



#### PROPERTY REPORT

### Incredible Fallbrook Homesite

**ADDRESS:** Mountain Rim Rd, Fallbrook, CA 92028

**DESCRIPTION:** 17+ Acre Elevated Estate Fallbrook Home-site rich with opportunity and features incredible panoramic VIEWS! Enjoy vast open skies, cool breezes and glorious sunsets at this ideal canvas to build your own beautiful, 3000+ sq. ft. custom dream home. Surrounded by other well-appointed high dollar homes on large lots and agricultural properties, yet conveniently located just east of the I-15 and a short drive to the modern conveniences, this is the place where your luxurious country living vision can come together. Nestled off of the private Matt Road, this rare offering consists of two legal parcels with an approved septic layout for each parcel (needs updating) and rough graded access. A water well will likely need to be drilled to provide a water source. Loads of potential, versatility and added value come with this offering with the flexibility of building multiple homes and creating the perfect multi-generational living or family compound experience. Convenience and peacefulness are ideally balanced at this unique home-site in this highly sought-after rural area and are just waiting to be discovered. Make this the site to fulfill your lifestyle dreams!

**PRICE:** \$219,000

**APN:** 110-220-39-00, 110-220-32-00

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

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





# RED HAWK REALTY

RESIDENTIAL | LAND | COMMERCIAL | ORCHARDS / VINEYARDS | FARMS / RANCHES

## ***\$219,000***

Mountain Rim Road, Fallbrook CA 92028

### **Incredible Fallbrook Homesite**

17+/- Acres | Panoramic Views | Surrounded by Well-Appointed High Dollar Homes  
Easy Accessibility from I-15 | Two Legal Parcels | Approved Septic Layout For Each Parcel



**RED HAWK REALTY**

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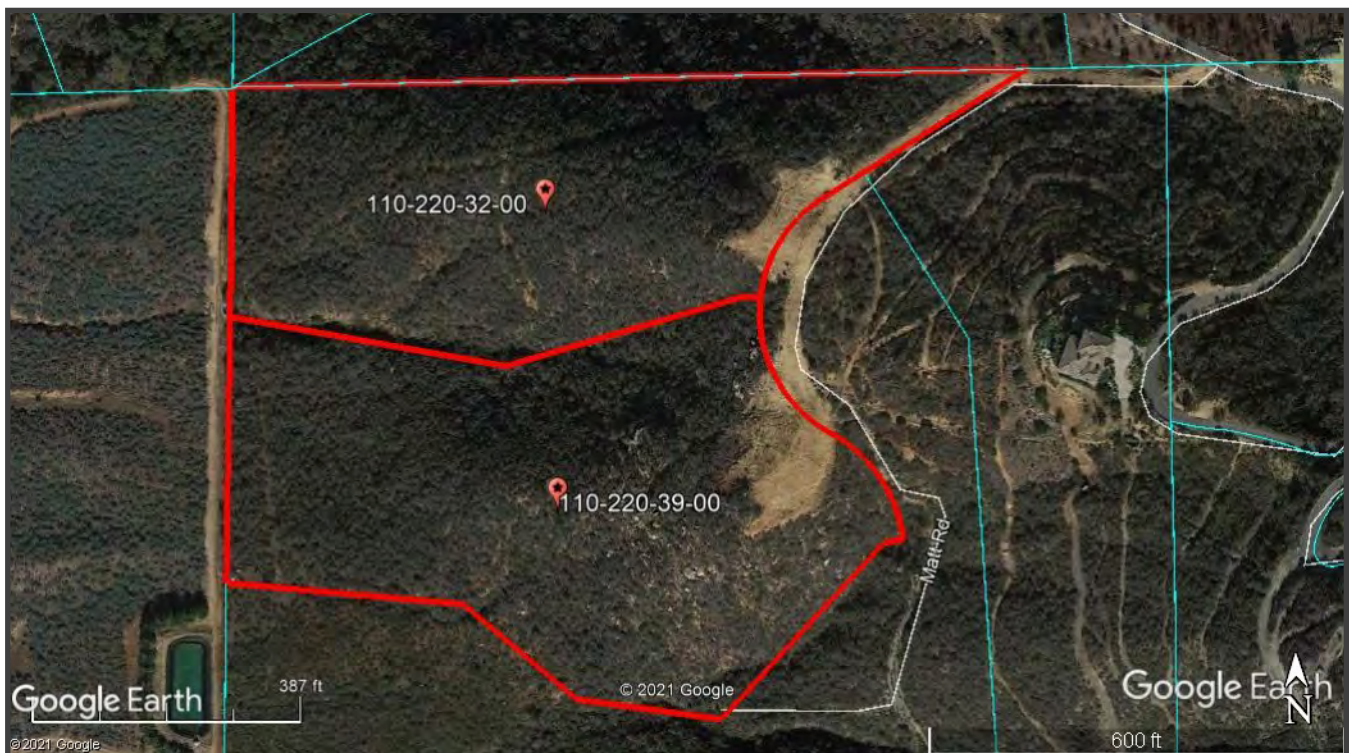
Donn Bree - CADRE # 01078868





