



PROPERTY REPORT

ADDRESS: Mountain Rim Rd, Fallbrook, CA 92028

DESCRIPTION: Spectacular, panoramic views and ocean breezes make this 9.27 acre property an absolute must-see! Located just east of I-15, in the highly desirable Fallbrook neighborhood, this incredible home site is rich with opportunity. Nestled off private Matt Road and surrounded by beautiful custom homes, the site offers unobscured views. An approved septic plan, graded access to the site and a reputation for excellent water provide a wonderful start to building your own custom dream home, grand or elemental. Convenience and serenity are ideally balanced in this highly sought-after area. Come explore all that the area has to offer and make this the site of your dream home come true!

PRICE: \$199,000

APN: 110-220-39-00

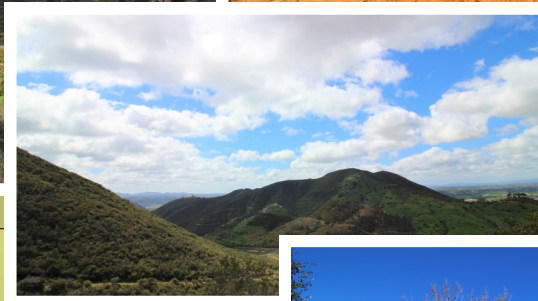
MLS: 180012241 Exclusive

CONTACT: Donn Bree; Donn@Donn.com 800-371-6669

Meriah Druliner; Meriah@Donn.com 760-420-5131 *cell*

INCREDIBLE FALLBROOK HOME SITE

Mountain Rim Rd, Fallbrook, CA 92028



\$199,000

Spectacular, panoramic views and ocean breezes make this 9.27 acre property an absolute must-see! Located just east of I-15, in the highly desirable Fallbrook neighborhood, this incredible home site is rich with opportunity. Nestled off private Matt Road and surrounded by beautiful custom homes, the site offers unobscured views. An approved septic plan, graded access to the site and a reputation for excellent water provide a wonderful start to building your own custom dream home, grand or elemental. Convenience and serenity are ideally balanced in this highly sought after area. Come explore all that the area has to offer and make this the site of your dream home come true!



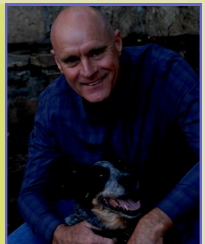
RED HAWK REALTY
Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070
Meriah@Donn.com
www.DONN.com

We Know The Backcountry!

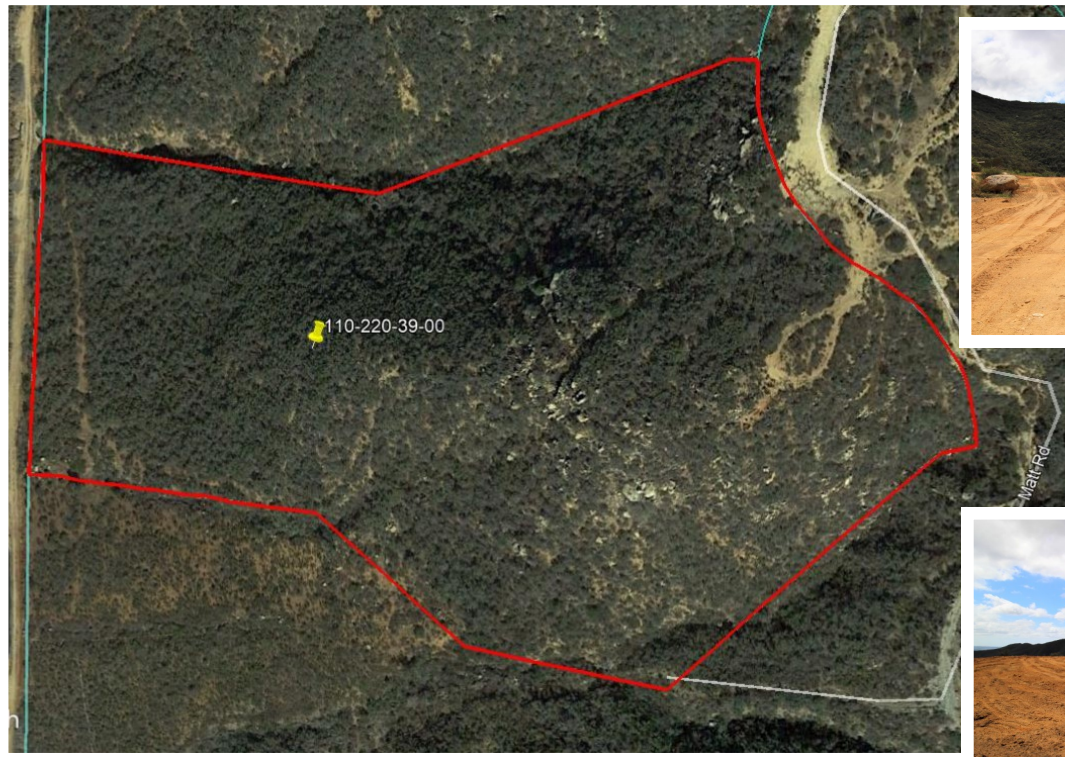


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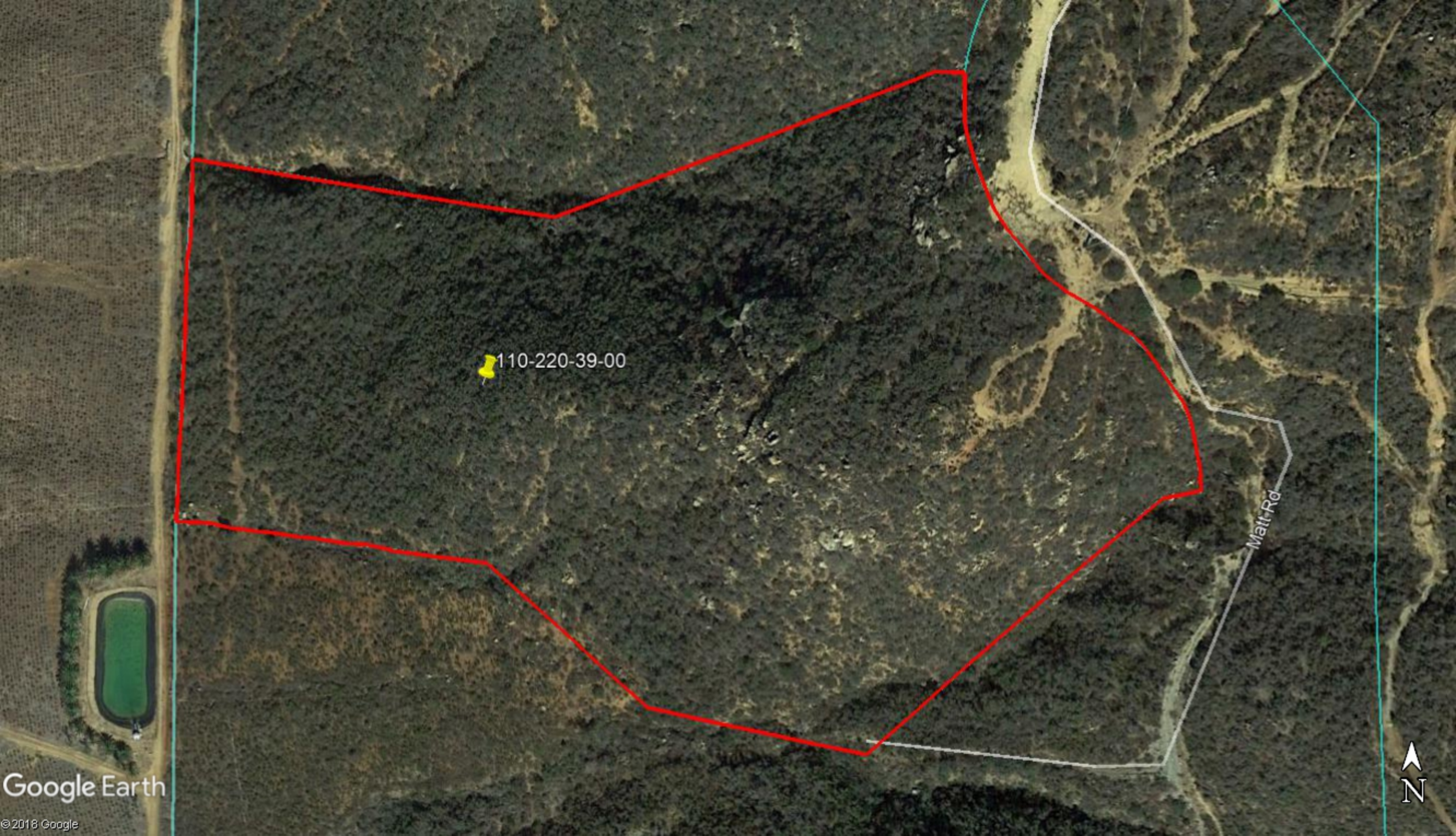


Fallbrook, also known as the “Friendly Village”, is known for its rich agriculture and claims the title, “Avocado Capital of the World”. Rolling hills, natural beauty and country charm make this community highly desirable. Ocean breezes prevail and Fallbrook enjoys a mild climate year round. Downtown Fallbrook has become a thriving art community and hosts a variety of quaint shops, art galleries and dining venues. Fallbrook’s rolling hillsides and native, lush vegetation are comprised of Black Sage, Manzanita, Oak varietals, and avocado trees.

Conveniently located off Interstate 15, Fallbrook is a hidden gem that lies in close proximity to the coast, Temecula Valley wine country, Pala Mesa Golf Course, and a variety of major industry and retail hubs. Recreational opportunities are numerous and include hiking the variety of trails located in and around the Fallbrook Land Conservancy. Several local wineries offer tour and tasting opportunities along with live entertainment. Established and flourishing, Fallbrook is reputable as an excellent place to call home. Explore the opportunity that awaits at this spectacular view lot and discover your perfect place to build and call home!



“We Know The Backcountry!”



