Red Hawk Realty
Leaders In Lifestyle Real Estate

Residential ◆ Land ◆ Commercial ◆ Orchards ◆ Vineyards ◆ Farms ◆ Ranches

PREPARATION ◆ PROFICIENCY ◆ PROVEN RESULTS

Meadow Ranch

25222 Black Canyon Road, Santa Ysabel, CA, 92070
APN: 194-161-05-00

Property Highlights

Available for $800,000

- **A Remarkable 34± Acres Awaiting Its Next Chapter** — A beautiful canvas of open land and natural beauty, with privacy and potential to create a property uniquely your own
- **A Cozy retreat with a woodburning stove** — Approx. 1,200 SF | 3 BR | 2 BA + bonus room
- **Infrastructure in Place** — Private well, water storage & underground electrical
- **Covered and Screened porch** — overlooking the oak-framed seasonal natural pond
- **Horse & Agricultural Zoning** — A72 with "O" animal designator for equestrian, orchard & homestead uses
- **Prime Mesa Grande Location** — Pristine backcountry acreage with Gated entry near Julian, Lake Henshaw, Palomar Mountain & Santa Ysabel Preserve

Meriah Druliner
Managing Broker/Co-Owner
Meriah@Donn.com
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CA DRE #01997162

Donn Bree
Broker of Record | Co-Owner
Donn@Donn.com
760.518.6669
CA DRE # 01078868

For more property info:
RedHawkRealty.com
800.371.6669

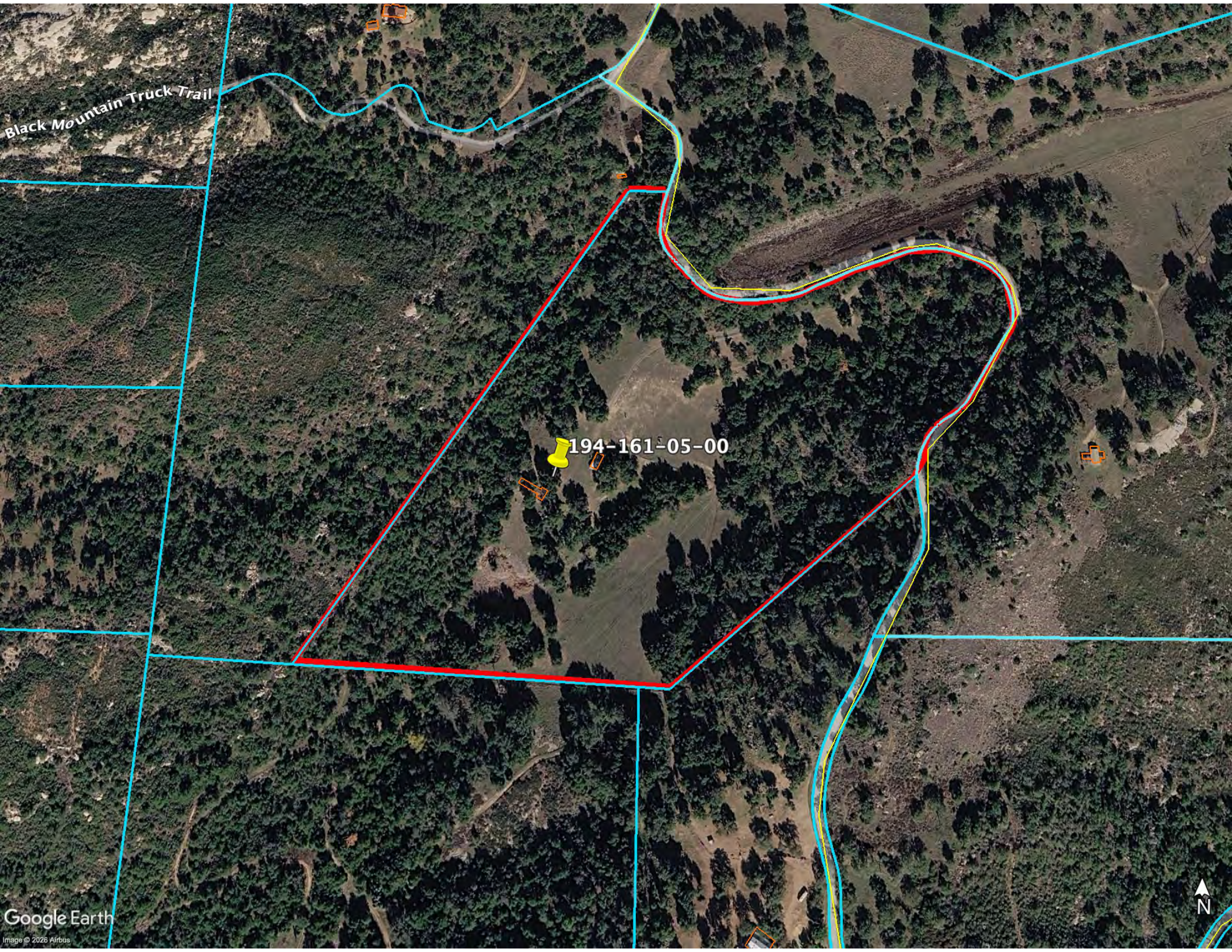
Meadow Ranch

Tucked beyond the gates of a private Mesa Grande enclave, Meadow Ranch encompasses 34± captivating acres of sweeping meadows, ancient oaks, seasonal creeks and a picturesque pond basin alive with the beauty of the changing seasons.

A charming 3-bedroom, 2-bath residence offers an inviting retreat, while substantial usable acreage presents an extraordinary canvas for a private estate, family compound, equestrian haven or legacy property.

With rural infrastructure already in place and endless possibilities for barns, gardens, orchards and expanded living, Meadow Ranch offers the rare freedom to create something truly special in a setting defined by privacy, beauty and timeless country living.

