



# DIAMOND T RANCH & VINEYARD

## PROPERTY REPORT

**ADDRESS:** 28185 Angel Mountain Road, Santa Ysabel, CA 92070

**DESCRIPTION:** Diamond T Ranch and Vineyards and private winery offers the opportunity to practice a sustainable lifestyle on 40 usable acres of beautiful ranch land. Diamond T Ranch and Vineyard has all of the necessary elements to practice a sustainable lifestyle, a gift worthy of passing on to future generations. Supplementing the two vertical water wells on the property is a large, relatively deep swimming pond/reservoir built into giant boulders. This beautiful water feature store the water used to irrigate the farming operation. The vineyard consists of area appropriate varietals of wine grapes. Wine is made and bottled on site at the private winery – itself a work of art. A wide range of fruit and vegetables are produced from plots and orchards on the ranch. In addition to the cultivation of crops, the ranch presently runs a small cattle operation.

**PRICE:** \$1,300,000.00

**APN:** 193-120-2100

**MLS:** 17000261

**CONTACT:** *Donn Bree* [Donn@Donn.com](mailto:Donn@Donn.com) [www.DONN.com](http://www.DONN.com) 800-371-6669

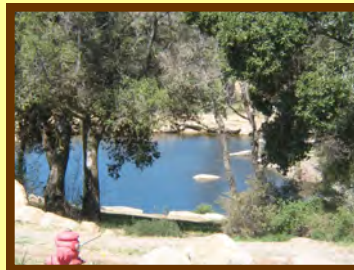
# MESA GRANDE VINEYARD

40 ACRE, SELF-SUSTAINING RANCH, SANTA YSABEL, CA

## DIAMOND T RANCH AND VINEYARD

Located in the scenic and desirable San Diego backcountry community of Mesa Grande, a large plateau overlooking the Santa Ysabel Valley to the south and Lake Henshaw to the north, Diamond T Ranch and Vineyards and private winery offers the opportunity to practice a sustainable lifestyle on 40 usable acres of beautiful ranch land. Diamond T Ranch and Vineyard has all of the necessary elements to practice a sustainable lifestyle, a gift worthy of passing on to future generations. Supplementing the two vertical water wells on the property is a large, deep swimming pond/reservoir built into giant boulders. This beautiful water feature store the water used to irrigate the farming operation. The vineyard consists of *Zinfandel* and *Aglianico* varietals of wine grapes. Wine is made and bottled on site at the private winery – itself a work of art. A wide range of fruit and vegetables are produced from plots and orchards on

\$1,300,000



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DRE# 01109566  
NMLS# 243741

## DONN BREE



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*We Know The Backcountry!*





Mesa Grande, San Diego County's premier cattle ranching area, features a vast expanse of open range land between 3,300' and 4000' in elevation where stately oak forests overlap with pine forests along the base of Angel Mountain and Black Mountain, cradled between the south and west slopes of the Volcan and Palomar Mountain Ranges. Mesa Grande is known for large open meadows connecting dense woodlands obscuring a sparse population of local denizens.



The area features 4 distinct seasons, about 27 inches of rain annually, and an average high of 93° in August and 60° in January.

Approximately 3 miles off of Mesa Grande Road along a well-maintained unpaved ranch road that meanders through a dense canopy of mature trees, the oak dominated landscape gives way to a gently rolling meadow. Views to the north and west go on for tens of miles.



The unique and artistic main home is approximately 1841 square feet with 2 bedrooms and an optional 3<sup>rd</sup> bedroom or den. A custom kitchen includes a walk-in pantry and fully functional fireplace complete with rotisserie and grill. The home has forced air heating and two fireplaces with internal heat ducts to rooms. Two custom bathrooms feature custom rock and wood work, slate floors, a Jacuzzi tub, and spacious walk-in closet. Attached to, and situated below the home, is a spacious 735 square foot garage with laundry and storage space and an inside stairway to the kitchen. Large patios with endless views can be accessed from both ends of the home.



