



**RANCHES • HOMES  
LAND • LOANS**



## ***PROPERTY REPORT***

***ADDRESS:*** 15904 Cuyamaca Forest Rd., Julian, CA 92036

***DESCRIPTION:*** A remarkable discovery awaits beyond the gates of this exceptional 20-acre Cuyamaca Forest estate. Magnificent views and masterful craftsmanship define this open floorplan, Lindal Cedar home, complete with 3719 sq. ft., 3-bedrooms, 4-baths, fully finished basement and manicured grounds. The open entry immediately draws the eye to the expansive floor-to-ceiling windows which capture the extraordinary views of Lake Cuyamaca and beyond. Brazilian Teak flooring, custom lighting and wood encased windows are among the exquisite design features found throughout. Pride of ownership is evident, and no detail has been overlooked. An ideal collective of privacy, tranquility, artistry and convenience lie within, just waiting to be discovered. Explore all that this unique property and area have to offer. Your Cuyamaca Forest home awaits.

***PRICE:*** \$1,599,000

***APN:*** 294-180-12-00

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

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

# Cuyamaca Forest Estate

*Cuyamaca Forest Rd., Julian, CA 92036*



**\$1,599,000**

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**Contact us to schedule your showing today!**



## Property Features

- Gated community with 4 miles of private roads
- Private gated entry to property
- Extraordinary views
- Inviting floorplan with abundant natural light
- Attached garage
- Large view deck



### **RED HAWK REALTY**

Junction Hwy 78 & Hwy 79, Santa Ysabel, CA 92070  
CA DRE#01078868  
CA DRE#01997162

[Marketing@Donn.com](mailto:Marketing@Donn.com)  
[Meriah@Donn.com](mailto:Meriah@Donn.com)

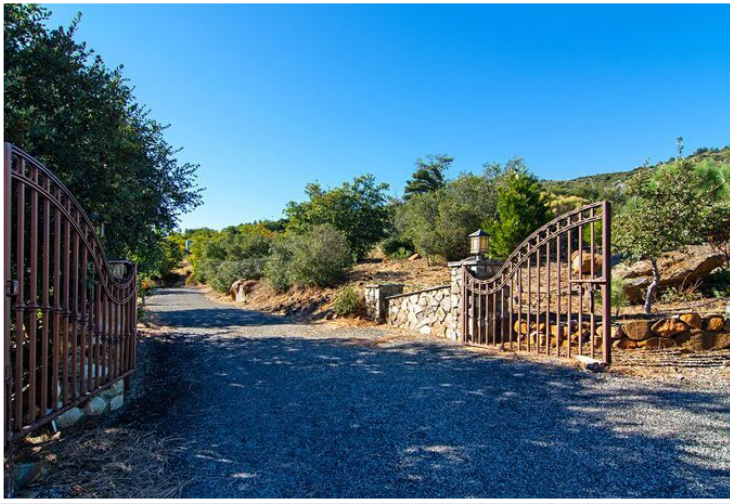
[www.DONN.com](http://www.DONN.com)

**DONN BREE**  
**MERIAH DRULINER**  
RANCHES • HOMES  
LAND • LOANS  
**800-371-6669**  
*We Know The Backcountry!*





# APN #294-180-12-00



Situated high above Lake Cuyamaca, this exceptional 20-acre property embraces the natural beauty of the area and embodies the lifestyle of this inviting mountain community. Stunning views of Lake Cuyamaca welcome you to the home and grounds beyond. The grand entry of the home leads to an impressive collective of living space, custom features and tranquility. The open concept design incorporates an abundance of natural light with the beauty and comfort of the home. The large kitchen, complete with island, GE Monogram appliances, wet bar and breakfast bar makes for an excellent place to entertain. The master suite features custom lighting and access to the outdoor view deck beyond. The master bath is artistically crafted to incorporate utility with luxury. A large soaking tub, double vanity, dual-head natural stone shower and heated Travertine tile flooring create a spa-like experience.

The second level of the home features an open loft with seating area and two guest bedrooms, each complete with a full en-suite bath. The lower level of the home is a fully finished basement with expansive storage areas, open layout and access to the manicured outdoor space. There is ample opportunity to further customize this space.

The grounds of the property tastefully incorporate xeriscape landscaping with the natural flora. A rustic stone well house, detached studio, RV parking and walking paths make this a versatile property with room to expand.

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## **PROPERTY DESCRIPTION**



### **Cuyamaca Forest Estate**

15904 Cuyamaca Forest Rd.

Julian, CA 92036

APN 294-180-12-00

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## RANCHES • HOMES LAND • LOANS

### INTRODUCTION & OVERVIEW

Located in the exclusive community of Cuyamaca Forest Estates, this incredible property enjoys all the beauty and serenity of the area. Just 8 miles from the town of Julian, the community enjoys a quiet and tranquil setting while being in close proximity to the conveniences of town. With less than 5 full-time residents, Cuyamaca Forest Estates is an ideal community to call home for those looking to find the ideal balance of privacy and serenity. Additional features of the home and property include:

### HOME

- Lindal Cedar construction built in 1988
- Beautiful integration with natural surroundings
- Open and bright kitchen with;
  - Natural stone granite counters and backsplash
  - Cherry wood cabinetry
  - Custom lighting
  - Built-in oven
  - GE Monogram appliances
  - Double door refrigerator with Cherry wood facing
  - Wet bar
  - Walk-in pantry
- Sunroom dining area
- Laundry room with utility sink and built-in cabinetry
- Large natural stone fireplace in living area
- Master suite on main level with fireplace
- Walk-in closet
- Large master bath with;
  - Jetted soaking tub
  - Neorest toilet
  - Incredible 40 million-year-old fossil incorporated into décor
- Second story loft with sitting area;
  - Two additional bedrooms each with its own private, full bath
- Fully finished basement with separate entrance and expansive storage rooms
- Custom lighting and ceiling fans throughout
- Some furnishings may convey with acceptable offer

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## **RANCHES • HOMES LAND • LOANS**

### **PROPERTY**

Additional features of the property include;

- Water well housed in a natural stone outbuilding
- Water holding tank with 10k gallon capacity
- Landscaping along entry path to home
- Large lawn area at rear of home
- RV parking
- Separate studio with bath

### **NATURAL SETTING**

Topographically the property is moderately to steeply sloped, creating a sense of privacy and presenting incredible views of Lake Cuyamaca, Cuyamaca Peaks and surrounding area. The property and surrounding area are filled with oaks, pines, and a wealth of native flora and fauna, adding to the beauty and fragrance of four appreciable seasons.

