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PROPERTY REPORT

Scenic Multipurpose Ranching Retreat
34251 Highway 79, Warner Springs, CA 92086



DESCRIPTION: 142+/- acres of scenic, private ranch land tucked away on the Northeastern margin of the incomparable Lake Henshaw Basin. This scenic multipurpose ranching retreat is located where the Palomar, Volcan and Aguanga Mountain ranges collide in the quiet community of Warner Springs. Collective of features, comforts and amenities, this rare and secluded inholding offers a variety of agricultural, farming, ranching and retreat uses. Your entry experience onto this stunning usable acreage is through a grove of majestic Coast Live Oaks leading you to the heart of the ranching operations. Pride of ownership is evident as you arrive at the property to discover the pristine and well-maintained grounds that make this a true backcountry gem. Developed as a fully functional working ranch and thoughtful in design, this property is a recreational paradise featuring two residences, 26 stall - center aisle equestrian barn with 2 stalls converted into a tack room, 2 arenas, 2 round pens, wash racks, paddocks, pasture, hay barn, dog breeding facility, large chicken coop, large barn with office and spacious meeting room, multiple RV sites, Sportsman's pond, hiking trails, swimming pool, skeet shooting range and plentiful space for many outdoor enthusiast activities. Variety of recreational opportunities await including hiking, riding, biking, fishing, climbing, hunting and more. Surrounded by the natural beauty of the area, the stunning rural backdrop provides a sense of peace and serenity. This prime location is only a one-hour scenic drive from San Diego and close to Orange, Riverside & Los Angeles counties. Easily accessed off Highway 79 along the wine country corridor, this property must be seen to be genuinely appreciated for all that this opportunity has to offer!

PRICE: \$1,749,000

APN: 116-080-01-00

CONTACT: [Donn Bree; Donn@Donn.Com; 800.371.6669](#)
[Meriah Druliner; Meriah@Donn.Com; 760.420.5131](#)

****Buyer to investigate Subject Property and intended use, including but not limited to, permits, zoning and code enforcement, build-ability, and utilities with governing authority and/or licensed and bonded professionals****

We Know The Backcountry!



**RANCHES • HOMES
LAND • LOANS**

\$1,749,000

Scenic Multipurpose Ranching Retreat

34251 Highway 79, Warner Springs, CA 92086

**142+/- Acres | 2,500 esf Home | 1,000 esf Guest Home | Two Story Barn With Office Space
Multiple RV Sites | Sportsman's Pond | Pool | 26 Stall Center-Aisle Horse Barn**



142+/- acres of scenic, private ranch land tucked away on the Northeastern margin of the incomparable Lake Henshaw Basin. This scenic multipurpose ranching retreat is located where the Palomar, Volcan and Aguanga Mountain ranges collide in the quiet community of Warner Springs. Collective of features, comforts and amenities, this rare and secluded inholding offers a variety of agricultural, farming, ranching and retreat uses. Your entry experience onto this stunning usable acreage is through a grove of majestic Coast Live Oaks leading you to the heart of the ranching operations. Pride of ownership is evident as you arrive at the property to discover the pristine and well-maintained grounds that make this a true backcountry gem.

RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070

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CA DRE #: 01997162

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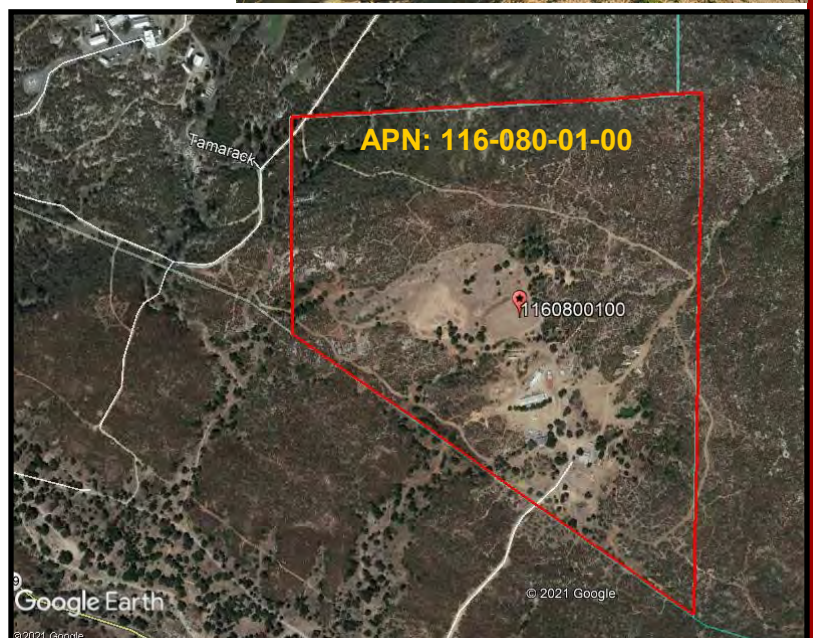
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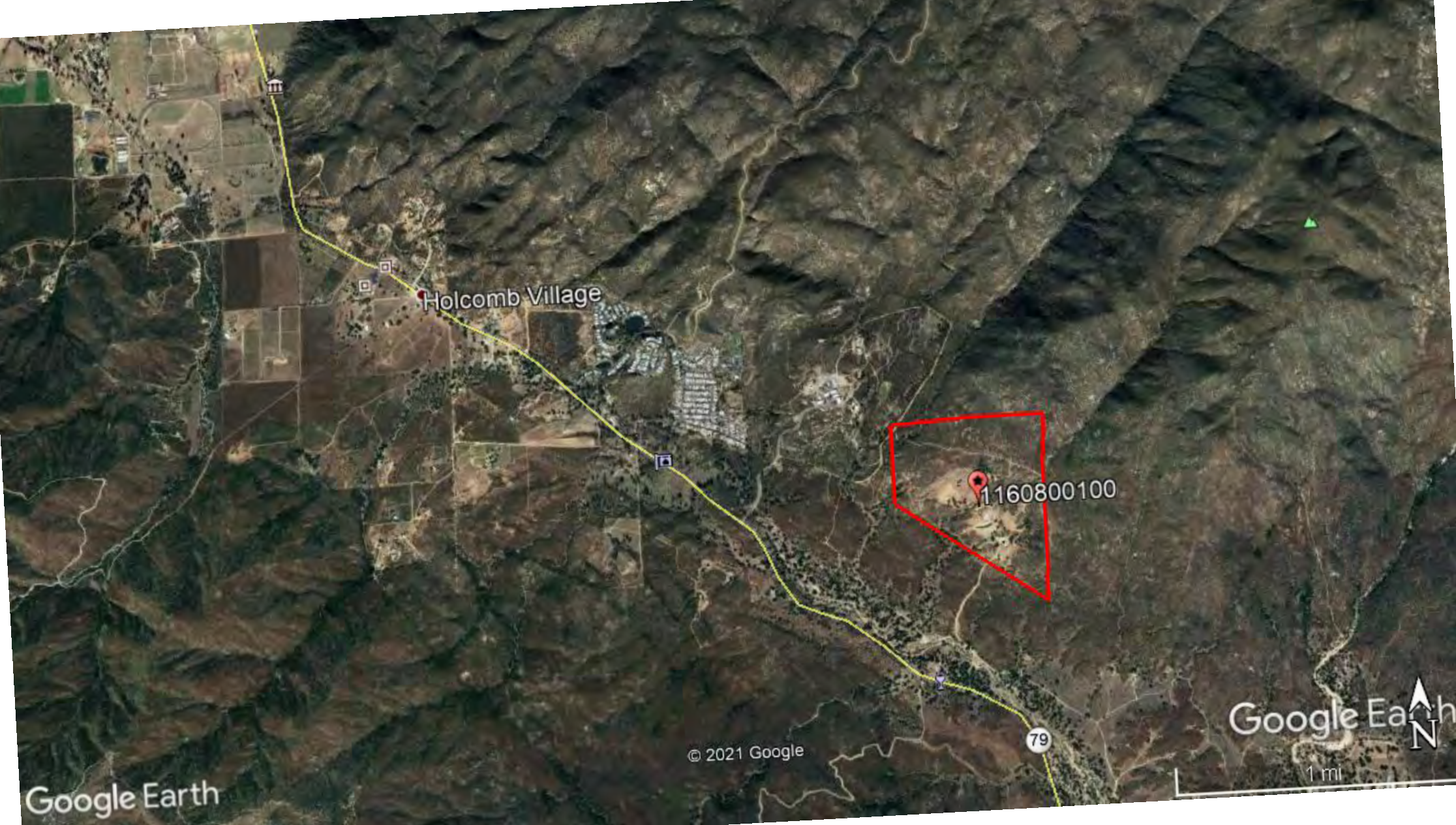