***Convenience and peacefulness  
are ideally balanced at this  
unique home-site in this highly  
sought-after rural area***

- ♦ Enjoy vast open skies, cool breezes and glorious sunsets
- ♦ A short drive to modern conveniences
- ♦ Your luxurious country living vision can come to fruition
- ♦ Ideal potential building site
- ♦ Flexibility create a family compound experience
- ♦ Sought after rural area in desirable Fallbrook







Zion Ridge Rd

Rice Canyon Rd

Huntley Rd

110-220-32-00

110-220-39-00

Google Earth

© 2021 Google

Google Earth

1200 ft

2000 ft



110-220-32-00



110-220-39-00



Malt Rd

Google Earth

387 ft

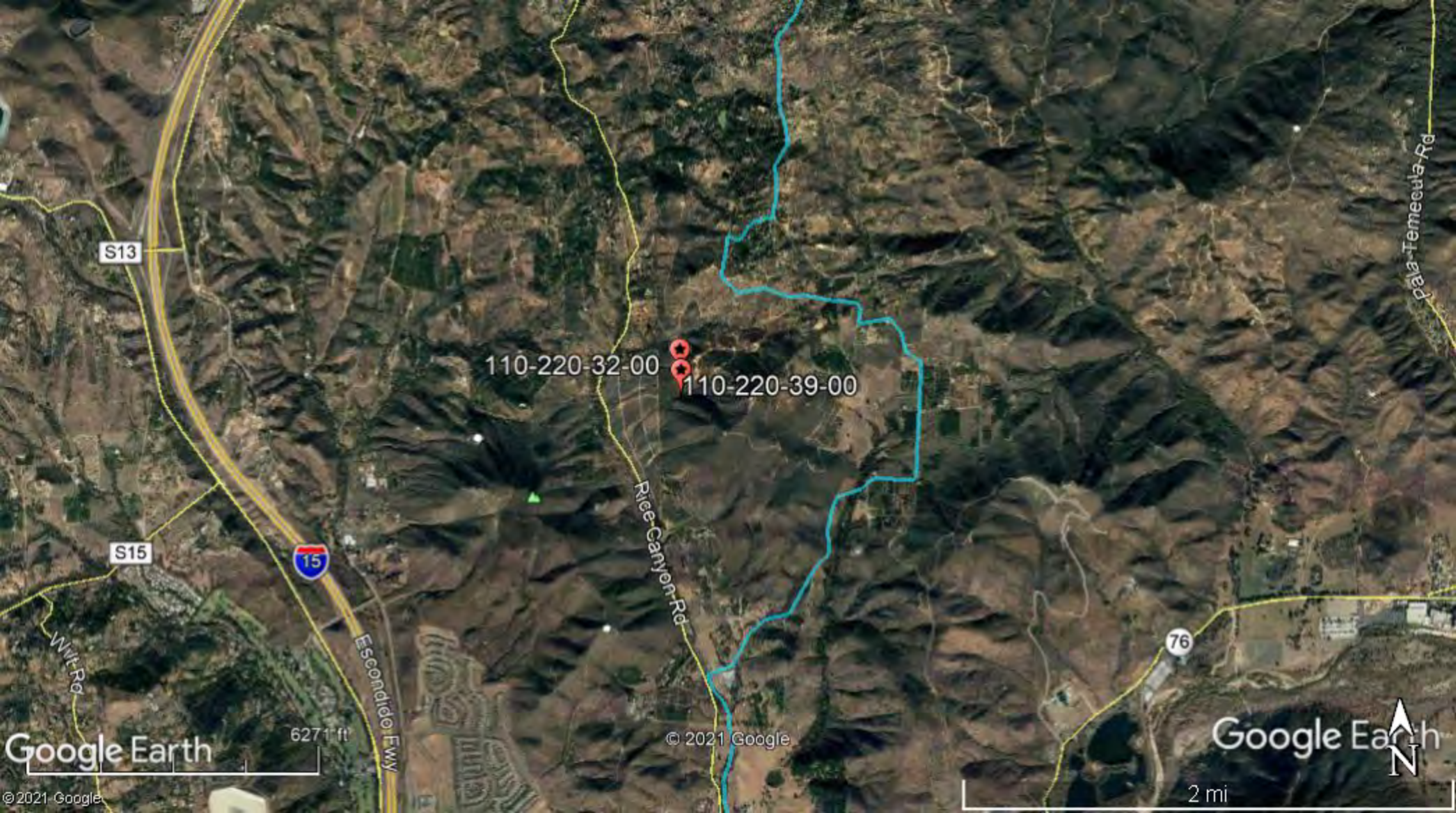
© 2021 Google

Google Earth



600 ft





S13

S15

15

Esccondido Fwy

Rhee Canyon Rd

Pala-Temecula Rd

110-220-32-00

110-220-39-00

76

Google Earth

© 2021 Google

6271 ft

© 2021 Google

Google Earth



2 mi



# 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:	8/30/2021 9:28:01 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	1102203900,1102203200
Project Name:	

	1102203900	1102203200
<b>General Information</b>		
USGS Quad Name/County Quad Number:	Temecula/77	Temecula/77
Section/Township/Range:	19/09S/02W	19/09S/02W
Tax Rate Area:	93026	93026
Thomas Guide:	/	/
Site Address:	0 Mountain Rim Rd Fallbrook 92028	0 Mountain Rim Dr Fallbrook 92028
Parcel Size (acres):	9.27	8.13
Board of Supervisors District:	5	5

<b>Public Service and Utility Districts</b>		
Water/Irrigation District:	Rainbow Municipal Water District	Rainbow Municipal Water District
Sewer District:	None	None
Fire Agency:	North County Fire Protection District Of Sd County	North County Fire Protection District Of Sd County
School District:	Gen Elem Vallecitos; High Fallbrook Union	Gen Elem Vallecitos; High Fallbrook Union

	1102203900	1102203200
<b>General Plan Information</b>		
General Plan Regional Category:	Rural	Rural
General Plan Land Use Designation:	Rural Lands (RI-20) 1 Du/20 Ac	Rural Lands (RI-20) 1 Du/20 Ac
Community Plan:	Rainbow	Rainbow