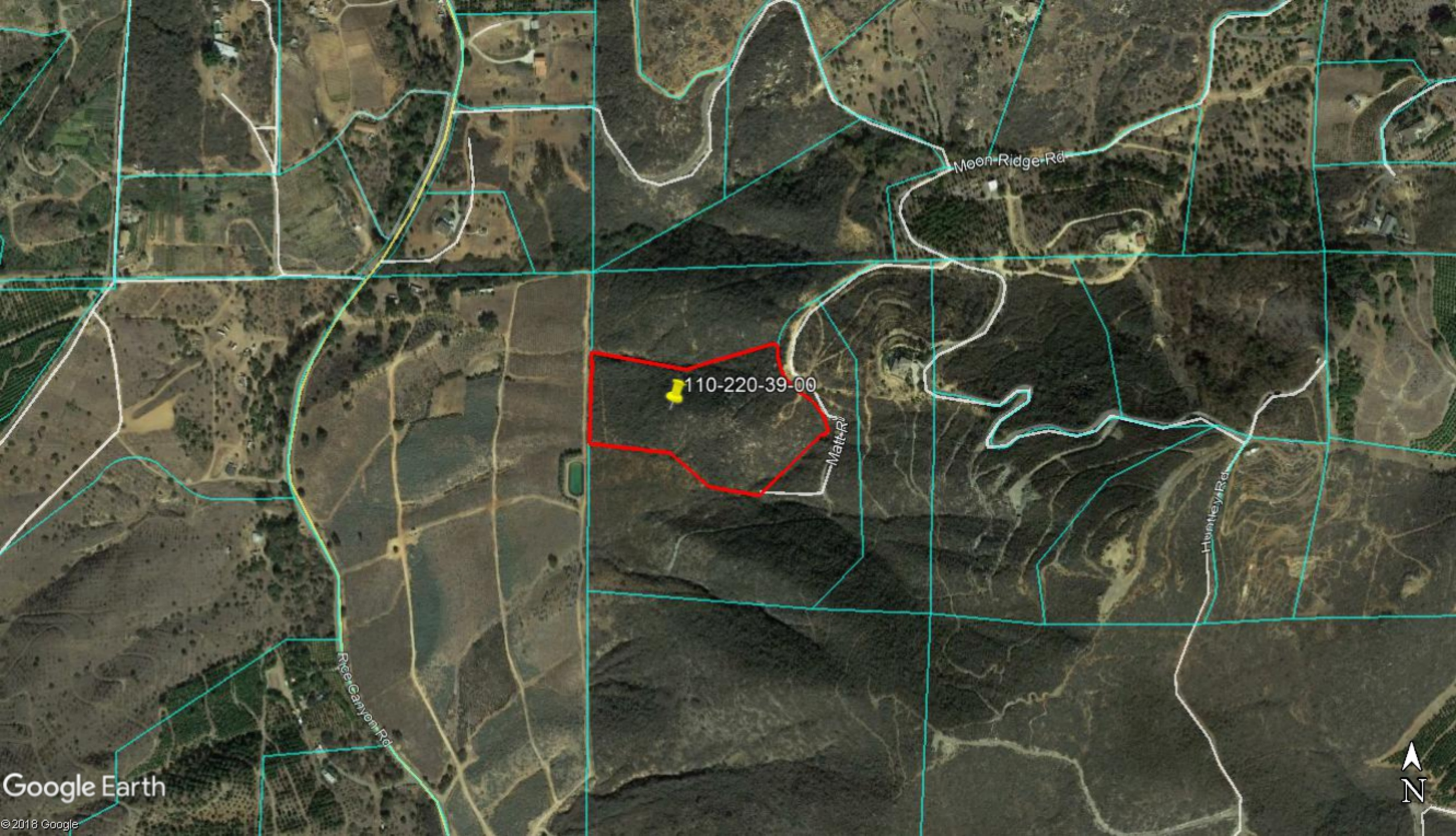
110-220-39-00

Matt Rd

Google Earth

© 2018 Google





Moon Ridge Rd

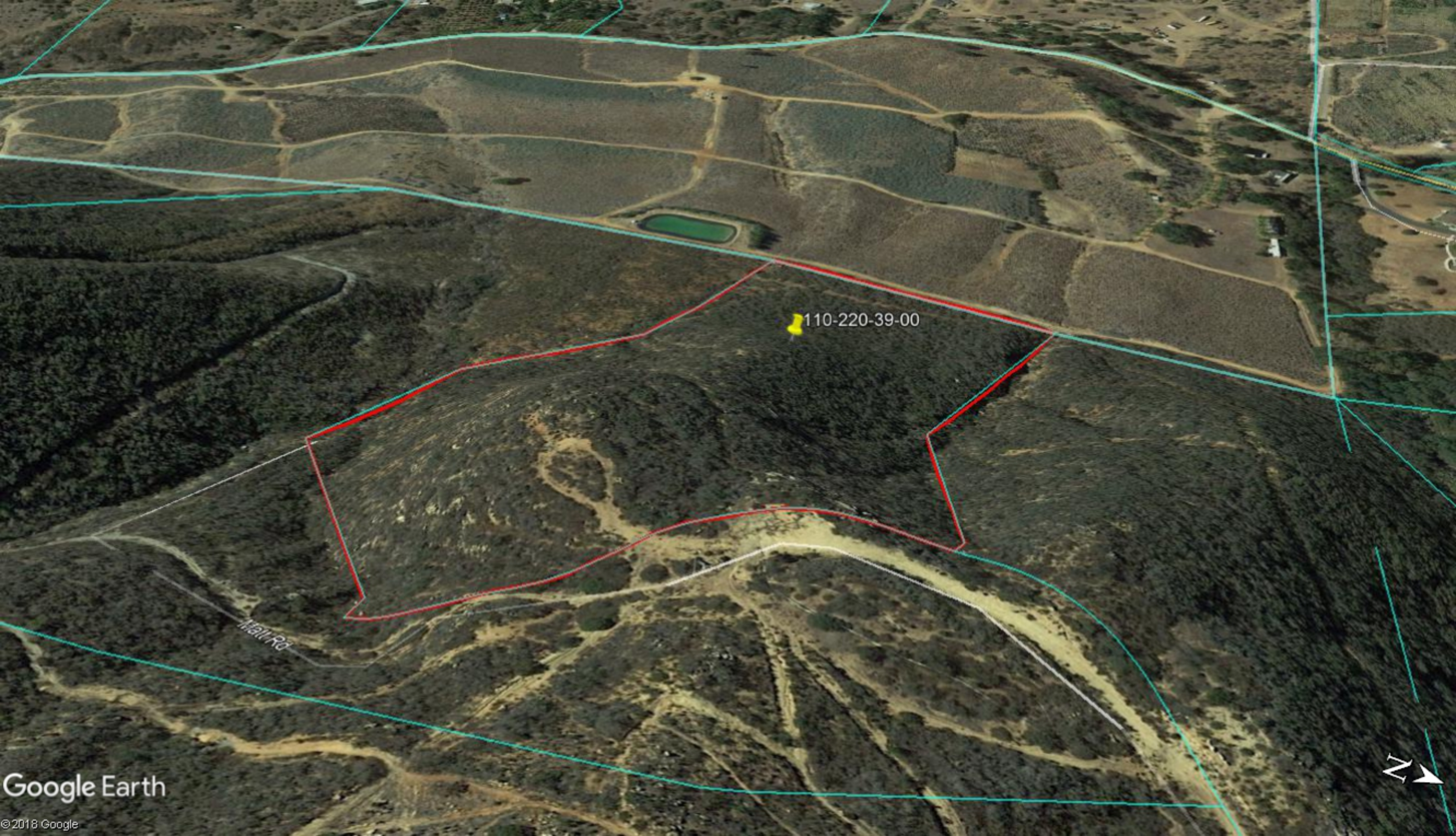
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Matt Rd

Huntley Rd

Rice Canyon Rd

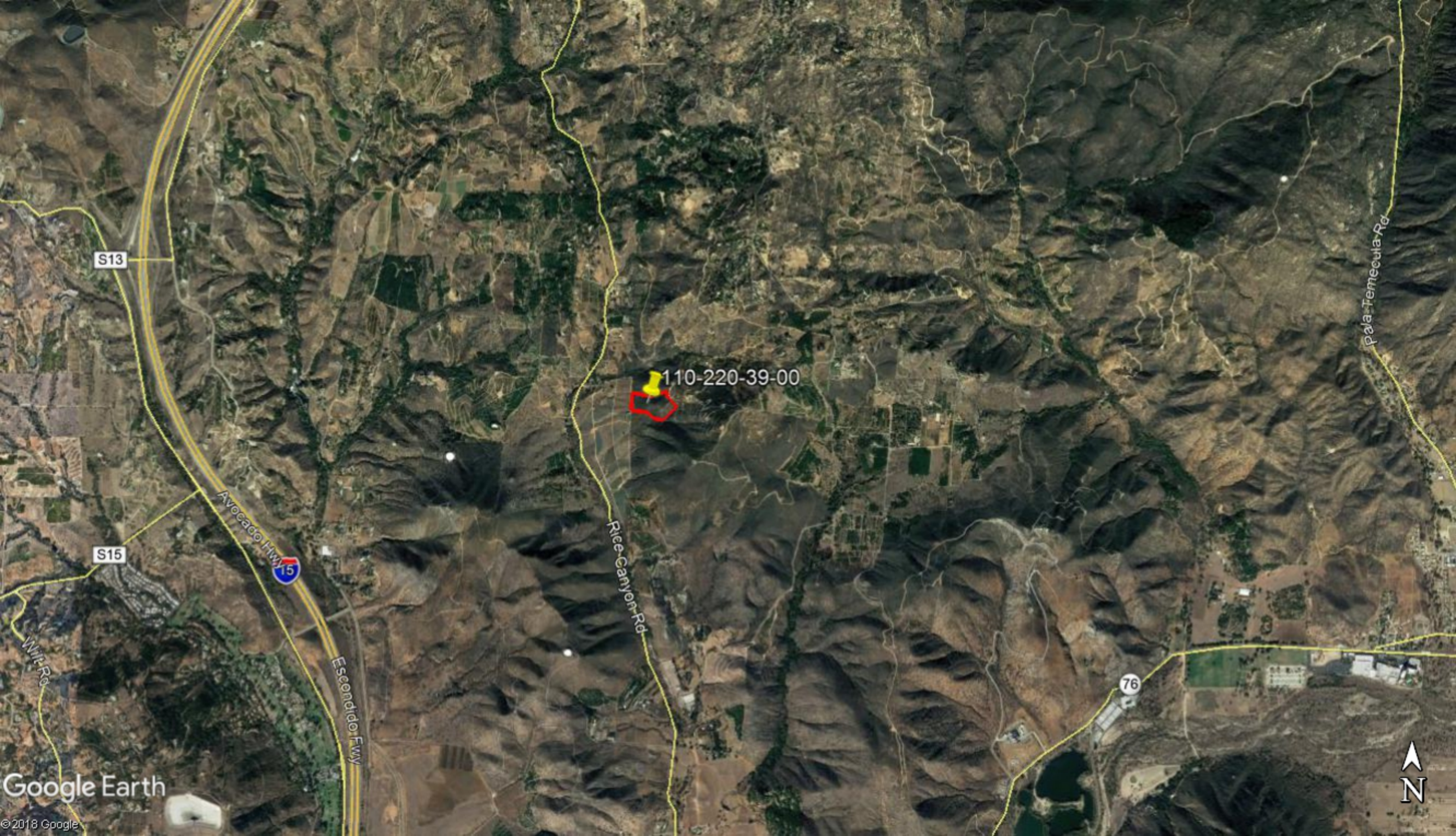




110-220-39-00

Halt Rd





S13

110-220-39-00

S15

Avocado Hwy



Rice Canyon Rd

Esccondido Fwy

Wilt Rd

Pala Temecula Rd

76





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:	3/5/2018 10:34:36 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	1102203900
Project Name:	

1102203900

General Information

USGS Quad Name/County Quad Number:	Temecula/77
Section/Township/Range:	19/09S/02W
Tax Rate Area:	93026
Thomas Guide:	1029/A2
Site Address:	0 Mountain Rim Rd Fallbrook 92028
Parcel Size (acres):	9.27
Board of Supervisors District:	5

Public Service and Utility Districts

Water/Irrigation District:	Rainbow Municipal Water District
Sewer District:	None
Fire Agency:	North County Fire Protection District Of Sd County; North County Fpd - Rainbow Subzone
School District:	Gen Elem Vallecitos; High Fallbrook Union

General Plan Information

General Plan Regional Category:	Rural
General Plan Land Use Designation:	Rural Lands (RI-20) 1 Du/20 Ac
Community Plan:	Rainbow
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

Zoning Information

Use Regulation:	A70
Animal Regulation:	L
Density:	-
Minimum Lot Size:	4Ac
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".	No

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:	23
The site is located within an Agricultural Preserve.	No
The site is in a Williamson Act Contract.	No

Biological Resources

Eco-Region:	Northern Foothills
Vegetation Map	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
The site is located within a Quino Checkerspot Butterfly Survey Area.	No
The site contains Wetlands.	No
The site is within one mile of Biological Easements.	No
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: No)
The site is within MSCP Boundaries.	No (Draft: North)
The site is outside of MSCP and within 500 feet of:	
Coastal Sage Scrub	No
Maritime Succulent Scrub	No
Diegan Coastal Sage Scrub	Yes
Inland Form (>1,000 ft. elevation)	No
Coastal Sage - Chaparral Scrub	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No
None of the above	No
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	Yes: High; Moderate
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.	Yes: -/-/Gabbro Slope
The site is located within a High Shrink Swell Zone (Expansive Soil).	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

Mineral Resources

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

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

Hazardous Materials

Schools are located within 1/4 mile of the project.	No
The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.	No
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	No
The site is located within 1000 feet of buried waste in a landfill.	No
The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.	No
The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).	No
The site is listed on the Geotracker listing.	No
The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.	No
The site is listed in the EPA's Superfund CERCLIS database.	No
The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.	Please Refer To Aerial Imagery
The site contains existing homes or other buildings constructed prior to 1980.	Please Refer To Aerial Imagery

Airport Hazards

The site is located in a FAA Notification Zone. If yes, list the height restrictions.	No
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	No
The site is located within an airport safety zone. If yes, list the zone number.	No
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	No
The site is within one mile of a private airport. If yes, list the name of the airport.	No

Hydrology and Water Quality

Hydrologic Unit:	San Luis Rey
Sub-basin:	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)
The site is tributary to an Environmentally Sensitive Area.	Yes
The site is located in a Source Water Protection Area.	No

Water Supply/Groundwater

The site is located outside (east) of the County Water Authority boundary.	No
The site is in Borrego Valley.	No
The project is groundwater dependent.	No
Annual rainfall:	18 To 21 Inches

Noise

The site is within noise contours.	No
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Fire Services

The site is located in an Urban-Wildland Interface Zone.	Yes
FRA/LRA/SRA:	Sra

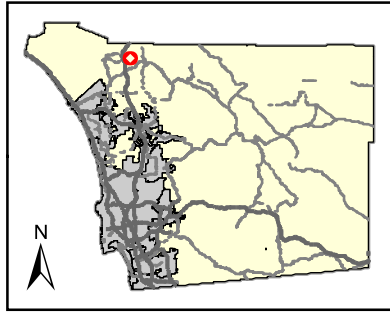
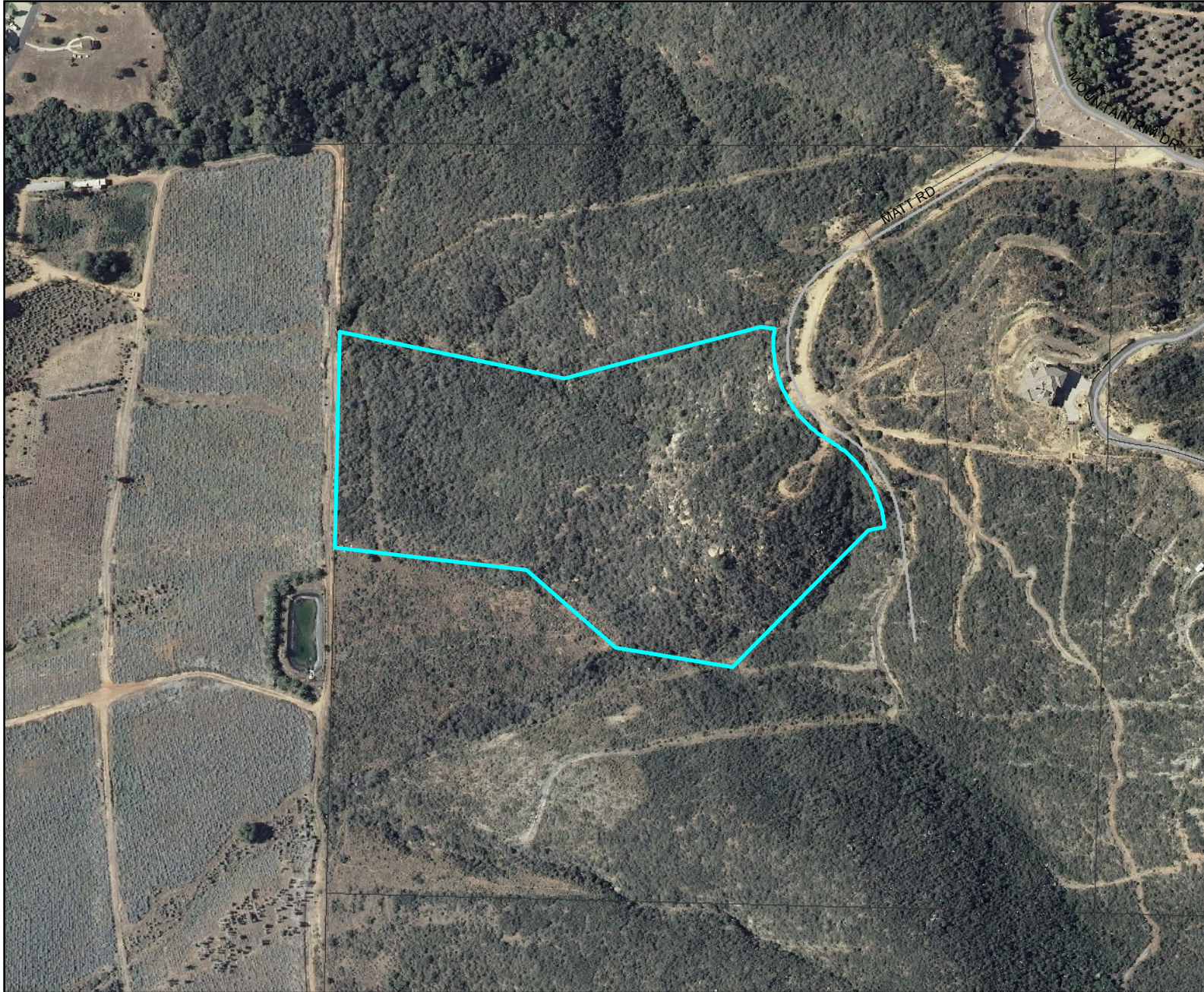
Additional Information