We Know The Backcountry!

A Variety Of Agricultural, Farming, Ranching And Retreat Uses

- ◆ 2500 ESF 3 bed/2 bath main house with large upstairs living room, commercial size kitchen, and large dining room.
- ◆ 1000 ESF 2 bed/1 bath caretaker/guest house.
- ◆ Large, two-story barn with office space, bunkroom with bathrooms and 24 bunks, equine birthing room, tool storage, and completely finished upstairs meeting room.
- ◆ 26-stall, center-aisle horse barn with two stalls converted to a large tack room, fully installed fly system, and large, automatic watering buckets.
- ◆ 60 ft. round horse-training pens.
- ◆ 100 ft. x 200 ft. horse arena with sprinklers.
- ◆ 200 ft. x 300 ft. horse arena with sprinklers.
- ◆ 4-acre horse or animal pasture.
- ◆ Water well producing approximately 50 gallons per minute with (4) 5,000-gallon water storage tanks and pressure tank system.
- ◆ 24 ft. x 100 ft. hay barn with (2) enclosed storage areas.
- ◆ 35 ft. x 100 ft. goat/livestock covered pen.
- ◆ State-of-the-art dog breeding facility.
- ◆ Sportsman's Pond with Koi fish; pond permitted for aerial firefighting use.
- ◆ 20 ft. x 30ft. chicken coop.
- ◆ 5 Full utility RV and trailer hookups.
- ◆ 5-ton feed silos.
- ◆ Breeding lab with equipment and phantom.
- ◆ Large emergency power generator with automatic switching.
- ◆ 24 ft. x 24 ft. horse pipe corrals with watering buckets





Holcomb Village

1160800100

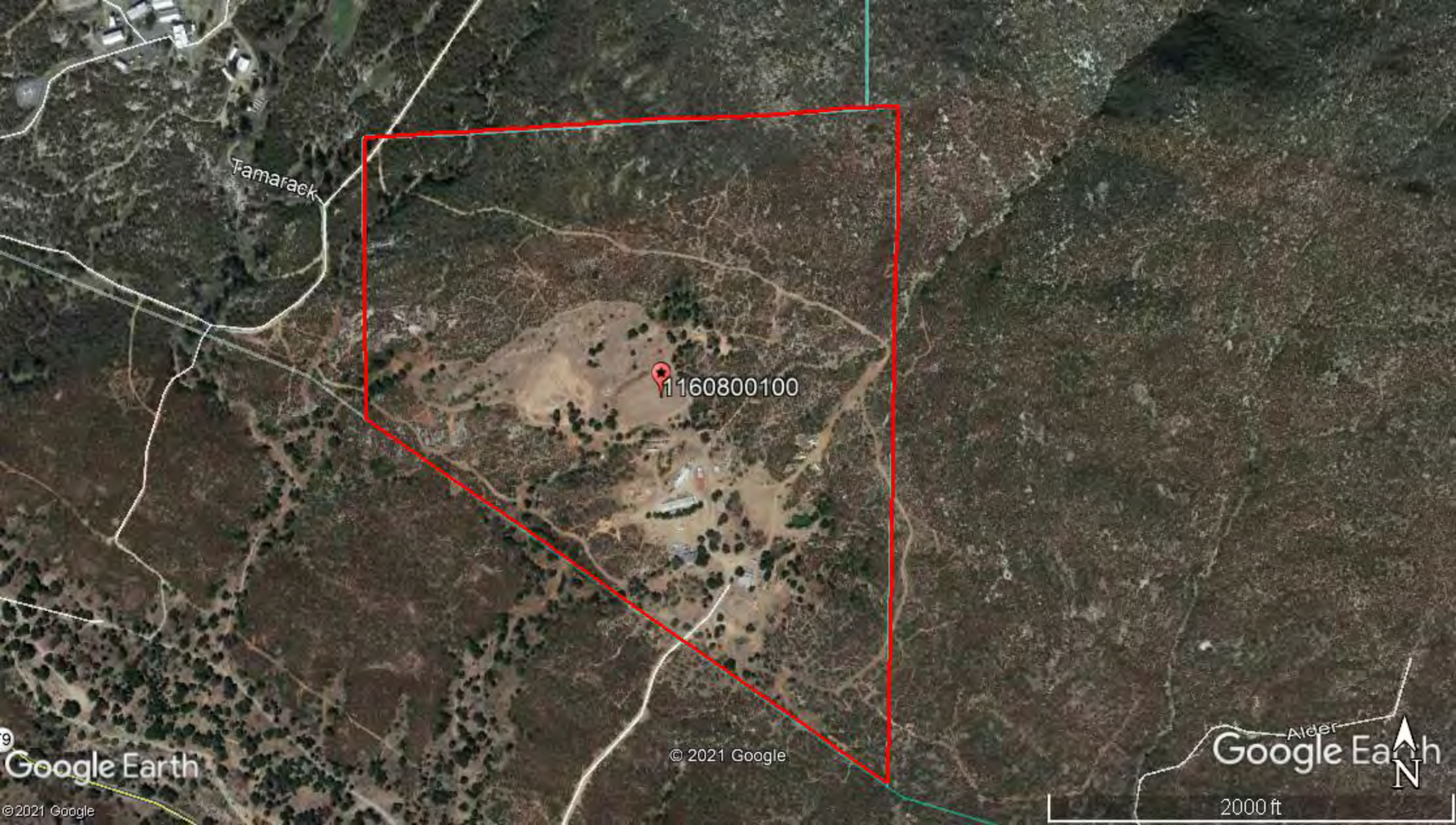
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Palomar Mountain