Rural Village Boundary:	None	None
Village Boundary:	None	None
Special Study Area :	None	None
<b>Zoning Information</b>		
Use Regulation:	A70	A70
Animal Regulation:	L	L
Density:	-	-
Minimum Lot Size:	4Ac	4Ac
Maximum Floor Area Ratio:	-	-
Floor Area Ratio:	-	-
Building Type:	C	C
Height:	G	G
Setback:	C	C
Lot Coverage:	-	-
Open Space:	-	-
Special Area Regulations:	-	-
<b>Aesthetic</b>		
The site is located within one mile of a State Scenic Highway.	No	No
The site contains steep slopes > 25%.	Yes	Yes
The site is located within Dark Skies "Zone A".	No	No
<b>Agricultural Resources</b>		
The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	No	No
The site contains Prime Soils.	No	No
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
Sunset Zone:	23	23
The site is located within an Agricultural Preserve.	No	No
The site is in a Williamson Act Contract.	No	No



	1102203900	1102203200
<b>Biological Resources</b>		
Eco-Region:	Northern Foothills	Northern Foothills
Vegetation Map	32500 Diegan Coastal Sage Scrub; 37120 Southern Mixed Chaparral	32500 Diegan Coastal Sage Scrub; 37120 Southern Mixed Chaparral
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes	Yes
The site is located within a Quino Checkerspot Butterfly Survey Area.	No	Yes
The site contains Wetlands.	No	No
The site is within one mile of Biological Easements.	Yes	Yes
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: North)	No (Draft: North)
The site is within MSCP Boundaries.	No (Draft: North)	No (Draft: North)
The site is outside of MSCP and within 500 feet of:		
Coastal Sage Scrub	No	No
Maritime Succulent Scrub	No	No
Diegan Coastal Sage Scrub	Yes	Yes
Inland Form (>1,000 ft. elevation)	Yes	Yes
Coastal Sage - Chaparral Scrub	No	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No	No
None of the above	No	No
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	Yes: High; Moderate	Yes: High; Low; Moderate
The site is located within the Ramona Grassland area.	No	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No	No