The site is located within 150 feet of Mexican Border.	No
The site is located within a Resource Conservation Area.	No
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.	No
The site is located east of the County Water Authority boundary.	No
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

2014 ORTHOPHOTO



Legend:

 PROJECT AREA

0 0.035 0.07 0.105 0.14 Miles

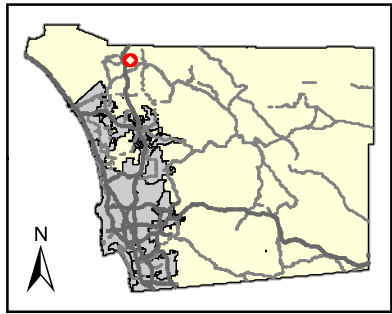
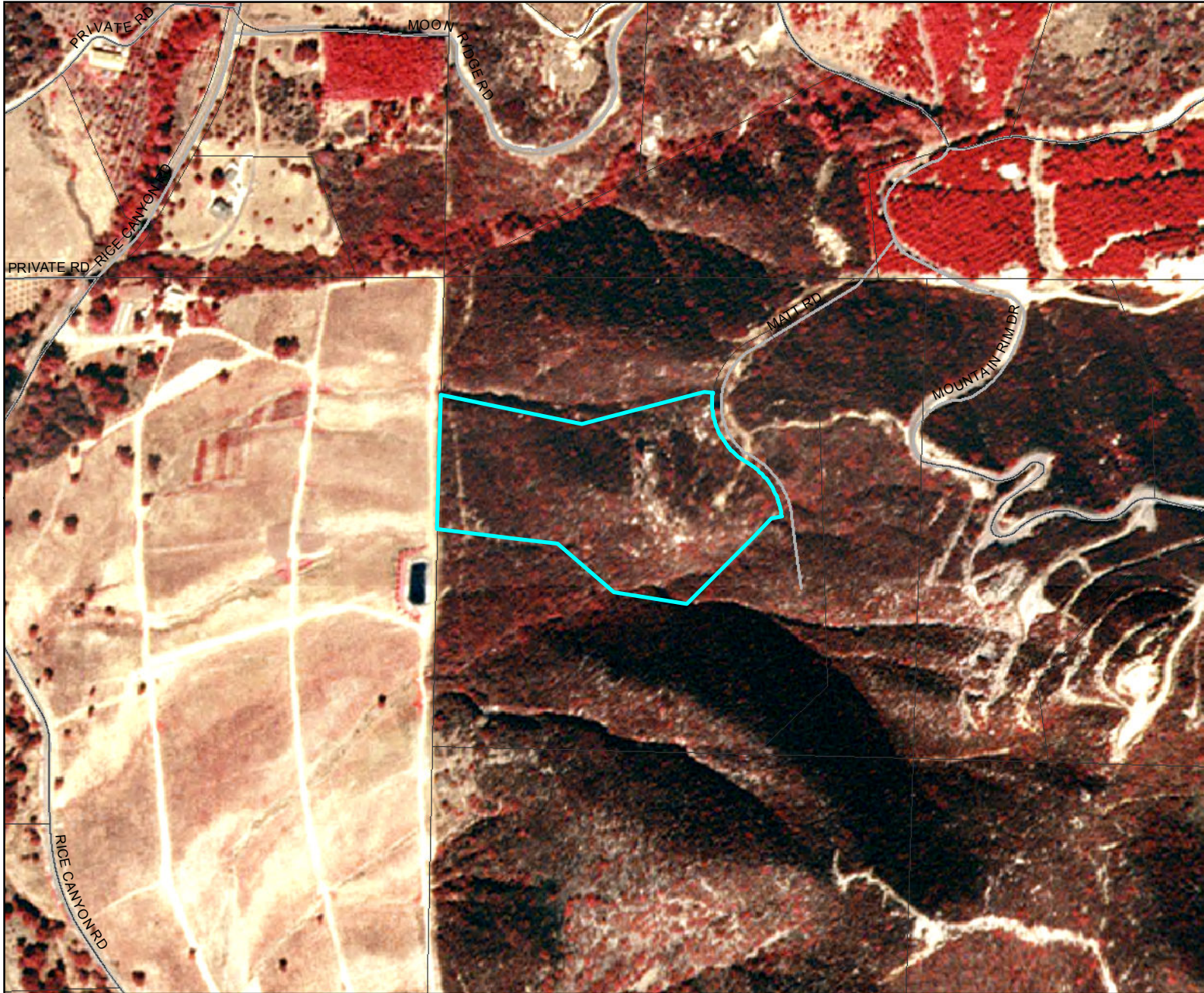
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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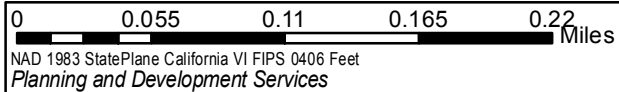
Notes:

1997 COLOR INFRARED



Legend:

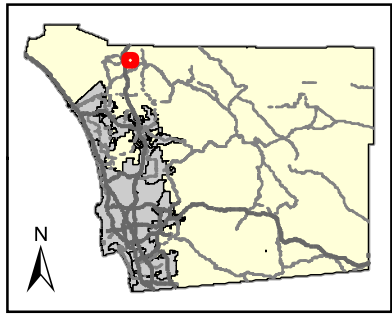
 PROJECT AREA




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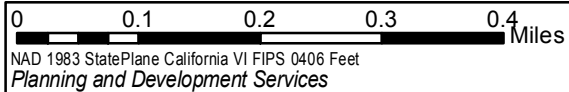
Notes:

1995 AERIAL



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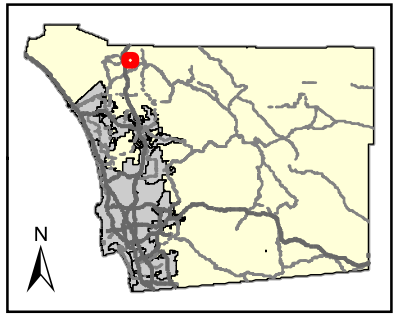
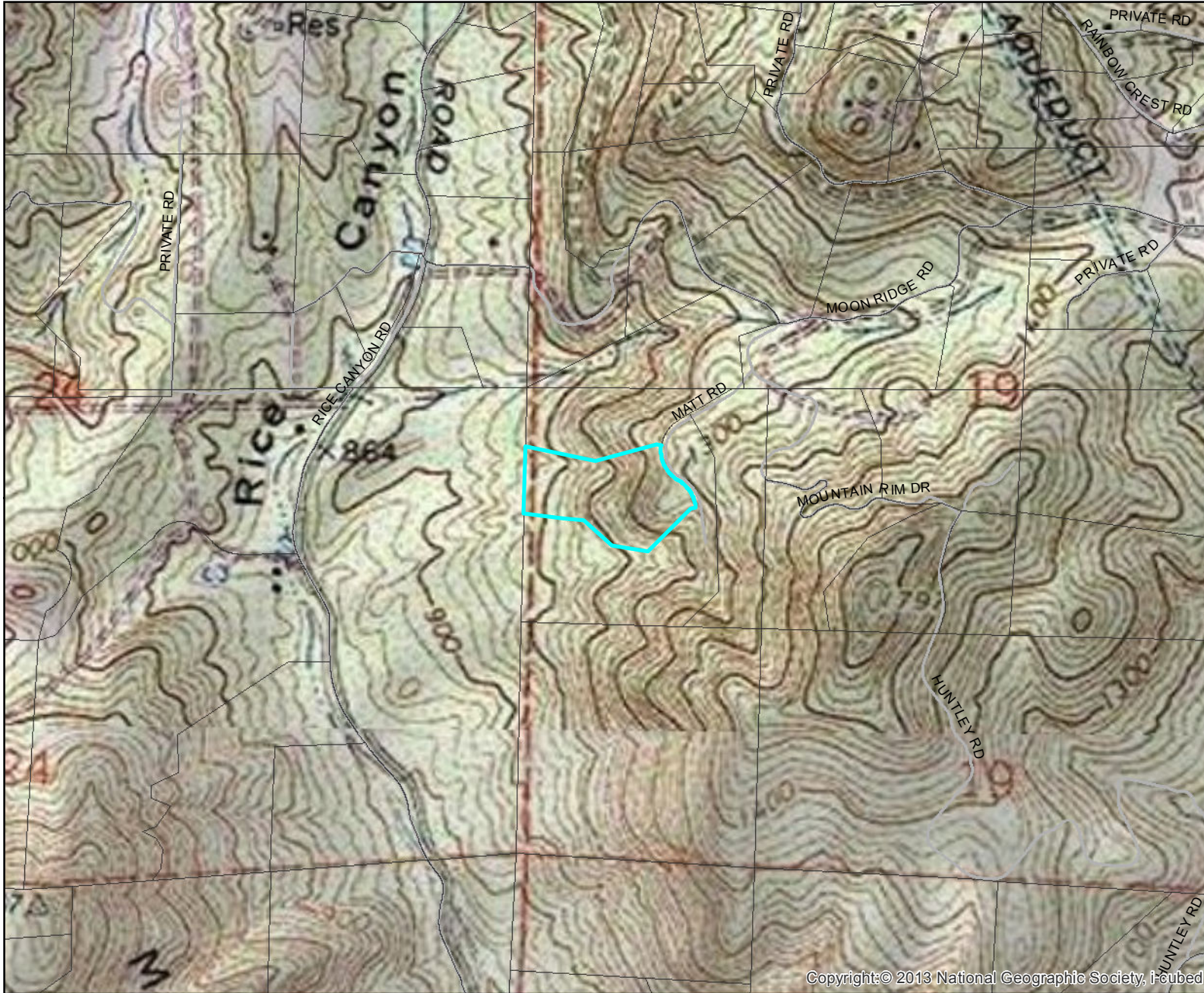
 PROJECT AREA




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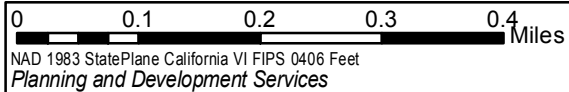
Notes:

TOPO MAP



Legend:

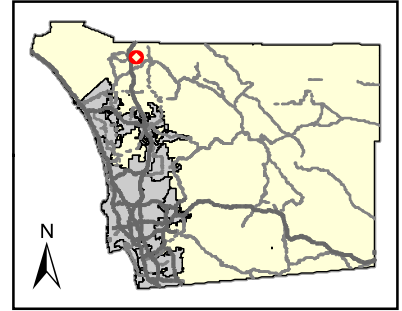
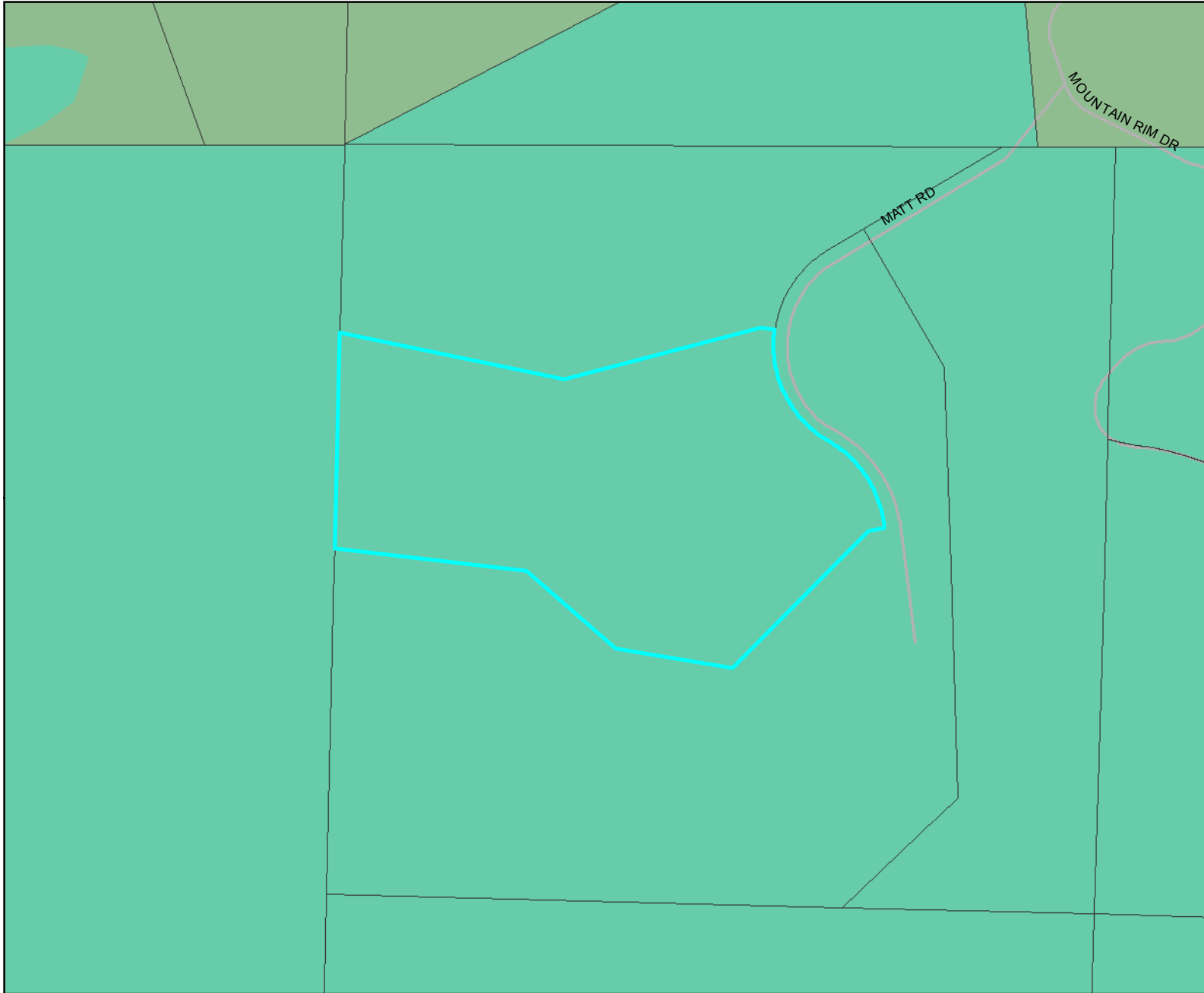
 PROJECT AREA



