No	No
The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.	No	No	No
The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).	No	No	No
The site is listed on the Geotracker listing.	No	No	No
The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.	No	No	No
The site is listed in the EPA's Superfund CERCLIS database.	No	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	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	Please Refer To Aerial Imagery
Airport Hazards			
The site is located in a FAA Notification Zone. If yes, list the height restrictions.	No	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	No
The site is located within an airport safety zone. If yes, list the zone number.	No	No	No
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	No	No	No
The site is within one mile of a private airport. If yes, list the name of the airport.	No	No	Yes: Loma Madera Ranch

	1941601300	1941604700	1941604800
Hydrology and Water Quality			
Hydrologic Unit:	San Dieguito	San Dieguito	San Dieguito
Sub-basin:	905.52/Pamo	905.52/Pamo	905.52/Pamo
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 Dieguito Hu); San Dieguito River; Lake Hodges	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes	Yes
The site is located in a Source Water Protection Area.	Yes	Yes	Yes
Water Supply/Groundwater			
The site is located outside (east) of the County Water Authority boundary.	Yes	Yes	Yes
The site is in Borrego Valley.	No	No	No
The project is groundwater dependent.	Yes	Yes	Yes
Annual rainfall:	21 To 24 Inches	21 To 24 Inches	21 To 24 Inches
Noise			
The site is within noise contours.	No	No	No
Fire Services			
The site is located in an Urban-Wildland Interface Zone.	No	No	No
FRA/LRA/SRA:	Sra	Sra	Sra
Additional Information			
The site is located within 150 feet of Mexican Border.	No	No	No
The site is located within a Resource Conservation Area.	Yes	Yes	Yes
The site is located in a Special Area.	No	No	No
There are existing or proposed trails on site or adjacent properties.	No	No	No
The site is located in an urbanized area as defined by the U.S. Census Bureau.	No	No	No
The population has a density of 1,000 per square mile or greater.	No	No	No
The site APN is listed in the GP Housing Element inventory.	No	No	No
CEQA-Public Review Distribution Matrix			
The site is located in the Desert.	No	No	No
The site is located east of the County Water Authority boundary.	Yes	Yes	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No	No	No
The site is located immediately adjacent to a State Highway or Freeway.	No	No	No
The site is located south of State Highway 78.	No	No	No
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No	No	No
The site is located in the Sweetwater Basin.	No	No	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	Yes	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	No

2014 ORTHOPHOTO



Legend:

PROJECT AREA

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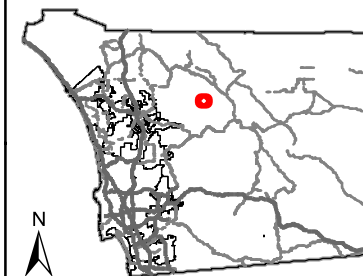
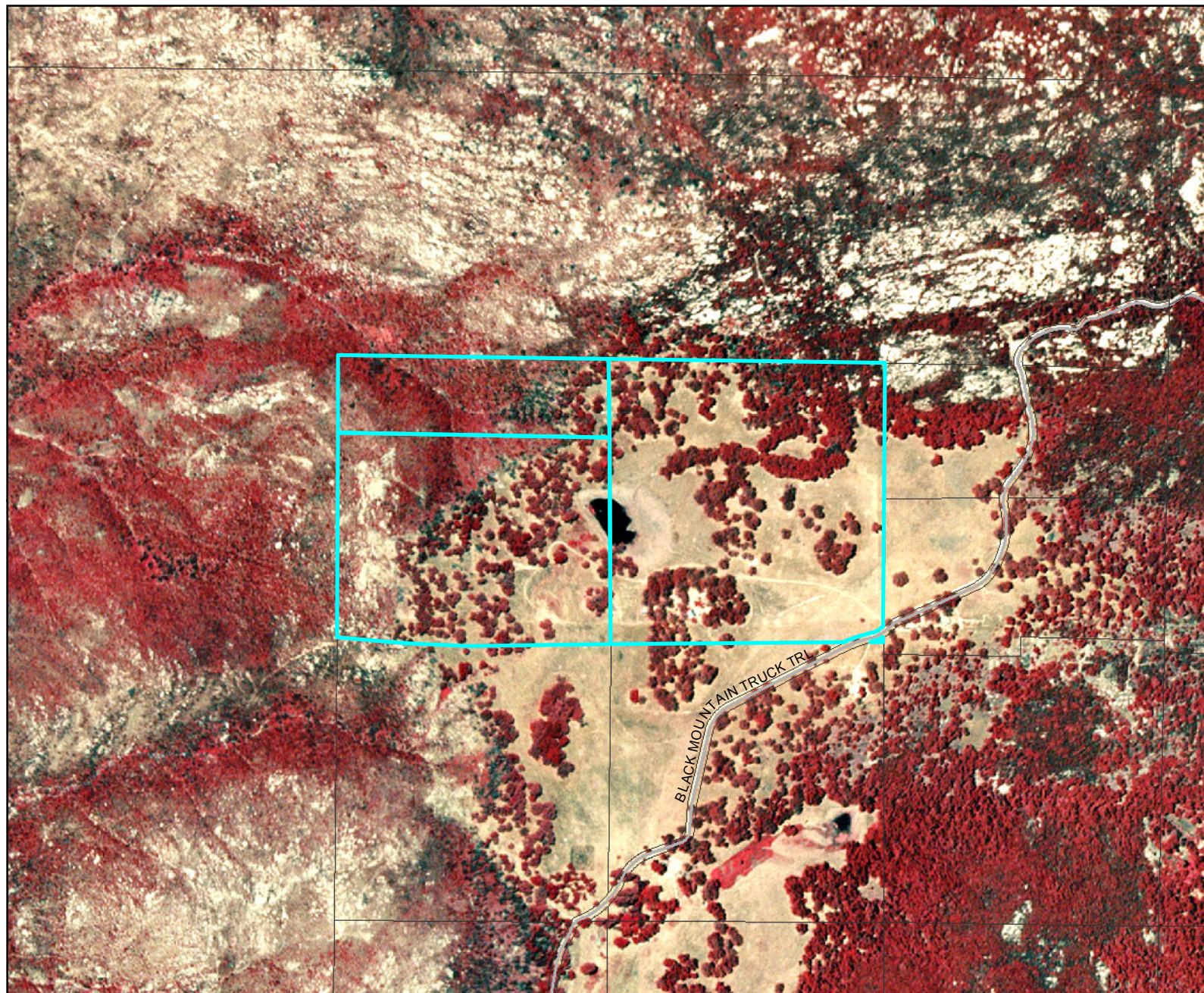
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

1997 COLOR INFRARED



Legend:

PROJECT AREA

0 0.095 0.19 0.285 0.38 Miles

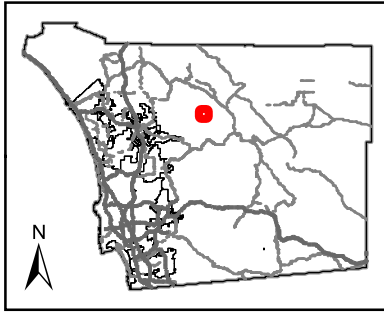
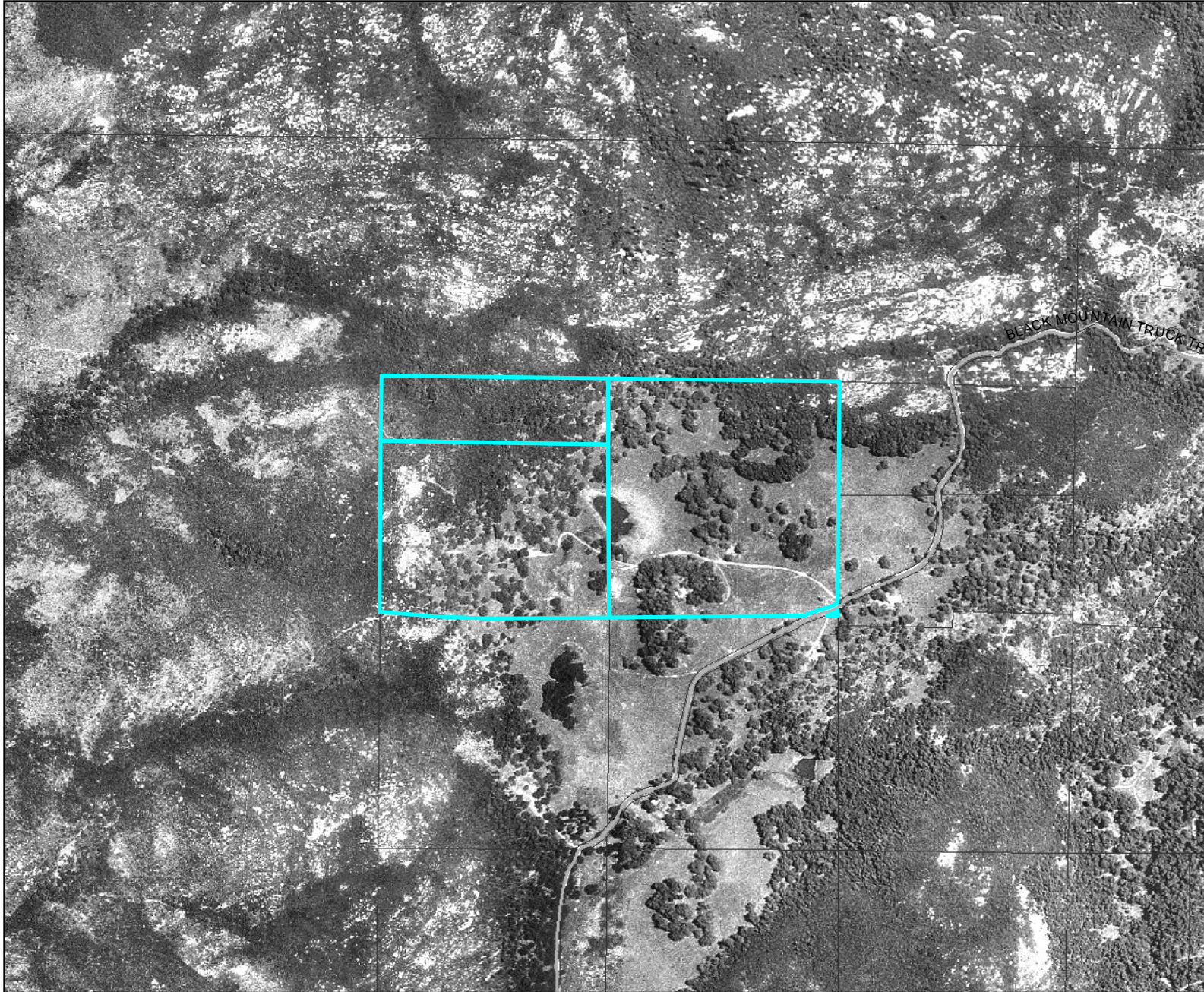
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

1995 AERIAL



Legend:

 PROJECT AREA

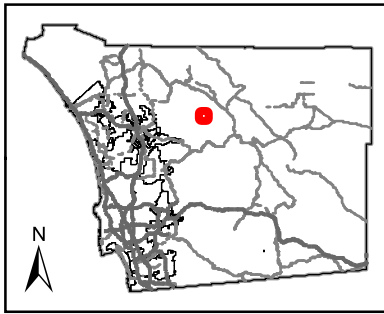
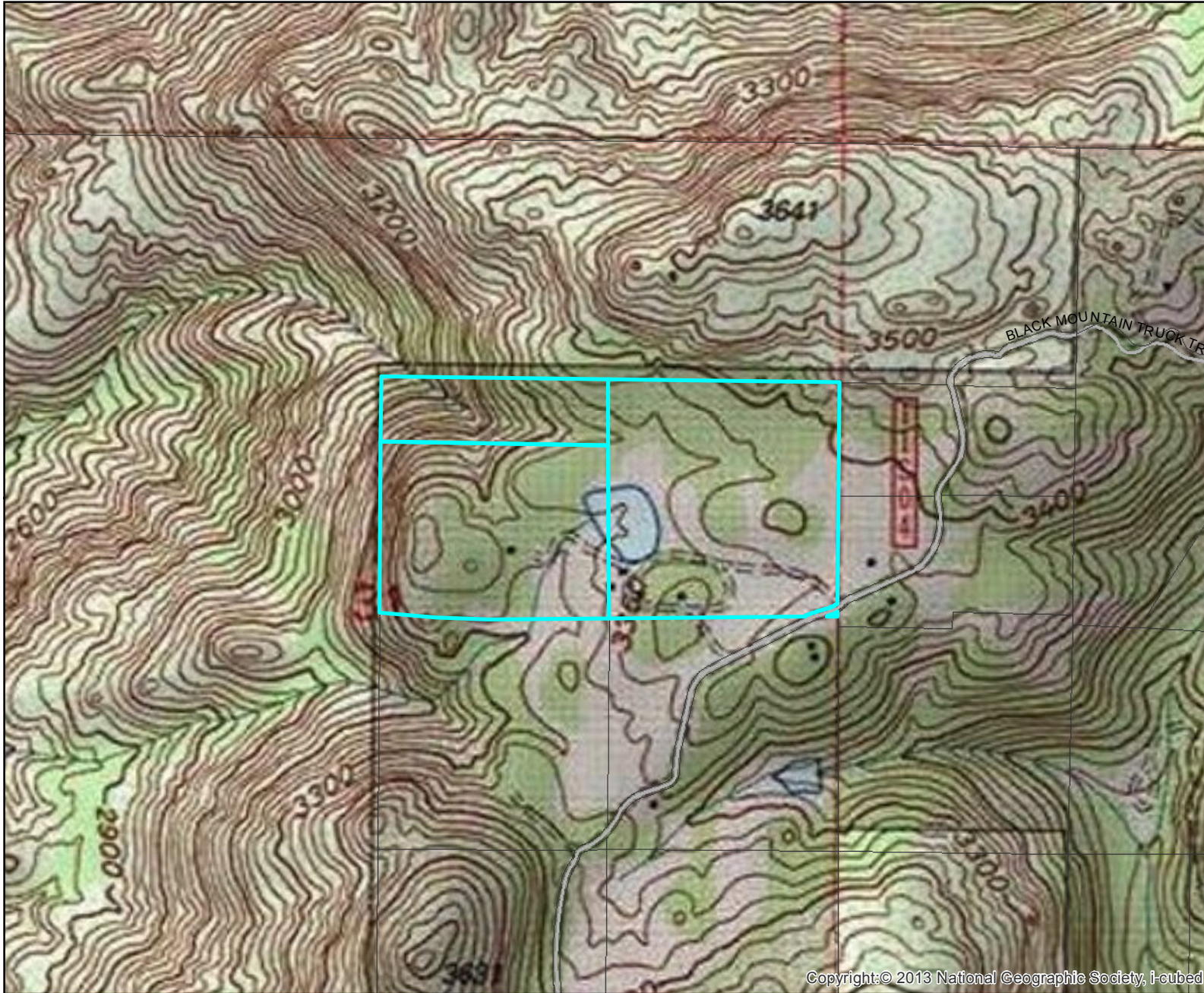
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NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

TOPO MAP



Legend:

PROJECT AREA

0 0.1 0.2 0.3 0.4 Miles

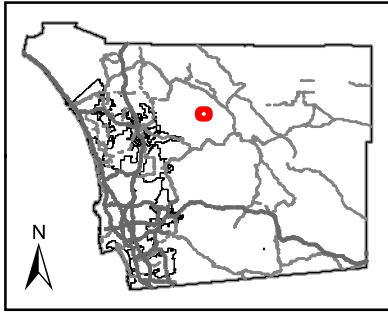
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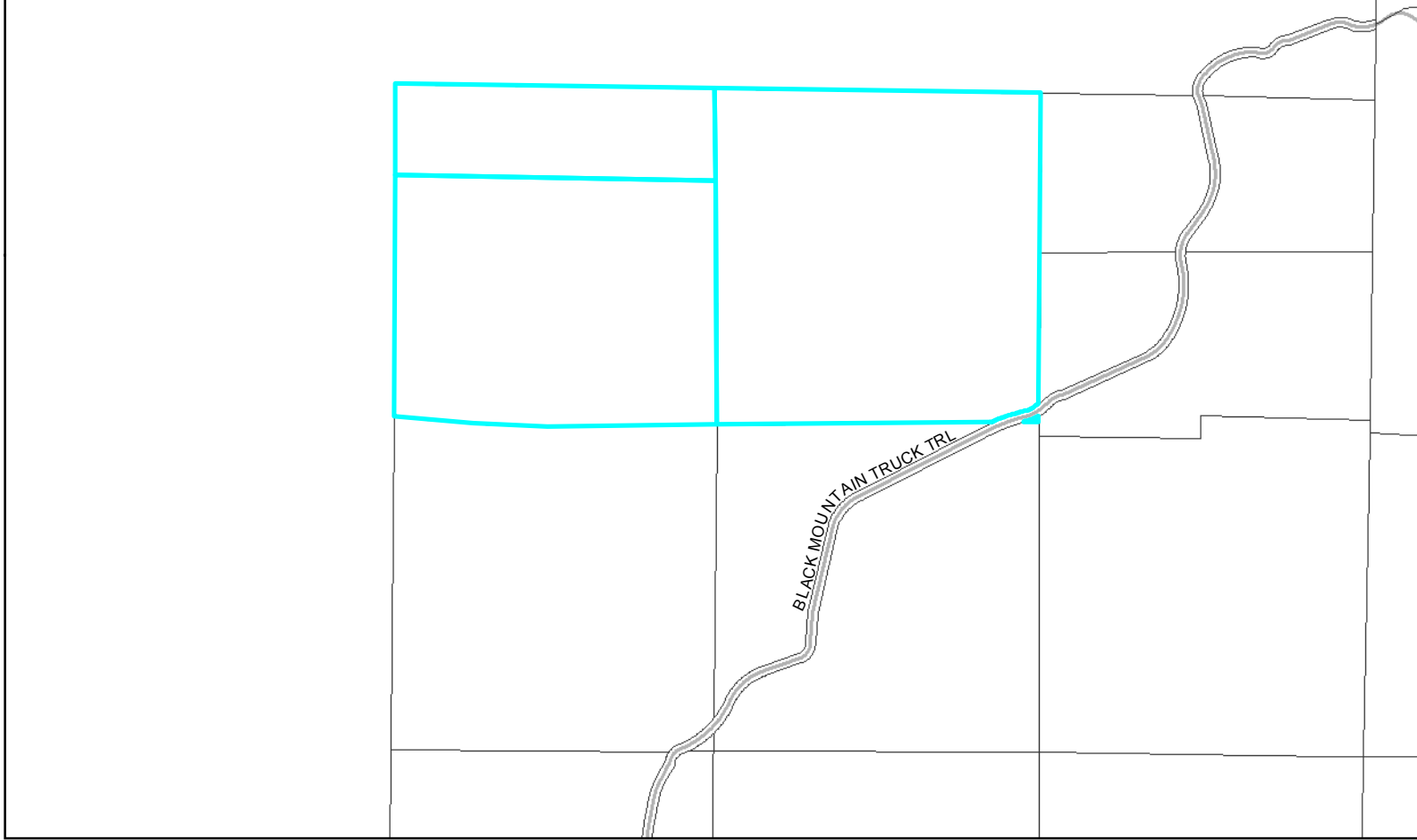
Notes:

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)
- Open Space (Conservation)



0 0.095 0.19 0.285 0.38 Miles

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

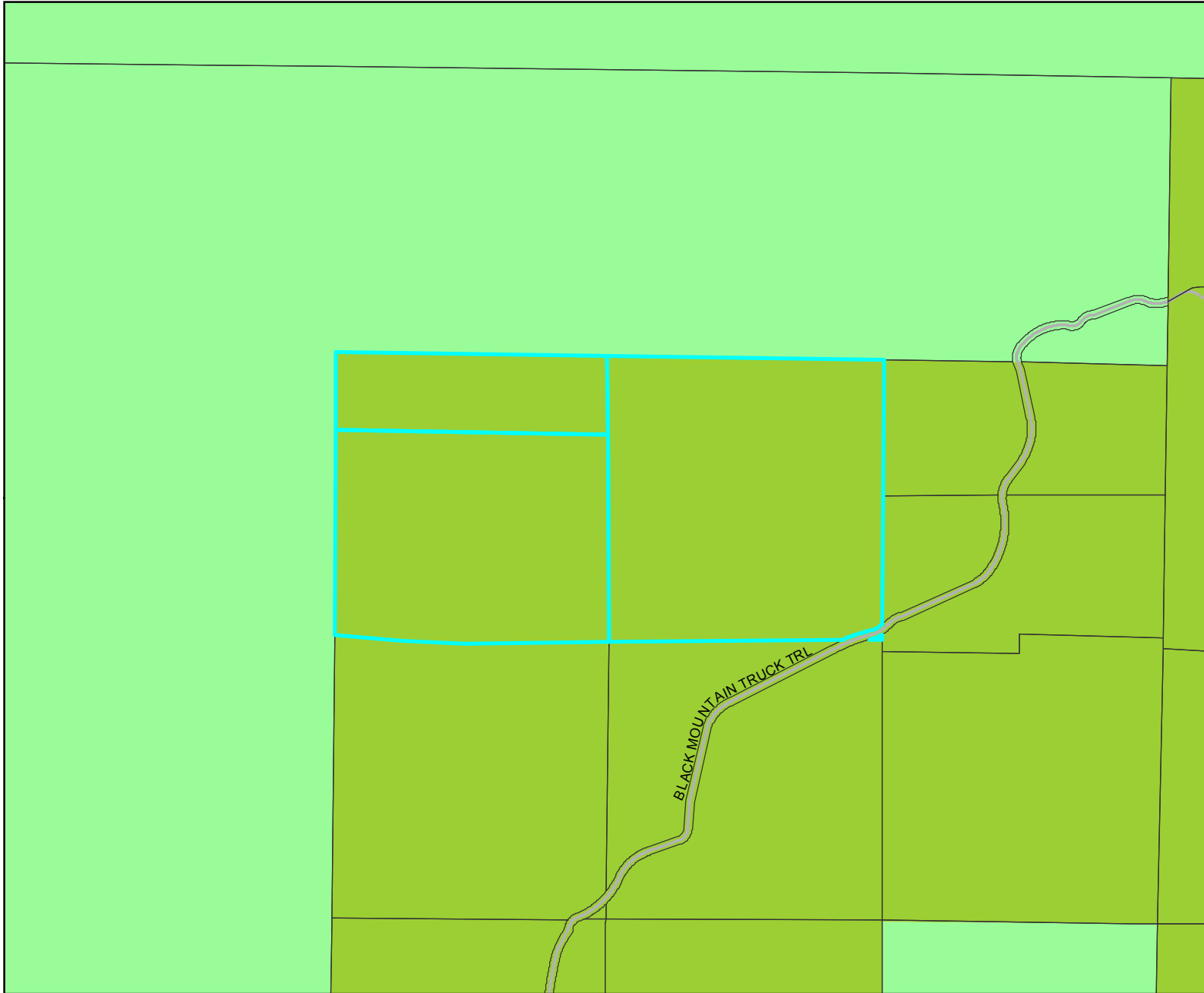
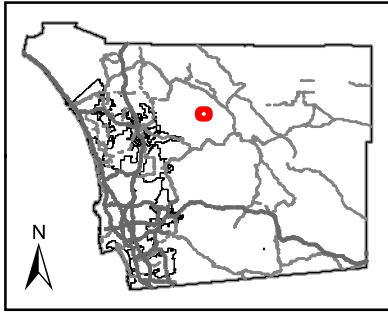