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

Geological Formation:	Cretaceous Plutonic	Cretaceous Plutonic
Paleo Sensitivity:	Zero	Zero
Paleo Monitoring:	No Monitoring Required	No Monitoring Required

**Geology**

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



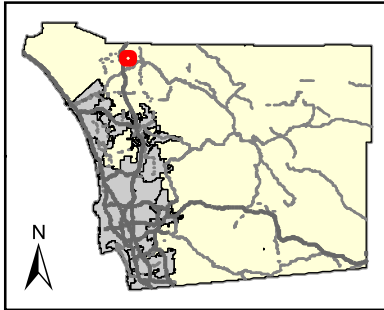
	1102203900	1102203200
<b>Mineral Resources</b>		
The site is located within a Mineral Resource Category.	No Mrz (No Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)
<b>Hazard Flooding</b>		
The site is located within a FEMA flood area.	No	No
The site is located within 1/2 mile from a FEMA flood area.	No	No
The site is located within a County Flood Plain area.	No	No
The site is located within 1/2 mile from a County Flood Plain area.	No	No
The site is located within a County Floodway.	No	No
The site is located within 1/2 mile from a County Floodway.	No	No
The site is located within a Dam Inundation Zone.	No	No
<b>Hazardous Materials</b>		
Schools are located within 1/4 mile of the project.	No	No
The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.	No	No
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	No	No
The site is located within 1000 feet of buried waste in a landfill.	No	No
The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.	No	No
The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).	No	No
The site is listed on the Geotracker listing.	No	No
The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.	No	No
The site is listed in the EPA's Superfund CERCLIS database.	No	No
The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
The site contains existing homes or other buildings constructed prior to 1980.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
<b>Airport Hazards</b>		
The site is located in a FAA Notification Zone. If yes, list the height restrictions.	No	No
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	No	No
The site is located within an airport safety zone. If yes, list the zone number.	No	No
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	No	No
The site is within one mile of a private airport. If yes, list the name of the airport.	No	No



	1102203900	1102203200
<b>Hydrology and Water Quality</b>		
Hydrologic Unit:	San Luis Rey	San Luis Rey
Sub-basin:	903.21/Pala	903.21/Pala
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 Luis Rey Hu); San Luis Rey River (Lower); San Luis Rey River (Upper)	Yes: Pacific Ocean Shoreline (San Luis Rey Hu); San Luis Rey River (Lower); San Luis Rey River (Upper)
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes
The site is located in a Source Water Protection Area.	No	No
<b>Water Supply/Groundwater</b>		
The site is located outside (east) of the County Water Authority boundary.	No	No
The site is in Borrego Valley.	No	No
The project is groundwater dependent.	No	No
Annual rainfall:	18 To 21 Inches	18 To 21 Inches
<b>Noise</b>		
The site is within noise contours.	No	No
<b>Fire Services</b>		
The site is located in an Urban-Wildland Interface Zone.	Yes	Yes
FRA/LRA/SRA:	Sra	Sra
<b>Additional Information</b>		
The site is located within 150 feet of Mexican Border.	No	No
The site is located within a Resource Conservation Area.	No	No
The site is located in a Special Area.	No	No
There are existing or proposed trails on site or adjacent properties.	Yes	Yes
The site is located in an urbanized area as defined by the U.S. Census Bureau.	Yes	Yes
The population has a density of 1,000 per square mile or greater.	No	No
The site APN is listed in the GP Housing Element inventory.	No	No
<b>CEQA-Public Review Distribution Matrix</b>		
The site is located in the Desert.	No	No
The site is located east of the County Water Authority boundary.	No	No
All or a portion of the site is east of the Tecate Watershed Divide.	No	No
The site is located immediately adjacent to a State Highway or Freeway.	No	No
The site is located south of State Highway 78.	No	No
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No	No
The site is located in the Sweetwater Basin.	No	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	No	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	No