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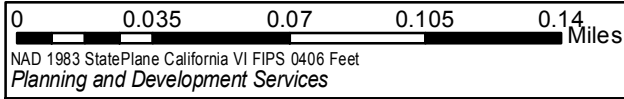
Notes:

GENERAL PLAN - LAND USE



Legend:

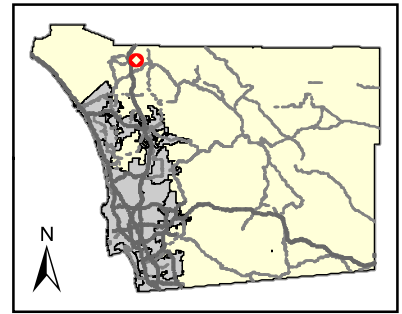
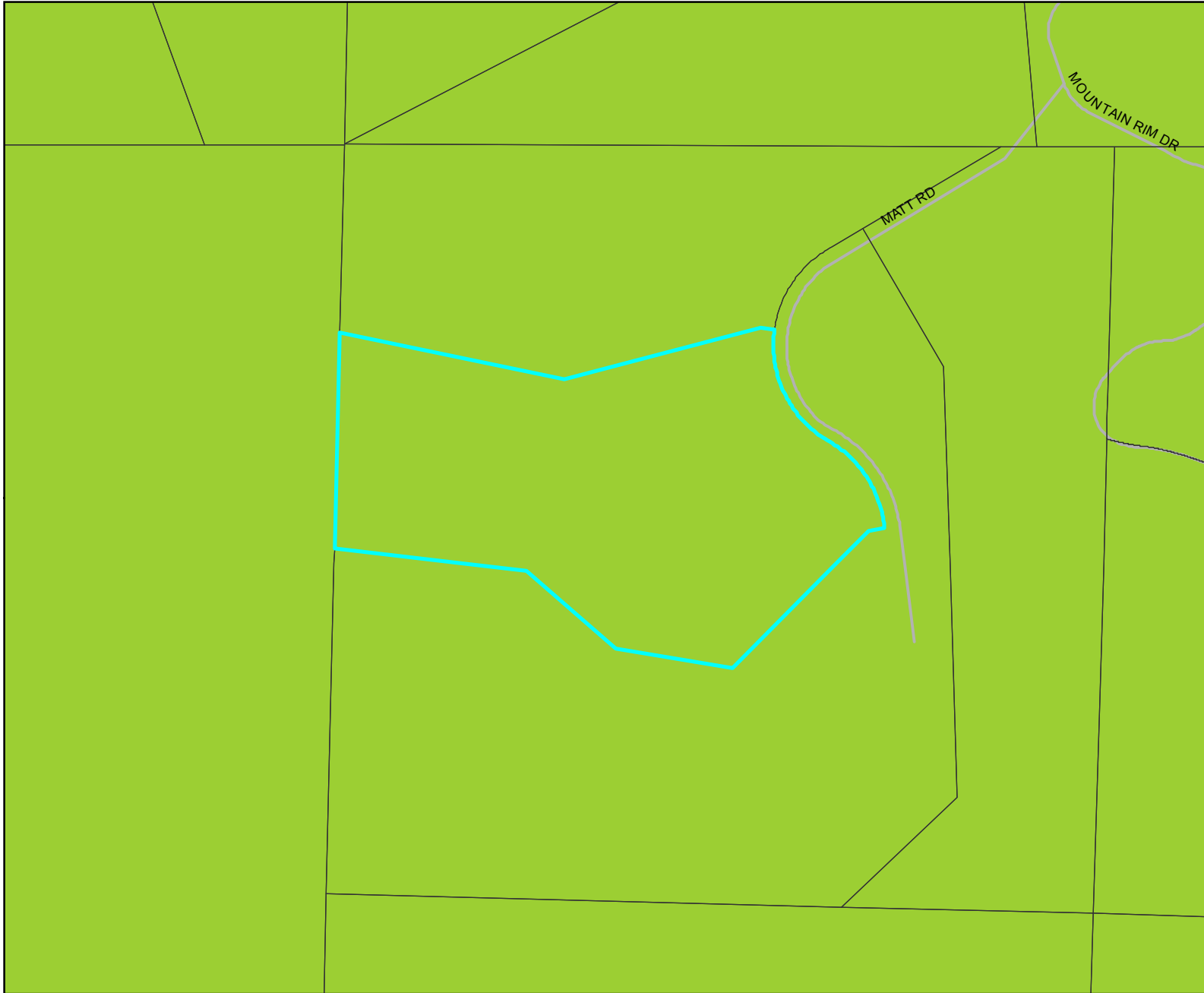
- PROJECT AREA
- GENERAL PLAN (AUGUST 2011)**
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village 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)



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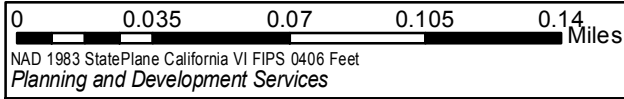
Notes:
 *Residential densities in italics

ZONING - USE



Legend:

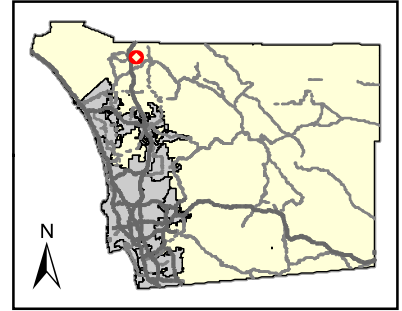
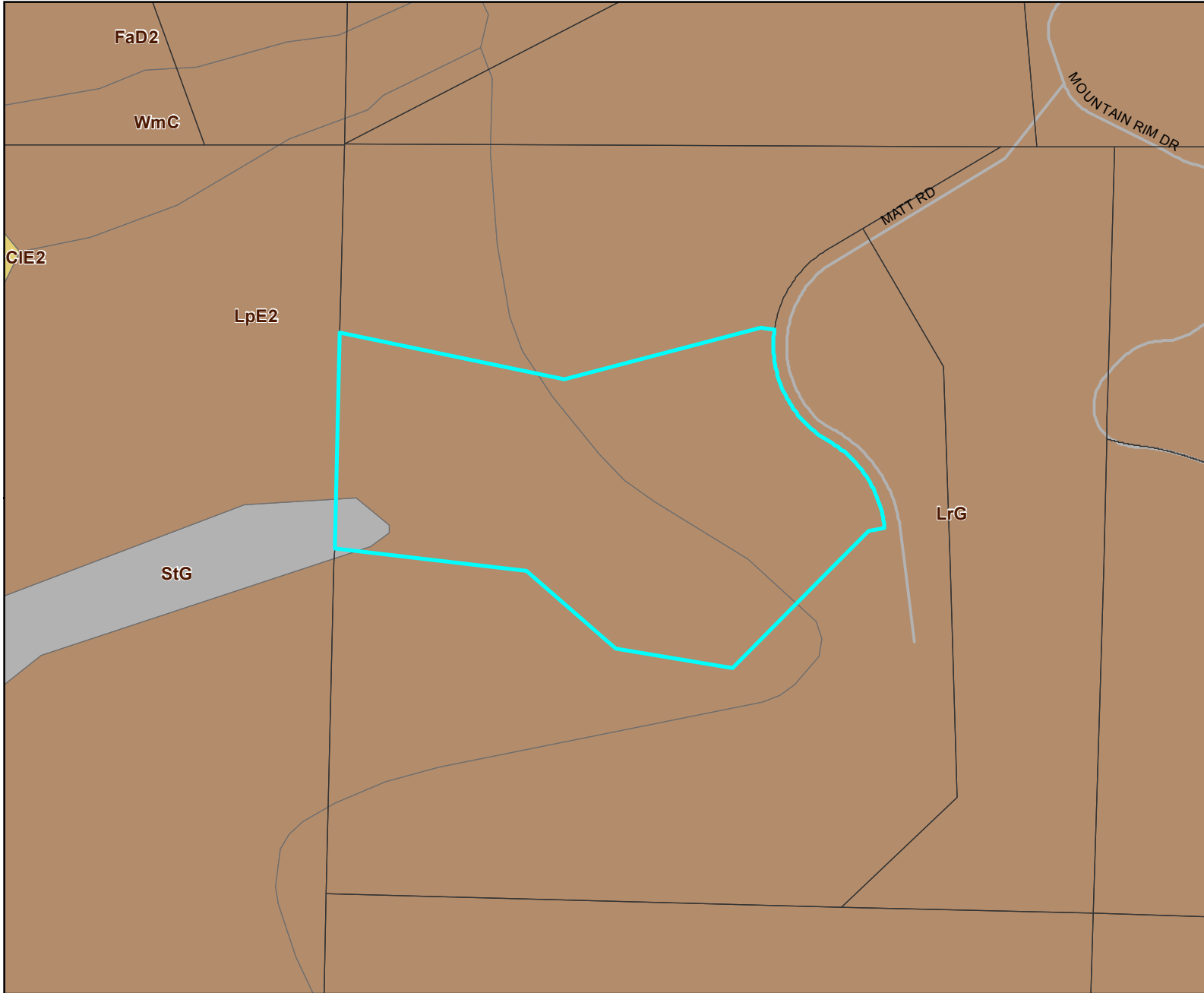
- PROJECT AREA
- ZONING**
- USE REGULATION**
- Agriculture
- Commerical and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Village Civic District
- Village
- Village
- Village
- Village
- Village
- Open Space
- Extractive Use
- Transportation and Utility
- Limited Control
- Specific Plan
- Holding Area
- General Rural
- City of San Diego/No Zone
- Indian Reservation



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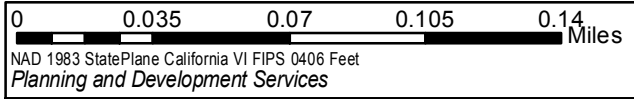
Notes:

SOIL



Legend:

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

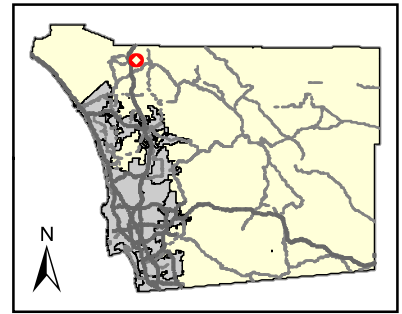
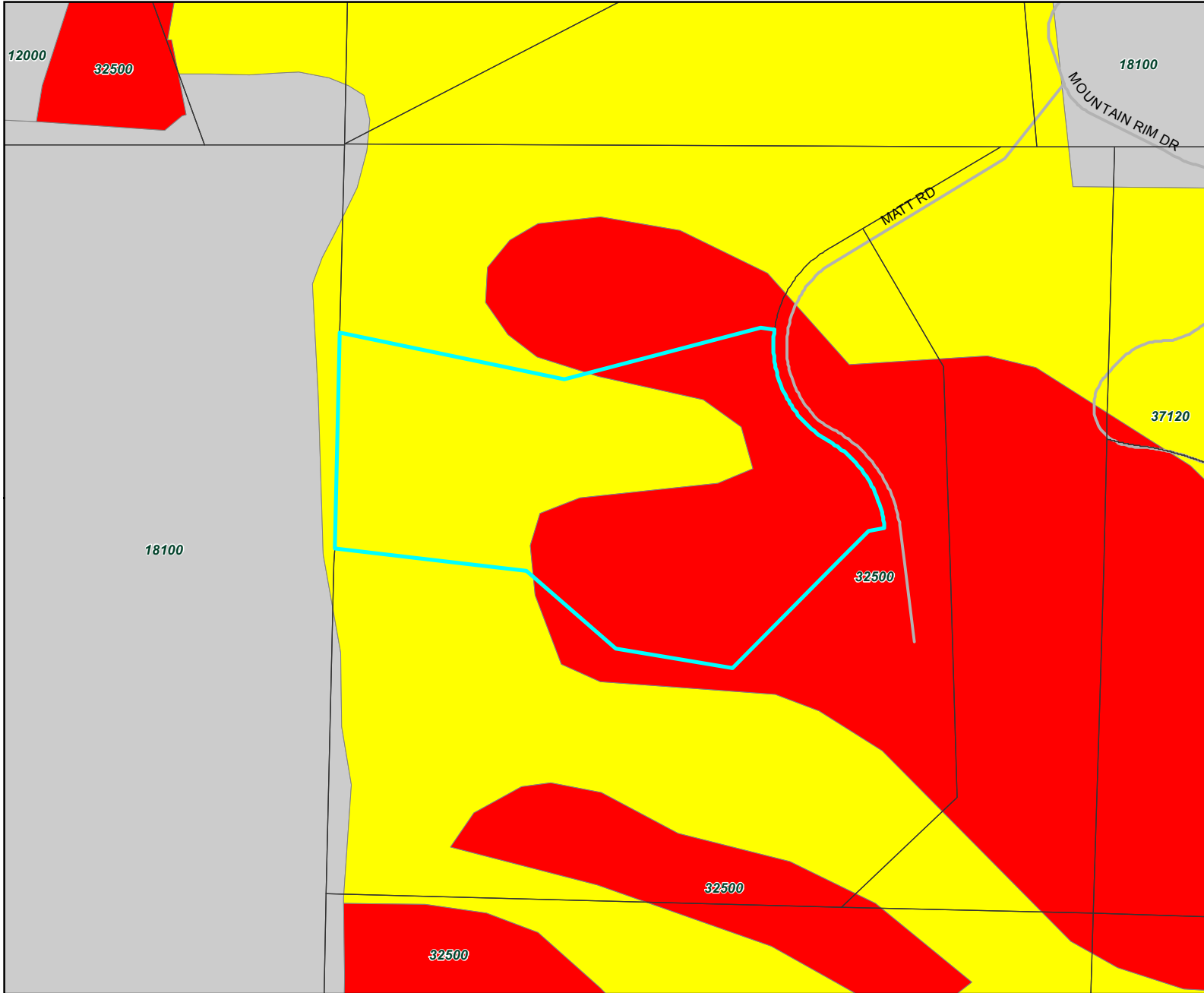