RedHawkRealty.com 800-371-6669


Black Mountain Truck Trail
194-161-05-00
Google Earth
Image © 2026 Airbus
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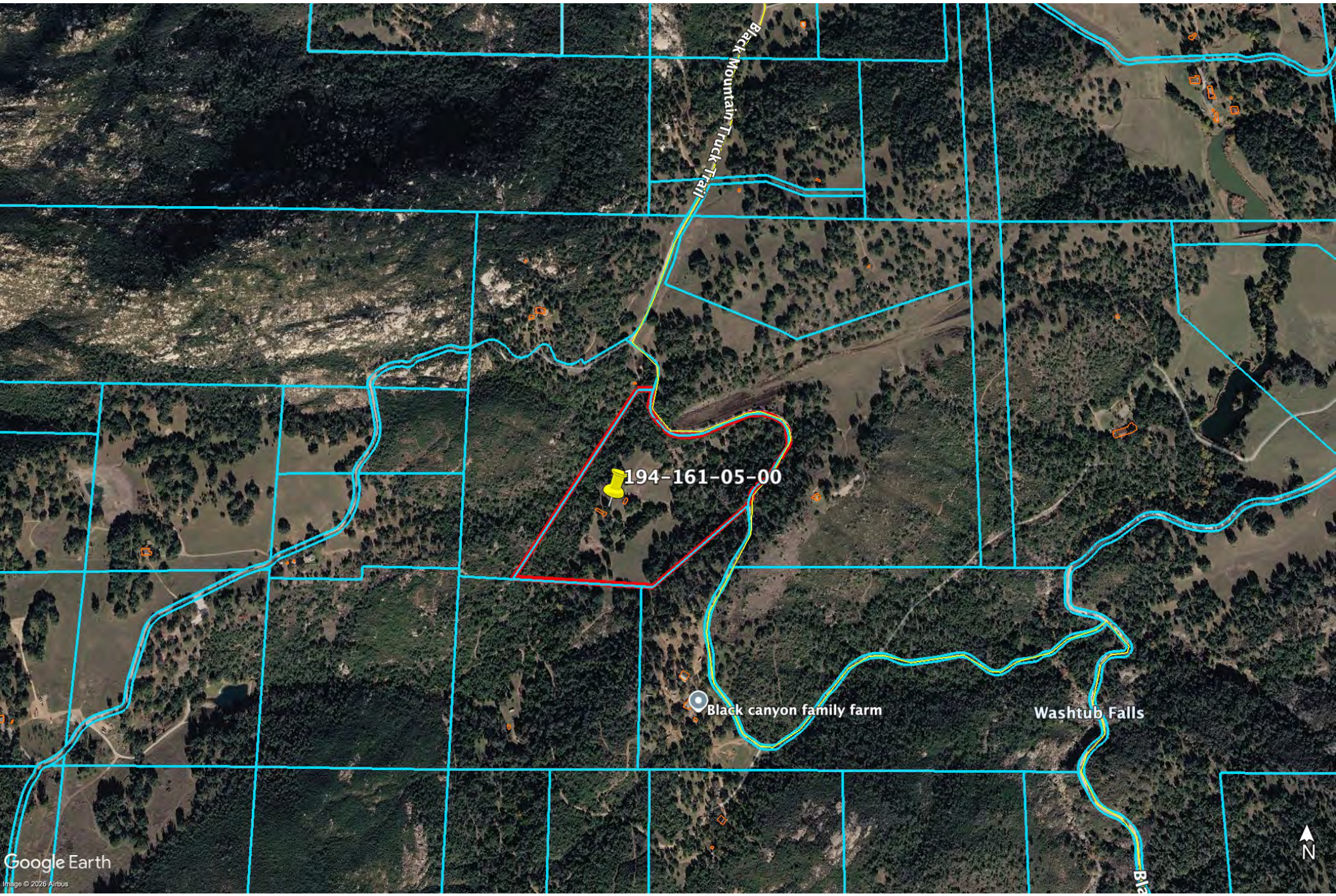
Black Mountain Truck Trail
194-161-05-00
Black canyon family farm
Washtub Falls
Google Earth
Image © 2026 Airbus
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Palomar Mountain
Pauma Valley
La Jolla Amago
Warner Springs
San Ignaci
Valley Center
Ranch
San Felipe
194-161-05-00
Mesa Grande
Wynola
Julian
Banner
Ballena
76
79
78
N
Google Earth
Image © 2026 Vexcel Imaging US, Inc.
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Palomar Mountain
Holcomb Village
Palomar Mountain
Pauma Valley
La Jolla Amago
Warner Springs
San Ignacio
Borrego Springs
Valley Center
Ranchita
San Felipe
194-161-05-000
Mesa Grande
Wynola
Julian
Banner
Shelter Valley
Ballena
Ramona
San Diego Country Estates
Google Earth
Image © 2026 Vexcel Imaging US, Inc.
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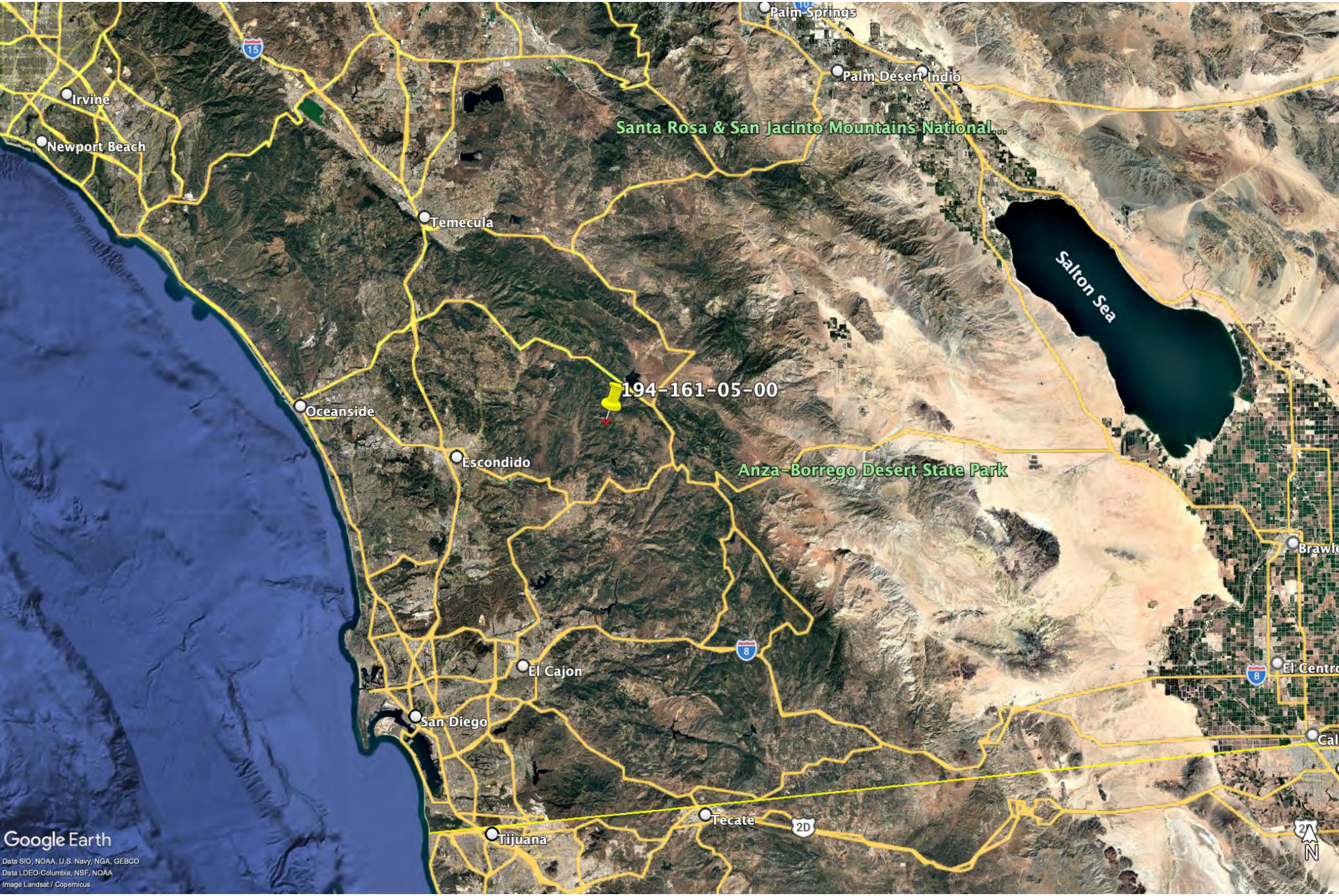

Palm Springs
Palm Desert
Indio
Irvine
Newport Beach
Santa Rosa & San Jacinto Mountains National...
Temecula
Salton Sea
194-161-05-00
Oceanside
Escondido
Anza-Borrego Desert State Park
El Cajon
San Diego
Tecate
Tijuana
Google Earth
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Data LDEO-Columbia, NSF, NOAA
Image Landsat / Copernicus

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:	7/17/2026 8:01:49 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	1941610500
Project Name:	

	1941610500
General Information	
USGS Quad Name/County Quad Number:	Mesa Grande/44
Section/Township/Range:	32/11S/02E
Tax Rate Area:	81016
Thomas Guide:	/
Site Address:	25222 Black Canyon Rd Ramona 92065
Parcel Size (acres):	34.01
Board of Supervisors District:	5

Public Service and Utility Districts	
Water/Irrigation District:	None
Sewer District:	None
Fire Agency:	San Diego County Fire Protection District
School District:	Gen Elem Julian Union; High Julian Union

	1941610500
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

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:	-/Fci

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.	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

	1941610500
Biological Resources	
Eco-Region:	Northern Mountains
Vegetation Map	42200 Non-Native Grassland; 71162 Dense Coast Live Oak Woodland; 71182 Dense Engelmann Oak Woodland
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
The site is within MSCP Boundaries.	No
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:	C
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 the unique geologic features.	No

	1941610500
Mineral Resources	
The site is located within a Mineral Resource Category.	No Mrz (No Alluvium/No Mines)

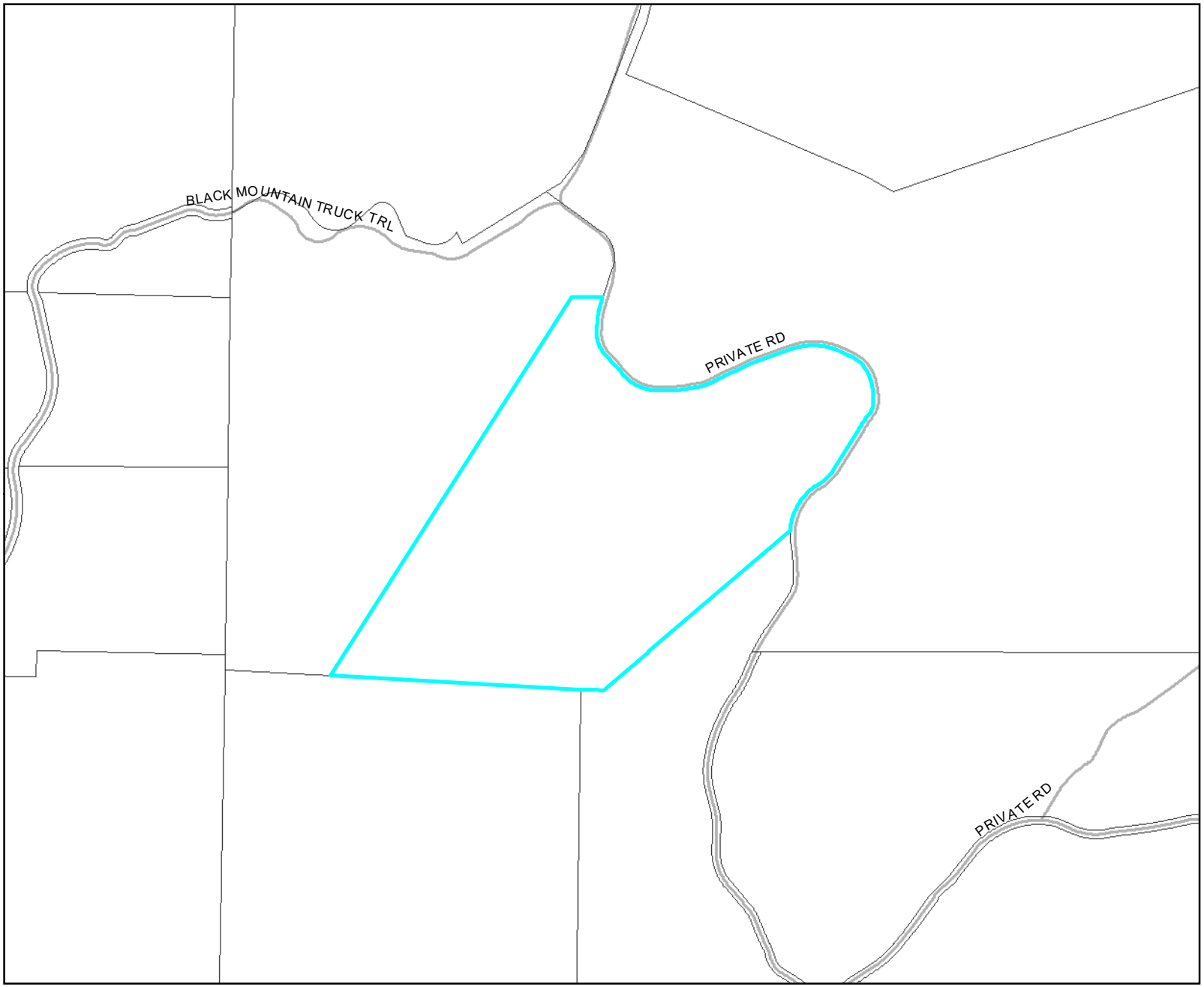
Hazard Flooding	
The site is located within a FEMA flood area.	No
The site is located within 1/2 mile from a FEMA flood area.	No
The site is located within a County Flood Plain area.	No
The site is located within 1/2 mile from a County Flood Plain area.	No
The site is located within a County Floodway.	No
The site is located within 1/2 mile from a County Floodway.	No
The site is located within a Dam Inundation Zone.	No