# TOPO MAP



## Legend:

PROJECT AREA

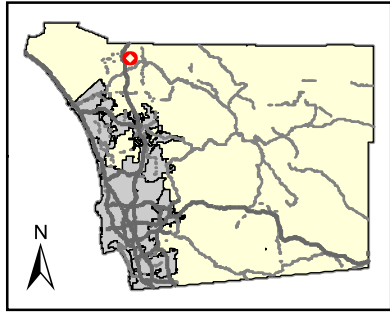
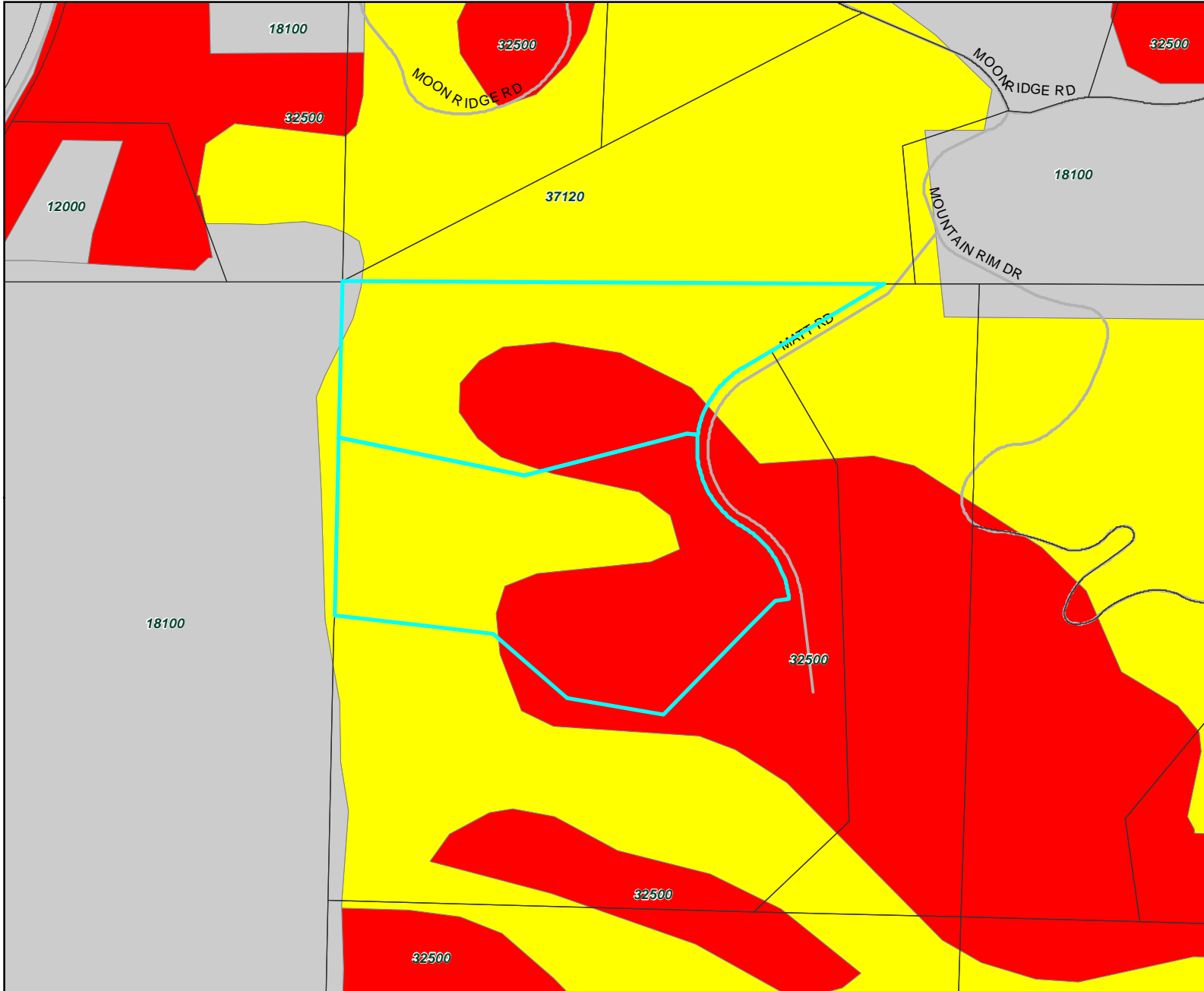
0 0.1 0.2 0.3 0.4 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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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.**