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. A variety of birds make this area home including hummingbirds, woodpeckers and blue jays.

### **AREA INFORMATION**

Just a short drive away lies the historic mountain township of Julian; a well known get-a-way for city residents from all over Southern California. The nearby community of Wynola is home to a rich local music and food community. Tourism is now the primary draw, replacing the mining interests when Julian's population rivaled that of the City of San Diego. There are many fine restaurants and lodging accommodations in the immediate area of this centrally, yet privately located property. Major shopping and resources are no more than 35 minutes away.

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## **RANCHES • HOMES LAND • LOANS**

### **RECREATION AND LIFESTYLE**

Wineries, art galleries, music and shopping are nearby and offer many enjoyable venues from which to discover the fine local artists. Enjoy golfing at Warner's Ranch and Borrego Springs, hunting and fishing, dining, and a variety of other opportunities for each family member. Hiking, equestrian trails, and world-renowned observatories are all within 30 minutes or less. The drive to downtown San Diego is approximately 1 ½ hours.

**\*\*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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Guyanaca Forest Rd

APN 294-180-12-00

Google Earth

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Lake Cuyamaca

Navajo Rd

Yuma Rd

Arrapahoe Pl

Pima Trail

Apache Dr

Yaqui Dr

Natchez Trail

Pueblo Dr

HWY 79

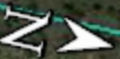
Pike Trail

Guyamaca Forest Rd

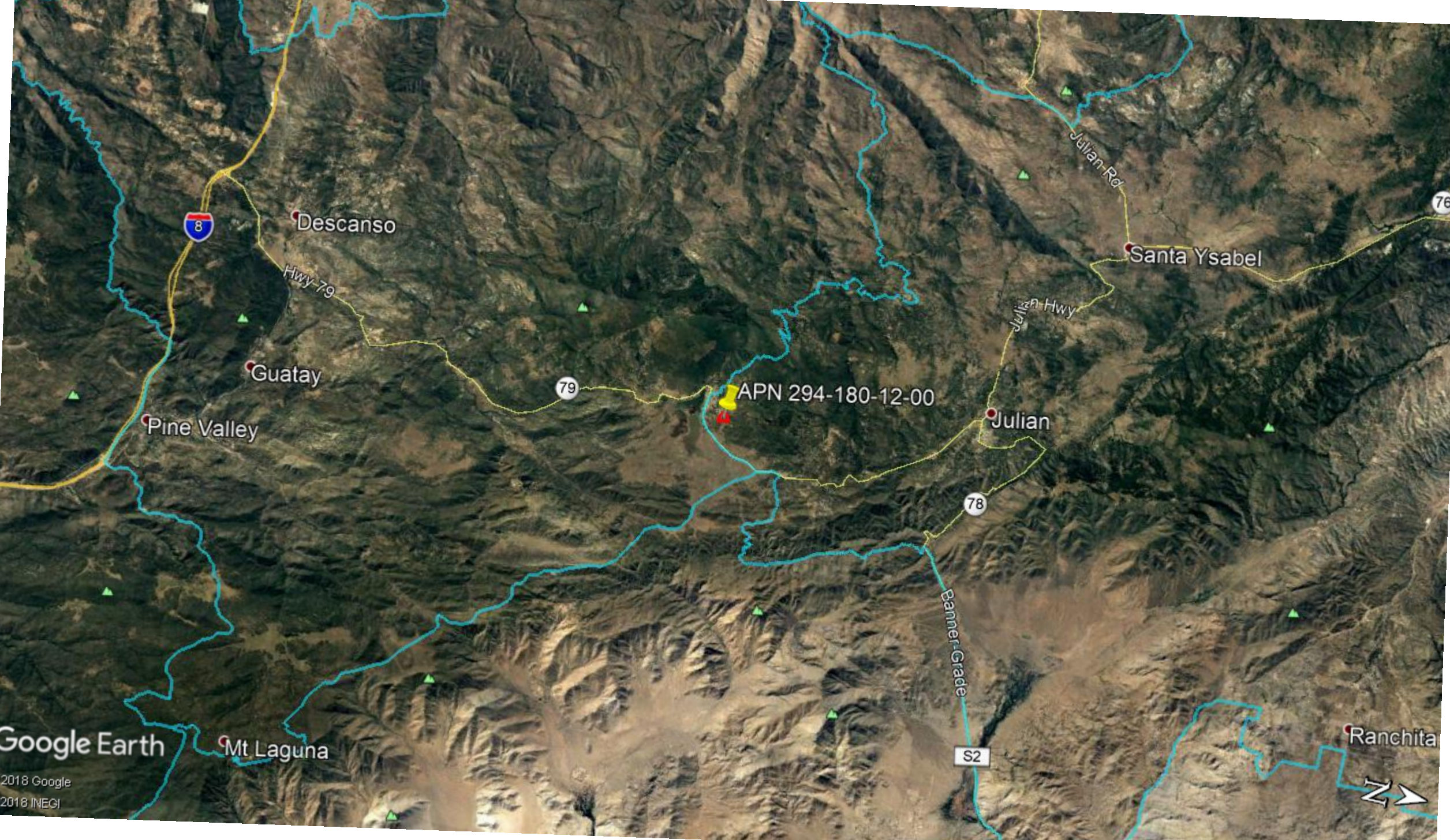
APN 294-180-12-00

Google Earth

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Descanso

Hwy 79

Guatay

Pine Valley

79

APN 294-180-12-00

Julian

78

Banner Grade

S2

Mt Laguna

Santa Ysabel

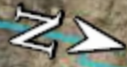
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Ranchita