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Hwy 79

Warner Springs

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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: | 1/25/2021 3:48:12 PM |
| Project Manager: | |
| Land Development Manager: | |
| Project Record ID: | |
| Project Environmental Review (ER) ID: | |
| Assessor's Parcel Number(s): | 1160800100 |
| Project Name: | |

1160800100

General Information

| | |
|------------------------------------|--|
| USGS Quad Name/County Quad Number: | Warner Springs/84 |
| Section/Township/Range: | 31/09S/03E; 32/09S/03E |
| Tax Rate Area: | 98000 |
| Thomas Guide: | / |
| Site Address: | 34251 Highway 79 Warner Springs 92086-9609 |
| Parcel Size (acres): | 142.10 |
| Board of Supervisors District: | 5 |

Public Service and Utility Districts

| | |
|----------------------------|--|
| Water/Irrigation District: | None |
| Sewer District: | None |
| Fire Agency: | County Service Area No 135; Csa 135 |
| School District: | (See Map); Unified Warner |

General Plan Information

| | |
|------------------------------------|--------------------------------|
| General Plan Regional Category: | Rural |
| General Plan Land Use Designation: | Rural Lands (RI-80) 1 Du/80 Ac |
| Community Plan: | North Mountain |
| Rural Village Boundary: | None |
| Village Boundary: | None |
| Special Study Area : | None |

Zoning Information

| | |
|---------------------------|-----|
| Use Regulation: | A70 |
| Animal Regulation: | O |
| Density: | - |
| Minimum Lot Size: | 8Ac |
| Maximum Floor Area Ratio: | - |
| Floor Area Ratio: | - |
| Building Type: | C |
| Height: | G |
| Setback: | D |
| Lot Coverage: | - |
| Open Space: | - |
| Special Area Regulations: | - |

Aesthetic

| | |
|--|-----|
| The site is located within one mile of a State Scenic Highway. | Yes |
| The site contains steep slopes > 25%. | Yes |
| The site is located within Dark Skies "Zone A". | Yes |

Agricultural Resources

| | |
|---|--------------------------------|
| The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland. | No |
| The site contains Prime Soils. | No |
| There is evidence of active agriculture on the project site. | Please Refer To Aerial Imagery |
| Sunset Zone: | 18 |
| The site is located within an Agricultural Preserve. | No |
| The site is in a Williamson Act Contract. | No |

Biological Resources

| | |
|--|---|
| Eco-Region: | Oakgrove-San Jacinto Foothill |
| Vegetation Map | 37300 Red Shank Chaparral; 71162 Dense Coast Live Oak Woodland |
| The site may contain rare/listed plants and animals found in the Sensitive Species matrix. | Yes |
| The site is located within a Quino Checkerspot Butterfly Survey Area. | Yes |
| The site contains Wetlands. | No |
| The site is within one mile of Biological Easements. | Yes |
| The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA). | No (Draft: East) |
| The site is within MSCP Boundaries. | No (Draft: East) |
| The site is outside of MSCP and within 500 feet of: | |
| Coastal Sage Scrub | No |
| Maritime Succulent Scrub | No |
| Diegan Coastal Sage Scrub | No |
| Inland Form (>1,000 ft. elevation) | No |
| Coastal Sage - Chaparral Scrub | No |
| Flat-Topped Buckwheat/Montane Buckwheat Scrub | No |
| None of the above | Yes |
| The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value. | No |
| The site is located within the Ramona Grassland area. | No |
| The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge. | No |

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

| | |
|-----------------------|---|
| Geological Formation: | Cretaceous Plutonic; Plio-Pleistocene Nonmarine |
| Paleo Sensitivity: | High; Zero |
| Paleo Monitoring: | Monitoring By A Paleontologist Required |

Geology

| | |
|---|------|
| Alquist-Priolo Zone: | No |
| County Special Study Zone: | No |
| Quaternary/Pre-Quaternary Fault: | No |
| Potential Liquefaction Area: | Yes |
| Soils Hydrologic Group: | B; D |
| The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category. | No |
| The site is located within a High Shrink Swell Zone (Expansive Soil). | No |
| The site is located within an area categorized as high or moderate potential for unique geologic features. If yes, name the unique geologic features. | No |

Mineral Resources

The site is located within a Mineral Resource Category.

No Mrz (Yes Alluvium/No Mines)

Hazard Flooding

The site is located within a FEMA flood area.

No

The site is located within 1/2 mile from a FEMA flood area.

No

The site is located within a County Flood Plain area.

No

The site is located within 1/2 mile from a County Flood Plain area.

No

The site is located within a County Floodway.

No

The site is located within 1/2 mile from a County Floodway.

No

The site is located within a Dam Inundation Zone.

No

Hazardous Materials

Schools are located within 1/4 mile of the project.

No

The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.

No

The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).

No

The site is located within 1000 feet of buried waste in a landfill.

No

The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.

No

The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).