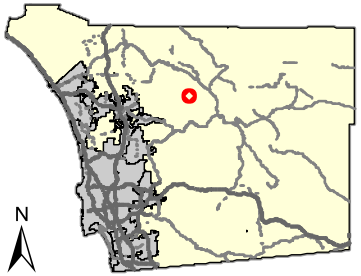
Hazardous Materials	
Schools are located within 1/4 mile of the project.	No
The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.	No
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	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.	Contact Dehq Hazardous Materials Division
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.	Yes: Loma Madera Ranch

	1941610500
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.	No
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.	Yes
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.	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.	Yes
There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s).	No

2014 ORTHOPHOTO





Legend:

PROJECT AREA

Notes:

0 0.07 0.14 0.21 0.28 Miles

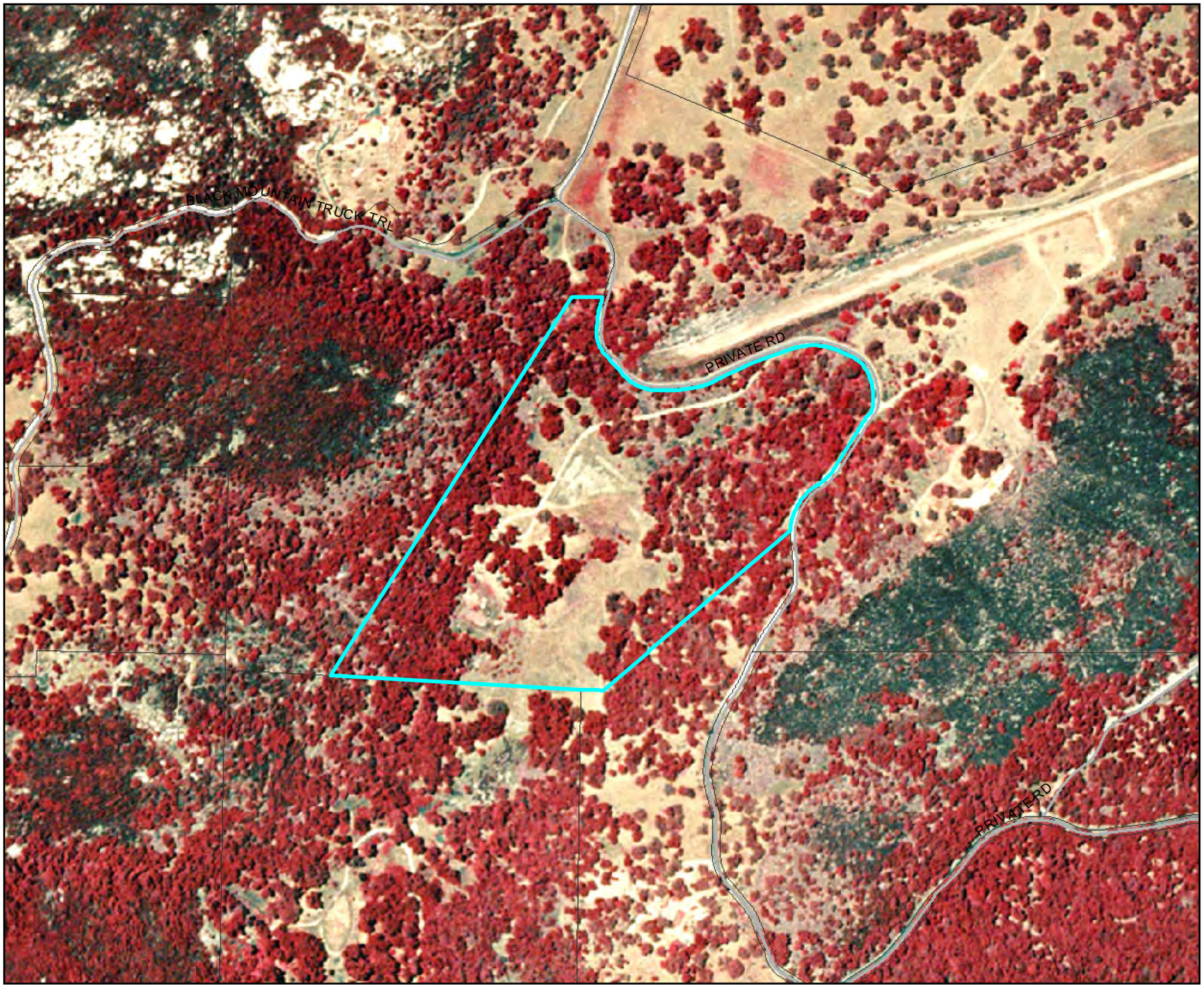
NAD 1983 StatePlane California VI FIPS 0406 Feet

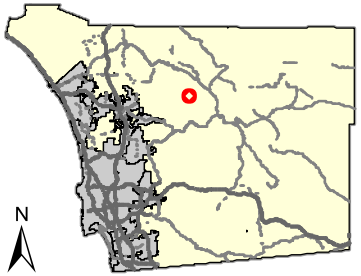
Planning and Development Services

N

This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

1997 COLOR INFRARED





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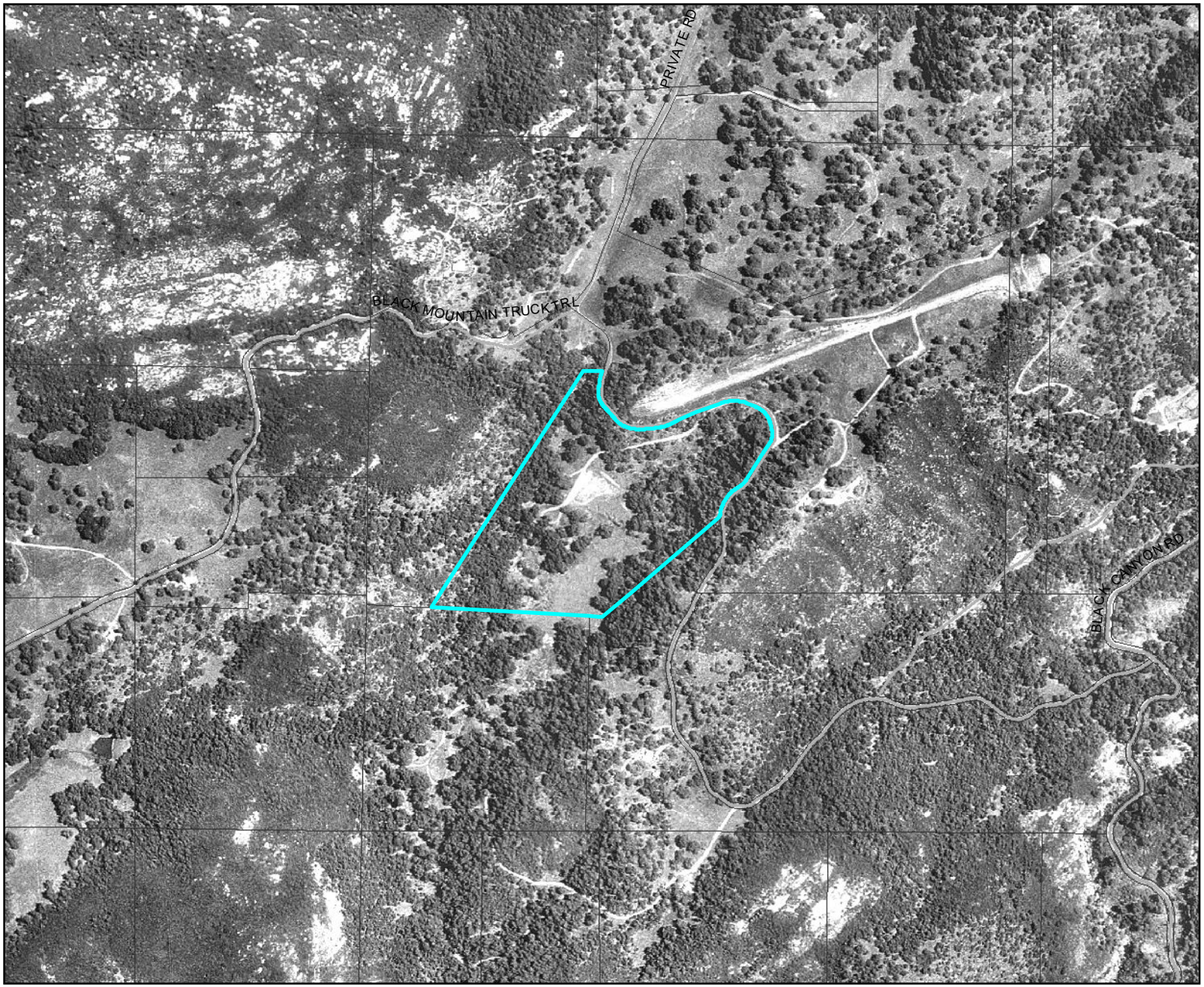
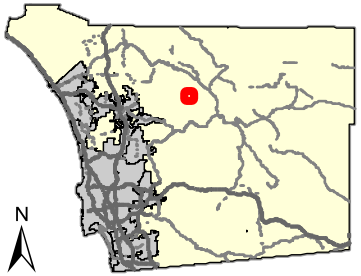
1995 AERIAL





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PROJECT AREA

Notes:

0 0.1 0.2 0.3 0.4 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

Planning and Development Services

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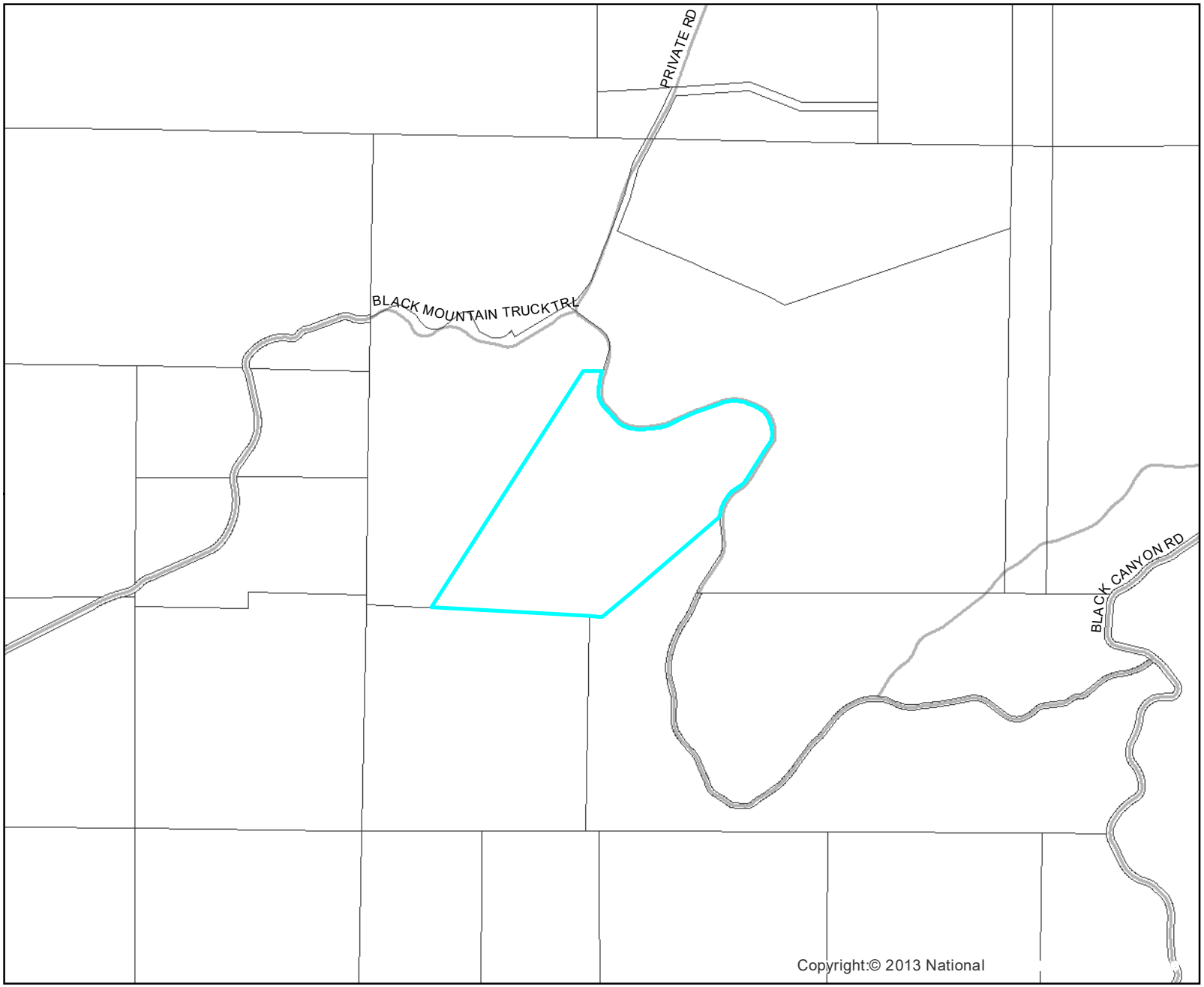
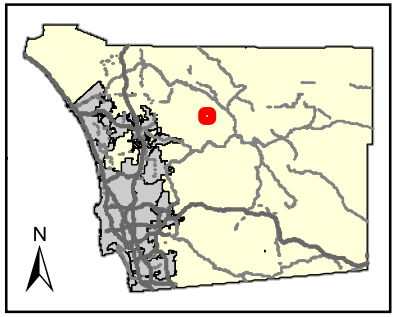
TOPO MAP





Legend:

PROJECT AREA

Notes:

0 0.1 0.2 0.3 0.4 Miles

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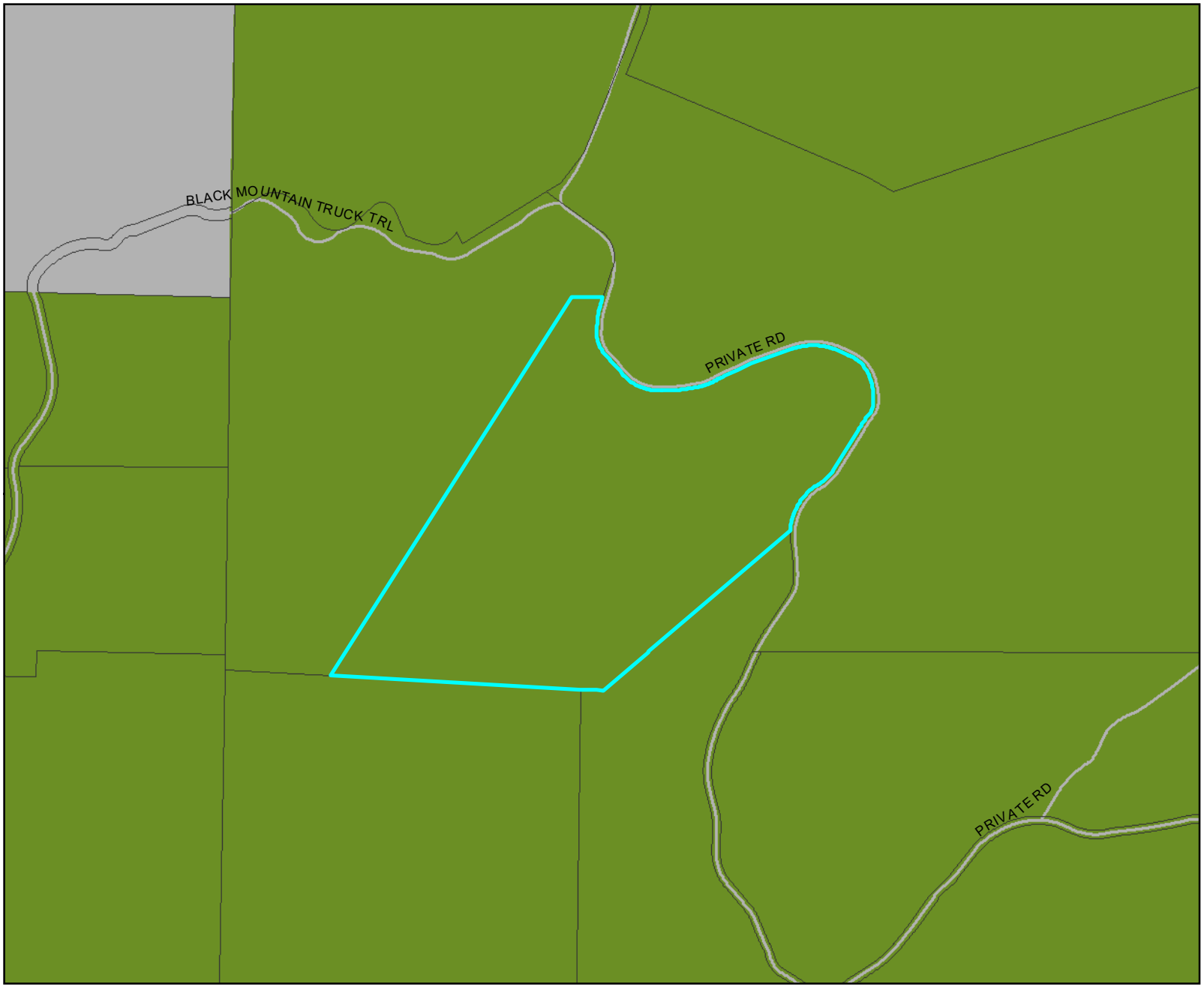
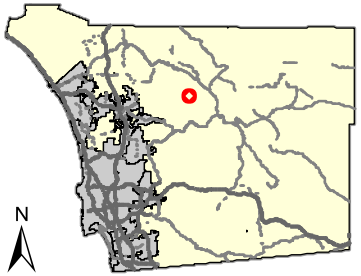
GENERAL PLAN - LAND USE





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)
- Open Space (Conservation)

Notes:

*Residential densities in italics

0 0.07 0.14 0.21 0.28 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

Planning and Development Services

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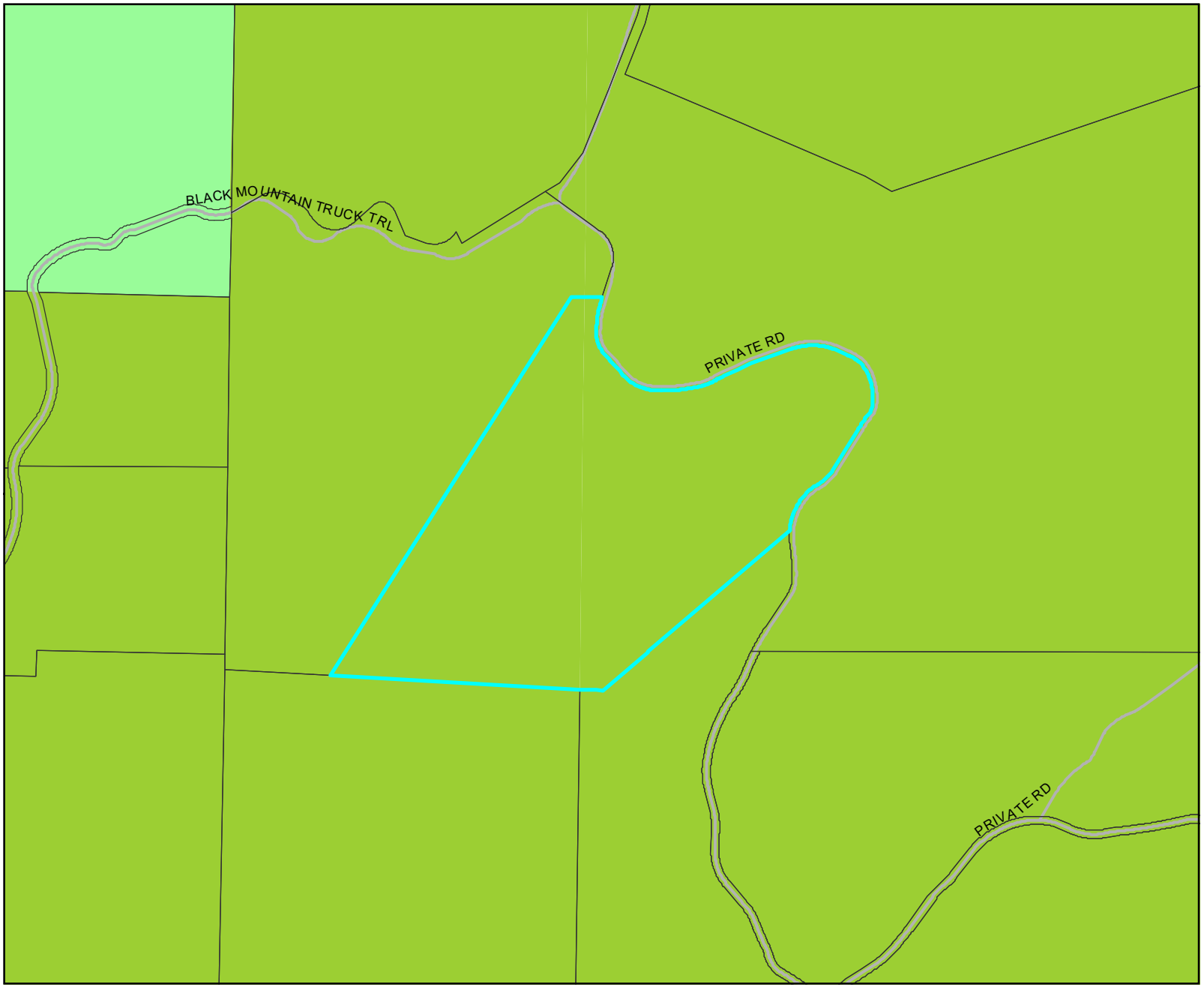
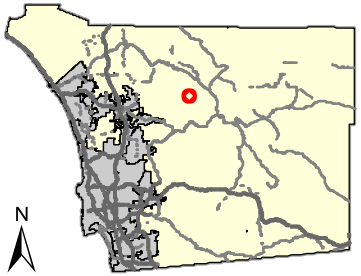
ZONING - USE





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

Notes:

0 0.07 0.14 0.21 0.28 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

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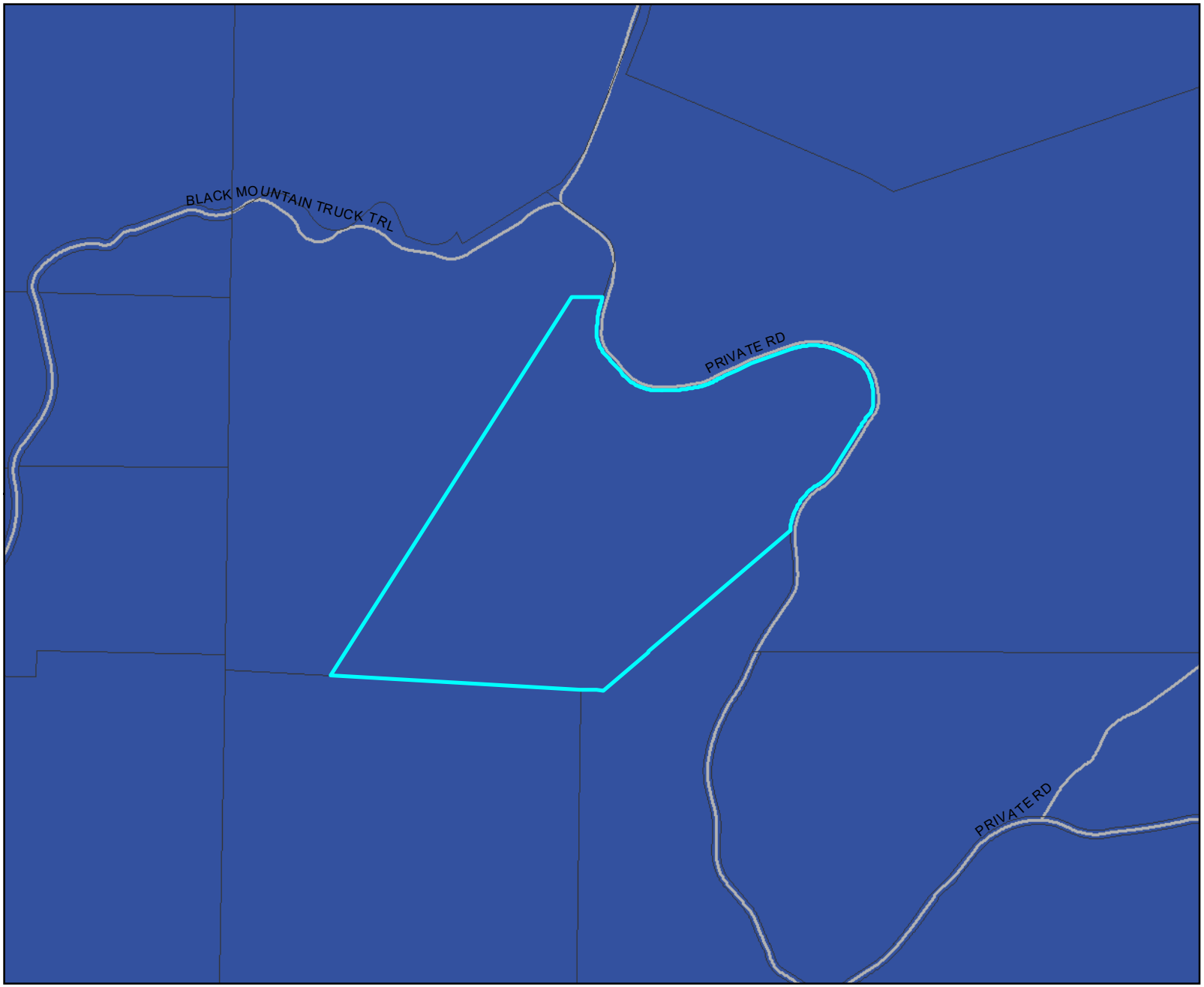
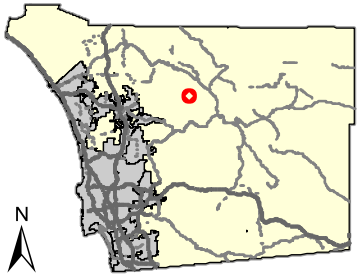
DARK SKIES





Legend:

- PROJECT AREA
- DARK SKIES ZONE A

Notes:

0 0.07 0.14 0.21 0.28 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

Planning and Development Services

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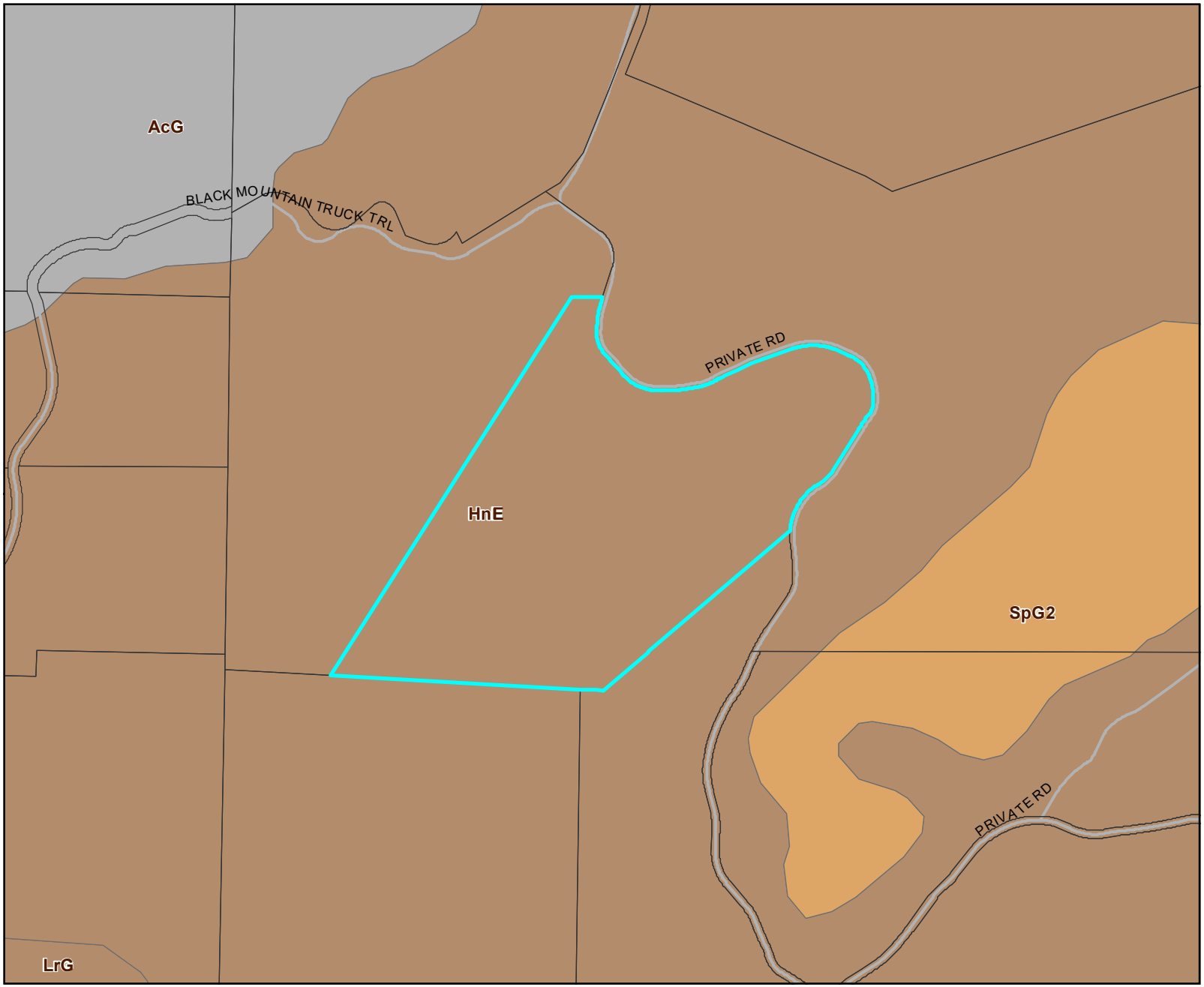
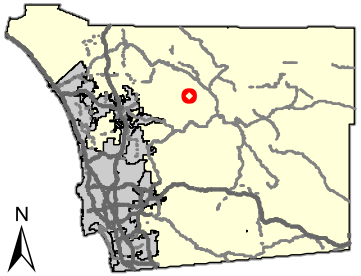
SOIL





