



PROPERTY REPORT

ADDRESS: 25394 Mesa Grande Road, Santa Ysabel, CA 92070

DESCRIPTION: A classic, custom ranch-style home situated on **3.23 usable acres** in the sought after neighborhood of Mesa Grande, located in the ranching community of Santa Ysabel. This well-maintained property features functional outbuildings and is set up for animal lovers, as well as the outdoor hobbyist. Plenty of space for gardens, an orchard, pastures for horses and cattle, and a variety of other outdoor activities. A bonus feature is the large pond basin at the bottom of the property. This rare property offers a variety of uses.

PRICE: **\$595,000**

APN: 194-220-20-00

MLS: 160002536

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

MESA GRANDE HOME

25394 Mesa Grande Road, Santa Ysabel, CA 92070

\$595,000



Country Living!

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CREB# 01109566

NMLS# 243741



RED HAWK REALTY

Junction Hwy 78 & Hwy 79

Santa Ysabel, CA 92070

Donn@Donn.com

Www.DONN.com

We Know The Back Country!



APN 194-220-2000



Versatile and Manageable

The 1991 custom built, 2,284 square foot home was built by the current owners. A single-level, functional floor plan features 3 bedrooms and 2.5 bathrooms, a spacious kitchen and open dining area, inside laundry room, perimeter wrap-around covered porch, and attached garage. The home is sited on the elevated portion of this gently sloping lot, affording beautiful views over the pasture and seasonal pond. This home is ideal for a young family or retirement living; as a primary residence or a low-maintenance second home. Utilities include public power, septic, and relatively high-producing water well. Once part of the famous Davis Ranch, the area is known for rare Engelmann oaks and fields of white sage, and a landscape which remains relatively unchanged from when the first settlers arrived in the area. This particular area of San Diego County was a favorite retreat for San Diego's affluent in the early 1900's.



"We Know The Back Country!"



PROPERTY DESCRIPTION



Mesa Grande Home

194-220-2000
25526 Mesa Grande Road
Santa Ysabel, CA 92070



INTRODUCTION & OVERVIEW

A classic, custom ranch-style home situated on **3.23 usable acres** in the sought after neighborhood of Mesa Grande, located in the ranching community of Santa Ysabel. This well-maintained property features functional outbuildings and is set up for animal lovers, as well as the outdoor hobbyist. Plenty of space for gardens, an orchard, pastures for horses and cattle, and a variety of other outdoor activities. A bonus feature is the large pond basin at the bottom of the property. This rare property offers a variety of uses.

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This home is ideal for a young family or retirement living; as a primary residence or a low-maintenance second home. Utilities include public power, septic, and relatively high-producing water well.

Once part of the famous Davis Ranch, the area is known for rare Engelmann oaks and fields of white sage, and a landscape which remains relatively unchanged from when the first settlers arrived in the area. This particular area of San Diego County was a favorite retreat for San Diego's affluent in the early 1900's.

NATURAL SETTING

This dreamlike home site is surrounded by thousands of acres of woodlands and grasslands – the foreground view to the north from the back patio is across miles of open space. Ancient oaks and rock formations in the general area give this site privacy and character. 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.

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.



Detached

MLS #: **160002536**

APN: **195-220-20-00**

Addr: **25395 Mesa Grande Rd.**

City, St: **Santa Ysabel, CA** Zip: **92070**

Bedrooms: **3** Full Baths: **2**
Optional BR: **0** Half Baths: **1**
Total: **3** Total: **3**

Est. SqFt: **2,284** Year Built: **1991**

Community: **SANTA YSABEL**

Neighborhood: **Mesa Grande**

Complex:

Restrictions: **Call Agent**

View: **Mountains/Hills, Panoramic**

Pool: **N/K**

MandRem **None Known**

Status: **ACTIVE**

Short Sale: **No**

COE Date:

List Price: **\$595,000**

Orig Price: **\$595,000**

DOMLS **0**

Sold Price:

MT

List Date: **1/15/2016**

LP/SqFt: **260.51**

Mod Date: **1/15/2016**

SP/SqFt:

Parking Garage Spaces: **2**
Parking Non-Garaged Spaces: **4**
Parking Spaces Total: **6**
Parking Garage: **Attached**
Non-Garage Details: **Driveway**
RV Parking: **Other/Remarks**

Patio: **Awning/Porch Covered, Slab**

Pets: **Y**

Age Restrictions: **NK**

Stories: **1 Story**

Listing Type **ER**



REMARKS AND SHOWING INFO

Located just a short walk from the beautiful Lake Henshaw basin and lake, this 2.31 acre parcel provides an affordable canvas to create your full-time residence or private weekend get-a-way. The property is conveniently located along scenic Mesa Grande Road just off of Center Loop Road. This unimproved parcel has septic approval and will require a water well.