Yes

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: | 903.31/Warner |
| 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. | Yes |
| The site is in Borrego Valley. | No |
| The project is groundwater dependent. | Yes |
| Annual rainfall: | 18 To 21; 21 To 24 Inches |

Noise

| | |
|------------------------------------|----|
| The site is within noise contours. | No |
|------------------------------------|----|

Fire Services

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

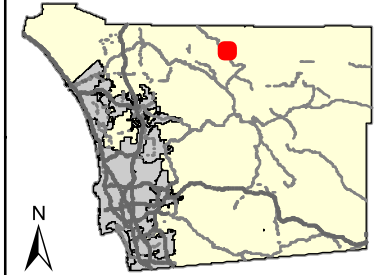
Additional Information

| | |
|--|-----|
| The site is located within 150 feet of Mexican Border. | No |
| The site is located within a Resource Conservation Area. | Yes |
| The site is located in a Special Area. | No |
| There are existing or proposed trails on site or adjacent properties. | Yes |
| The site is located in an urbanized area as defined by the U.S. Census Bureau. | Yes |
| The population has a density of 1,000 per square mile or greater. | No |
| The site APN is listed in the GP Housing Element inventory. | No |

CEQA-Public Review Distribution Matrix

| | |
|--|-----|
| The site is located in the Desert. | No |
| The site is located east of the County Water Authority boundary. | Yes |
| All or a portion of the site is east of the Tecate Watershed Divide. | No |
| The site is located immediately adjacent to a State Highway or Freeway. | No |
| The site is located south of State Highway 78. | No |
| The site is located in the Coastal Zone requiring a Coastal Development Permit. | No |
| The site is located in the Sweetwater Basin. | No |
| The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest. | Yes |
| There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s). | No |

2014 ORTHOPHOTO



Legend:

PROJECT AREA

0 0.15 0.3 0.45 0.6 Miles

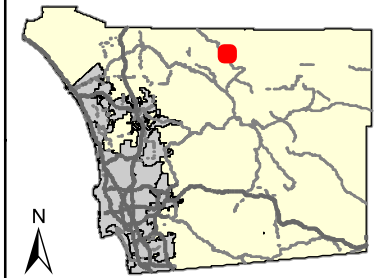
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Planning and Development Services



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Notes:

TOPO MAP



Legend:

PROJECT AREA

0 0.15 0.3 0.45 0.6 Miles

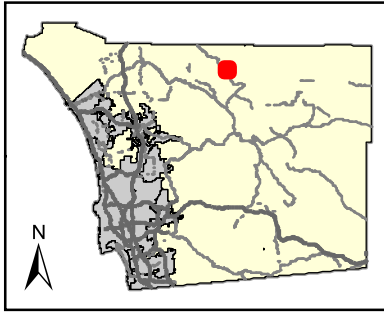
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Notes:

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)
- Open Space (Conservation)

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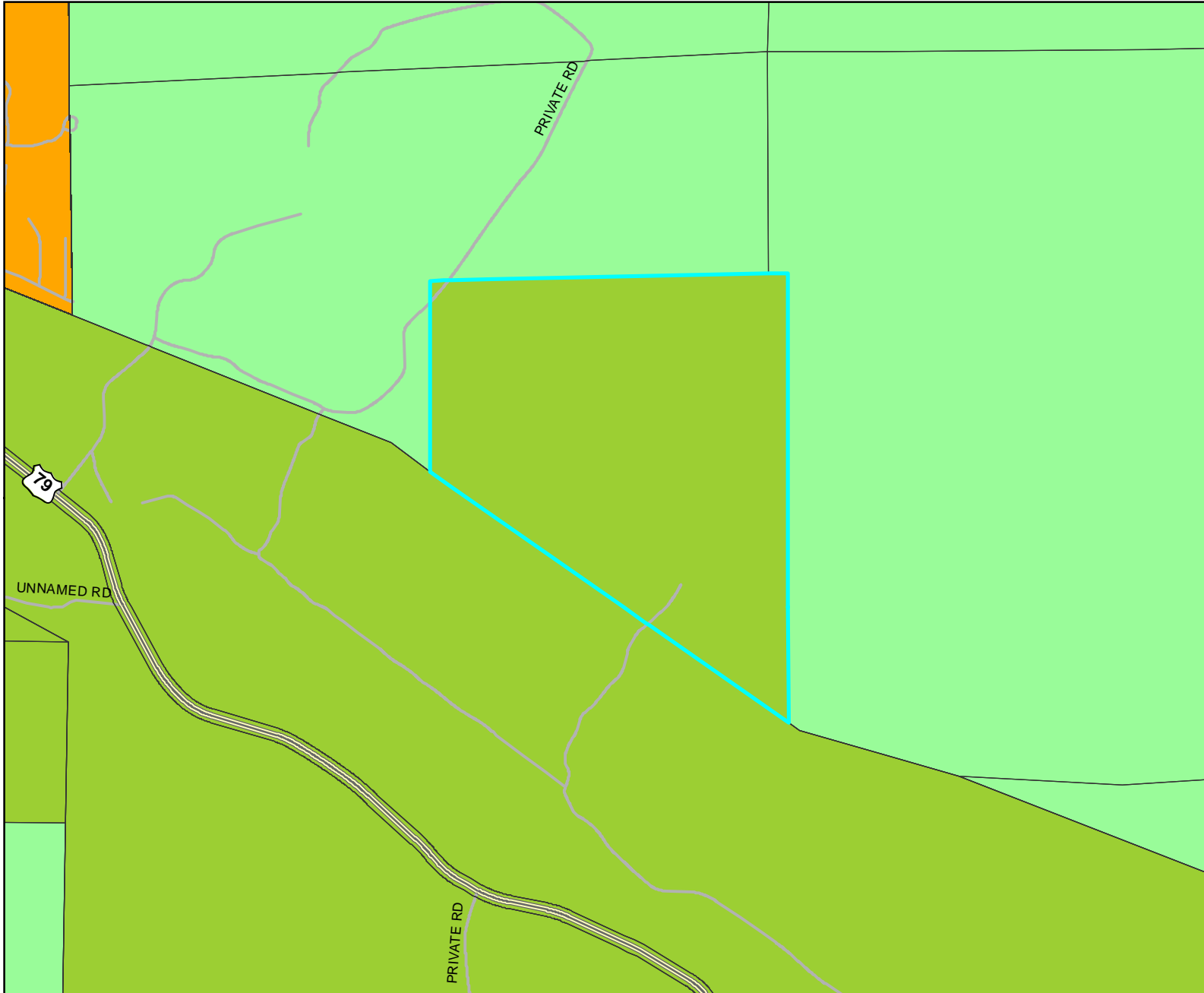
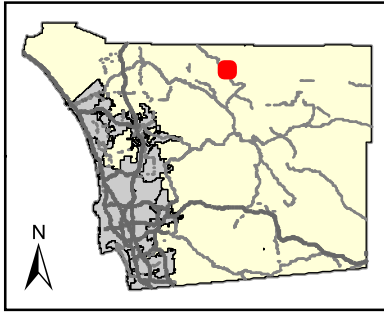