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Notes:

*Residential densities in *italics*

ZONING - USE



Legend:

- PROJECT AREA
- USE REGULATION**
- Agriculture
- Commerical and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Fallbrook Revitalization Area
- Open Space
- Extractive Use
- Transportation and Utility
- Limited Control
- Specific Plan
- Holding Area
- General Rural
- City of San Diego/No Zone
- Indian Reservation

0 0.095 0.19 0.285 0.38 Miles

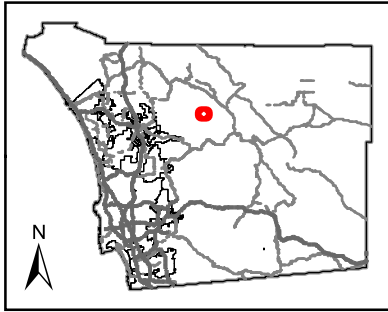
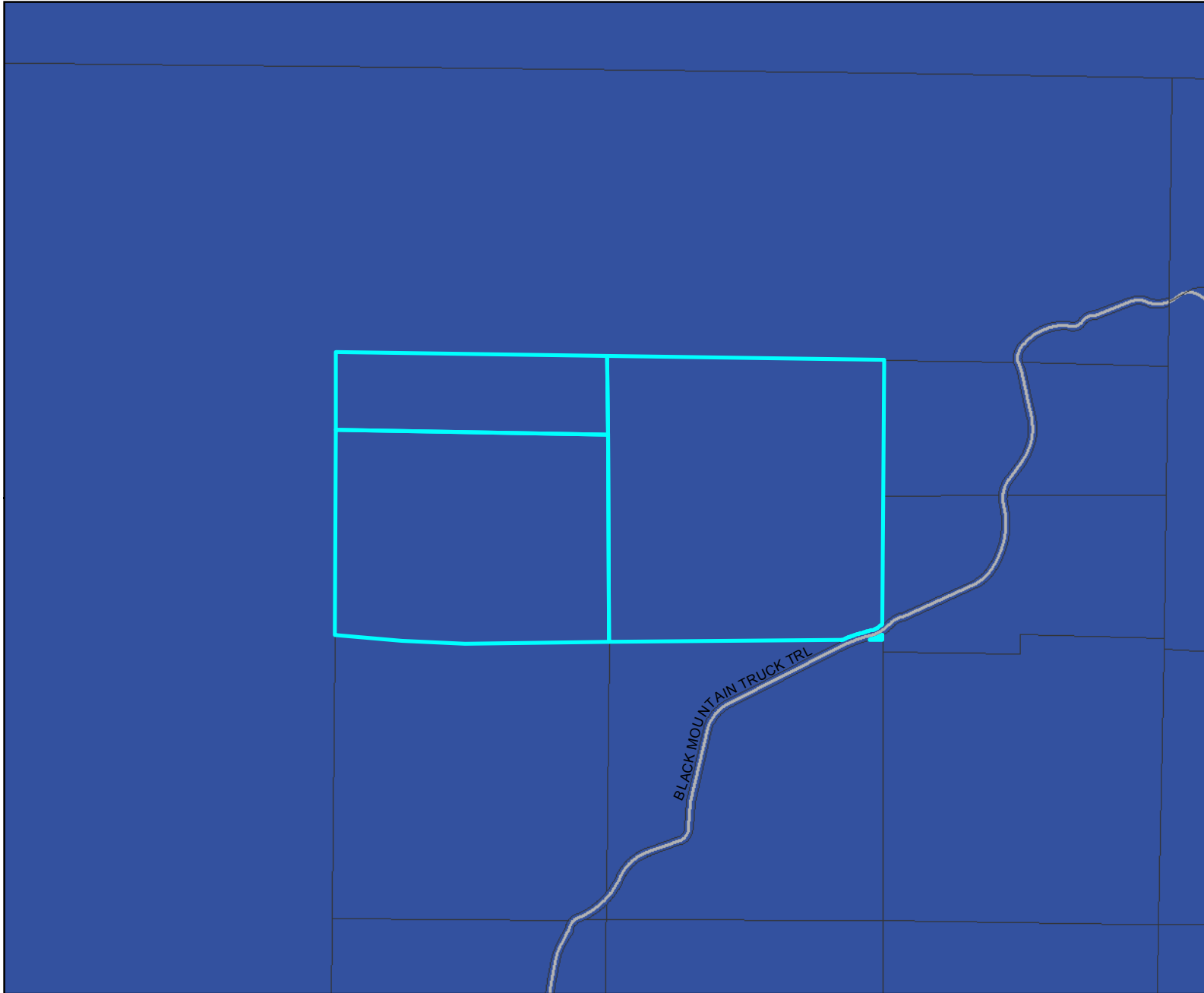
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Notes:

DARK SKIES



Legend:

- PROJECT AREA
- DARK SKIES ZONE A

0 0.095 0.19 0.285 0.38 Miles

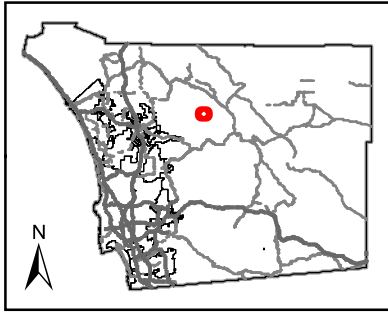
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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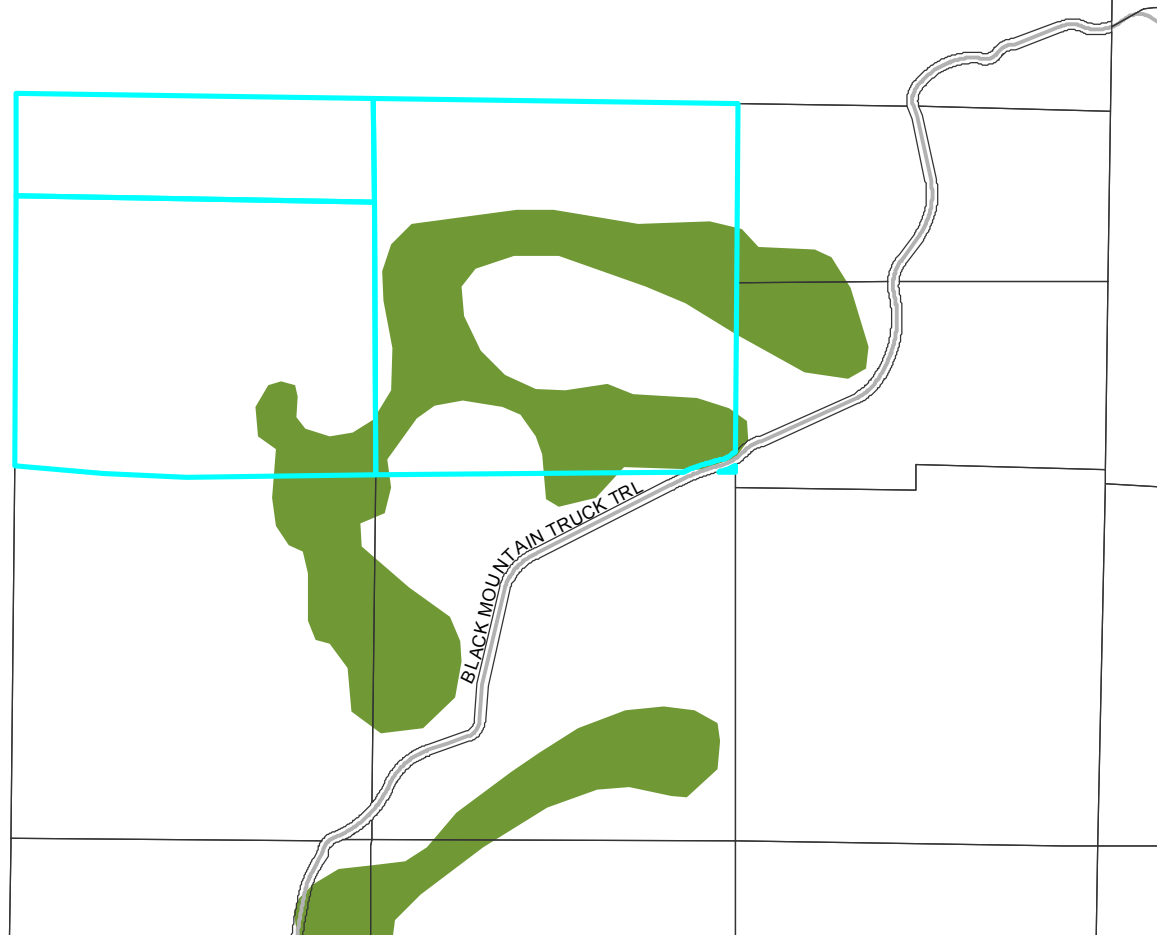
Notes:

PRIME SOILS



Legend:

- PROJECT AREA
- PRIME SOILS**
- Prime Farmland Soils
- Statewide Significance Soils



0 0.095 0.19 0.285 0.38 Miles

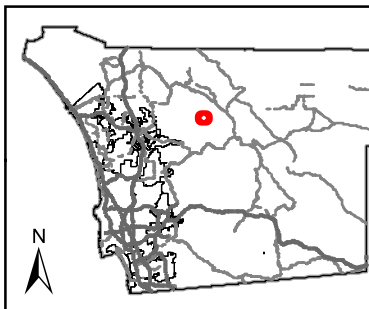
NAD 1983 StatePlane California VI FIPS 0406 Feet
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Notes:

SOIL

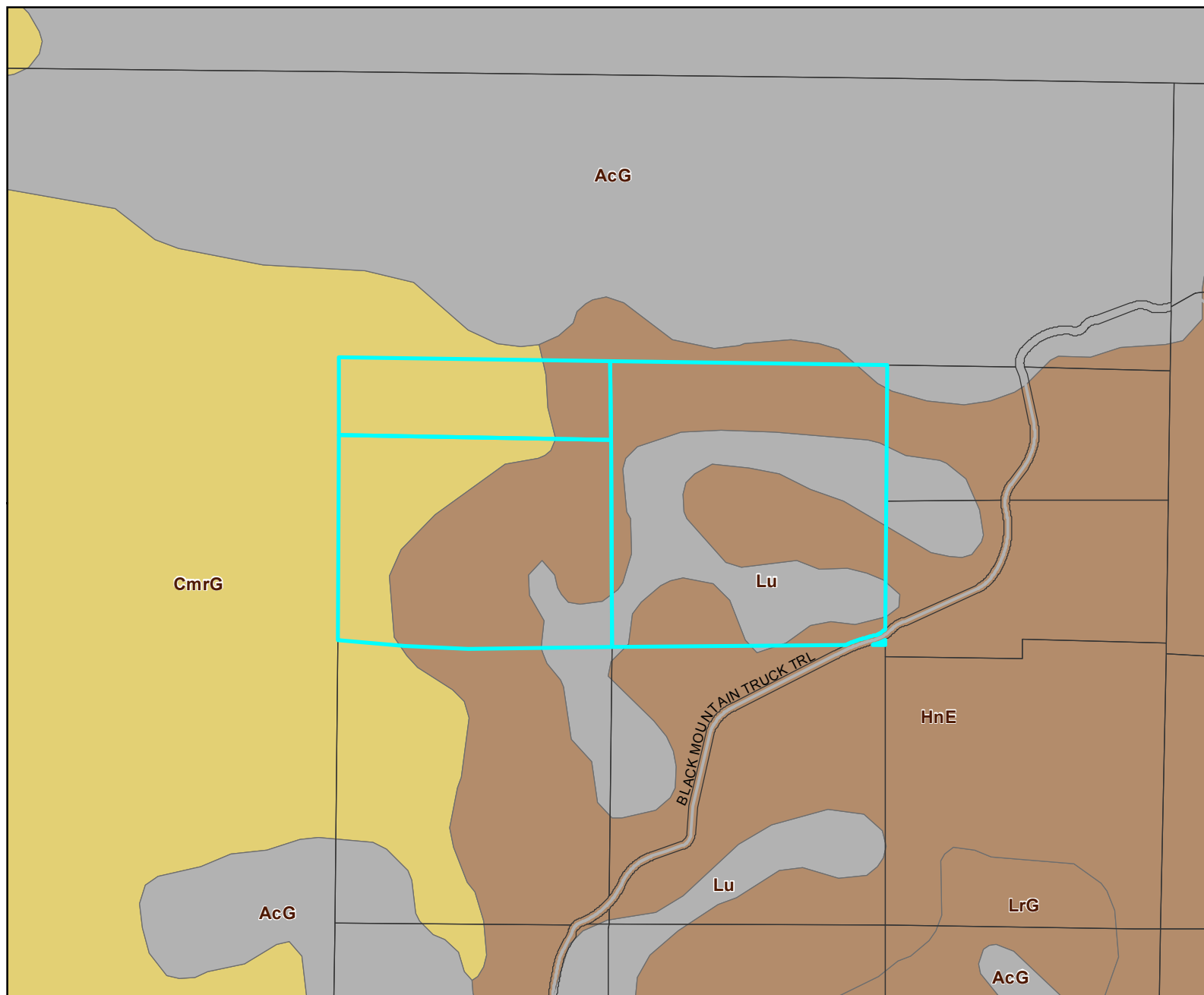


Legend:

PROJECT AREA

SOILS

- ALFISOLS
- ENTISOLS
- INCEPTISOLS
- MOLLISOLS
- VERTISOLS
- OTHER
- URBAN
- WATER
- UNKNOWN



0 0.095 0.19 0.285 0.38 Miles

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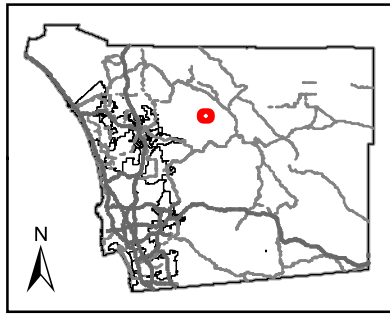
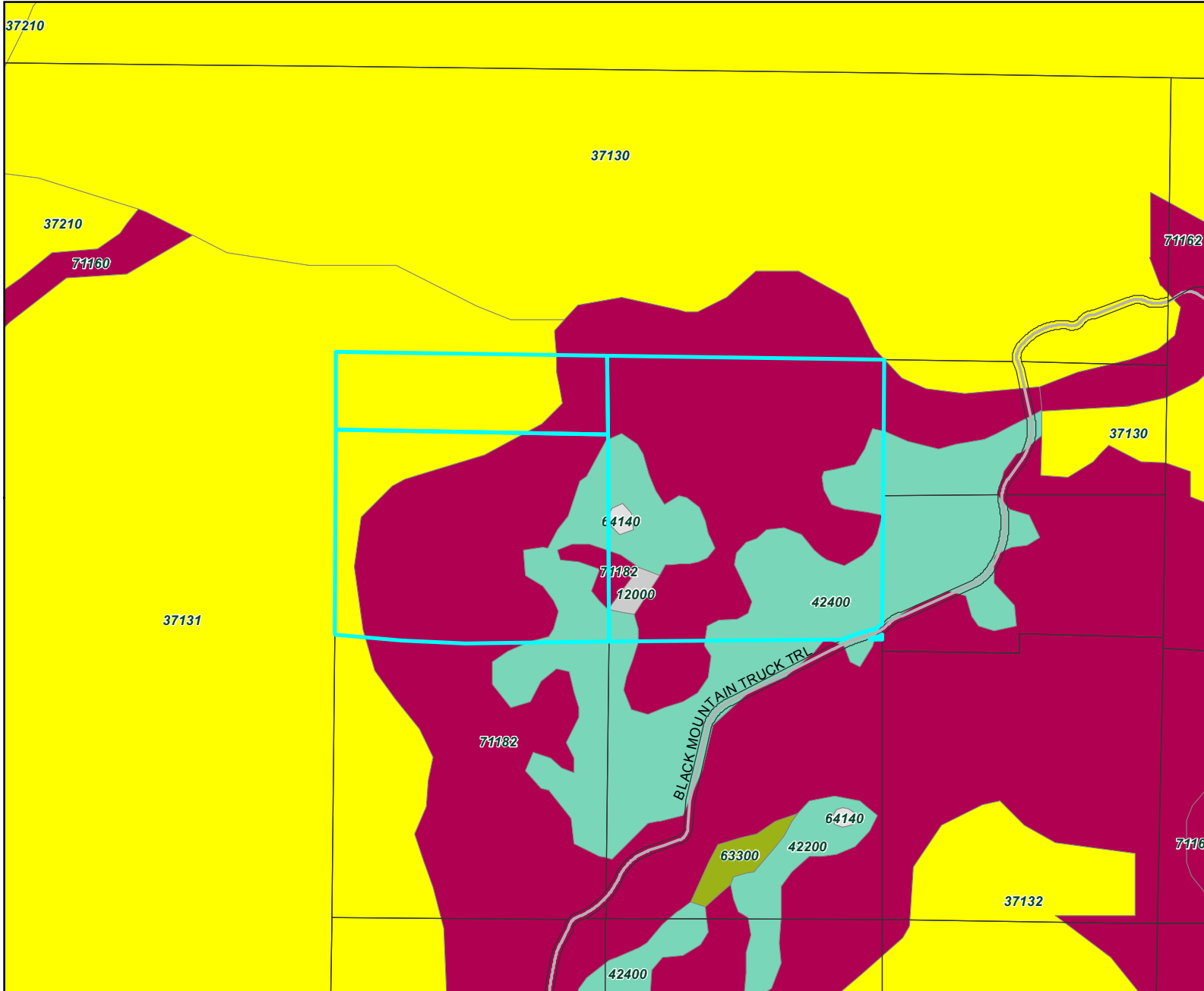