## Notes:

# 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 0.04 0.08 0.12 0.16 Miles

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

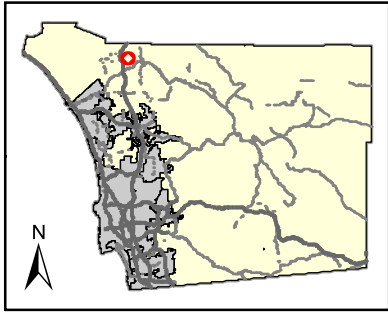
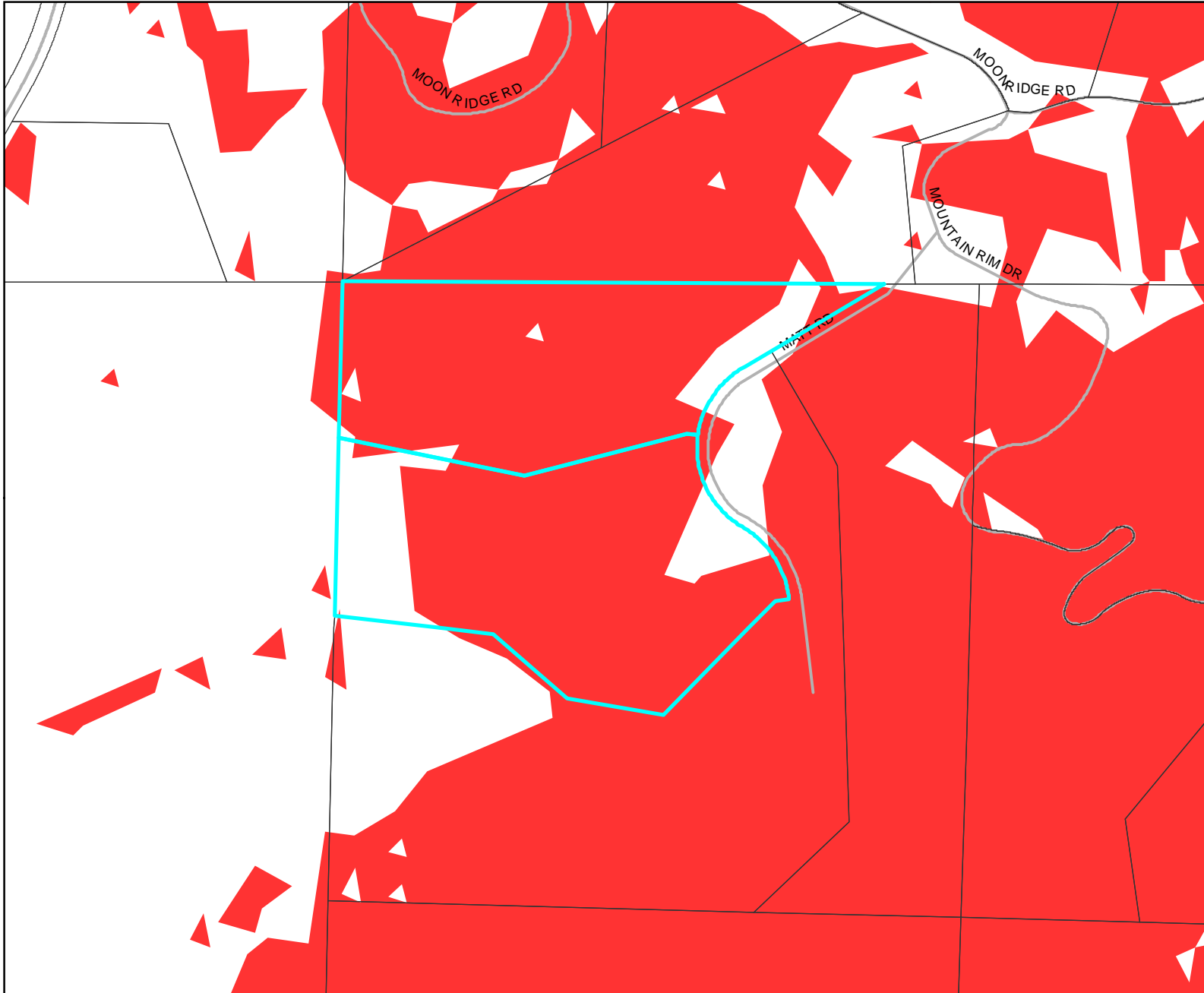


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## Notes:



# STEEP SLOPES



## Legend:

-  PROJECT AREA
-  STEEP SLOPE (> 25%)