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Notes:

*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

0 0.15 0.3 0.45 0.6 Miles

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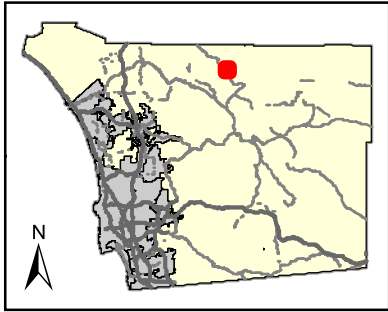
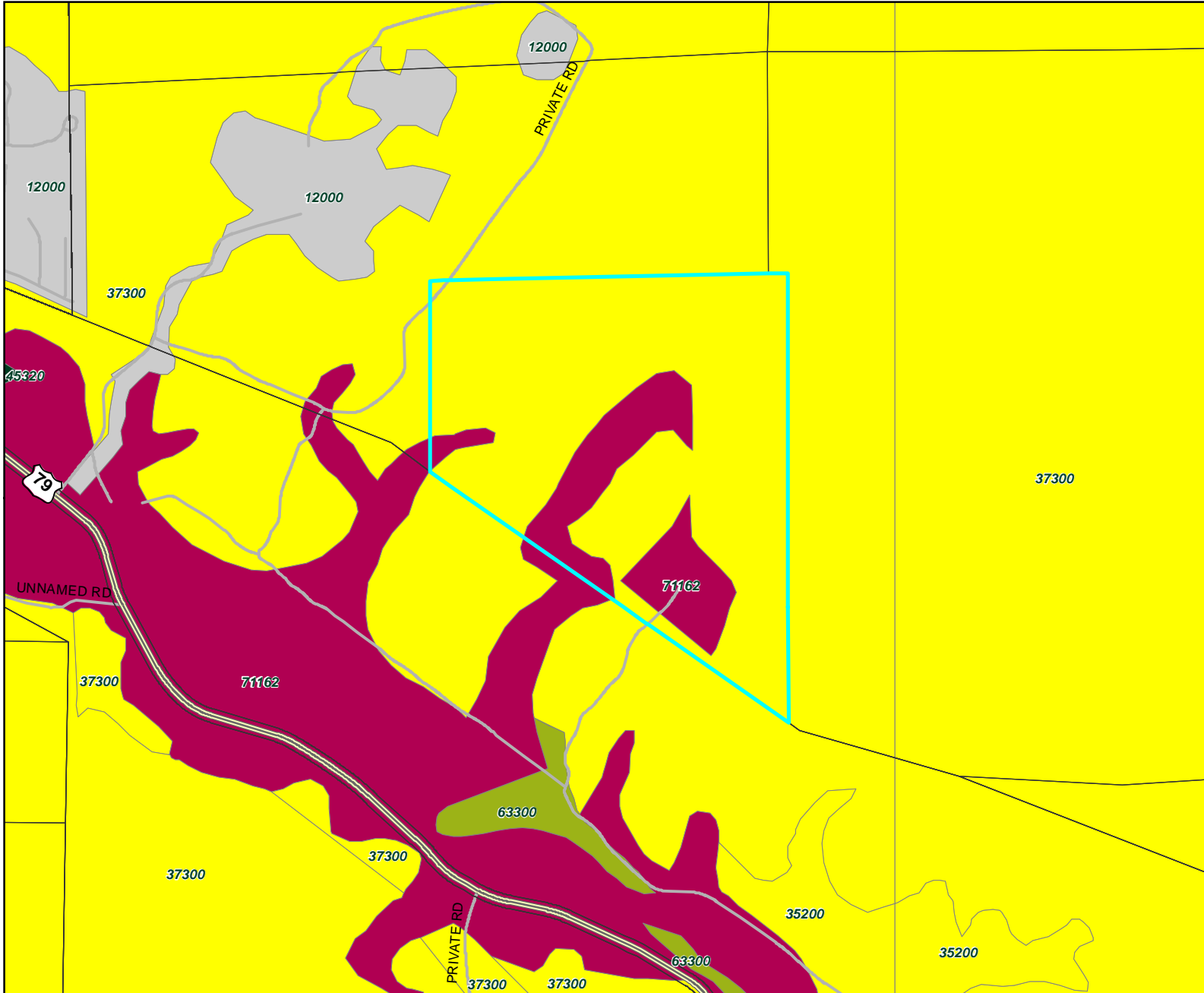


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Notes:

| SOIL | DESCRIPTION | CAP CLASS | STORIE INDEX | SHRINK/SWELL | EROSION INDEX |
|------|--|-----------|--------------|--------------|---------------|
| LcE | La Posta rocky loamy coarse sand, 5 to 30 percent slopes | 7e-7(20) | 15 | Low | Severe 2 |
| ToG | Tollhouse rocky coarse sandy loam, 30 to 65 percent slopes | 7e-7(20) | <5 | Low | 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