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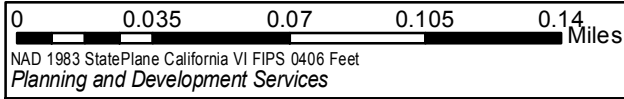
Notes:

SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
LpE2	Las Posas fine sandy loam, 15 to 30 percent slopes, eroded	6e-1(19)	26	High	Moderate 1
LrG	Las Posas stony fine sandy loam, 30 to 65 percent slopes	7e-7(19,20)	8	High	Severe 1

VEGETATION



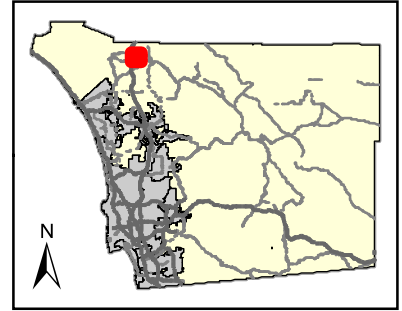
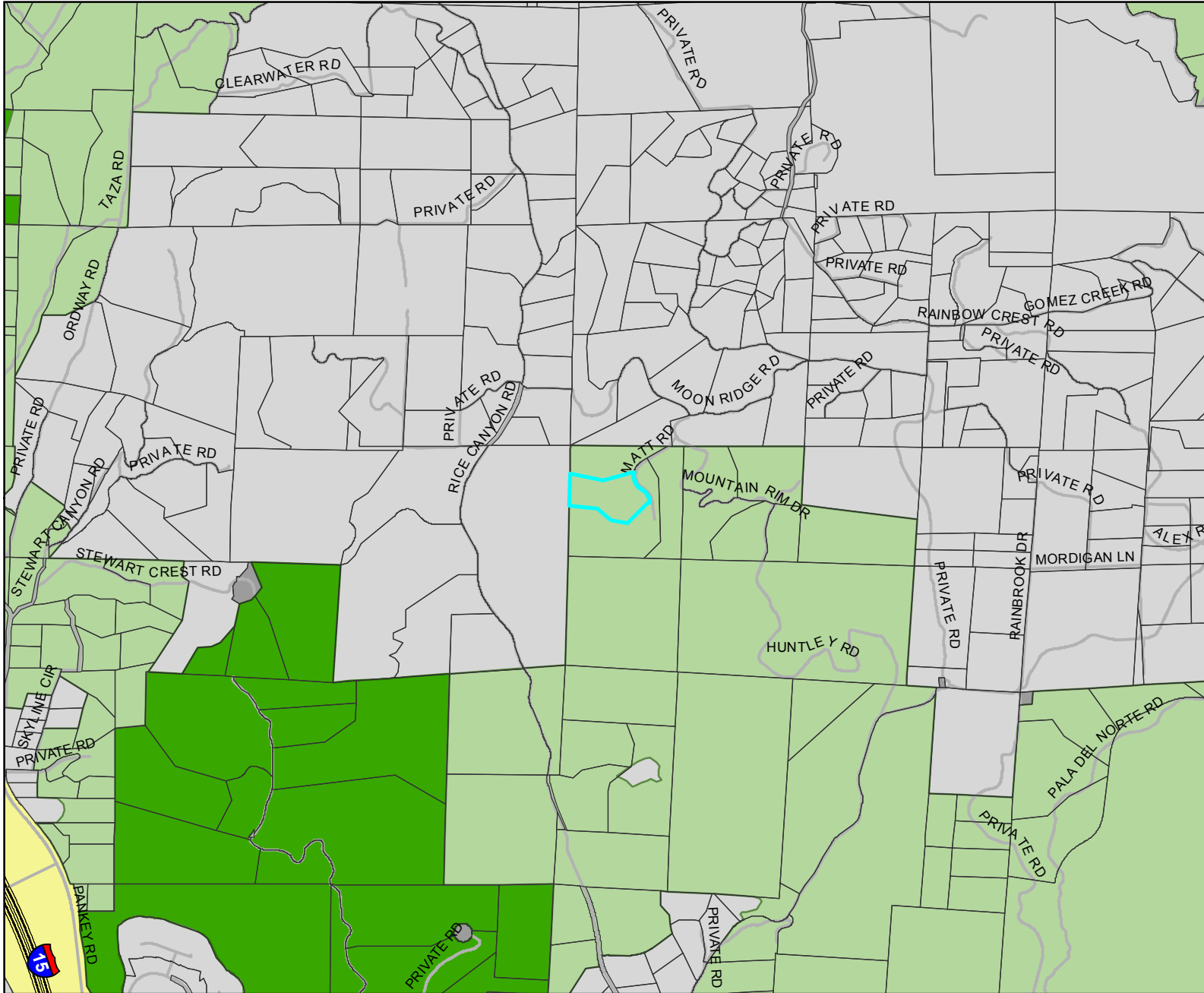
- Legend:**
- PROJECT AREA
 - VEGETATION CATEGORY**
 - Southern Foredunes, Beach, Saltpan Mudflats
 - Coastal Sage Scrub
 - Chaparral
 - Grassland
 - Riparian Scrub
 - Riparian Woodland
 - Riparian Forest
 - Pinyon Juniper Woodlands
 - Other Woodlands
 - Oak Forest
 - Vernal Pool, Meadow and Seep
 - Marsh
 - Coniferous Forest
 - Desert Dunes (22100, 22300, 24000)
 - Playas/Badlands/Mudhill Forbs
 - Desert Scrub
 - Desert Chaparral
 - Dry Wash Woodland
 - Water (including 11200, 13200)
 - Urban, Disturbed Habitat, Agriculture, Eucalyptus Woodland



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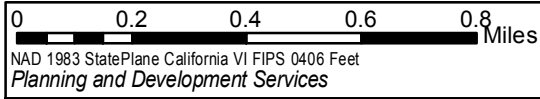
Notes:

MSCP



Legend:

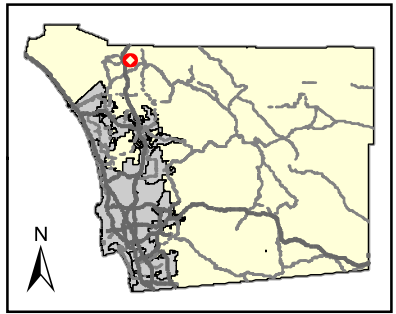
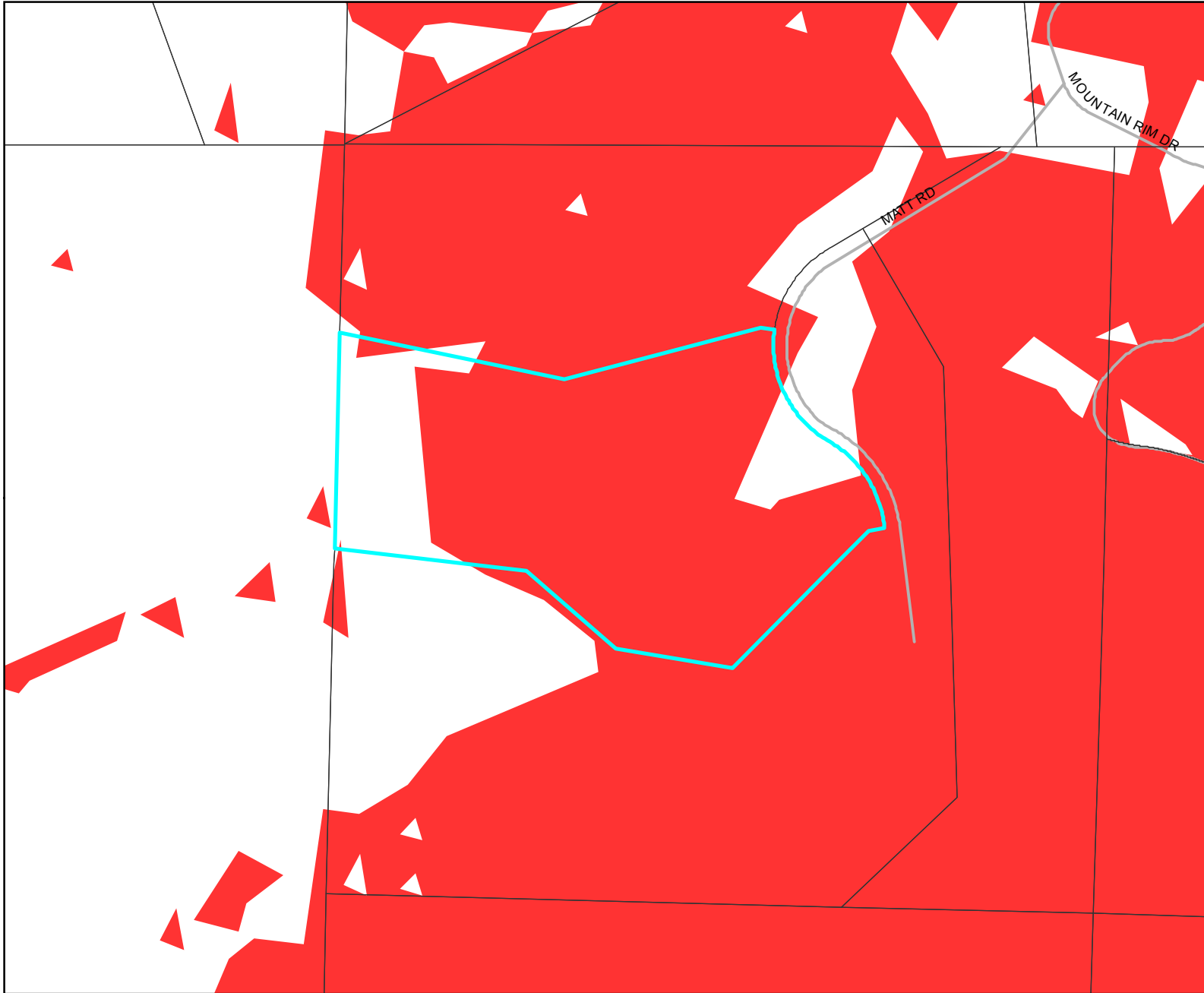
- PROJECT AREA
- NMSCP (DRAFT) DESCRIPTION**
- Preserve Areas
- Pre-Approved Mitigation Area (PAMA)
- Outside PAMA
- Pre-negotiated (Hardlined) Take Authorized Areas
- Special Districts
- Tribal Lands in Fee
- Tribal Lands in Trust
- Gregory Canyon Landfill
- Other Lands
- US Forest Service



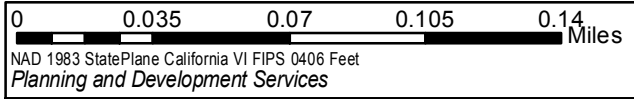
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Notes:
 MSCP = Multiple Species Conservation Program