The Diamond T Ranch and Vineyard private estate is an ideal place to relax and renew. An easy one hour drive from nearly anywhere in San Diego County, and slightly longer from Orange and Los Angeles Counties, makes this an ideal get-away for the busy professional, resourceful entrepreneur, or pent-up naturalist to reconnect with nature and practice sustainable living.



***We Know The Back Country!***



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## ***PROPERTY DESCRIPTION***



### **DIAMOND T RANCH & VINEYARD**

*Self-Sustaining Ranching Operation*

193-120-2100

28185 Angel Mountain Road

Santa Ysabel, CA 92070



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## **INTRODUCTION & OVERVIEW**

Located in the scenic and desirable San Diego backcountry community of Mesa Grande, a large plateau overlooking the Santa Ysabel Valley to the south and Lake Henshaw to the north, Diamond T Ranch and Vineyards and private winery offers the opportunity to practice a sustainable lifestyle on 40 usable acres of beautiful ranch land.

Mesa Grande, San Diego County's premier cattle ranching area, features a vast expanse of open range land between 3,300' and 4000' in elevation where stately oak forests overlap with pine forests along the base of Angel Mountain and Black Mountain, cradled between the south and west slopes of the Volcan and Palomar Mountain Ranges. Mesa Grande is known for large open meadows connecting dense woodlands obscuring a sparse population of local denizens. The area features 4 distinct seasons, about 27 inches of rain annually, and an average high of 93° in August and 60° in January.

Approximately 3 miles off of Mesa Grande Road along a well-maintained unpaved ranch road that meanders through a dense canopy of mature trees, the oak dominated landscape gives way to a gently rolling meadow. Views to the north and west go on for tens of miles.

Diamond T Ranch and Vineyard has all of the necessary elements to practice a sustainable lifestyle, a gift worthy of passing on to future generations. Supplementing the two vertical water wells on the property is a large, relatively deep swimming pond/reservoir built into giant boulders. This beautiful water feature store the water used to irrigate the farming operation. Two 12,000 gallon water storage tanks supplement the large reservoir.

The 5 acre vineyard consists of approximately 750 *Zinfandel* and 840 *Aglianico* vines on a custom trellis system and drip irrigated. Wine is made and bottled on site at the private winery – itself a work of art. A wide range of fruit and vegetables are produced from plots and orchards on the ranch.

In addition to the cultivation of crops, the ranch presently runs a small cattle operation on approximately 20 acres.

The ranch is powered by public electricity. A sustainable supply of wood fuel is used as a supplemental heat source. Septic systems are installed for recycling sewage. Private wells on the property supply water for the ranch dwellings and livestock.



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The unique and artistic main home is approximately 1841 square feet with 2 bedrooms and an optional 3<sup>rd</sup> bedroom or den. A custom kitchen includes a walk-in pantry and fully functional fireplace complete with rotisserie and grill. The home has forced air heating and two fireplaces with internal heat ducts to rooms. Two custom bathrooms feature custom rock and wood work, slate floors, a Jacuzzi tub, and spacious walk-in closet. Attached to, and situated below the home, is a spacious 735 square foot garage with laundry and storage space and an inside stairway to the kitchen. Large patios with endless views can be accessed from both ends of the home.

A studio guest home is located at the winery, and includes a bathroom and kitchenette.

The grape processing and winery building is an artistic structure under approximately 936 square feet. The craftsmanship and architecture are incredible. Large stones, beams, and iron work give this building a substantive ranch and vineyard feel.

The ranch barn is a 1760 square foot split level structure serving multiple ranching purposes, including a chicken coop, storage and animal care and feeding facility. Additional facilities include an 8,000 *esf* helicopter pad and a 30,000 *esf* arena area.

The Diamond T Ranch and Vineyard private estate is an ideal place to relax and renew. An easy one hour drive from nearly anywhere in San Diego County, and slightly longer from Orange and Los Angeles Counties, makes this an ideal get-a-way for the busy professional, resourceful entrepreneur, or pent-up naturalist to reconnect with nature and practice sustainable living.