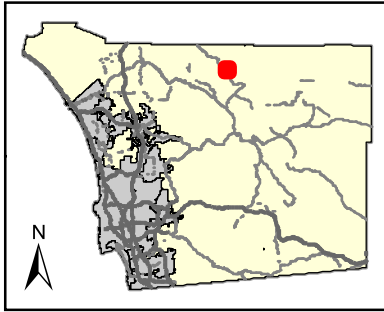
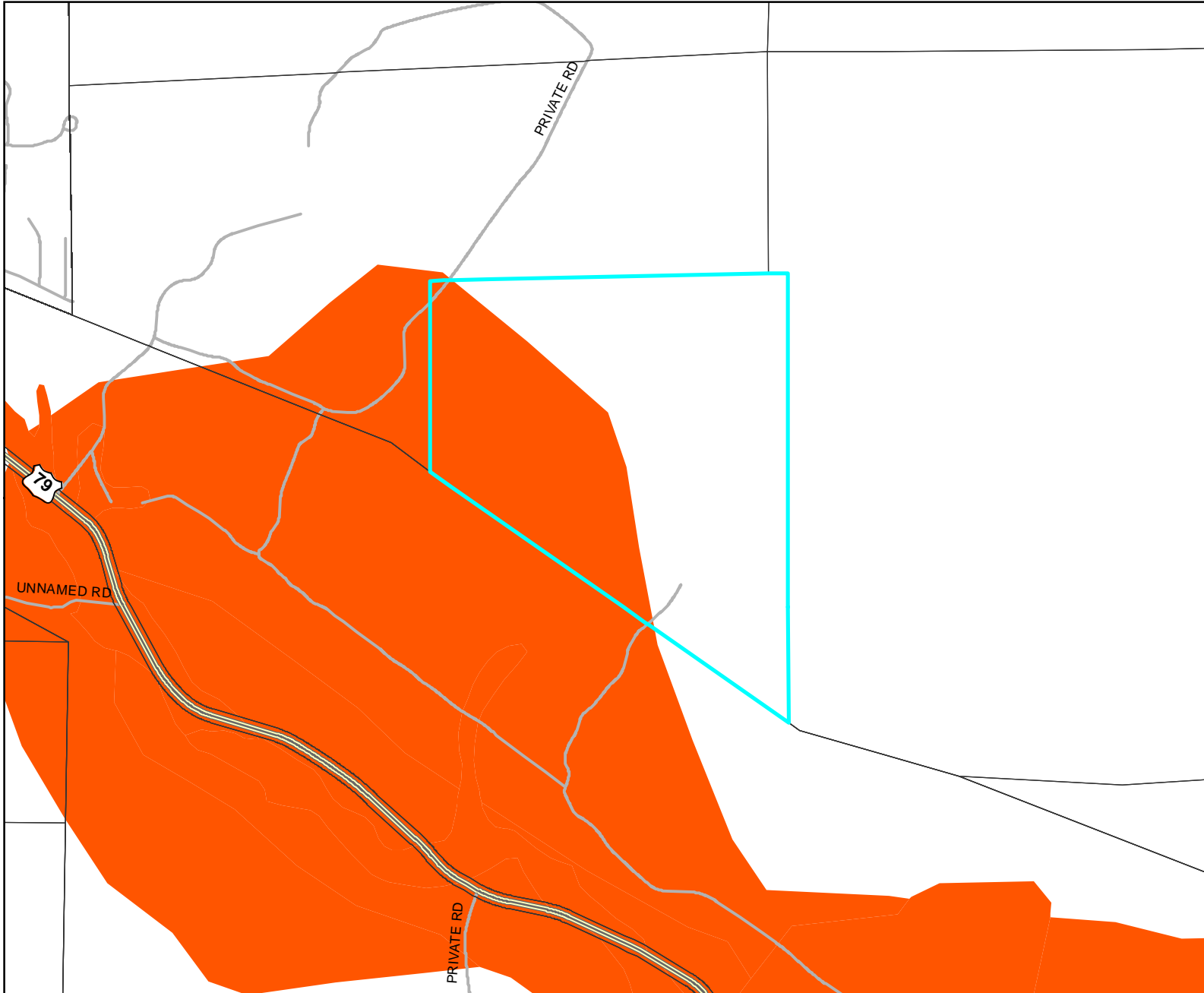
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POTENTIAL LIQUEFACTION



Legend:

-  PROJECT AREA
-  POTENTIAL LIQUEFACTION AREA

0 0.15 0.3 0.45 0.6 Miles

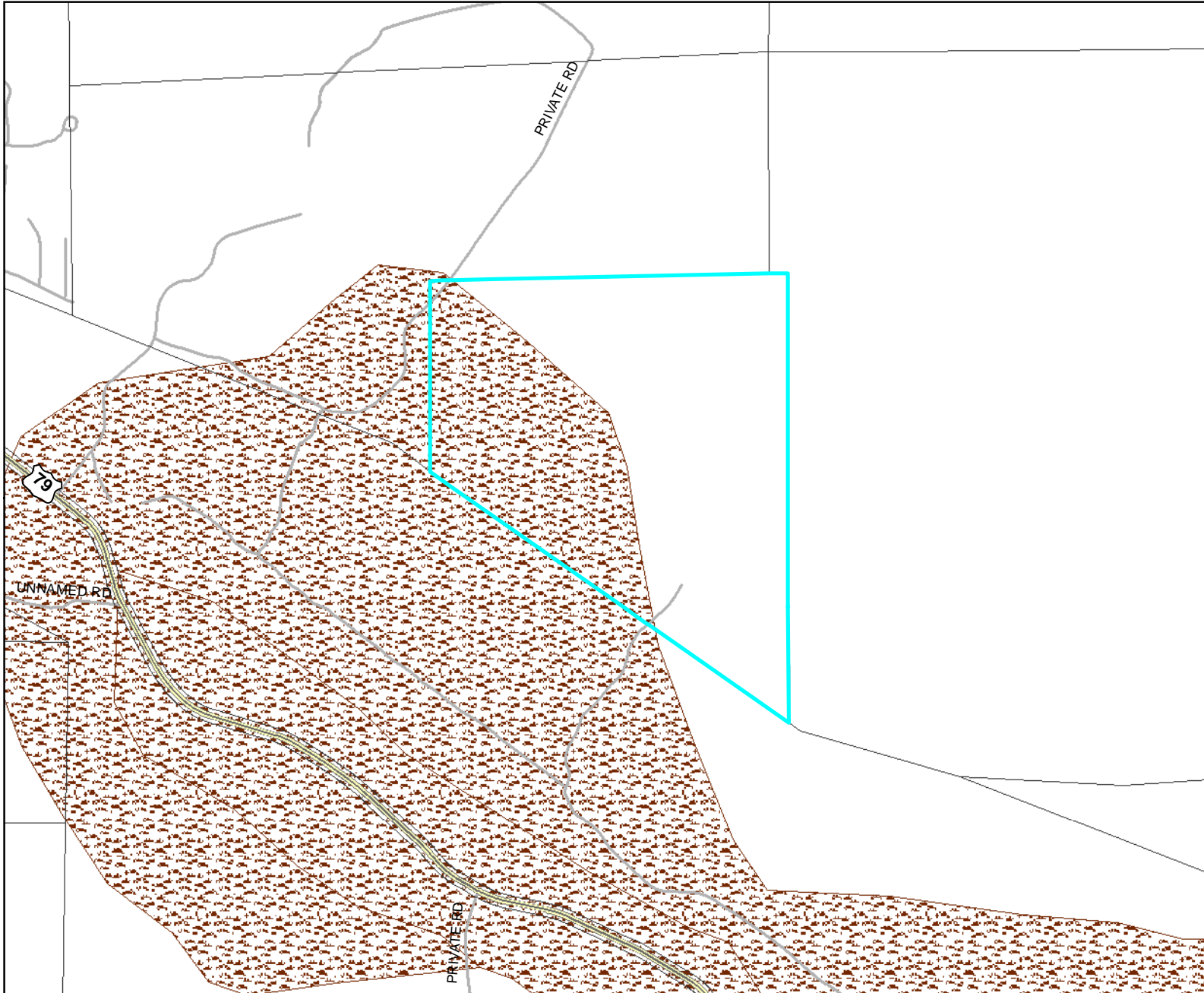
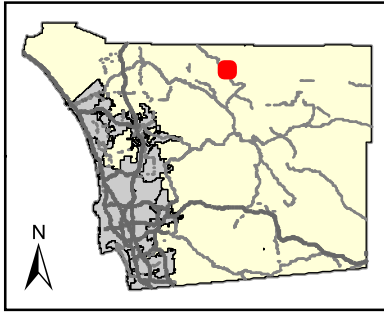
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Notes:

MINERAL RESOURCES



Legend:

- PROJECT AREA
- ALLUVIUM
- ✱ MINE
- MINE
- MINERAL RESOURCE ZONES**
- Inconclusive
- Resource Not Present
- Resource Potentially Present
- Resource Present

0 0.15 0.3 0.45 0.6 Miles
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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
 - Packing and Processing: Wholesale Limited Winery

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

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

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

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

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

2703 PERMITTED USES SUBJECT TO LIMITATIONS.

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

- a. Residential Use Types
 - Mobile home Residential "18"
- b. Commercial Use Types
 - Animal Sales and Services: Veterinary (Large Animals) "6"
 - Animal Sales and Services: Veterinary (Small Animals) "6"
 - Cottage Industries "17" (see Section 6920)
 - Recycling Collection Facility, Small "2"
 - Recycling Processing Facility, Wood and Green Materials "3"
- c. Agricultural Use Types
 - Packing and Processing: Boutique Winery "22" (see Section 6910)

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

(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)

(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)

(Amended by Ord. No. 6783 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

(Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)

2704 USES SUBJECT TO A MINOR USE PERMIT.

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

a. Residential Use Types.

Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.

b. Civic Use Types.

Law Enforcement Services

Minor Impact Utilities

Small Schools

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

(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)

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

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

(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)

(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)

(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)

2705 USES SUBJECT TO A MAJOR USE PERMIT.

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

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Administrative Services

Ambulance Services

Child Care Center

Clinic Services

Community Recreation

Cultural Exhibits and Library Services

Group Care

Lodge, Fraternal and Civic Assembly

Major Impact Services and Utilities

Partying Services

Postal Services

Religious Assembly

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)

Explosive Storage (see Section 6904)

Participant Sports and Recreation: Outdoor

Transient Habitation: Campground (see Section 6450)

Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Agricultural Equipment Storage

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

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

Animal Schedule

(Part of Section 3100)

| ANIMAL USE TYPE (See Note 4) | Restrictions and Density Range | DESIGNATOR | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|--|
| | | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | S | T | U | V | W | X | | |
| ANIMAL SALES AND SERVICES: HORSE STABLES | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (a) Boarding or Breeding | Permitted | | | | | | | X | X | X | | | | | | X | | | | | | | | | X | X | |
| | MUP required | | | | | | | | | | X | | X | X | X | | | | | | | X | X | | | | |
| | ZAP required | | | | X | X | X | | | | | | | | | | | | | | | | | | | | |
| (b) Public Stable | Permitted | | | | | | | | | | | | | | | X | | | | | | | | | X | | |
| | MUP required | | | | X | X | X | | | | X | | X | X | X | | | | | | | X | X | | X | | |
| | ZAP required | | | | | | | X | X | X | | | | | | | | | | | | | | | | | |
| ANIMAL SALES AND SERVICES: KENNELS (see Note 1) | Permitted | | | | | | | | | | | | | | | X | | | X | | X | | | | | | |
| | Permitted provided fully enclosed | | | | | | | X | X | X | | | | | | | | | | | | | | | | | |
| | MUP required | | | | | | | | | | | | X | X | X | | | | | | | | X | X | | | |
| | ZAP required | | | | X | X | X | X | X | X | | | | | | | | | | | | | | | | | |
| | One acre + by MUP | X | X | X | | | | | | | | | | | | | | | | | | | | | | | |
| ANIMAL RAISING (see Note 6) | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (a) Animal Raising Projects (see Section 3115) | Permitted | | | | | | | X | X | X | | | | | | | | | | | | | | | | X | |
| | ½ acre+ by ZAP | | | | X | X | X | | | | X | | X | X | X | X | X | | | | | | X | X | | | |
| | 1 acre+ by MUP | X | X | X | | | | | | | | | | | | | | | | | | | | | | | |
| (b) Small Animal Raising (includes Poultry) | Permitted | | | | | | | | | | | | X | X | X | X | | | | | | | | X | | | |
| | ½ acre+ permitted | | | | | | | X | X | X | | | | | | | | | | | | | | | | | |
| | 100 maximum | | | | | | | | | | | X | | | | | | | | | | | | | | | |
| | 25 maximum | | | | X | X | X | | | | X | | X | | | | | X | X | | | | X | | X | | |
| | ½ acre+: 10 max | X | X | X | | | | | | | | | | | | | | | | | | | | | | | |
| | Less than ½ acre: 100 Maximum | | | | | | | X | X | X | | | | | | | | | | | | | | | | | |
| | ½ acre+ 25 max by ZAP | X | X | X | | | | | | | | | | | | | | | | | | | | | | | |
| | 100 max by ZAP | | | | X | X | X | | | | | | | | | | | | | | | | | | X | | |
| | MUP required | | | | | | | | | | | | X | | | | | | | | | | | | | | |
| (c) Large Animal Raising (Other than horsekeeping) | 4 acres + permitted | | | | | | | | | | | | | | | X | | | | | | | | X | | | |
| | 8 acres + permitted | | | | | | | X | X | X | | | | | | | | | | | | | | | | | |
| | 2 animals plus 1 per ½ acre over 1 acre | | | | X | X | X | | | | | | | | | | | | | | | | | | X | | |
| | 4 animals plus 4 for each ½ acre over ½ acre | | | | | | | X | X | X | | | | | | | | | | | | | | | | | |
| | 1 ½ acres or less: 2 animals | | | | | | | | | | | X | X | X | X | X | | | | | | | | X | | | |
| | 1 ½ to 4 acres: 1 per ½ acre | | | | | | | | | | | X | X | X | X | X | | | | | | | | X | | | |
| | 4 acres+, 8 animals + 1 cow or sheep per 1 acre over 4 acres | | | | | | | | | | | X | X | X | X | | | | | | | | | | | | |