STEEP SLOPES



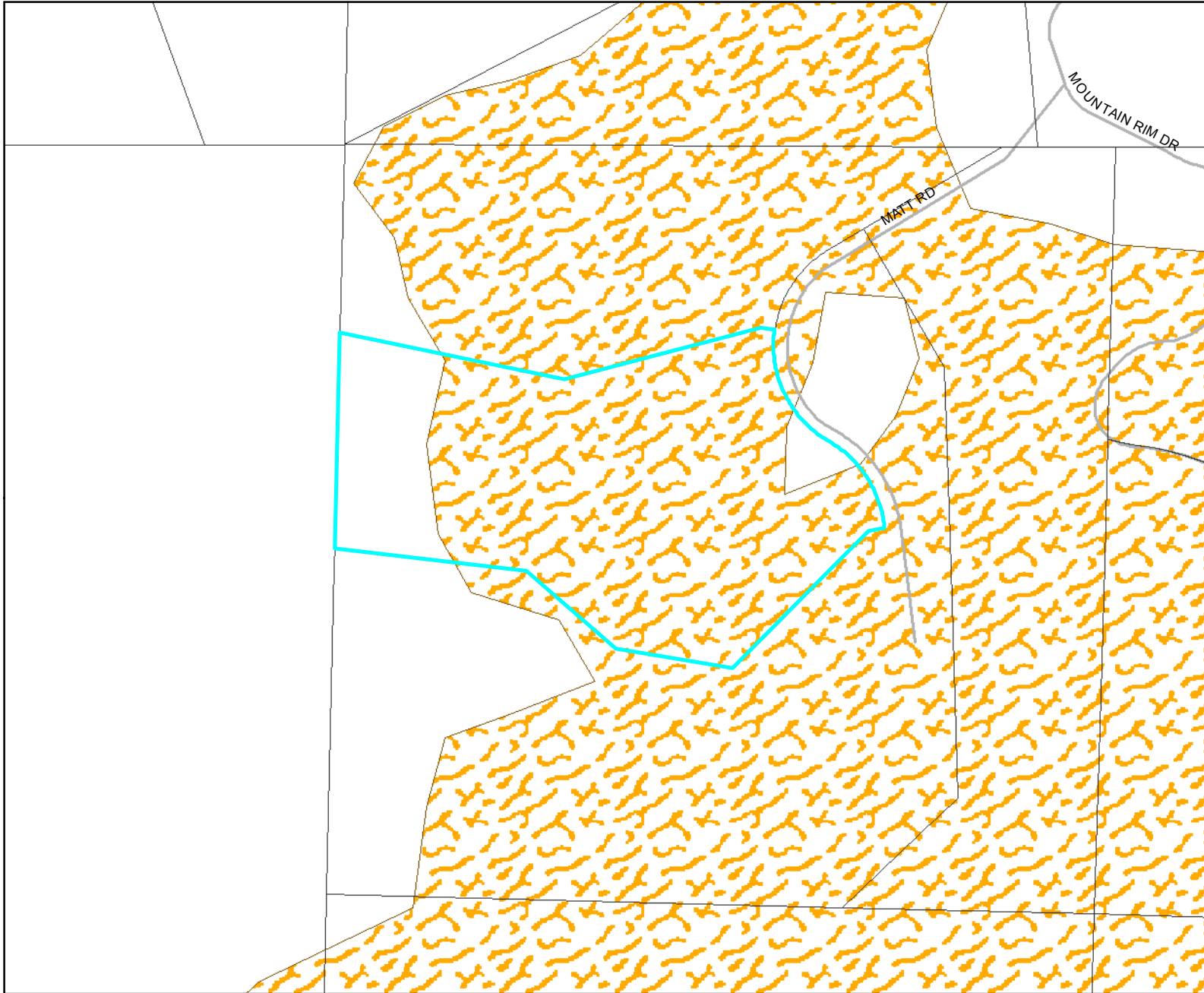
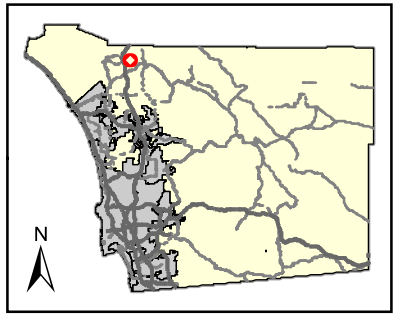
- Legend:**
- PROJECT AREA
 - STEEP SLOPE (> 25%)



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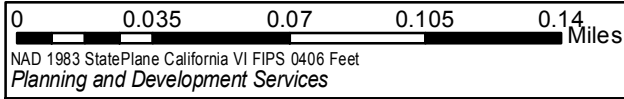
Notes:

LANDSLIDE SUSCEPTIBILITY



Legend:

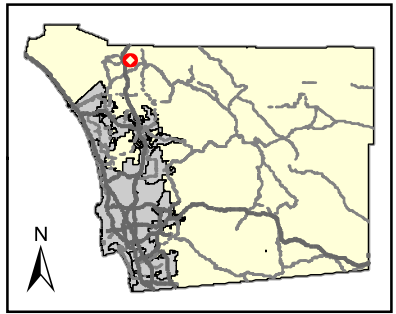
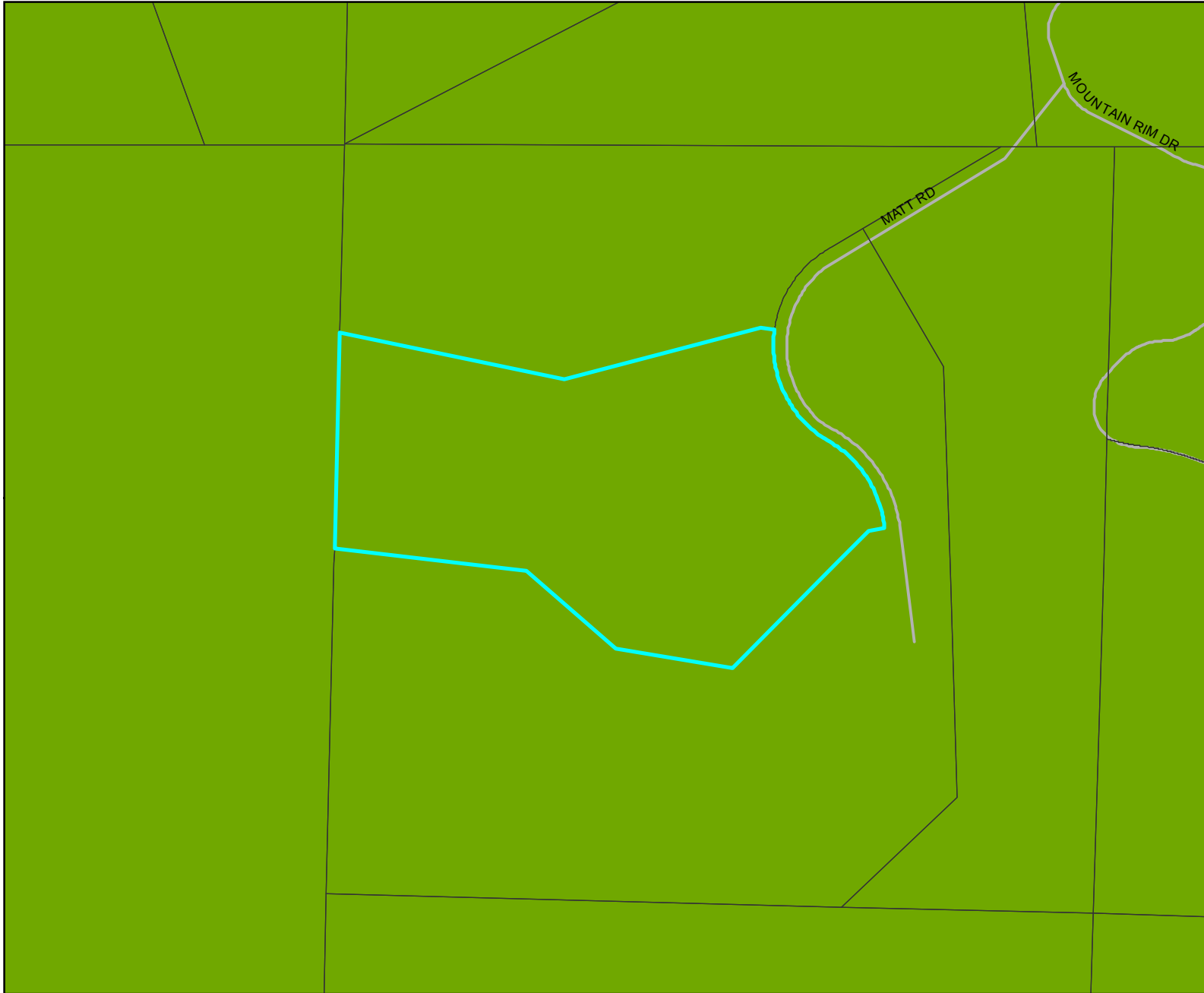
- PROJECT AREA
- GABBRO SLOPE**
- Yes
- SOIL SLIP RISK**
- Low
- Moderate
- High
- STATE CATEGORY**
- Generally Susceptible
- Marginally Susceptible
- Most Susceptible





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.

Notes:

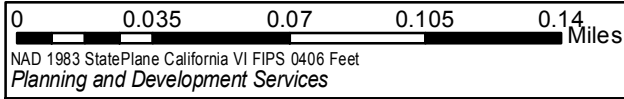
URBAN-WILDLAND INTERFACE




Legend:

-  PROJECT AREA
-  URBAN-WILDLAND INTERFACE ZONE

Notes:



 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.



NEWDOC

**DEH APN FILE TARGET SHEET
ARCHIVE RECORD
Pre-KIVA & Existing APN Records**

Document Name: LARC _____
(LARC_KIVA Per Num_APN)

Document Type: Legacy Septic System Documents

APN(s) 110-220-39

Number of Pages: 8

Document Prepared by: CH

Document Preparation Date: 2/2/09

Office Source: San Marcos

4920

County of San Diego
DEPARTMENT OF PUBLIC WORKS

Request for Review and Recommendation

April 4, 2006

To: DEPT OF ENVIRONMENTAL HEALTH (O564)

REPLY REQUESTED

From: LAND DEVELOPMENT
IMPROVEMENTS & GRADING (MS O336)

Plan Number: TPM 17211

Kiva Permit Number: 2240-17211

Subject: PLAN CHECK - MINOR SUB IMPROVEMENTS

Project Number: 06-0060214

APPLICANT Name: JOHN PLECHNER
Phone: (Res) 760-723-2435 (Bus) NONE

ENGINEER Name: MLB ENGINEERING
Phone: 760.741.3577

LOCATION OF WORK

Address
NO ADDRESS

APN
110-220-32-00

Thomas
Bros
-1029-A2

I am submitting for your review and recommendation the above referenced plans. Please review these plans and return same to this office with your recommendations as soon as possible.

A memo from you showing that you have received the plans is required prior to the approval of the Director, Department of Public Works.

(For) Nael Areigat
Project Manager

REPLY TO: *Lina Gomez*

DATE: *4/5/06*

Recommend disapproval of ~~land~~ grading plan

- 1. 5:1 setback to road cut along Matt Rd on northwest boundary of 110-220-47 will impact previously approved reserve leach field.*
- 2. APN #'s referenced on grading plan are incorrect*
- 3. Vicinity map on grading plan is incorrect*

Eric Klein

DEH/LWOP / Land Use Program

(760) 940-2833

SEPTIC LAYOUT

PARCEL 2 OF PM 12230
MOUNTAIN RIM DRIVE
FALLBROOK, CA
APN 110-220-39




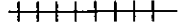
OWNER:

MR. JOHN PLECHNER
2535 VIA OESTE
FALLBROOK, CA 92028
(760) 723-2435

RECOMMENDATIONS:

TANK SIZE 1000 GAL.
DRAINAGE TILE 450 FT.*
TRENCH WIDTH 1.5 FT.*
TRENCH DEPTH 5 FT.*

LEGEND:

LEACH LINE 
RESERVE 
TIGHT LINE 
WATER MAIN 


* REFER TO PERCOLATION TEST DATED NOVEMBER 25, 1980 FOR JAMES C. ALLEN
PREPARED BY A.R. BARRY, RCE.

WATER SOURCE:

RAINBOW MUNICIPAL WATER DISTRICT

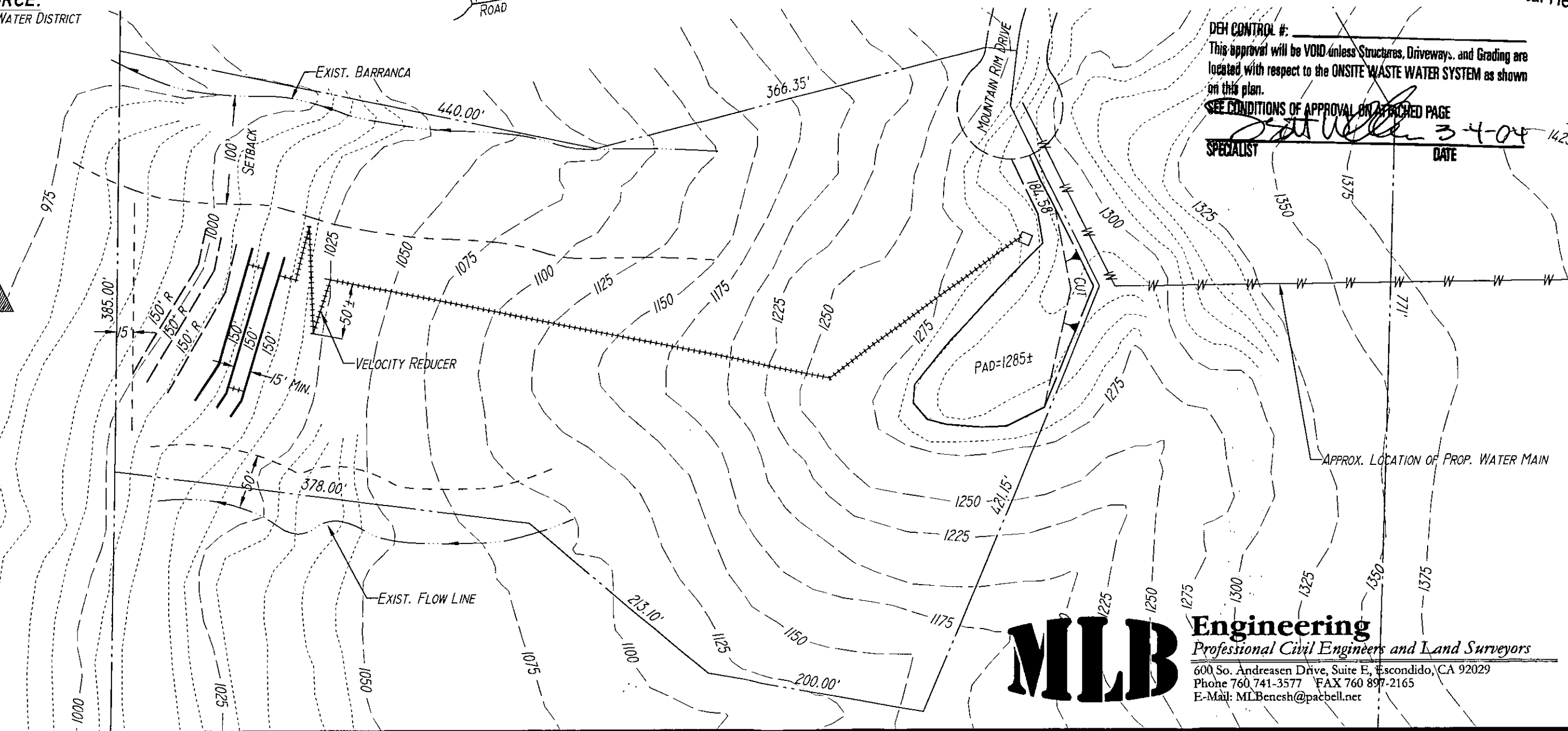
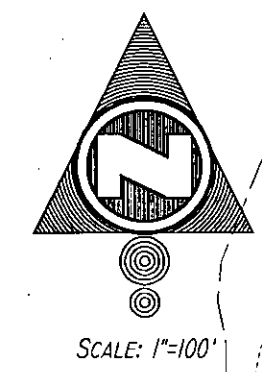
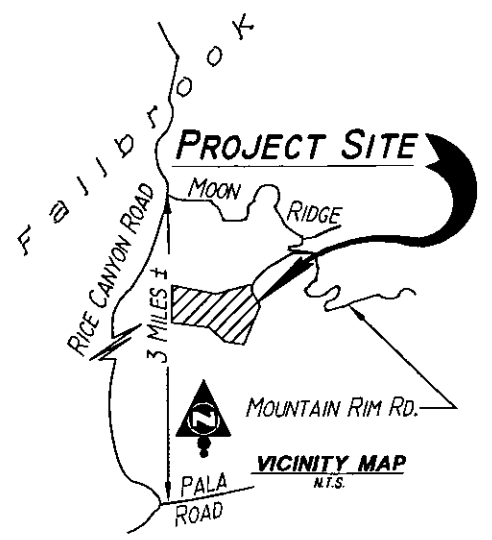
CERTIFICATION:


I CERTIFY THAT THE LAYOUT DRAWING SHOWS THE LOCATION OF ALL KNOWN EASEMENTS ON THE LOT AND PUBLIC WATER LINES ON OR WITHIN 20 FEET OF THE LOT BOUNDARIES.


MICHAEL L. BENESH, RCE 37893 DATE 1/15/04
REG. EXP. 3/31/05



RECEIVED
JAN 16 2004
County of San Diego
Dept. of Environmental Health



DEH CONTROL #:
This approval will be VOID unless Structures, Driveways, and Grading are located with respect to the ONSITE WASTE WATER SYSTEM as shown on this plan.
SEE CONDITIONS OF APPROVAL ON ATTACHED PAGE

SPECIALIST DATE 3-4-04 142

MLB Engineering
Professional Civil Engineers and Land Surveyors
600 So. Andreasen Drive, Suite E, Escondido, CA 92029
Phone 760 741-3577 FAX 760 897-2165
E-Mail: MLBenesh@pacbell.net

DEH copy
110-220-39



COUNTY OF SAN DIEGO
DEPARTMENT OF ENVIRONMENTAL HEALTH (DEH)
 LAND AND WATER QUALITY DIVISION

☐ SAN DIEGO OFFICE
 5201 Ruffin Road, Suite C
 San Diego, CA 92123
 (619) 565-5173

☐ SAN MARCOS OFFICE
 338 Via Vera Cruz, 2nd Floor
 San Marcos, CA 92069
 (760) 471-0730

☐ EL CAJON OFFICE
 200 E. Main St, 6th Fl.
 El Cajon, CA 92020
 (619) 441-4030

TO: MLB Engineering
 OWNER: John Pleschner
 MAILING ADDRESS: 600 S. Andreason #E
 PHONE: Escondido 92029

SITE: Mountain Rim Drive, Rainbow
 APN: 110-220-39
 DEH CERTIFICATION: _____
 CONTROL #: LOWS3136RR

This project is approved with the following conditions noted:

Specialist: [Signature] Date: 3-3-04

STANDARD CONDITIONS OF APPROVAL

1. 100' to water well (tank and lines /150' to H-pits/ ¼ mile for V pits).
2. 100' to high water line or creek or pond.
3. 5:1 setback to cut bank or slope greater than 60% (5' horizontal for every 1' vertical up to 100')
4. 5:1 setback to ultimate road improvement cuts.
5. Maintain 25' setback to water main/easement.
6. Drainage course setback of 50' from edge of flow line.
7. Grading limited to design shown, or not to impact adjacent lot(s).
8. Setback to underground utility trenches (5:1).
9. Maintain required setbacks (paved areas and driveways require setbacks).
 Septic tank to all structures is 5'.
 Leach lines to all structures is 8'.
 Seepage pit to all structures is 10'.
10. System to be located in native, undisturbed soil
11. System to be located in approved, tested area.
12. Leach lines to follow contour of land.
13. Plumbing fall to allow standard trench depth.
14. Septic Tank to be installed in native material.
15. Correction factor required for any chamber system with less than 18-inch width.

COMMENTS:

FOR DEH USE ONLY

ONSITE WASTEWATER SYSTEM REQUIREMENTS

Septic Tank (in gallons): 1000
 Leach Line: Length * 450 ft (+100% reserve)
 Trench Depth 5' Rock Below Pipe 3'
 Horizontal Pit: Length _____ Cap: _____
 Vertical Pit: Depth: _____ Cap: _____
 This system is approved to serve a 3 bedroom dwelling.

THIS IS NOT A SEPTIC PERMIT

NOTE: YOU HAVE ONE YEAR TO OBTAIN A SEPTIC TANK PERMIT. HOWEVER, A SITE RECHECK MAY BE REQUIRED AT ANY TIME TO DETERMINE IF SITE CONDITIONS HAVE CHANGED.

CONDITIONS TO BE COMPLETED PRIOR TO THE ISSUANCE OF A SEPTIC PERMIT:

1. REVIEW OF GRADING BY DEH STAFF (CALL YOUR SPECIALIST AFTER GRADING IS COMPLETED IF NOT SIGNED OFF BELOW)
2. REVIEW OF STAMPED BUILDING PLANS

DEH GRADING INSPECTION: _____

DEH BUILDING PLAN REVIEW: _____

VERIFICATION OF POTABLE WATER SOURCE: **A or B**

A) Well Permit # _____

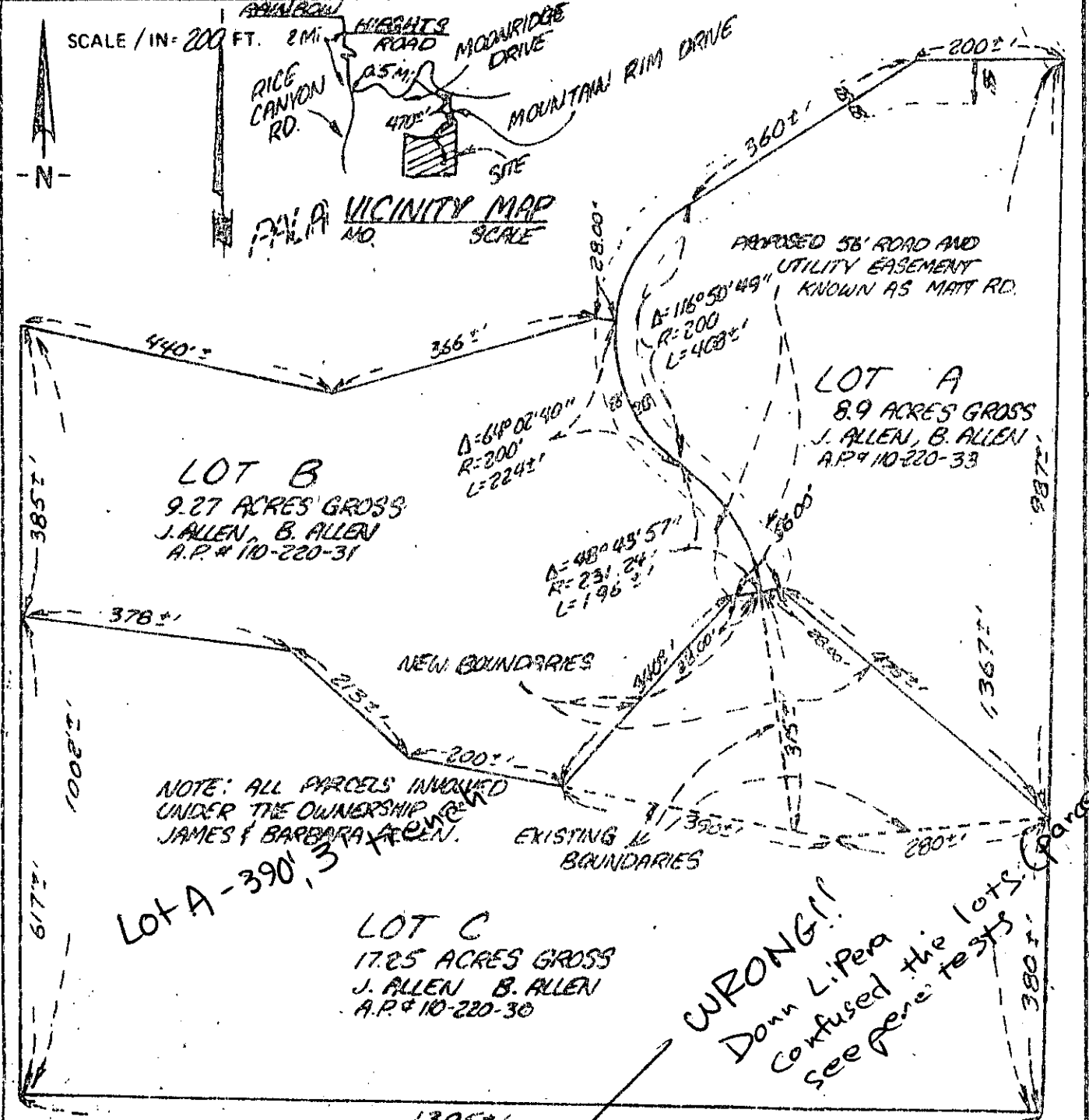
Lab Number: _____ Date: _____

B) Public Water Supply (Purveyor): _____

FOR DEH USE ONLY:
 OK To issue Septic Permit _____ Date _____

6/28/85 060237

SAN DIEGO COUNTY DEPARTMENT OF LAND USE AND ENVIRONMENTAL REGULATION PLAT 110-220-39



DATE FILED PRELIMINARY ACTION DATE FINAL ACTION DATE

NOTE: ALL PARCELS INVOLVED UNDER THE OWNERSHIP OF JAMES & BARBARA ALLEN.

WRONG! Down L. Pera Confused the lots. See Gene tests

LEGAL DESCRIPTION: PLAT OF PARCELS 1, 2, & 4 OF PARCEL MAP 12230 AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

WATER: RAINBOW MUNICIPAL WATER DISTRICT FIRE: CALIFORNIA DIVISION OF FORESTRY ZONING: A-70-4 PROPOSED USE: RESIDENTIAL - AGRICULTURE

HEALTH DEPARTMENT CERTIFICATION: EACH PARCEL IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO FEET OF TILE DRAIN FIELD TO SERVE A THREE-BEDROOM DWELLING...

FOR DEPARTMENTAL USE ONLY: Parcels A, B, C shall have a layout of the sewage disposal system approved by the S.D. Dept. of Public Health...

*SEE RECC. DATA IN NAME OF JAMES C. ALLEN BY A.R. BARRY REC 27683 P.L.L. A - 483 LEACHLINE 5' TRENCH (36" ROCK BELOW PIPE) P.L.L. B - 450 LEACHLINE 5' TRENCH (36" ROCK BELOW PIPE)

ADDRESS 14110 TOWN AVE. P.O. BOX 61216 CITY LOS ANGELES CALIF. 90061

APPLICANT JAMES AND BARBARA ALLEN ADDRESS 14110 TOWN AVE. L.A. CA. PHONE NO. 714-756-3552

MAP PREPARED BY W. KARL SURVEYING ENGINEER. ADDRESS 129 W. FIG ST. FALLBROOK CALIF. PHONE NO. 728-1134 R.E. OR L.S. NO. 2961