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:	9/11/2019 3:43:49 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2941801200
Project Name:	

2941801200

#### General Information

USGS Quad Name/County Quad Number:	Cuyamaca Peak/21
Section/Township/Range:	Cuyamaca
Tax Rate Area:	81053
Thomas Guide:	/
Site Address:	15904 Cuyamaca Forest Rd Julian 92036-9641
Parcel Size (acres):	20.00
Board of Supervisors District:	2

#### Public Service and Utility Districts

Water/Irrigation District:	None
Sewer District:	None
Fire Agency:	Julian-Cuyamaca Fire Protection District (See Map)
School District:	Gen Elem Julian Union; High Julian Union

**General Plan Information**

General Plan Regional Category:	Rural
General Plan Land Use Designation:	Rural Lands (RI-40) 1 Du/40 Ac
Community Plan:	Cuyamaca
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

**Zoning Information**

Use Regulation:	S92
Animal Regulation:	L
Density:	-
Minimum Lot Size:	20Ac
Maximum Floor Area Ratio:	-
Floor Area Ratio:	-
Building Type:	C
Height:	G
Setback:	C
Lot Coverage:	-
Open Space:	-
Special Area Regulations:	S

**Aesthetic**

The site is located within one mile of a State Scenic Highway.	Yes
The site contains steep slopes > 25%.	Yes
The site is located within Dark Skies "Zone A".	Yes

**Agricultural Resources**

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



**Biological Resources**

Eco-Region:	Central Mountains
Vegetation Map	37130 Northern Mixed Chaparral; 84230 Sierran Mixed Coniferous Forest
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.	No
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: East)
The site is within MSCP Boundaries.	No (Draft: East)
The site is outside of MSCP and within 500 feet of:	
Coastal Sage Scrub	No
Maritime Succulent Scrub	No
Diegan Coastal Sage Scrub	No
Inland Form (>1,000 ft. elevation)	No
Coastal Sage - Chaparral Scrub	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No
None of the above	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	No
The site is located within the Ramona Grassland area.	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No

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

Geological Formation:	Cretaceous Plutonic
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.	Yes: -/-Gabbro Slope
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:	San Diego
Sub-basin:	907.43/Cuyamaca
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: San Diego River (Lower); El Capitan Lake
The site is tributary to an Environmentally Sensitive Area.	Yes
The site is located in a Source Water Protection Area.	Yes

**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:	27 To 30 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

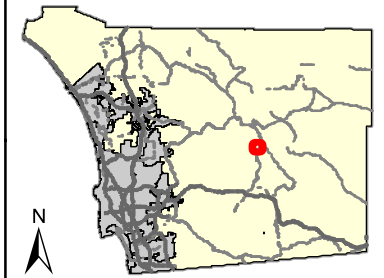
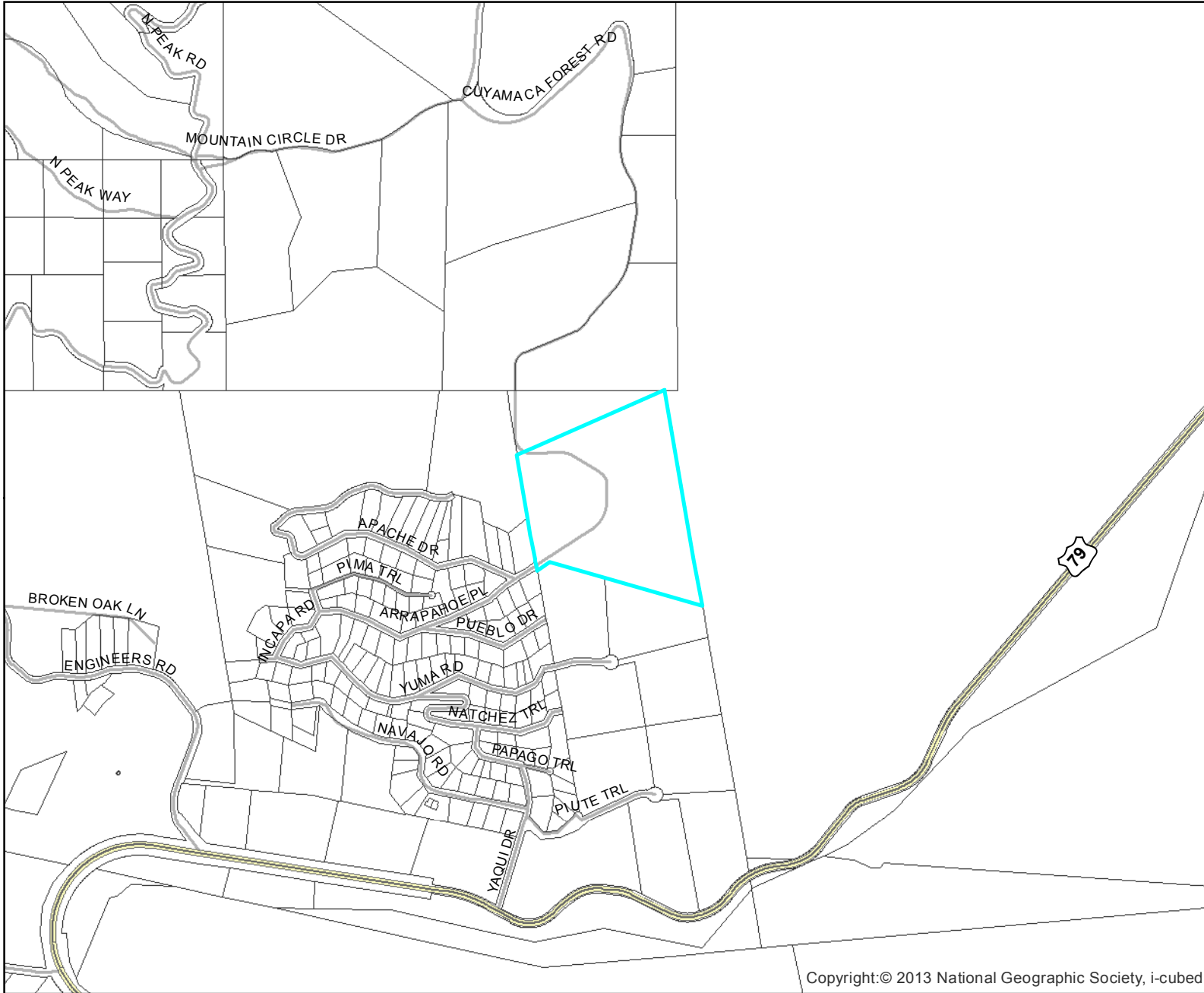
**Additional Information**