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Notes:

SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
CmrG	Cieneba very rocky coarse sandy loam, 30 to 75 percent slopes	7s-8(19)	<5	Low	Severe 1
HnE	Holland stony fine sandy loam, 5 to 30 percent slopes	6e-7(20)	32	Moderate	Severe 16
Lu	Loamy alluvial land	2w-2(20)	61	Low	Severe 16

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 0.095 0.19 0.285 0.38 Miles

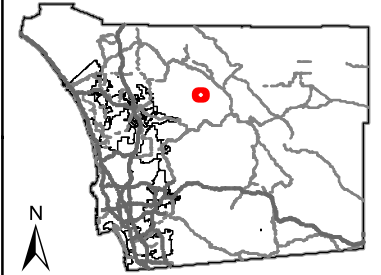
NAD 1983 StatePlane California VI FIPS 0406 Feet
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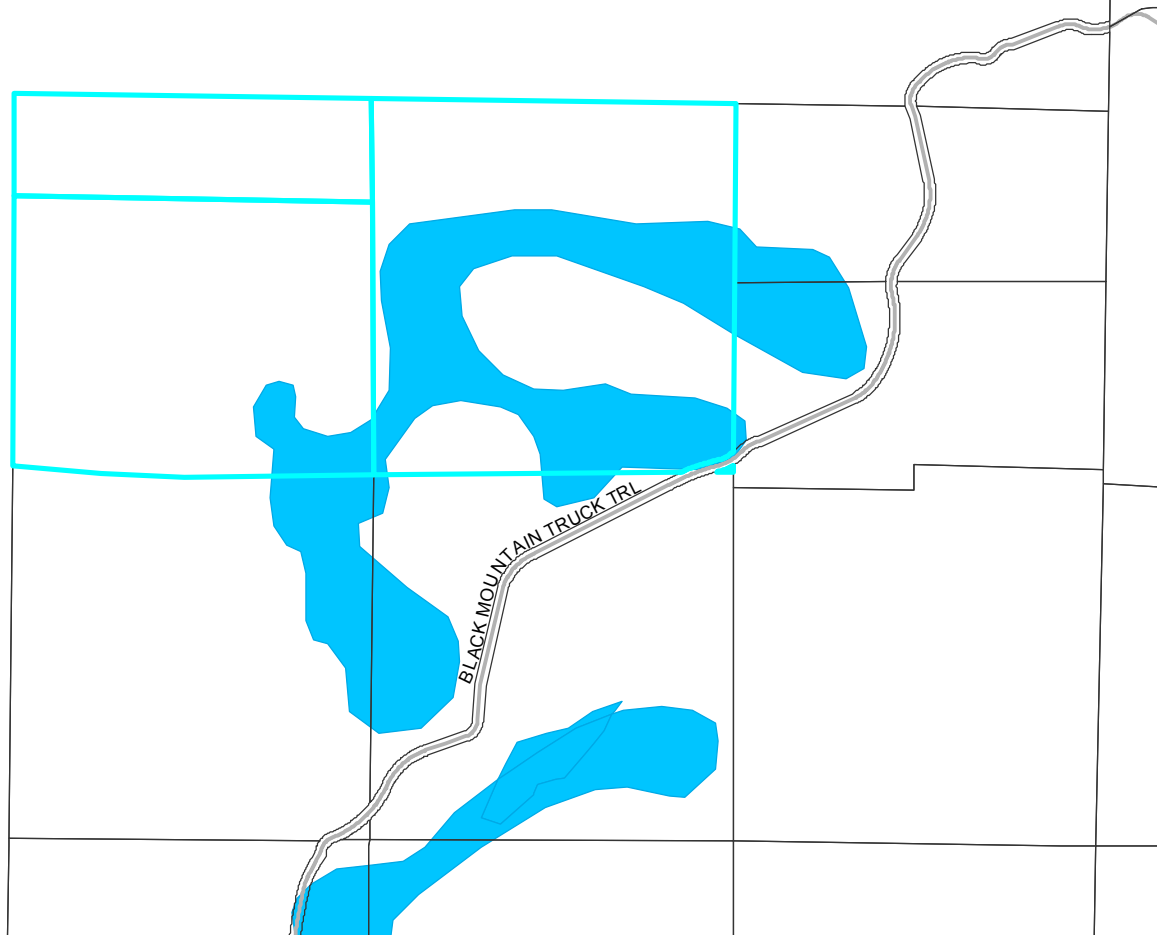
Notes:

WETLANDS



Legend:

- PROJECT AREA
- WETLANDS



0 0.095 0.19 0.285 0.38 Miles

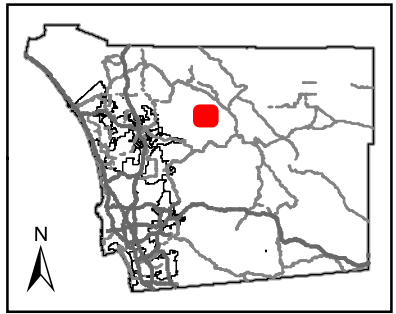
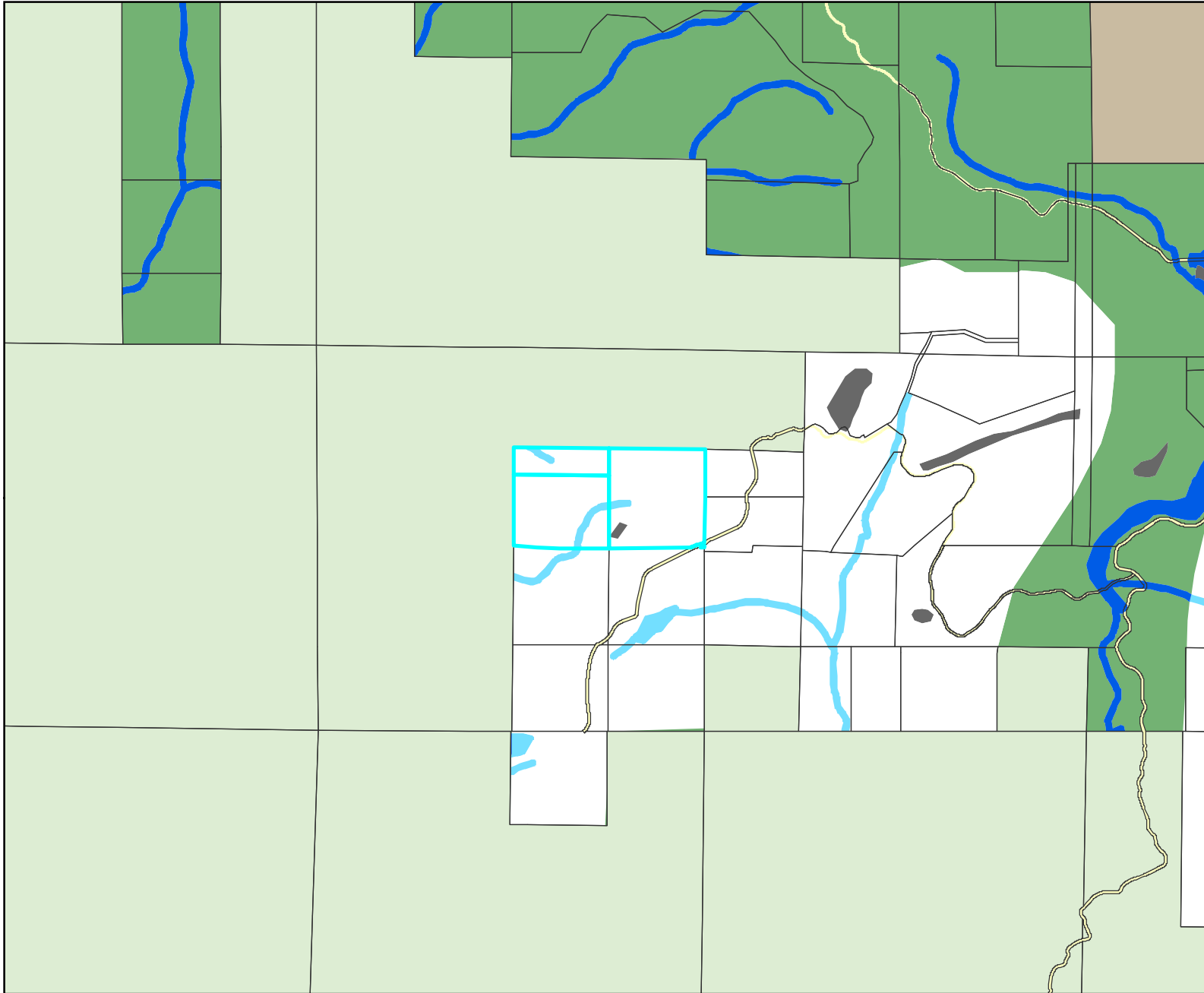
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

MSCP



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

0 0.25 0.5 0.75 1 Miles

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

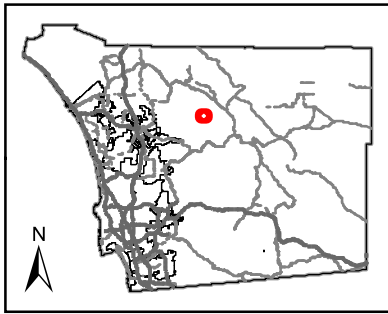
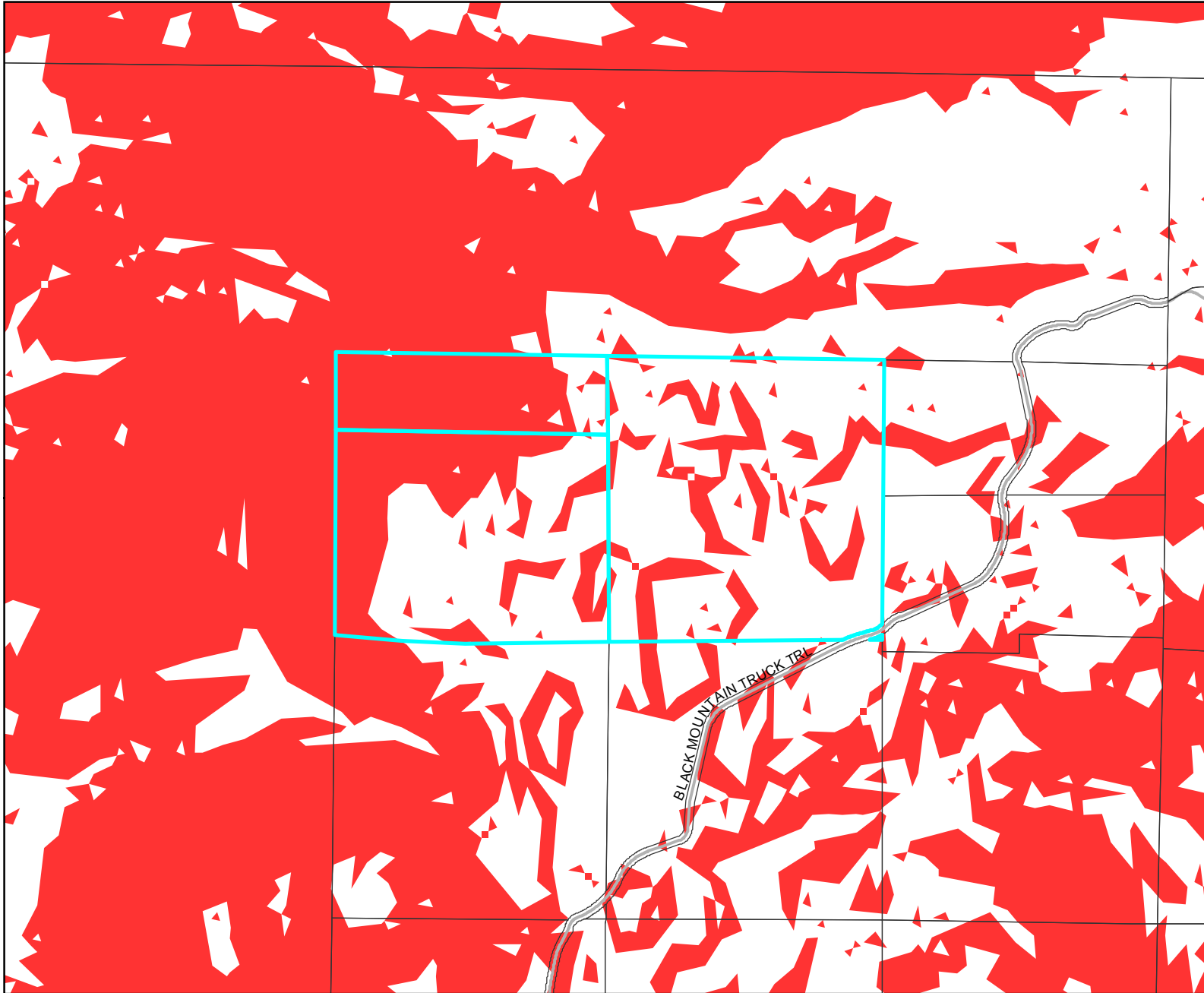


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Notes:

MSCP = Multiple Species Conservation Program

STEEP SLOPES



Legend:

- PROJECT AREA
- STEEP SLOPE (> 25%)