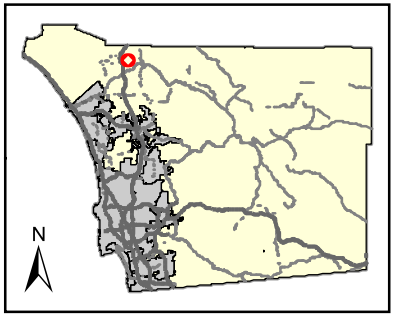
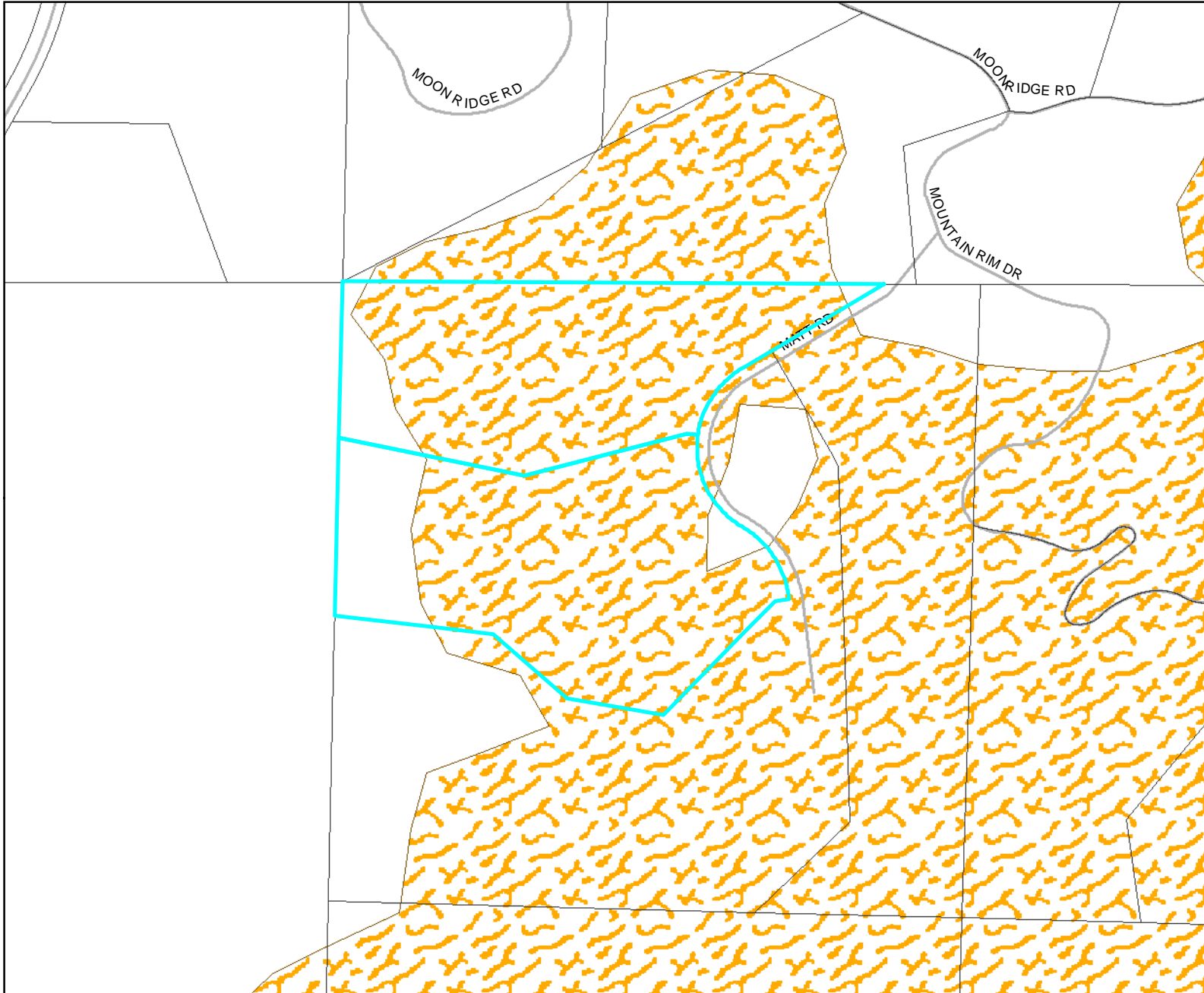
0 0.04 0.08 0.12 0.16 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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## Notes:

# LANDSLIDE SUSCEPTIBILITY



## Legend:

- PROJECT AREA
- GABBRO SLOPE**
- Yes
- SOIL SLIP RISK**
- Low
- Moderate
- High
- STATE CATEGORY**
- Generally Susceptible
- Marginally Susceptible
- Most Susceptible

0 0.04 0.08 0.12 0.16 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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## Notes:



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

(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)

(Amended by Ord. No. 10067 (N.S.) adopted 8-4-10)

## 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

Mobilehome Residential "18"