PLAT 110

REVISED PLAT BOUNDARY PER ADJUSTMENT

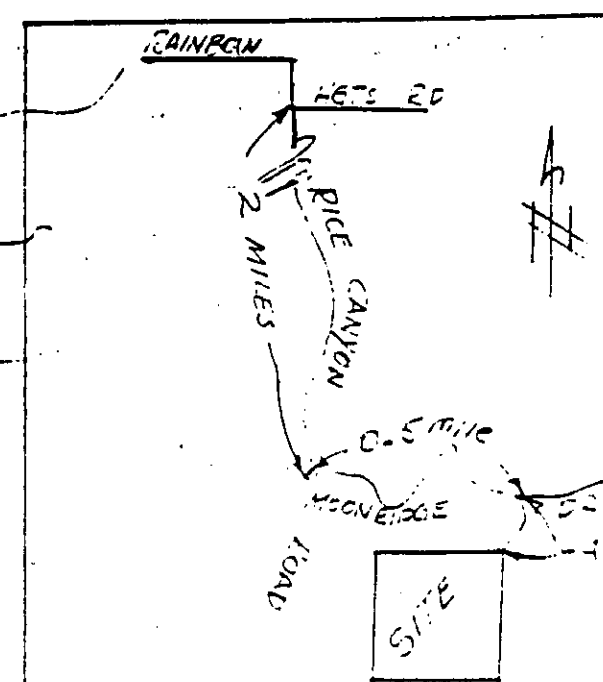
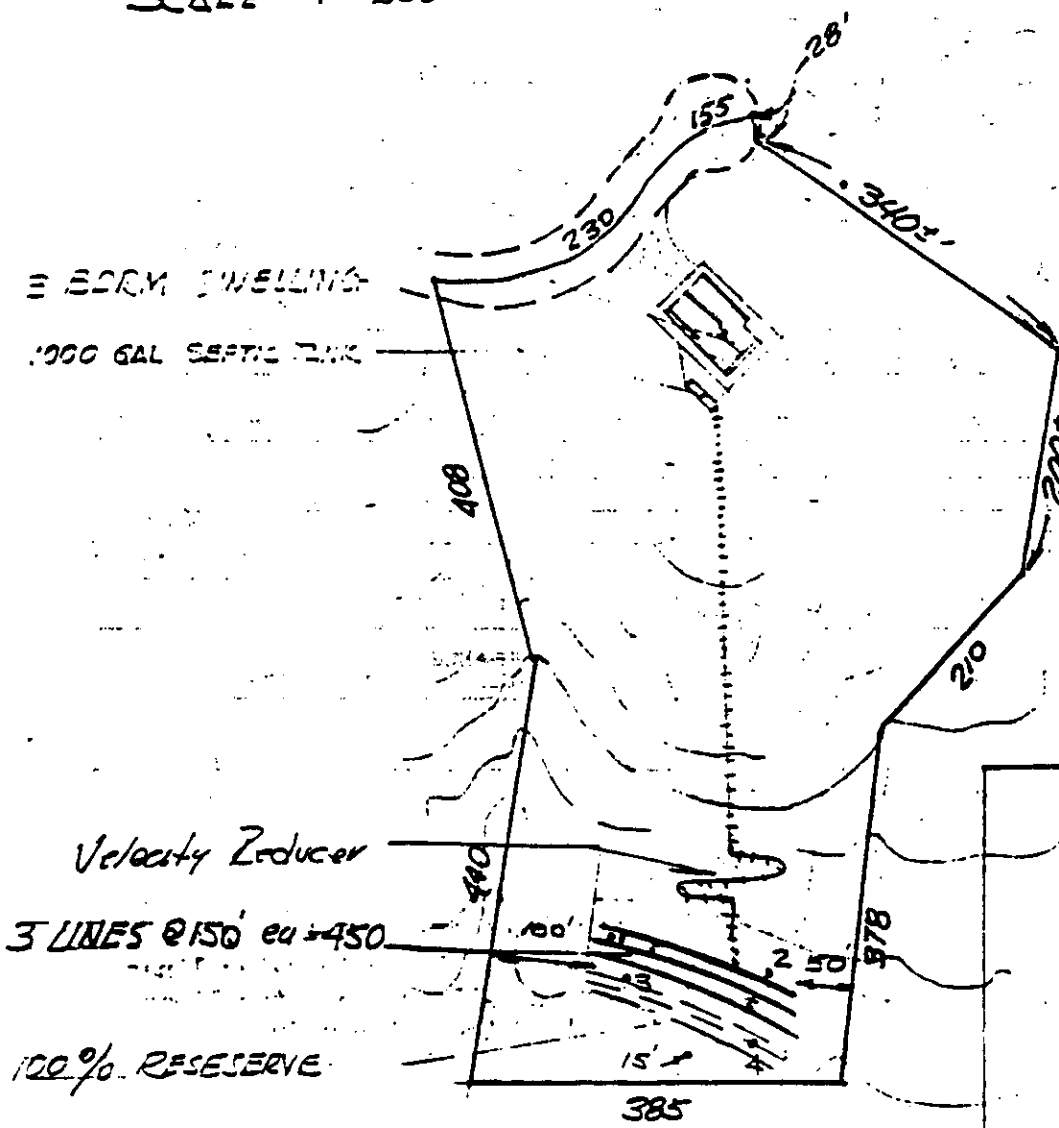
440227
FLICE 2?

110-220-39

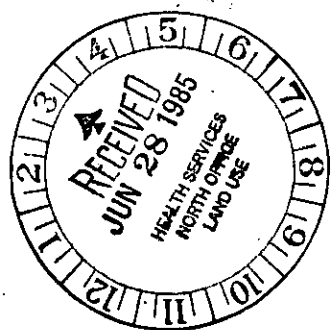
SCALE 1" = 200'

* APPROVED FOR B/A ONLY.

D. J. R...
7/19/85



Each line must be installed in slopes < 25%



Plot plan as shown by engineer is in substantial compliance with County Code.

Sanitarian J. Waltz

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH
1600 PACIFIC HWY, SAN DIEGO, CA 92101
PHONE: 236-2243

SEWAGE TANK INSTALLATION REPORT
SOIL CONDITIONS OF TRENCH OR SEEPAGE PIT
PERCOLATION TEST

E17T-0268-06R

DEPARTMENT USE ONLY	
Issue permit	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Final <i>B/A</i> required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sanitarian: <i>J. Walters</i>	
Date: <i>Jan 26, 1981</i>	

Date November 25, 1980 90061

OWNER'S NAME James C. Allen ADDRESS 14110 Town Ave. Los Angeles Ca.

CONTRACTOR _____ ADDRESS _____

Legal Location Assrs # 110-220-21 110-220-39 Lot _____ Block _____

Test Location Parcel # 2
(NUMBER, STREET AND TOWN)

Allen, James C. P.C.S.

THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:

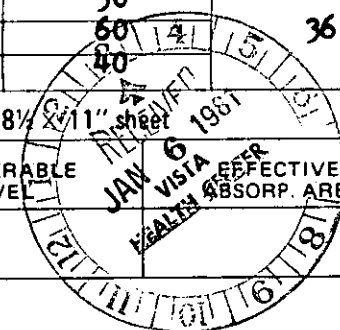
- | | | | |
|-------------------------------------|------------------------|--------------------------------|---|
| 1. Lot Location (locate by street) | 4. Lot Grade | 7. Test Holes | 10. All calculations on 8 1/2 x 11" Sheet |
| 2. Existing and Proposed Structures | 5. Wells | 8. Sub-Surface Disposal System | |
| 3. Surfaced Areas | 6. Utility Water Lines | 9. Cuts and Fill | |

SUB-SURFACE DRAINAGE

PERCOLATION TEST	TEST	DEPTH OF HOLE	TIME FOR H ₂ O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN.
Last two readings shall not vary more than 10%	1.	5			15	36.25
	2.	5			30	
	3.	5			60	
	4.	5			40	

LEACHING SEEPAGE PITS - Provide soils log and calculations on 8 1/2 x 11" sheet

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	EFFECTIVE ABSORP. AREA



TYPE OF SOIL: Give specific information (clay-adobe-decomposed granite, etc.)

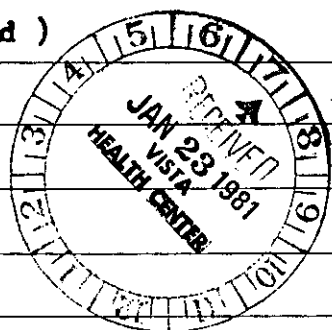
Surface: SM (silty sand)

1 ft. below surface: _____

2 ft. below surface: _____

3 ft. below surface: _____

8 to 10 ft. below surface: _____



I certify that the layout dwg. shows the location of all public water lines on the lot and all public water lines within 20' of the lot boundary

Source of water Rainbow Mun. Water Dist. Depth of water: table No water encountered to 15

Proposed structure: No. 1 Type Sing Fam Dwelling

No. of bedrooms: 3 and/or maximum capacity: _____

RECOMMENDATIONS: C.T. 190, 00 PM 12230 P.C. 2

Size tank 1000 gal.

Drainage tile 450 ft.

Trench width 1.5 ft.

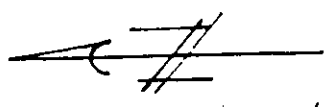
Trench depth 5 ft.

Seepage pit width _____ ft.

Seepage pit depth _____ ft.

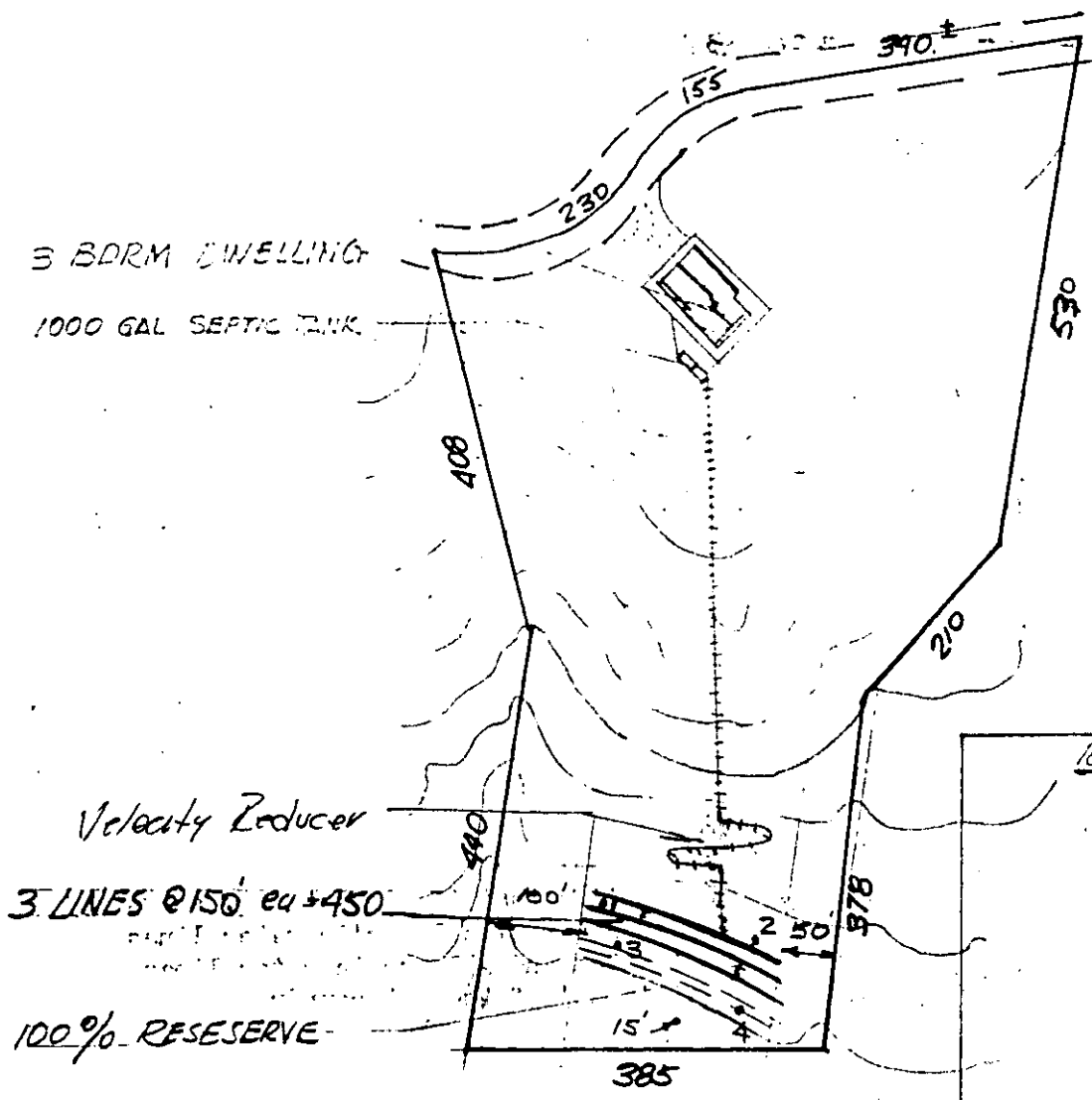
I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices

A.R. Barry
A. R. Barry **RCB 27683**
 REGISTERED ENGINEER (REG. NO.)
Box 348 Encinitas Ca. 92024 7539940 11/25/80
 Address Phone Date



* SEE REVISED LAYOUT.

SCALE 1"=200'



3 BDRM DWELLING

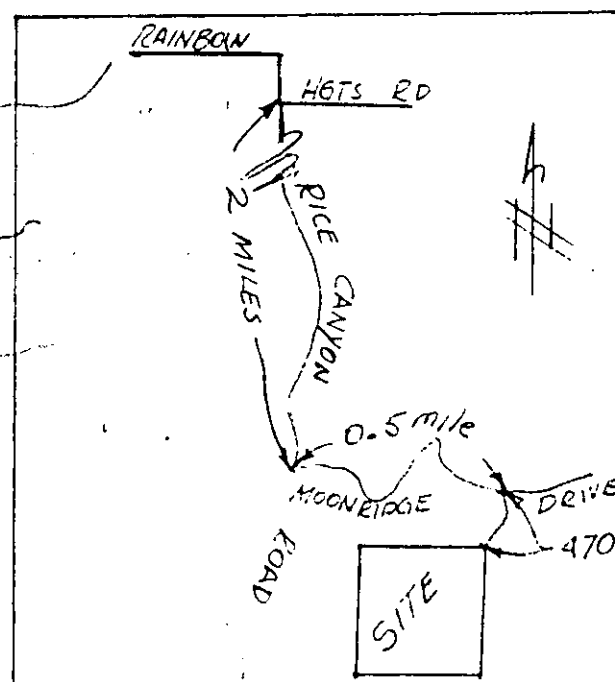
1000 GAL SEPTIC TANK

Velocity Reducer

3 LINES @ 150' ea ± 450'

100% RESEERVE

leach line must be installed in slopes < 2.50%



VICINITY MAP NO SCALE

Plot plan as shown by engineer is in substantial compliance with County Code.

Sanitarian J. Waltz

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	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
	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	
(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		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	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)

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

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.

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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)