Conf. Remarks:

Cross Streets: **Public rd.**

Map Code:

CBB%: **2.50**

CBB\$:

Directions To Property:

Showing: **Call Listing Agent**

Occupied: **Call Listing**

Occupant:

Occupant Phone:

Lockbox: **No**

Listing Agent: **Donn Bree - Home: 800-371-6669**

BRE License#: **01078868**

2nd Agent:

Broker ID: **15575**

Listing Office: **Chameleon/Red Hawk Realty - Office: 800-371-6669**

Fax: **888-511-1310**

Off Market Date:

Close of Escrow:

Financing:

Concessions:

Selling Agent:

Selling BRE License#

Selling Office:

Sale Price:

Exp Date: **12/31/2016**

Wtr Dist:

Schl Dist: **Julian Union, Warner**

Equipment **Other/Remarks**

HO Fee Includes: **N/K**

Home Owner Fees: **0.00**

Paid:

Other Fees: **0.00**

Paid:

CFD/Mello-Roos: **0.00**

Paid:

Total Monthly Fees: **0**

Assessments:

HOA:

Other Fee Type: **N/K**

HOA Phone:

Zoning:

Prop Mgmt Co:

Entry Level Unit:

Prop Mgmt Ph:

Cmplx Feat: **N/K**

Est. % Owner Occupancy

Terms: **Cash, Conventional, VA**

Cooling: **Central Forced Air**

Heat Source: **Wood,**

Heat Equip: **Fireplace, Forced Air Unit**

Fireplace Loc: **FP in Living Room**

Fireplaces(s): **1**

Living Room: **28x16**

Master BR: **19x13**

Dining Room: **0**

Bedroom 2: **16x11**

Family Room: **0**

Bedroom 3: **13x11**

Kitchen: **25x16**

Bedroom 4:

Breakfast Area:

Bedroom 5:

Extra Room 1:

Extra Room 3:

Extra Room 2:

SqFt Source: **Assessor Record**

Lot Size: **2+ to 4 AC** #Acres **3.230**

Lot Size Source: **Assessor Record**

Units/Building:

Lot SqFt Approx:

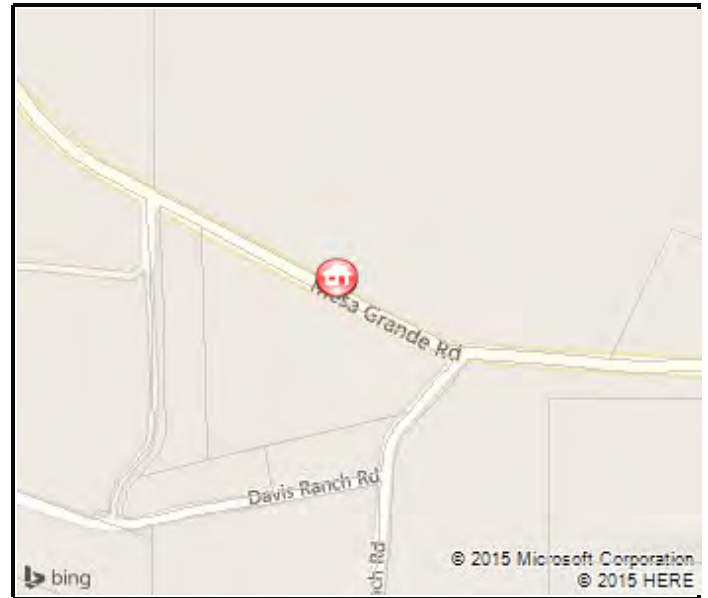
Units/Complex:

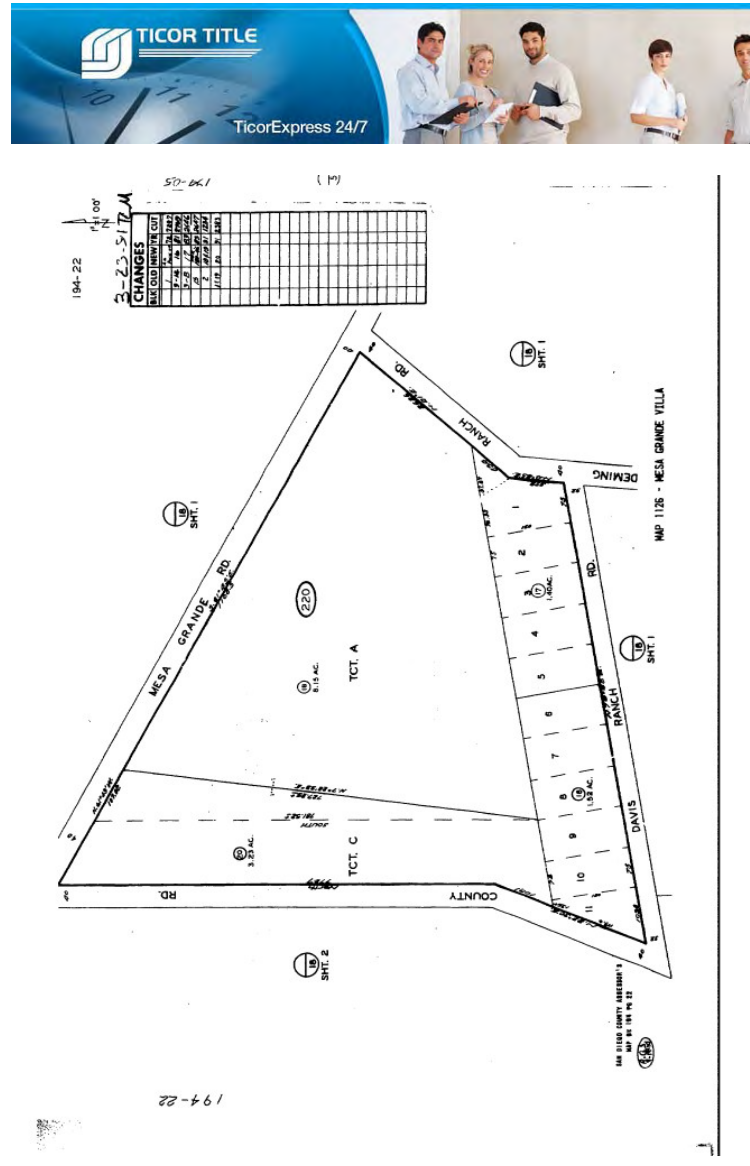
Laundry Location: **Laundry Room**

Sewer/Septic: **Septic Installed**

Stories in Building:

The property slopes to the southwest and features several mature trees and many indigenous plants. The Mesa Grande area is known for its beauty and proximity to a variety of recreational options, including the nearby Warner Springs Ranch and Santa Ysabel Preserve, in addition to Lake Henshaw.





Courtesy of Tigor Title
Offered by Tigor Title
All Information produced is deemed reliable but is not guaranteed.



1942202000

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Imagery Date: 8/23/2010 lat 33.172231° lon -116.762248° elev 3266 ft eye alt 4819 ft Google earth



PLANNING & DEVELOPMENT SERVICES

Preliminary Review of Resources for IS/EA Preparation

Disclaimer: This report is completed on a regional level with conservative data. The information provided is to be used as screening criteria only. All data is subject to review and may be verified through project site visits. This report may also include user generated static output from an internet mapping site. The information in this preliminary report may or may not be accurate, current, or reliable and may need to be changed on the basis of a more specific review.