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

**CEQA-Public Review Distribution Matrix**

The site is located in the Desert.	No
The site is located east of the County Water Authority boundary.	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No
The site is located immediately adjacent to a State Highway or Freeway.	No
The site is located south of State Highway 78.	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:

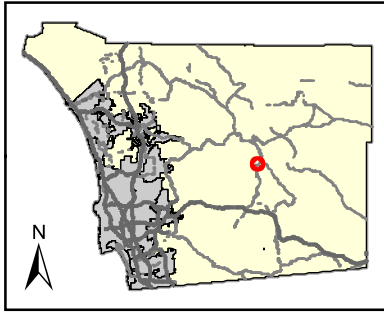
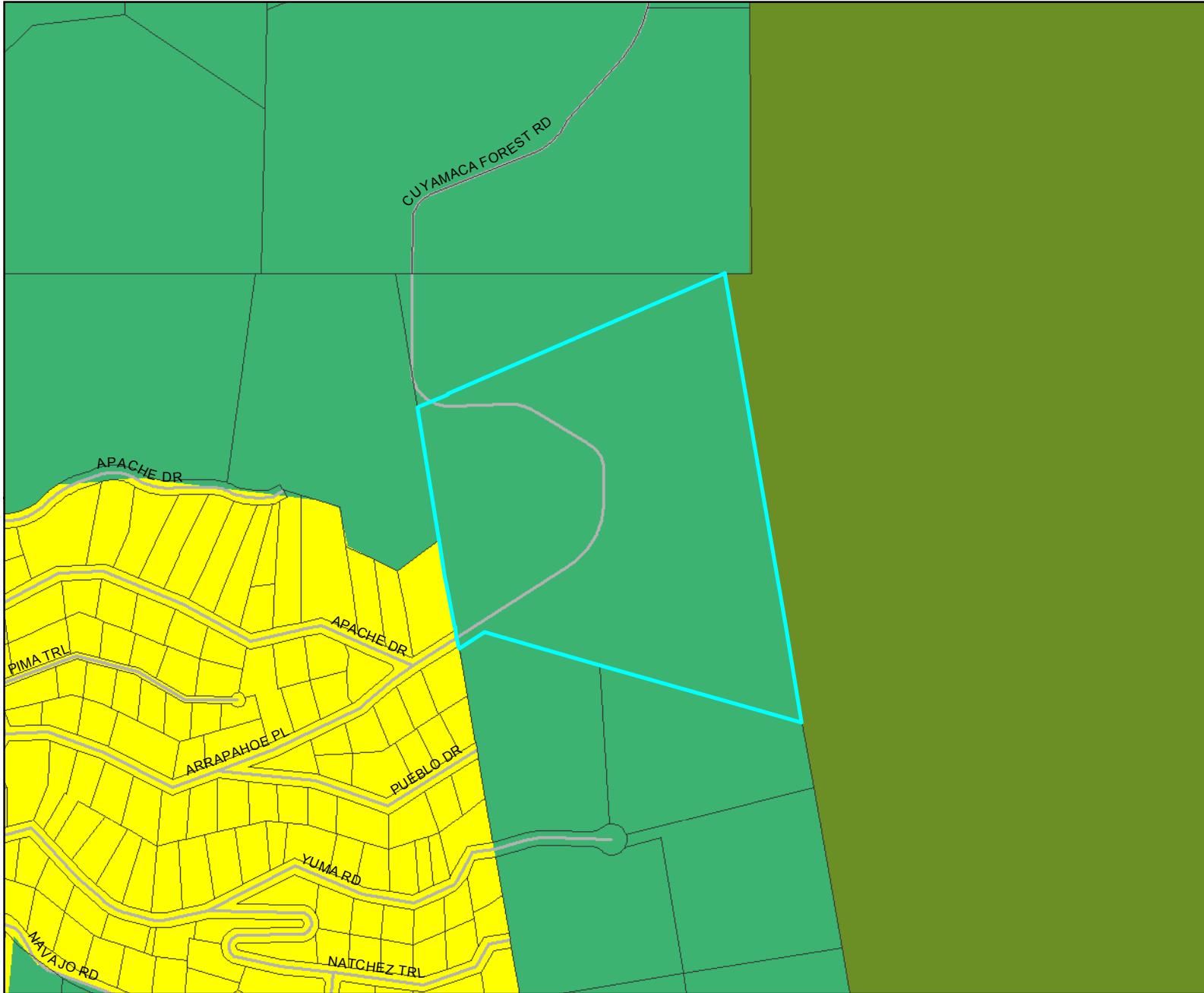
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NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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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 0.055 0.11 0.165 0.22 Miles