The seller's will consider financing your purchase with an acceptable offer.

## **NATURAL SETTING**

Ancient oaks and vast grasslands characterize the geography. The surrounding area is sparsely populated with large ranches blending into a landscape of rolling hills and valleys. Wildlife is abundant in the area: deer and turkey, bobcats and fox roam freely, while raptors and other rare species of animals can still be found here because of the abundance of water and cover in this rural area.



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## **AREA INFORMATION**

Agriculture is still the dominant economic activity in the Santa Ysabel area. Horse and cattle ranches are the backdrop for the landscape of light residential development. Gaming and tourism are important financial contributors, signaling the transition from agriculture into a more varied and stable economic base in the immediate area. There are many fine restaurants and lodging accommodations in the surrounding area of this centrally, yet privately located property. This beautiful site is located a short distance off of State Highway 76, with major shopping about 20 minutes driving time.

### ***Recreation & Lifestyle***

There are many recreational activities available in the area: the California Riding and Hiking Trail and the Pacific Crest Trail for riding, golfing at Warner's Ranch - which is presently undergoing a 50 million dollar renovation, and Borrego Springs, hunting and fishing, dining, wine tasting along the nearby San Diego-Temecula wine country corridor, and a variety of other opportunities for each family member. The newly opened Santa Ysabel Open Space Preserve offers excellent riding trails connecting the Santa Ysabel, Wynola, and Julian communities. The famous Hale Observatory on Palomar Mountain is less than 30 minutes away.





1931202100

Angle Mt Rd

Data SIO, NOAA, U.S. Navy, NGA, GEBCO  
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Image © 2010 DigitalGlobe

Google

674 ft

33°13'26.91" N 116°47'08.65" W

elev 4046 ft

Feb 2006

Eye alt 6341 ft





## Zoning & General Plan Information

**APN:** 1931202100

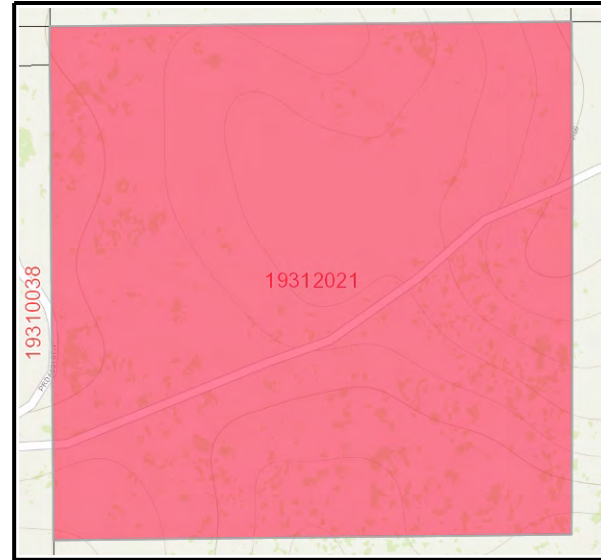
**Legal Lot:** \_\_\_\_\_

**Community Plan:** North Mountain

**Planning Group:**

**Regional Category:** Rural

**General Plan Designation:** RURAL LANDS (RL-80)  
1 DU/80 AC



Parcel highlighted in red

**KEEP THIS FORM AND BRING IT WITH YOU EACH  
TIME YOU VISIT THE ZONING COUNTER FOR**

ZONE		
<b>USE REGULATIONS</b>	A70	
<b>ANIMAL REGULATIONS</b>	O	
<b>DEVELOPMENT REGULATIONS</b>	<b>Density</b>	-
	<b>Lot Size</b>	8AC
	<b>Building Type</b>	C
	<b>Maximum Floor Area</b>	-
	<b>Floor Area Ratio</b>	-
	<b>Height</b>	G
	<b>Lot Coverage</b>	-
	<b>Setback</b> <i>(Contact your Fire Protection District for additional setback requirements)</i>	C
<b>Open Space</b>	-	
<b>SPECIAL AREA REGULATIONS</b>	-	

### PURPOSE OF THIS BROCHURE

This brochure is intended to summarize the regulations of the Zoning Ordinance which are specified in the "Zone Box." You should refer to the complete Zoning Ordinance text for further information. Additionally, please review the General Plan and appropriate Community Plan for additional information and/or requirements not included in this brochure for development projects.