0 0.095 0.19 0.285 0.38 Miles

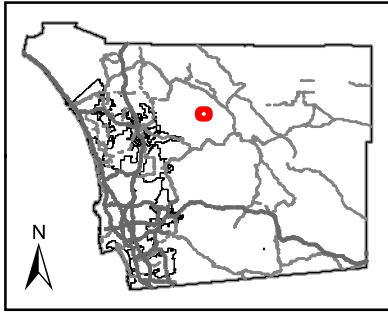
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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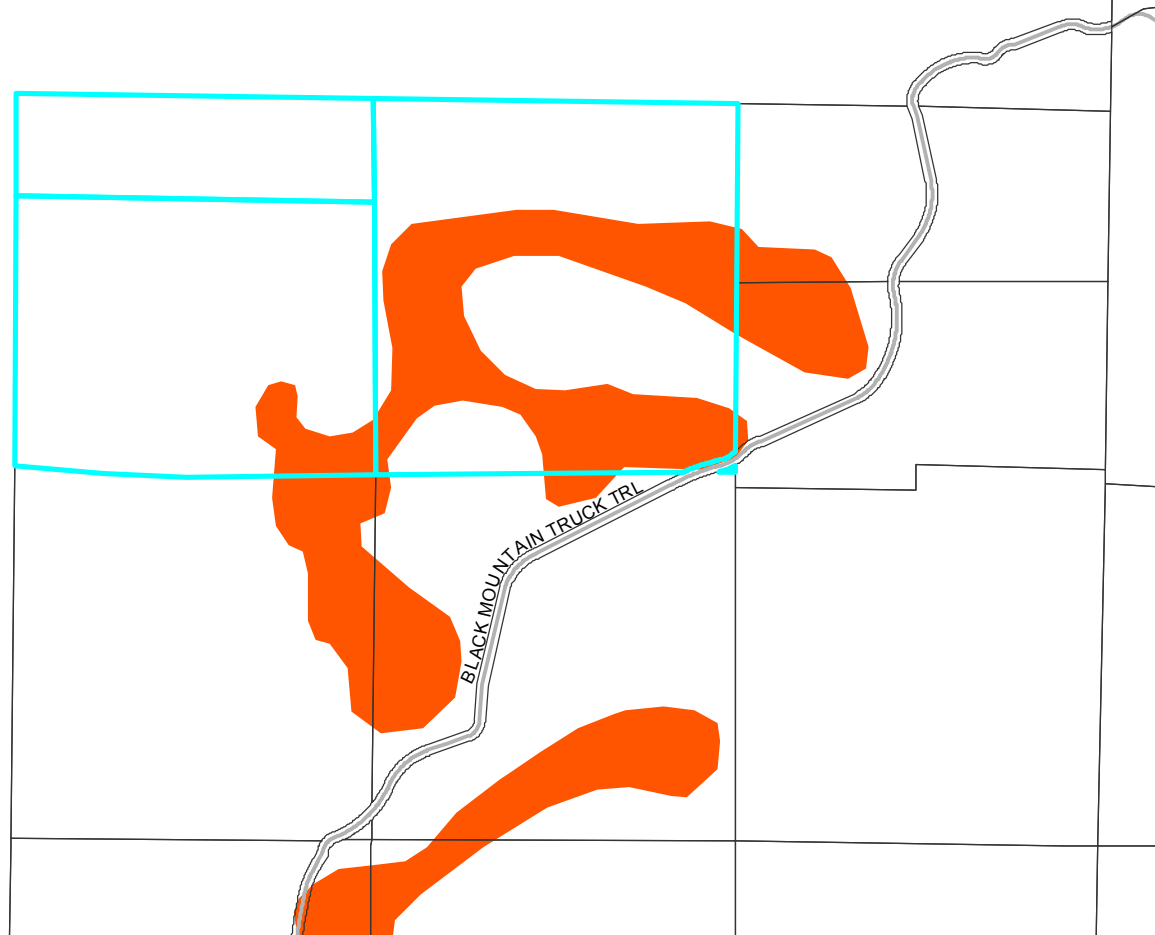
Notes:

POTENTIAL LIQUEFACTION



Legend:

- PROJECT AREA
- POTENTIAL LIQUEFACTION AREA



0 0.095 0.19 0.285 0.38 Miles

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



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Notes:

A72 GENERAL AGRICULTURAL USE REGULATIONS

2720 INTENT.

The provisions of Section 2720 through Section 2729, inclusive, shall be known as the A72 General Agricultural Use Regulations. The A72 Use Regulations are intended to create and preserve areas for the raising of crops and animals. Processing of products produced or raised on the premises would be permitted as would certain commercial activities associated with crop and animal raising. Typically, the A72 Use Regulations would be applied to areas distant from large urban centers where the dust, odor, and noise of agricultural operations would not interfere with urban uses, and where urban development would not encroach on agricultural uses.

2722 PERMITTED USES.

The following use types are permitted by the A72 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
 - Packing and Processing: Wholesale Limited Winery

(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. 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)

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

2723 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the A72 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
 - Mobile home Residential "18"
- b. Commercial Use Types
 - Animal Sales and Services: Veterinary (Large Animals) "6"
 - Animal Sales and Services: Veterinary (Small Animals) "6"
 - Cottage Industries "17" (see Section 6920)
 - Recycling Collection Facility, Small "2"
 - Recycling Processing Facility, Wood and Green Materials "3"
- c. Agricultural Use Types
 - Packing and Processing: Boutique 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)

2724 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the A72 Use Regulations upon issuance of a Minor Use Permit.

a. Residential Use Types.

Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.

b. Civic Use Types.

Minor Impact Utilities
Small Schools

(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. 9101 (N.S.) adopted 12-8-99)

2725 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the A72 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
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Group Care
Lodge, Fraternal and Library Services
Major Impact Services and Utilities
Parking Services
Postal Services
Religious Assembly

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)
Animal Sales and Services: Auctioning
Explosive Storage (see Section 6904)
Gasoline Sales

- Participant Sports and Recreation: Outdoor
- Transient Habitation: Campground (see Section 6450)
- Transient Habitation: Resort (see Section 6400)
- d. Agricultural Use Types.
 - Agricultural Equipment Storage
 - 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)

(Amended 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. 6855 (N.S.) adopted 10-10-84)
(Amended by Ord. No. 9690 (N.S.) adopted 12-15-04)

Animal Schedule

(Part of Section 3100)

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																								
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	
ANIMAL SALES AND SERVICES: HORSE STABLES																										
(a) Boarding or Breeding	Permitted							X	X	X						X								X	X	
	MUP required										X		X	X	X							X	X			
	ZAP required				X	X	X																			
(b) Public Stable	Permitted															X								X		
	MUP required				X	X	X				X		X	X	X							X	X		X	
	ZAP required							X	X	X																
ANIMAL SALES AND SERVICES: KENNELS (see Note 1)	Permitted															X			X		X					
	Permitted provided fully enclosed							X	X	X																
	MUP required												X	X	X								X	X		
	ZAP required				X	X	X	X	X	X																
	One acre + by MUP	X	X	X																						
ANIMAL RAISING (see Note 6)																										
(a) Animal Raising Projects (see Section 3115)	Permitted							X	X	X															X	
	½ acre+ by ZAP				X	X	X				X		X	X	X	X	X					X	X			
	1 acre+ by MUP	X	X	X																						
(b) Small Animal Raising (includes Poultry Chinchillas (See Note 5)	Permitted												X	X	X	X							X			
	½ acre+ permitted							X	X	X																
	100 maximum											X														
	25 maximum				X	X	X				X		X					X	X				X		X	
	½ acre+: 10 max	X	X	X																						
	Less than ½ acre: 100 Maximum							X	X	X																
	½ acre+ 25 max by ZAP	X	X	X																						
	100 max by ZAP				X	X	X																		X	
	MUP required												X													
(c) Large Animal Raising (Other than horsekeeping)	4 acres + permitted															X								X		
	8 acres + permitted							X	X	X																
	2 animals plus 1 per ½ acre over 1 acre				X	X	X																		X	
	4 animals plus 4 for each ½ acre over ½ acre							X	X	X																
	1 ½ acres or less: 2 animals											X	X	X	X	X								X		
	1 ½ to 4 acres: 1 per ½ acre											X	X	X	X	X								X		
	4 acres+, 8 animals + 1 cow or sheep per 1 acre over 4 acres											X	X	X	X											

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

MUP = Major Use Permit

+ = plus

ZAP = Minor Use Permit

Notes:

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

3112

3112 ANIMAL ENCLOSURE SETBACK TABLE.

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

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

NOTES:

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

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