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



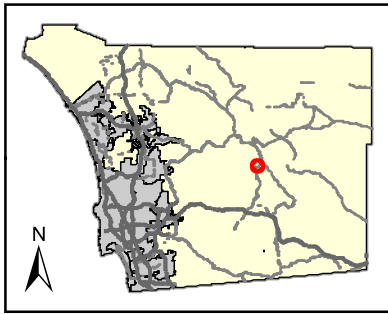
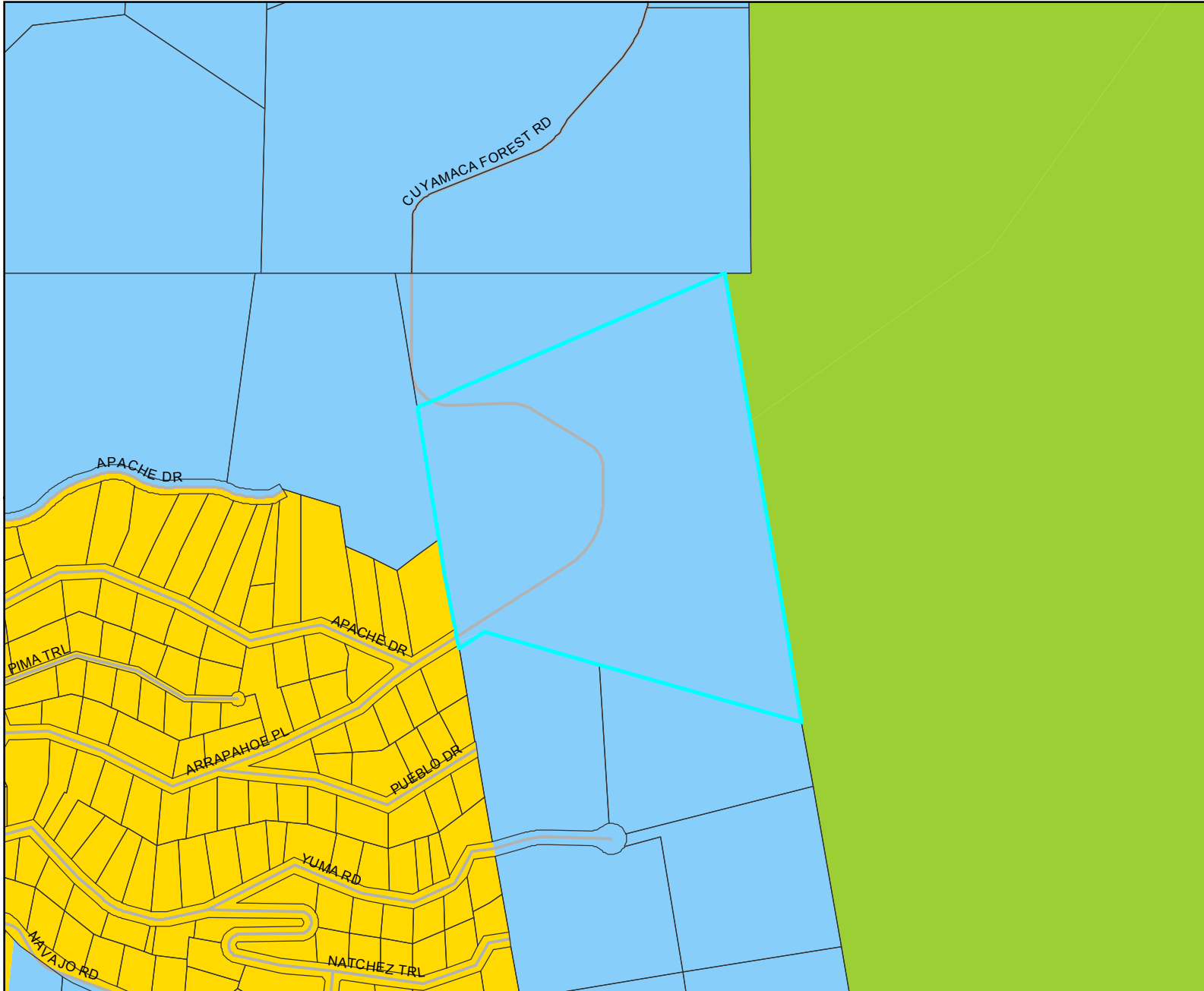
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## Notes:

\*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

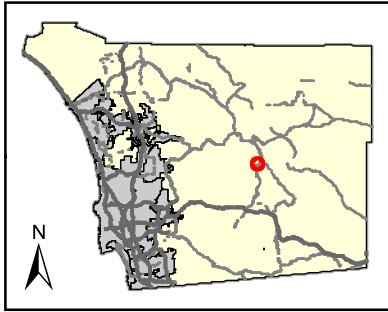
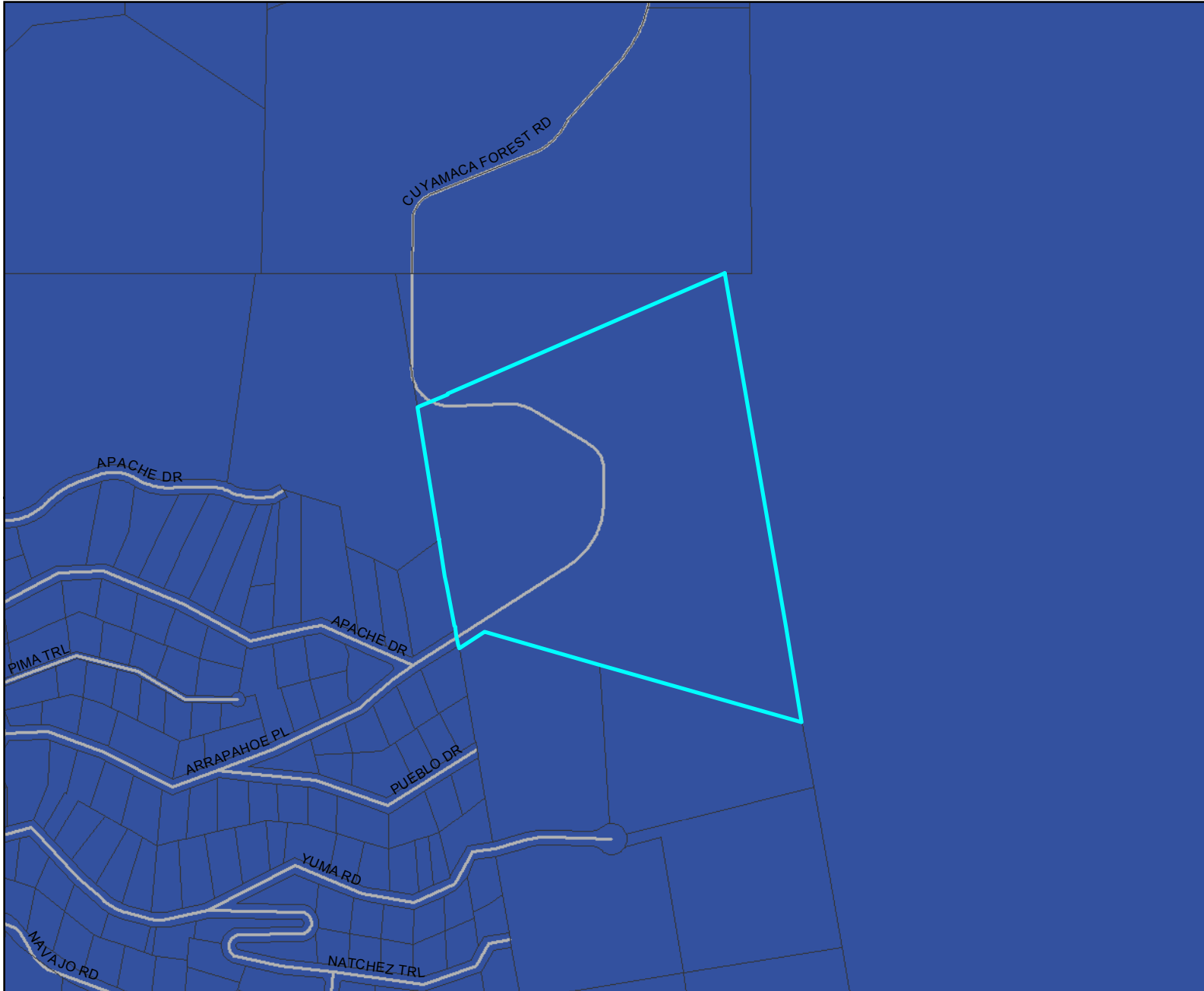
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NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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## Notes:

# DARK SKIES



## Legend:

- PROJECT AREA
- DARK SKIES ZONE A

0 0.055 0.11 0.165 0.22 Miles

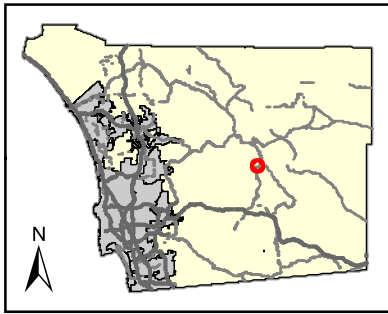
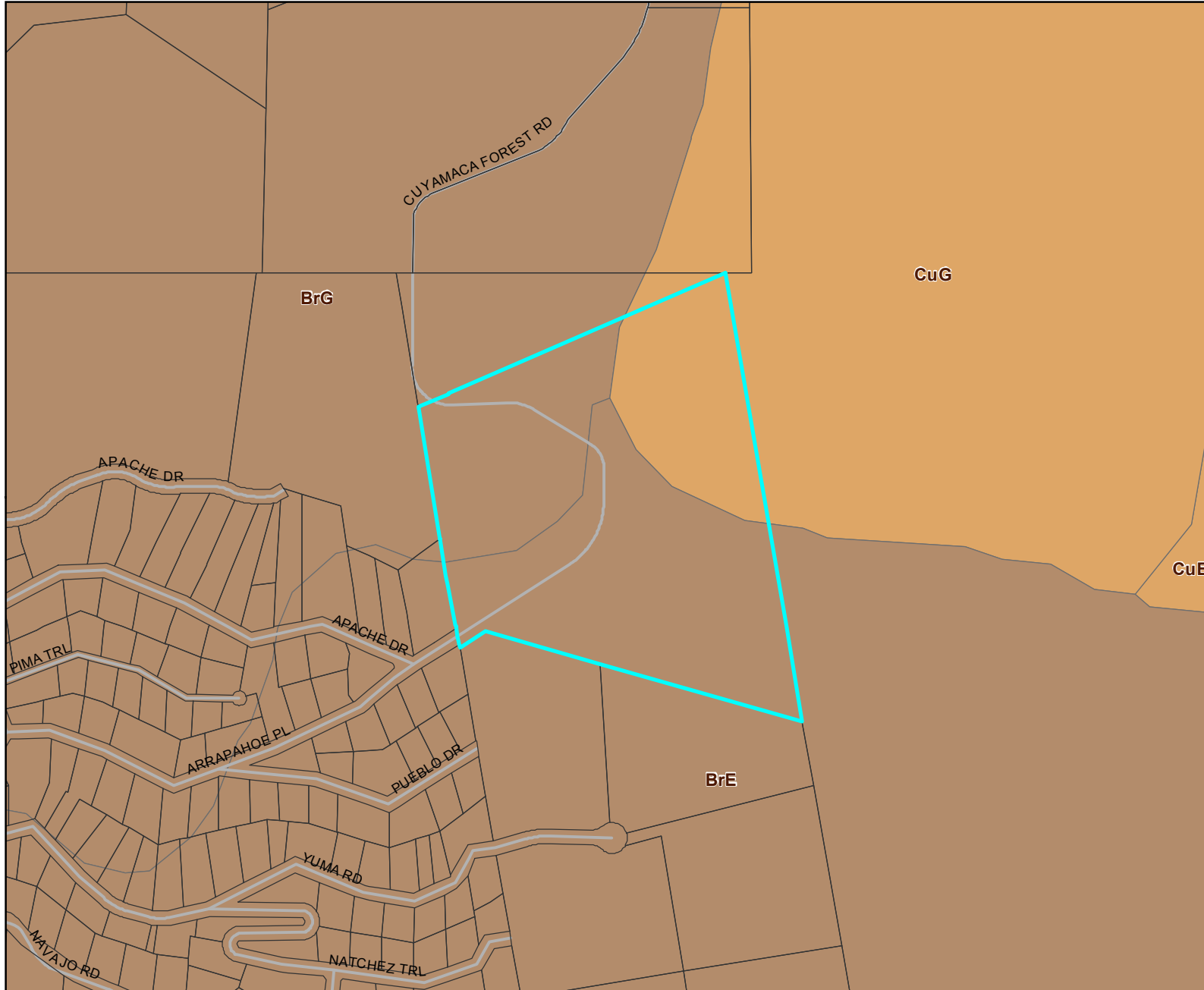
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 Planning and Development Services