### WHERE TO GET MORE INFORMATION

Welcome to the Zoning Information Counter in Planning and Development Services, 5510 Overland Ave, Suite 110, San Diego (Kearny Mesa), or call (858) 565-5981 or Toll Free (888) 267-8770. You can also visit the County's website for more zoning information: <http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-444.pdf>

## **AGRICULTURAL USE REGULATIONS**

### **A70 LIMITED AGRICULTURAL USE REGULATIONS**

#### **2700 INTENT.**

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

#### **2702 PERMITTED USES.**

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

- a. Residential Use Types.
  - Family Residential
- b. Civic Use Types.
  - Essential Services
  - Fire Protection Services (see Section 6905)
- c. Agricultural Use Types.
  - Horticulture (all types)
  - Tree Crops
  - Row and Field Crops
  - Packing and Processing: Limited
  - Packing and Processing: Wholesale Limited Winery

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

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

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

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

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

#### **2703 PERMITTED USES SUBJECT TO LIMITATIONS.**

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

- a. Residential Use Types
  - 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)

**2704 USES SUBJECT TO A MINOR USE PERMIT.**

The following use types are permitted by the A70 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.
  - Law Enforcement Services
  - 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)

**2705 USES SUBJECT TO A MAJOR USE PERMIT.**

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

- a. Residential Use Types.
  - Group Residential
- b. Civic Use Types.
  - Administrative Services
  - Ambulance Services
  - Child Care Center
  - Clinic Services
  - Community Recreation
  - Cultural Exhibits and Library Services
  - Group Care
  - Lodge, Fraternal and Civic Assembly
  - Major Impact Services and Utilities
  - Partying Services
  - Postal Services
  - Religious Assembly
- c. Commercial Use Types.
  - Agricultural and Horticultural Sales (all types)
  - Explosive Storage (see Section 6904)
  - Participant Sports and Recreation: Outdoor
  - Transient Habitation: Campground (see Section 6450)
  - Transient Habitation: Resort (see Section 6400)
- d. Agricultural Use Types.
  - Agricultural Equipment Storage

Packing and Processing: Winery  
Packing and Processing: General  
Packing and Processing: Support  
e. Extractive Use Types.  
Mining and Processing (see Section 6550)

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

## PART THREE: ANIMAL REGULATIONS

GENERAL PROVISIONS

## 3000 TITLE AND PURPOSE.

The provisions of Section 3000 through Section 3999, inclusive, shall be known as the Animal Regulations. The purpose of these provisions is to replace the Use Regulations pertaining to the keeping of animals with provisions regulating the density of animals and the setbacks of animal enclosures in order to achieve the varying objectives of the County's urban and rural areas and the individual needs of different communities and neighborhoods regarding the quality of the environment. (These regulations were formerly a part of the Neighborhood Regulations.)

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

## 3010 ANIMAL REGULATIONS AS PART OF ZONE.

An Animal Designator, if required pursuant to these regulations, together with a Use Designator, as specified in Section 2000 through Section 2999, inclusive; a Development Designator, as specified in Section 4000 through Section 4999, inclusive; and any Special Area Designator, as specified in Section 5000 through 5999, inclusive; shall together describe a zone which conveys regulations of uses, buildings and other structures within San Diego County.