Legend:

- PROJECT AREA

SOILS

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

Notes:

0 0.07 0.14 0.21 0.28 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

Planning and Development Services

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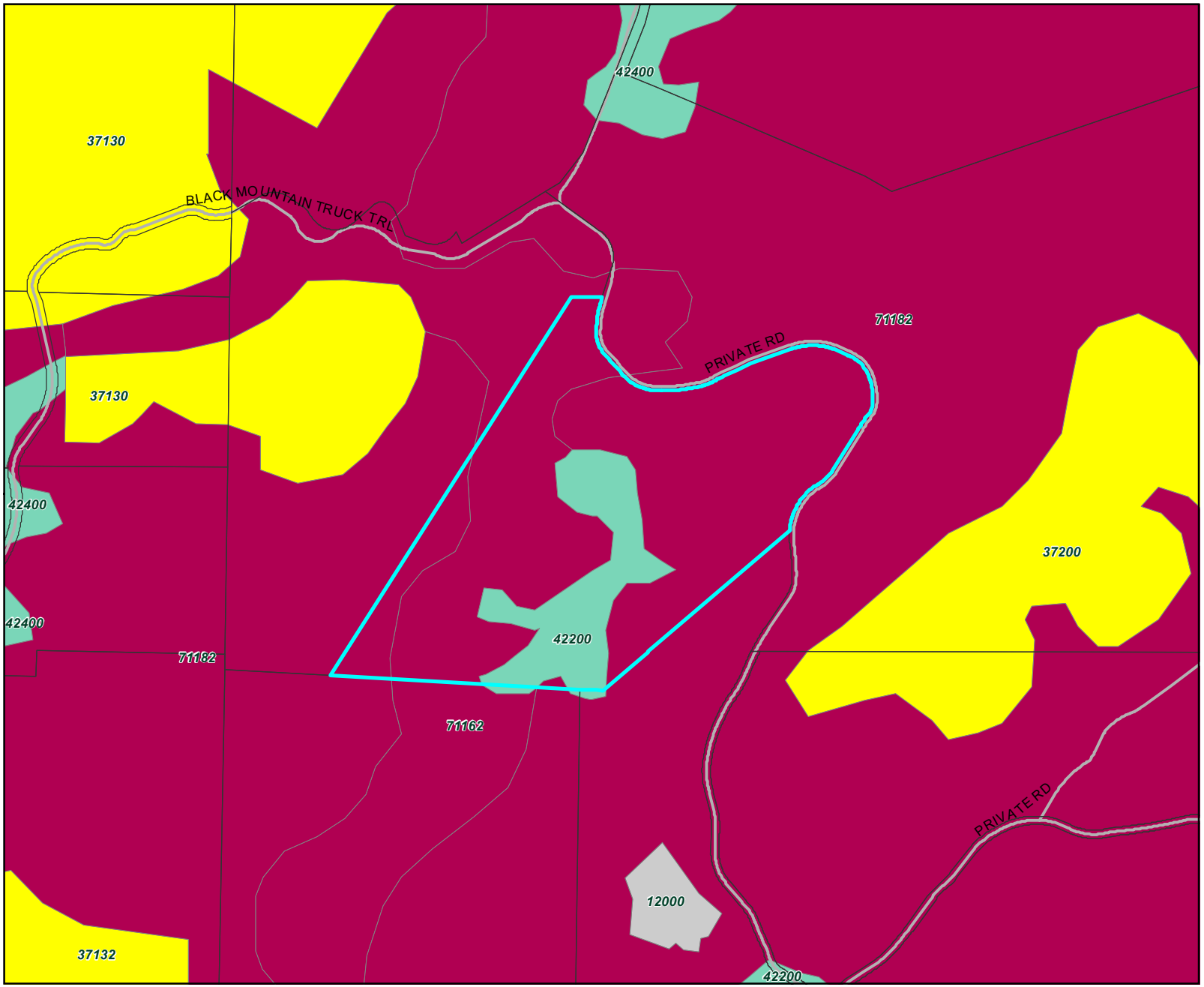
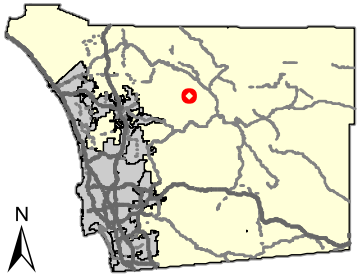
SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
HnE	Holland stony fine sandy loam, 5 to 30 percent slopes	6e-7(20)	32	Moderate	Severe 16

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 0.07 0.14 0.21 0.28 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

Planning and Development Services

N

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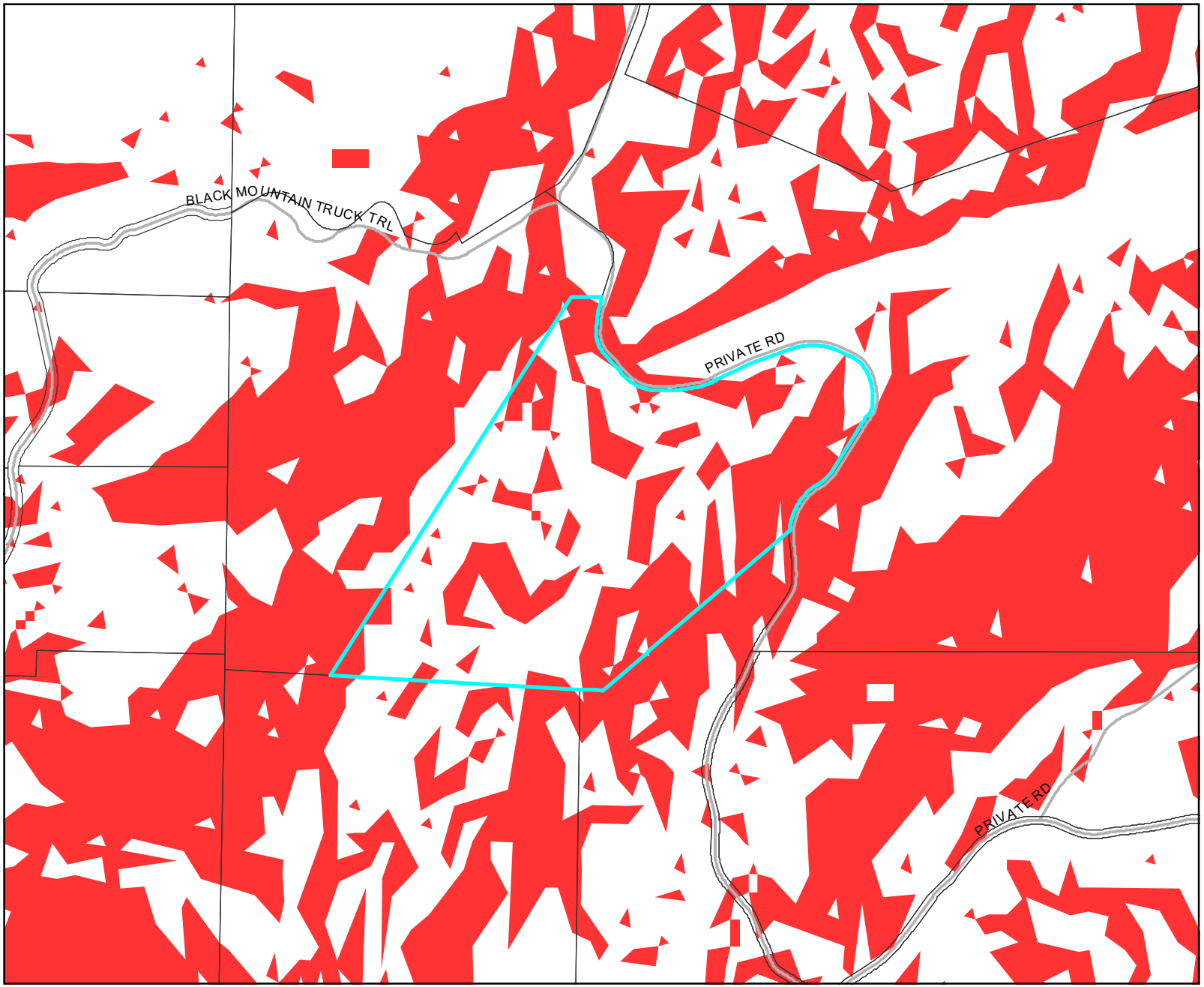
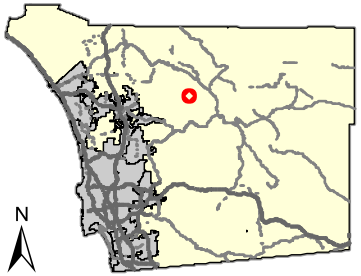
Notes:

STEEP SLOPES





Legend:

- PROJECT AREA
- STEEP SLOPE (> 25%)