Report Run Date/Time:	5/9/2015 9:06:34 AM
Project Record ID:	
Project Name:	
Assessor's Parcel Number(s):	1942202000

General Information	
USGS Quad Name/County Quad Number:	MESA GRANDE/44
Section/Township/Range:	34/11S/02E
Tax Rate Area:	81034
Thomas Guide:	1114/0
Site Address:	25394 MESA GRANDE RD 92070-9624

Public Service and Utility Districts	
Water/Irrigation District:	None
Sewer District:	None
Fire Agency:	None
School District:	GEN ELEM JULIAN UNION; HIGH JULIAN UNION

General Plan Information	
General Plan Regional Category:	Rural
General Plan Land Use Designation:	RURAL LANDS (RL-80) 1 DU/80 AC
Community Plan:	North Mountain
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

1942202000

Zoning Information

Use Regulation:	A72
Animal Regulation:	O
Density:	-
Minimum Lot Size:	8AC
Maximum Floor Area Ratio:	-
Floor Area Ratio:	-
Building Type:	C
Height:	G
Setback:	C
Lot Coverage:	-
Open Space:	-
Special Area Regulations:	-

Aesthetic

The site is located within one mile of a State Scenic Highway.	NO
The site contains steep slopes > 25%.	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.	YES
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

	1942202000
Biological Resources	
Eco-Region:	NORTHERN MOUNTAINS
Vegetation Map	12000 Urban/Developed; 18310 Field/Pasture; 42200 Non-Native Grassland; 63300 Southern Riparian Scrub
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.	YES
The site is within one mile of Open Space Easements.	YES
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	NO (DRAFT: EAST)
The site is within MSCP Boundaries.	NO (DRAFT: EAST)
The site is outside of MSCP and within 500 feet of:	
Coastal Sage Scrub	NO
Maritime Succulent Scrub	NO
Diegan Coastal Sage Scrub	NO
Inland Form (>1,000 ft. elevation)	NO
Coastal Sage - Chaparral Scrub	NO
Flat-Topped Buckwheat/Montane Buckwheat Scrub	NO
None of the above	YES
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	NO
The site is located within the Ramona Grassland area.	NO
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	NO
Cultural and Paleontological Resources (*always confirm with Cultural and Paleontology Specialists)	
Geological Formation:	CRETACEOUS PLUTONIC
Paleo Sensitivity:	ZERO
Paleo Monitoring:	No Monitoring Required
Geology	
Alquist-Priolo Zone:	NO
County Special Study Zone:	NO
Quaternary/Pre-Quaternary Fault:	NO
Potential Liquefaction Area:	YES
The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category.	NO
The site is located within a High Shrink Swell Zone (Expansive Soil).	NO
The site is located within an area categorized as high or moderate potential for unique geologic features. If yes, name	YES:

	1942202000
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 a County Flood Plain area.	NO
The site is located within 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

	1942202000
Hydrology and Water Quality	
Hydrologic Unit:	SAN DIEGUITO
Sub-basin:	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
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:	21 to 24 inches
Noise	
The site is within noise contours.	YES
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.	NO
The site is located in an urbanized area as defined by the U.S. Census Bureau.	NO
The population has a density of 1,000 per square mile or greater.	NO
The site APN is listed in the GP Housing Element inventory.	NO
CEQA-Public Review Distribution Matrix	
The site is located in the Desert.	YES
The site is located east of the County Water Authority boundary.	YES
All or a portion of the site is east of the Tecate Watershed Divide.	NO
The site is located immediately adjacent to a State Highway or Freeway.	NO
The site is located south of State Highway 78.	NO
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

SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
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



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Thomas Guide:	1114/0
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Water/Irrigation District:	None
Sewer District:	None
Fire Agency:	None
School District:	GEN ELEM JULIAN UNION; HIGH JULIAN UNION

General Plan Information

General Plan Regional Category:	Rural
General Plan Land Use Designation:	RURAL LANDS (RL-80) 1 DU/80 AC
Community Plan:	North Mountain
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

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Zoning Information

Use Regulation:	A72
Animal Regulation:	O
Density:	-
Minimum Lot Size:	8AC
Maximum Floor Area Ratio:	-
Floor Area Ratio:	-
Building Type:	C
Height:	G
Setback:	C
Lot Coverage:	-
Open Space:	-
Special Area Regulations:	-

Aesthetic

The site is located within one mile of a State Scenic Highway.	NO
The site contains steep slopes > 25%.	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.	YES
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

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)	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	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)