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## Notes:

# SOIL



## Legend:

- PROJECT AREA
- SOILS**
- ALFISOLS
- ENTISOLS
- INCEPTISOLS
- MOLLISOLS
- VERTISOLS
- OTHER
- URBAN
- WATER
- UNKNOWN

0 0.055 0.11 0.165 0.22 Miles

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



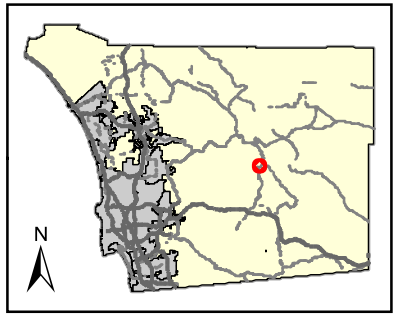
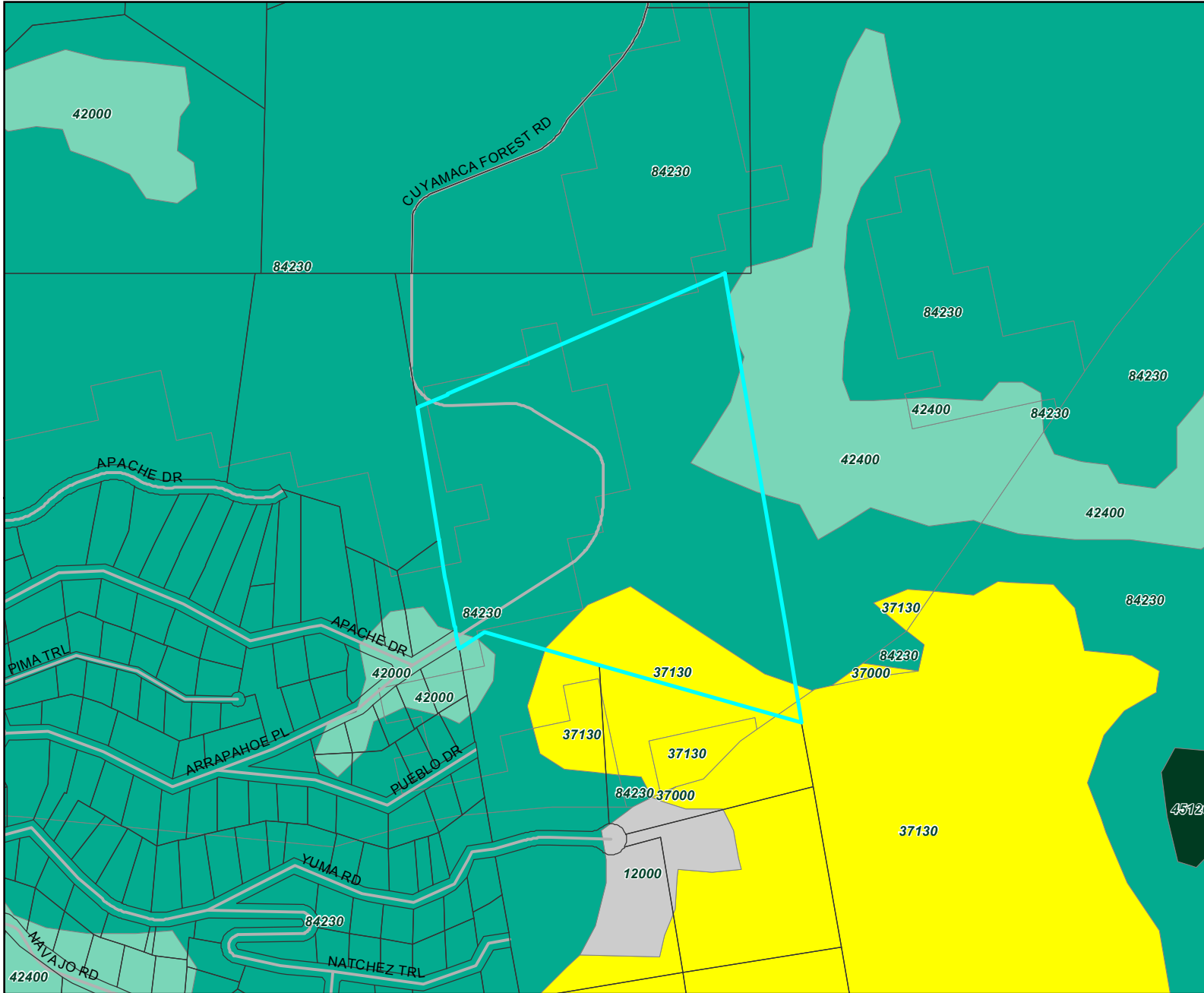
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## Notes:



SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
BrE	Boomer stony loam, 9 to 30 percent slopes	6e-7(20)	35	Moderate	Moderate 1
BrG	Boomer stony loam, 30 to 65 percent slopes	7e-7(20)	12	Moderate	Severe 1

# 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 0.055 0.11 0.165 0.22 Miles

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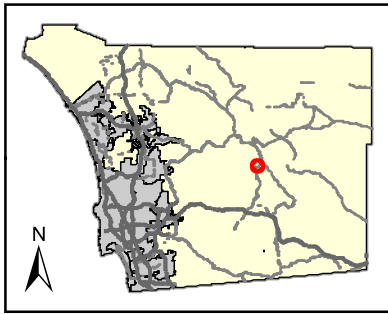
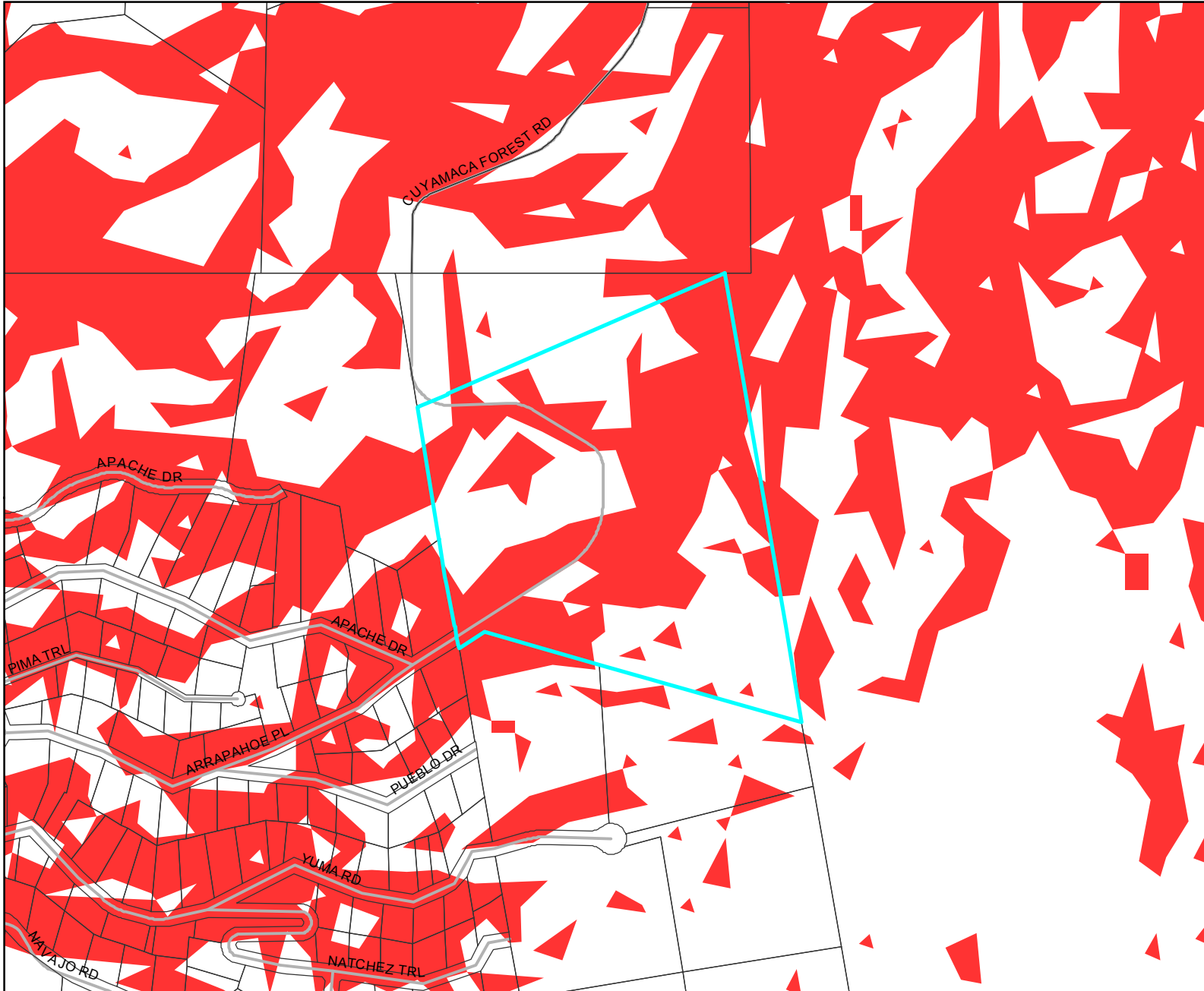


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## Notes:



# STEEP SLOPES



## Legend:

- PROJECT AREA
- STEEP SLOPE (> 25%)

0 0.055 0.11 0.165 0.22 Miles

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



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## Notes:

## 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
	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.