(Amended by Ord No. 8166 (N.S.) adopted 10-21-92)

## 3020 LIMITATION ON SELECTION OF ANIMAL DESIGNATORS.

Animal Designators shall be limited to those specified in the schedule(s) within these regulations. Alterations to such schedule(s) shall be made pursuant to the conditions and subject to the provisions of the Zoning Ordinance Amendment Procedure commencing at Section 7500.

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

## 3025 ANIMAL DESIGNATORS.

All applications of the Animal Regulations shall contain designators appropriate and auxiliary to the zone's use regulations. When a designator is not included for the Animal Regulations, a dash ("-") shall occupy the location normally occupied by the designator to indicate that no animals are allowed other than those not subject to the Animal Schedule at Section 3110 as described in the "Notes" applicable to said schedule .

(Amended by Ord. No. 5976 (N.S.) adopted 1-28-81)

(Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

3030

**3030 CHANGES IN ANIMAL REGULATIONS.**

Relaxation of regulations specified within the Animal Regulations shall be subject to the provisions of the Variance Procedure commencing at Section 7100 or the Use Permit Procedure commencing at Section 7350. Change of designators specified within Animal Regulations shall be subject to the provisions of the Zoning Ordinance Amendment Procedure commencing at Section 7500.

(Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

**3035 DESCRIPTION OF DESIGNATOR.**

The Animal Designator shall be indicated by a capital letter referring to the corresponding row in the Animal Schedule at Section 3100. The Animal Schedule shall specify the restrictions and density ranges for animal use types as well as the applicable column of the Animal Enclosure Setback Table at Section 3112.

(Repealed and Reenacted by Ord. No. 8166 (N.S.) adopted 10-21-92)

**3040 SPECIFIC PLANS**

If a Specific Plan has been adopted for property which is also subject to the S88 Specific Planning Area Use Regulations, any provisions of the Specific Plan relating to subjects contained in the Animal Regulations in this part shall prevail over The Zoning Ordinance regulations to the extent of any conflict between them.

(Added by Ord. No. 8581 (N.S.) adopted 9-20-95)

**3100 ANIMAL SCHEDULE.**

Animal designators used within the Animal Regulations shall be limited to those in the following Animal Schedule. The Animal Schedule is incorporated into this section, and all references to this section shall include references to it.

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

(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)

(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)

(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)

(Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)

(Amended by Ord. No. 7740 (N.S.) adopted 3-28-90)

(Repealed and Reenacted by Ord. No. 8166 (N.S.) adopted 10-21-92)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

# 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	
<b>ANIMAL SALES AND SERVICES:</b> 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																
<b>ANIMAL SALES AND SERVICES:</b> 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																						
<b>ANIMAL RAISING (see Note 6)</b>																										
(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		
	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	
(c) Large Animal Raising (Other than horsekeeping)	MUP required											X														
	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	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	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	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	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)

## 3114 KENNELS.

In addition to the regulations contained in the Animal Enclosure Setback Table, Section 3112, all kennels shall be subject to the following regulations:

## 1. Restrictions On Use:

- a. The premises shall be kept in a clean and sanitary manner by the daily removal of waste and by the use of spray and disinfectants to prevent the accumulation of flies, the spread of disease or offensive odor.
- b. Kennels shall conform to the regulations contained in Division 6, Sections 36.401 - 36.414 of the County Code (Noise Abatement and Control).
- c. Animal odors shall not be detectable beyond the lot lines of the property wherein the kennel is located.
- d. Dust and drainage from the kennel enclosure shall not create a nuisance or a hazard to adjoining property or uses.
- e. The kennel enclosure shall be screened by a nontransparent fence of a minimum six feet in height.

## 2. Additional Setback Requirements:

- a. Notwithstanding the provisions of Section 3112 of this Ordinance, no kennel located on property with Animal Schedule Designators (see Section 3100) "L", "M", "N", "V", "W" shall be erected and maintained:
  1. Within 50 feet of any interior side lot line.
  2. Within 25 feet of any rear lot line; provided, however, where the rear lot line is parallel with and contiguous to an alley, such structures may be erected, placed or maintained up to such rear lot line.
- b. A kennel located on property with the Animal Schedule Designators (see Section 3100) "O", "R", and "T" shall comply with the provisions of Section 3112; provided, however, that where a kennel in said designator abuts a residential use regulation, setbacks shall be maintained in accordance with subsection 2a.1 and 2a.2 above.