2703

b. Commercial Use Types

Animal Sales and Services: Veterinary (Large Animals) "6"  
Animal Sales and Services: Veterinary (Small Animals) "6"  
Recycling Collection Facility, Small "2"  
Recycling Processing Facility, Wood and Green Materials "3"

c. Agricultural Use Types

Packing and Processing: Small Winery "22" (see Section 6910)  
Packing and Processing: Boutique Winery "22" (see Section 6910)  
Packing and Processing: Wholesale Limited 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)  
(Amended by Ord. No. 10035 (N.S.) adopted 1-27-10)  
(Amended by Ord. No. 10067 (N.S.) adopted 8-4-10)

2704 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are allowed by the A70 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Law Enforcement Services  
Minor Impact Utilities  
Small Schools

b. Agricultural Use Types.

Farm Labor Camps

c. Commercial Use Types.

Cottage Industries "17" (see Section 6920)

(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. 10003 (N.S.) adopted 8-5-09)  
(Amended by Ord. No. 10035 (N.S.) adopted 1-27-10)



## 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  
Civic, Fraternal or Religious Assembly  
Clinic Services  
Community Recreation  
Cultural Exhibits and Library Services  
Group Care  
Major Impact Services and Utilities  
Parking Services  
Postal Services

### c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)  
Explosive Storage (see Section 6904)  
Participant Sports and Recreation: Outdoor  
Transient Habitation: Campground (see Section 6450)  
Transient Habitation: Resort (see Section 6400)

### d. Agricultural Use Types.

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)  
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

## 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 Section 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.

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
(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
	2 horses + 1 horse per ½ acre over ½ acre + Administrative Permit	X	X	X	X	X	X														
(e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code) (See Note 7)	Permitted	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(f) Specialty Animal Raising: Wild or Undomesticated (See Note 3)	ZAP Required				X	X	X	X	X			X	X	X	X	X			X	X	X
(g) Specialty Animal Raising: Other (Excluding Birds or Aquaponics)	25 maximum				X	X	X				X	X	X				X	X	X	X	X
	25 maximum by ZAP	X	X	X																	
	25 plus by ZAP				X	X	X				X	X	X	X			X		X	X	X
	Permitted							X	X	X					X	X					X
(h) Specialty Animal Raising: Birds	25 maximum				X	X	X					X					X	X	X	X	X
	100 maximum							X	X	X	X	X					X				X
	Additional by ZAP	X	X	X				X	X	X	X	X	X				X				X
	Permitted												X	X	X						X
(i) Racing Pigeons	100 Maximum										X	X									X
	100 Max 1/acre plus																X				
	Permitted											X	X	X	X	X					X
ANIMAL ENCLOSURE SETBACKS (See Section 3112)																					
Most Restrictive		X			X			X			X	X	X	X	X	X	X	X	X	X	X
Moderate			X			X			X												
Least Restrictive				X			X			X											X

MUP = Major Use Permit

+ = plus

ZAP = Minor Use Permit

#### Notes:

1. Dogs and cats not constituting a kennel and up to two pot-belly pigs are accessory uses subject to the Accessory Use Regulations commencing at Section 6150 and are not subject to the animal enclosure setbacks.
2. On land subject to the "S" and "T" Animal Designators, grazing of horses, bovine animals and sheep permitted provided no buildings, structure, pen or corral shall be designated or used for housing or concentrated feeding of animals, and the number of such animals shall not exceed 1 animal per ½ acre of land.
3. One wild or undomesticated animal, kept or maintained in conformance with State and local requirements, is an accessory use subject to the Accessory Use Regulations commencing at Section 6150, and is not subject to the Animal Schedule. (Amended by Ordinance Number 7432 (N.S.) adopted January 6, 1988.)
4. The Animal Schedule does not apply to small animals, specialty animals, dogs or cats which are kept for sale in zones where the Retail Sales, General Use type is permitted provided that all activities are conducted entirely within an enclosed building, the building is completely soundproof, there are no outside runs or cages, no boarding of animals, no outside trash containers and no offensive odors.
5. Chinchillas are considered small animals except that a ZAP may be approved for more than 25 chinchillas on property with the "L" Designator.
6. The number of animals allowed is per legal lot. This number shall not apply to the keeping of earthworms.
7. Additional regulations are applicable to beekeeping, see County Code Section 62.901 et seq.
8. Additional regulations are applicable to the keeping of roosters, see County Code Section 62.690 et seq.

### 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)