Notes:

0 0.07 0.14 0.21 0.28 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

Planning and Development Services

N

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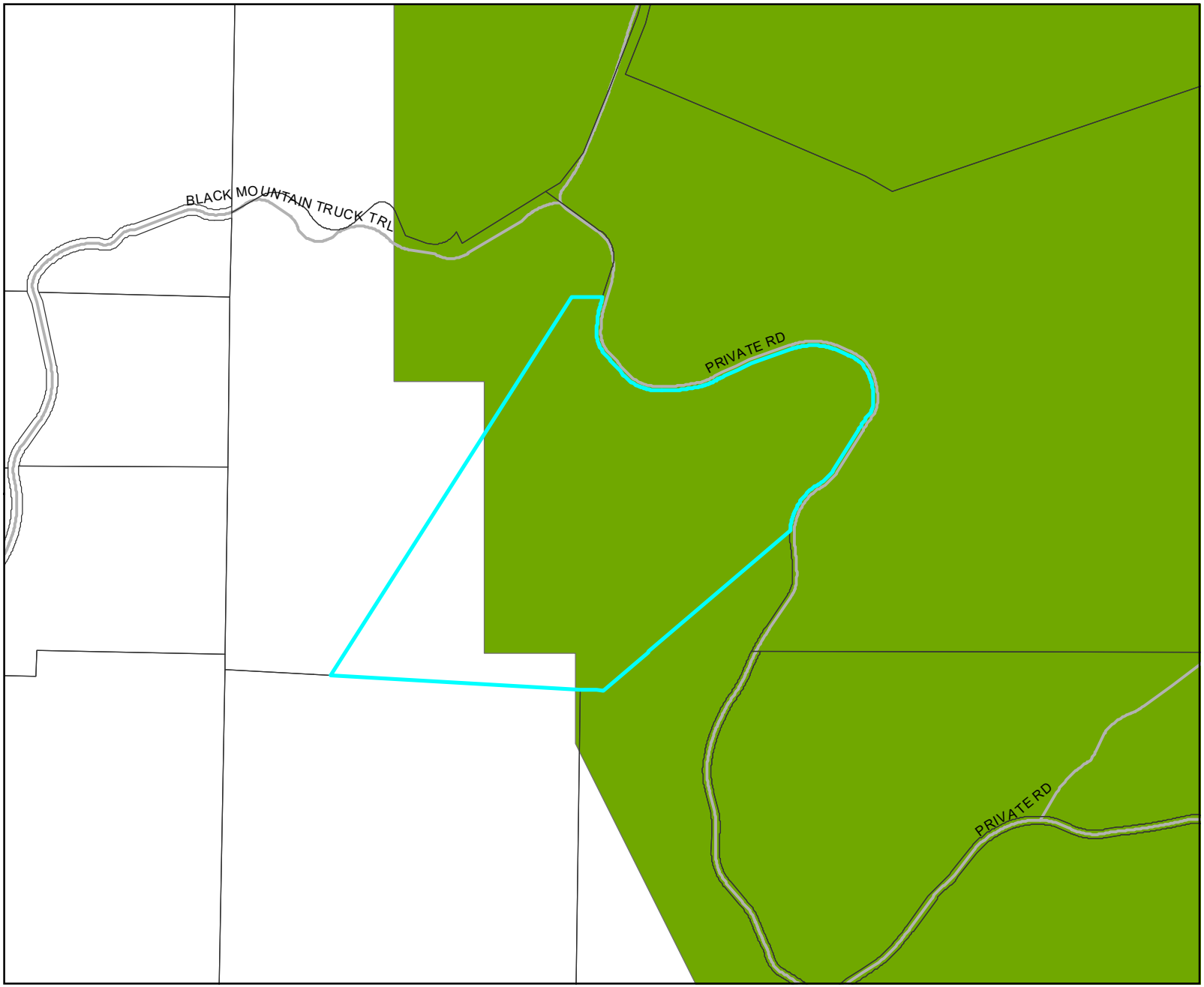
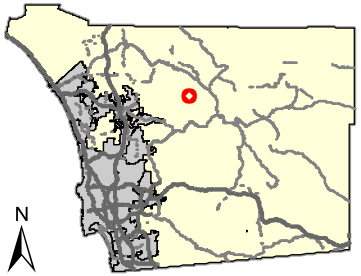
URBAN-WILDLAND INTERFACE





Legend:

- PROJECT AREA
- URBAN-WILDLAND INTERFACE ZONE

Notes:

0 0.07 0.14 0.21 0.28 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

Planning and Development Services

N

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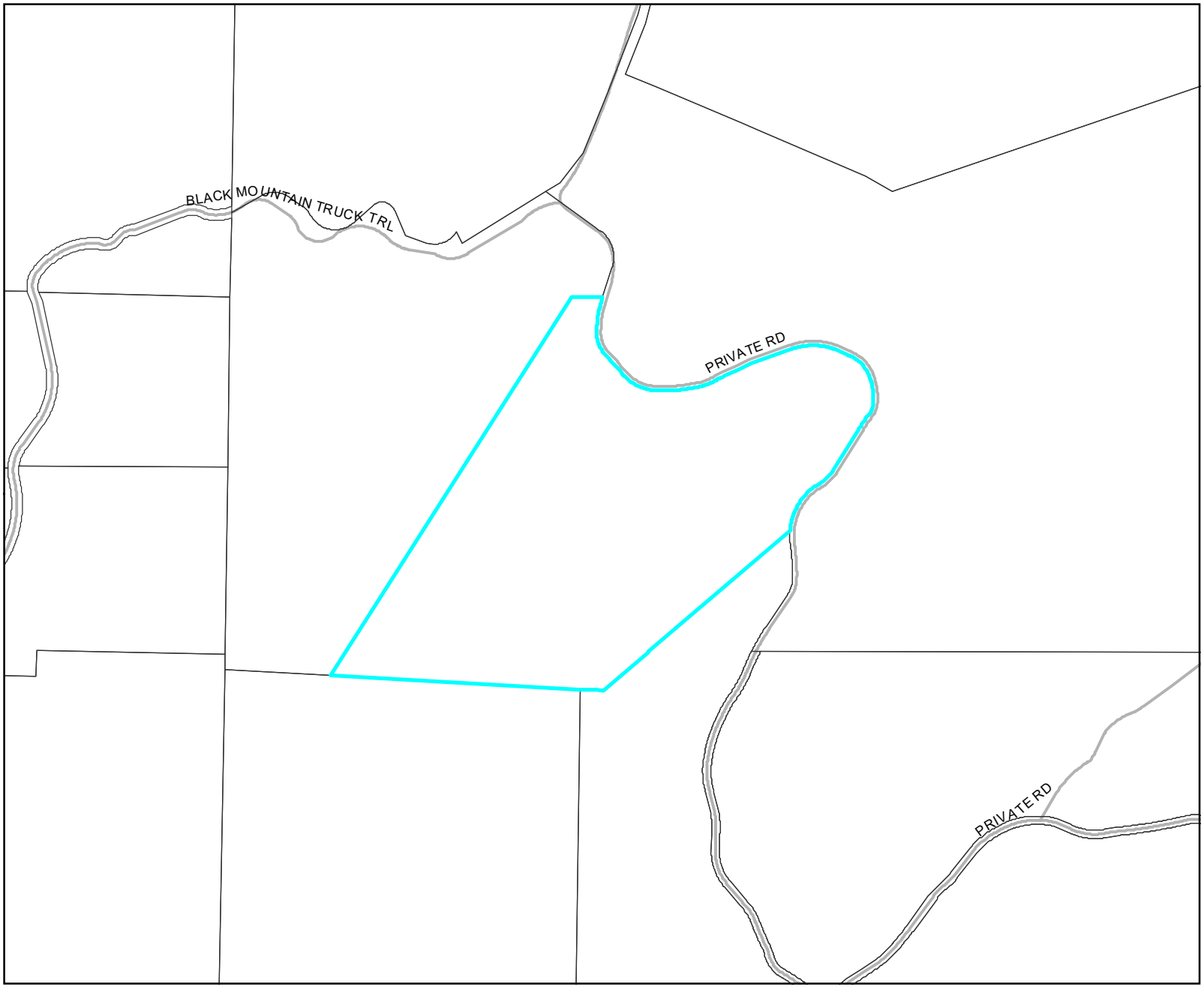
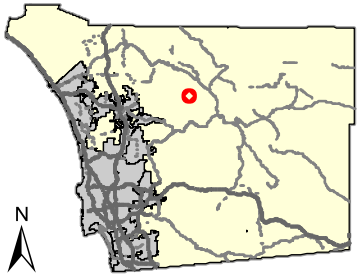
TRAILS





Legend:

- PROJECT AREA
- TRAIL EASEMENT
- PROPOSED COMMUNITY PLAN TRAILS

Notes:

0 0.07 0.14 0.21 0.28 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

Planning and Development Services

N

This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

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 Pemiit 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)

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 CHANGES IN ANIMAL REGULATIONS.
Exceptions to the 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)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

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)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)
(Amended by Ord. No. 10095 (N.S.) adopted 12-8-10)
(Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)
(Amended by Ord. No. 10285 (N.S.) adopted 9-11-13)
(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)
(Amended by Ord. No. 10463 (N.S.) adopted 4-14-17)

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**	**U**	**V**	**W**	**X**
(*See Note 2*)	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																					
	Grazing Only																			X	X				
(d) Horse keeping (other than Animal Sales and Services: Horse Stable) (see Section 3130)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X			X	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	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		X	
(g) Specialty Animal Raising: Other (Excluding Birds or Aquaponics)	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	
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.

3112

3112 ANIMAL ENCLOSURE SETBACK TABLE.

Notwithstanding the provisions of an applicable setback designator, enclosures containing the animal use types listed in Section 3100 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 an appropriate enclosure. A pasture containing a minimum of 1 acre for use as a riding area or grazing area, having no interior fencing and not used as an animal enclosure for the permanent keeping of an animal is exempt from the animal enclosure setback requirements. Stables, barns, agricultural buildings and other structures located adjacent to or within an animal enclosure must meet both animal enclosure setbacks and setback regulations in section 4800.