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

## 3115 ANIMAL RAISING PROJECTS.

In addition to the regulations imposed by Section 3112, animal raising projects shall be subject to the following regulations:

- a. Limits. Such project is limited to the keeping, raising and breeding of domesticated animals for 4-H, FFA or other similar youth organization projects. Animal raising projects are a permitted use (by-right) provided the total number and the type(s) of animals on the premises are allowed by the applicable zone animal designator.
- b. Minor Use Permit. If the total number of animals on the premises would exceed the number allowed by the zone animal designator a Minor Use Permit shall be obtained to permit the animal raising project as provided in the Animal Schedule in Section 3100 (or a waiver may be obtained pursuant to subsection e. below). The use permit application fee is waived pursuant to Section 7602 d.2.
- c. Under Auspices of Youth Organizations. The keeping of said animals shall be in connection with animal raising projects under auspices of 4-H, FFA or other similar youth organizations.
- d. Other Conditions. A Minor Use Permit for an animal raising project may impose other conditions pertaining to the type, number, and locations of animals as are reasonable and necessary for the protection of the public health and welfare and for the protection of the health and welfare of the animals. A use permit time limit may also be imposed.
- e. Waiver of Minor Use Permit. The Director of Planning and Land Use may waive the requirement for a Minor Use Permit for animal raising projects upon submittal of written consent to the granting of the waiver. Such consent shall be signed by all owners of each developed lot or parcel that is wholly or in part within a 300 foot radius of the perimeter of the property where the animal raising project is to be conducted. Such consent and any other material required, including plot plan and the number and types of animals, shall be on the forms or in the format required by the Department of Planning and Land Use. The waiver may be granted for a period not to exceed five years and may be revoked by the Director if the animal raising project does not comply with the requirements specified in the granting of the waiver or is in violation of any applicable County ordinances. At the end of five years an additional waiver may be applied for.

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

(Amended by Ord. No. 7466 (N.S.) adopted 4-27-88)

(Amended by Ord. No. 8897 (N.S.) adopted 3-18-98)

## 3120 FEED LOTS FOR CATTLE.

- a. Purpose. The purpose of this section is to protect surrounding areas and uses from those concentrations of bovine animals which may adversely affect the public by noise, odors, flies, and other land use and environmental impacts.
- b. Requirement For Feed Lots. The operation of a feed lot for cattle is permitted only in areas subject to an "O" or "W" Animal Regulations designator on parcels of 4 acres or larger and in accordance with an approved Major Use Permit and the approval of the Regional Water Quality Control Board. As used herein, "feed lot for cattle" shall mean the following:

A confined livestock facility that operates for the purpose of feeding a high-concentrate feed to cattle wherein are confined 300 or more cattle at a density of more than thirty animals per acre of confined area, excluding dairies.
- c. Required Review and Findings. The body having jurisdiction over such Major Use permit shall not approve the permit unless it has considered a report by the Commissioner of Agriculture/Weights and Measures, and in addition to the findings required by Section 7358, it is also found that the number and location of the cattle, and the manner in which they are kept, will not have any significant adverse land use or environmental impacts on adjoining areas or uses by reasons such as but not limited to noise, odors, dust or fly breeding.
- d. Permits Pursuant to County Code. Permits issued pursuant to former Sections 62.150 through 62.154, inclusive, and 62.170 through 62.179, inclusive, of the San Diego County Code, for property subject to this section shall be deemed to be Major Use Permits issued pursuant to this section and may be modified or revoked pursuant to the Use Permit Procedures.

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

(Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)

(Amended by Ord. No. 7701 (N.S.) adopted 12-13-89)