| ANIMAL USE TYPE (See Note 4) | Restrictions and Density Range | DESIGNATOR | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|--|--|
| | | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | S | T | U | V | W | X | | |
| (See Note 2) | 2 animals | | | | | | | | | | X | | | | | | X | X | X | | | | X | | X | | |
| | 4 acres plus by MUP | | | | | | | | | | | X | | | X | | | | | | | | | | | | |
| | ½ acre plus 2 animals per ½ acre by ZAP | X | X | X | | | | | | | | | | | | | | | | | | | | | X | | |
| | Grazing Only | | | | | | | | | | | | | | | | | | | | X | X | | | | | |
| (d) Horse keeping (other than Animal Sales and Services: Horse Stables) | Permitted | | | | | | | X | X | X | X | X | X | X | X | X | X | X | X | | | X | X | X | X | | |
| | 2 horses + 1 per ½ acre over 1 acre | | | | X | X | X | | | | | | | | | | | | | | | | | | | | |
| | ZAP required | | | | X | X | X | | | | | | | | | | | | | | | | | | | | |
| | ½ acre plus by ZAP | X | X | X | | | | | | | | | | | | | | | | | | | | | | | |
| (e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code) (See Note 7) | Permitted | | | | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | | |
| | ZAP Required | X | X | X | | | | | | | | | | | | | | | | | | | | | | | |
| (f) Specialty Animal Raising: Wild or Undomesticated (See Note 3) | ZAP Required | | | | X | X | X | X | X | X | | | X | X | X | X | X | | | X | X | X | | X | | | |
| (g) Specialty Animal Raising: Other (Excluding Birds) | 25 maximum | | | | X | X | X | | | | X | X | X | | | | X | X | X | X | X | | X | | X | | |
| | 25 maximum by ZAP | X | X | X | | | | | | | | | | | | | | | | | | | | | | | |
| | 25 plus by ZAP | | | | X | X | X | | | | X | X | X | X | | | X | | | X | X | X | X | | X | | |
| | Permitted | | | | | | | X | X | X | | | | | X | X | | | | | | | | | X | | |
| (h) Specialty Animal Raising: Birds | 25 maximum | | | | X | X | X | | | | | X | | | | | X | X | X | X | X | | | | | | |
| | 100 maximum | | | | | | | X | X | X | X | X | | | | | X | | | | | | X | | | | |
| | Additional by ZAP | X | X | X | | | | X | X | X | X | X | X | | | | X | | | | | X | X | | | | |
| | Permitted | | | | | | | | | | | | | X | X | X | | | | | | | | X | X | | |
| (i) Racing Pigeons | 100 Maximum | | | | | | | | | | X | X | | | | | | | | | | | X | | | | |
| | 100 Max 1/acre plus | | | | | | | | | | | | | | | | X | | | | | | | | | | |
| | Permitted | | | | | | | | | | | | X | X | X | X | X | | | | | | | X | X | | |
| ANIMAL ENCLOSURE SETBACKS (See Section 3112) | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Most Restrictive | | X | | | X | | | X | | | X | X | X | X | X | X | X | X | X | X | X | X | X | X | | | |
| Moderate | | | X | | | X | | | X | | | | | | | | | | | | | | | | | | |
| Least Restrictive | | | | X | | | X | | | X | | | | | | | | | | | | | | | X | | |

MUP = Major Use Permit

+ = plus

ZAP = Minor Use Permit

Notes:

1. Dogs and cats not constituting a kennel are accessory uses subject to the Accessory Use Regulations commencing at Section 6150
2. On land subject to the "S" and "T" Animal Designators, grazing of horses, bovine animals and sheep permitted provided no buildings, structure, pen or corral shall be designated or used for housing or concentrated feeding of animals, and the number of such animals shall not exceed 1 animal per ½ acre of land.
3. One wild or undomesticated animal, kept or maintained in conformance with State and local requirements, is an accessory use subject to the Accessory Use Regulations commencing at Section 6150, and is not subject to the Animal Schedule. (Amended by Ordinance Number 7432 (N.S.) adopted January 6, 1988.)
4. The Animal Schedule does not apply to small animals, specialty animals, dogs or cats which are kept for sale in zones where the Retail Sales, General Use type is permitted provided that all activities are conducted entirely within an enclosed building, the building is completely soundproof, there are no outside runs or cages, no boarding of animals, no outside trash containers and no offensive odors.
5. Chinchillas are considered small animals except that a MUP may be approved for more than 25 chinchillas on property with the "L" Designator.
6. The number of animals allowed is per legal lot.
7. Beekeeping must be located at least 600 feet from any habitable dwelling unit, other than such dwelling unit owned by the person owning the apiary.

3112

3112 ANIMAL ENCLOSURE SETBACK TABLE.

Notwithstanding the provisions of an applicable setback designator, enclosures containing the animal-related use types listed in Section 3110 shall have the minimum setbacks specified in the Animal Enclosure Setback Table. The Animal Enclosure Setback Table is incorporated into this section, and all references to this section shall include references to it. Animals subject to the Animal Setback Table must be confined within the appropriate enclosure.

| ANIMAL ENCLOSURE LOCATION | ANIMAL ENCLOSURE SETBACKS (a) | | |
|---|---------------------------------|--|--|
| | MOST RESTRICTIVE (b) | MODERATE (b) | LEAST RESTRICTIVE (b) |
| Distance from Street Center Line | Same as for main building(c) | Same as for main building | Zero (0) feet (from street line) |
| Distance from Interior Side Lot Line | 15 feet | Five(5)feet | Zero (0) feet for open enclosure. Five (5) feet for roofed enclosure. |
| Distance from Rear Lot Line | 10 feet | Zero (0) feet for open enclosure. Five(5)feet for roofed enclosure. | Zero (0) feet |

NOTES:

- a. Animal enclosure includes pens, coops, hutches, stables, barns, corrals, and similar structures used for the keeping of poultry or animals.
- b. A fenced pasture containing a minimum of 2 acres, with no building used for human habitation and having no interior cross-fencing, is exempt from the animal enclosure setback requirements.
- c. Refer to applicable setback designator and setback schedule at Section 4810.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)
 (Amended by Ord. No. 7740 (N.S.) adopted 3-28-90)
 (Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)