ANIMAL ENCLOSURE LOCATION	ANIMAL ENCLOSURE SETBACKS		
	MOST RESTRICTIVE	MODERATE	LEAST RESTRICTIVE
Distance from Street Center Line	Same as for standard setback(a)	Same as for standard setback (a)	Zero (0) feet (from street line)
Distance from Interior Side Lot Line	10 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

NOTE:

a. Refer to applicable setback designator and setback schedule at Section 4810.

b. See County Code Section 62.692 (b) for additional enclosure setback requirements for the keeping of roosters.

(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)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)
(Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)
(Amended by Ord. No. 10285 (N.S.) adopted 9-11-13)
(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

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 all the regulations contained in the County Code related to kennels, including but not limited to Noise Abatement and Control, Animal Control and Permit Fees and Procedures.

   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.

   f. Grooming services for the animals being boarded may be allowed as an incidental use provided the grooming services are conducted indoors and the grooming area is limited to 500 square feet in area.

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)
(Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)

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. Administrative Permit. If the total number of animals on the premises would exceed the number allowed by the zone animal designator an Administrative Permit pursuant to Section 7050 shall be obtained to permit the animal raising project as provided in the Animal Schedule in Section 3100, subject to the findings below (or a waiver may be obtained pursuant to subsection e. below).

1. That the location size and design of the animal enclosure(s) will be compatible with adjacent uses, residences, buildings or structures, with consideration given to:

(a) The suitability of the site for the number of animals proposed on the premises.

(b) The harmful effect, if any, upon desirable neighborhood character.

(c) Any other relevant impact of the proposed use.

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. An Administrative 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 permit time limit may also be imposed.

e. Waiver of Administrative Permit. The Director of Planning and Development Services may waive the requirement for an Administrative 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 Development Services. 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)
(Amended by Ord. No. 10222 (N.S.) adopted 9-25-12. Opr. 11-26-12)
(Amended by Ord. No. 10463 (N.S.) adopted 4-14-17)

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

3130

3130 HORSE STABLE AND HORSEKEEPING

The Horse Stable and Horsekeeping use types are permitted in areas with certain animal designators as indicated in Section 3100 Animal Schedule, and may be subject to the approval of, a Zoning Verification Permit, an Administrative Permit or a Major Use Permit, as specified below.

a. D, E, F, J, L, M, N, U, and V Animal Designators allow a Horse Stable as follows:

1. Boarding of and riding lessons for up to 3 horses not owned by the property owner, on any property with the above animal designators is permitted without the need for a Zoning Verification, Administrative Permit or Major Use Permit. No other equine uses, such as breeding, riding academies or events are allowed with the Horse Stable. All structures, animal enclosures and uses are subject to all other regulations of this ordinance including the following limitations:

2. Ten horses per acre of usable area, up to a maximum of 5 acres of useable area and a maximum of up to 50 horses may be allowed with a Zoning Verification Permit.

3. Ten horses per acre of usable area, of more than 5 acres and up to a maximum of 10 acres of useable area and between 50-100 horses total may be allowed upon approval of an Administrative Permit.

4. More than ten horses per acre of usable area, more than 10 acres of usable area or more than 100 horses shall require a Major Use Permit.

5. The total number of horses and the usable acreage for horses calculated shall include both those horses allowed pursuant to Horsekeeping as well as the Horse Stable and all of the combined areas for both use types.

6. Usable area. A plot plan for a permit shall clearly indicate the usable area for a project. The usable area as noted in the Animal Schedule shall be the area used by all horses on the lot or a combination of contiguous lots including structures, animal enclosures, riding arenas, corrals, stalls and paddocks used by horses. The usable area shall not include driveways, road easements, parking areas, areas within the animal enclosure setbacks, pastures exempt from animal enclosure setbacks, residences, other accessory structures, landscaping, areas with active agriculture and other areas where horses would not be permanently kept on the property.

7. Horse Events. The temporary gathering of additional people and horses for a horse event, show or competition which is not a part of the active operations of a Horse Stable shall be considered an Outdoor Entertainment Event and may be allowed in compliance with the Temporary Use Regulations in Sections 6100-6149. However, additional events or time restrictions may be allowed as part of an Administrative Permit or Major Use Permit for a Horse Stable

8. Archaeological, historical or cultural resources. A proposed Horse Stable of more than 50 horses shall complete a full records search with the South Central Information Center (SCIC) when the application for an Administrative or Major Use Permit is submitted. The SCIC shall provide a recommendation regarding potential cultural resources and may recommend consultation with appropriate tribe(s).

In addition to the regulations contained in the Animal Enclosure Setback Table, Section 3112, a Horse Stable or Horsekeeping use shall comply with the following requirements:

b. Restrictions On Use:

1. A Horse Stable or Horsekeeping shall conform to the regulations contained in County Code Title 3, Division 6, Chapter 4, Noise Abatement and Control.

2. Dust and odors from the Horse Stable or Horsekeeping shall not create a nuisance or a hazard to adjoining properties or uses and shall be in compliance with this ordinance, including but not limited to section 6300 and specific sections 6316 regarding Particulate Matter and Air Contaminants and 6318 regarding Odors.

3. A Horse Stable or Horsekeeping shall conform to the standards and regulations for the humane treatment of equine animals found in County and State codes, including, but not limited to, State Health and Safety Code.

4. A Horse Stable or Horsekeeping shall maintain the use subject to standard best management practices for equine uses in compliance with the Grading, Stormwater and Watershed Protection Ordinances.

c. A Horse Stable shall comply with the following requirements which shall be documented in a Manure Management Plan, Fire Protection Plan and Vector Control Plan:

Manure Management

1. The stable shall be kept in a clean and sanitary manner by the daily removal of manure to a manure management area from all usable horse areas to prevent the accumulation of flies, the spread of disease or offensive odor.

2. Manure shall be kept in the manure management area in a covered or enclosed bin or container unless being composted. Manure shall be removed from the property a minimum of every other week or properly composted onsite.

3. The manure management area shall meet Animal Enclosure setbacks.

Fire Protection

4. The interior of electrical appliances, such as fans and heaters, shall be kept clean.

5. Industrial grade extension cords are allowed only if the use of extension cords is unavoidable, for example for a temporary event. Extension cords shall not be used as a permanent electrical conduit.

6. Hay shall be stored in an enclosed building, a covered area or a covered bin, meeting Animal Enclosure and Main Building setbacks, and may consist of only dry, well-cured hay.

7. Rags and cloths used to clean tack and hooves shall be stored in an orderly fashion within an enclosed building or covered bin that meets the Animal Enclosure and Main Building setbacks. Bedding materials shall also be stored in the same location.

8. All wiring and electric cords shall be properly run and installed with insulated wiring routed and strung through metal conduits.

9. Light fixtures shall have a caged enclosure to prevent damage and sparking.

10. Large structures over 1000 square feet in area shall meet a minimum fire separation setback of 50 feet to reduce risk of fire between structures.

11. Hydrants shall be installed near each barn or main structure with sufficient hoses for watering all potential fire areas.

12. The electrical system shall allow for the power to be shut off to each building, without losing power to the water pumps.

13. Stables shall have a written fire plan and evacuation plan, which includes the limitations above and shall post it onsite for employees and visitors.

Vector Control

14. Recognizing the natural drainage on a property, structures permitted as part of a horse stable shall be located away from any locations that collect water. Feed, waste, standing water (water troughs), and other items attractive to vectors must regularly be cleared and cleaned.

15. Feed/grain areas must be covered and swept, droppings must be picked up daily, and manure piles, if not removed from the lot, must be routinely turned or tilled into pastures to prevent fly breeding areas.

16. Automatic fly spray devices or strips shall be utilized in building or structure areas.

17. To prevent vector infestations, all areas that would allow for standing water to collect, must be designed to fully drain within 72 hours. Water features such as ponds related to a horse stable must be stocked with mosquito fish.

d. Equine Living Area. An equine shall be provided with adequate living facilities including an enclosed paddock, corral or stall for keeping. Such area shall be located within an animal enclosure or stable. Paddocks, corrals or stalls shall have enough room for the equine to move about and lay down without restriction.

e. A Horse Stable may include an office, employee break area, full bathroom and other associated areas or structures related to a commercial use.

f. Employee Housing. A Horse Stable may include a dwelling unit(s) for a stable employee(s) pursuant to the State Employee Housing Act. Employee housing is only allowed while a permitted stable is in operation. Prior to issuance of a Building Permit, the property owner shall enter into a contract with the County agreeing to specific terms and conditions limiting employee housing to bona-fide stable employees in conjunction with on-going stable operations.

g. Sign. Pursuant to section 6252.v a sign is allowed for a Horse Stable at the entrance to the property to identify the stable or ranch name only. The sign shall not be illuminated.

h. Outdoor Lighting. Pursuant to sections 6322 and 6324 outdoor lighting is allowed for an animal enclosure or stable. However, as noted, other than security lighting, the stable area shall not be illuminated between 10pm and dawn. Lighting must comply with Dark Skies limitations.

i. Setbacks. Additional setbacks shall be required for a Horse Stable as follows:

1. All storage areas of materials related to the horse stable use and parking shall meet the Animal Enclosure setbacks, this includes trailer parking, loading and delivery areas, hay storage, etc.

2. Any structure permitted as part of a Horse Stable that is over 1000 square feet in area shall meet the standard setbacks and additionally meet a minimum 25 foot setback from all property lines. Such structures include barns, hay barns, covered arenas, covered riding areas, stables and other structures.

3. On a lot or a combination of lots under the same ownership of less than 5 acres in area, Animal Enclosures and all structures associated with a Horse Stable shall be a minimum 50 feet from the nearest residence on any adjacent property under separate ownership.

(Added by Ord. No. 10285 (N.S.) adopted 9-11-13)