



Residential ♦ Land ♦ Commercial ♦ Orchards ♦ Vineyards ♦ Farms ♦ Ranches

*PREPARATION*

*PROFICIENCY*

*PROVEN RESULTS*



## **Black Mountain Vista Ranch**

**9474 Black Mountain Truck Trail, Santa Ysabel, CA 92070**

**APN's 194-090-26-00 and 194-161-12-00**

### *Property Highlights*

**Available for \$1,500,000**

Your country living dream awaits at Black Mountain Vista Ranch, nestled within a secure, gated neighborhood in the coveted Mesa Grande area of Santa Ysabel, known for its natural beauty, picturesque landscapes, and rural charm. With breathtaking views of the surrounding mountains, Pamo Valley, and shimmering Lake Sutherland, this privately situated property spans 31.75 deeded acres (36.02 calculated acres) featuring lush woodlands and captivating rock outcroppings. At the heart of this well-appointed country estate, you'll find a beautifully updated ranch-style single-story home, showcasing a fusion of modern style and cozy comfort, ideal for full-time family living or a mountain getaway.



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



**Donn Bree**  
Broker of Record/Co-Owner  
Donn@Donn.com  
800.371.6669  
CA DRE # 01078868

For more property info:  
**RedHawkRealty.com**  
**800.371.6669**



# Black Mountain Vista Ranch



- Located in a private, gated neighborhood in the coveted community of Mesa Grande
- Pristine lush woodlands, rock outcroppings and breathtaking views
- Newly updated ranch-style custom home
- Family fruit orchard complimentary for future personal agricultural use
- Owned solar electric and Tesla battery system with automatic backup generator
- Solid producing private water well with 5000-gallon storage tank
- Modern convenience of a Tesla home charging station
- Gateway to outdoor adventures with nearby access to Cleveland National Forest

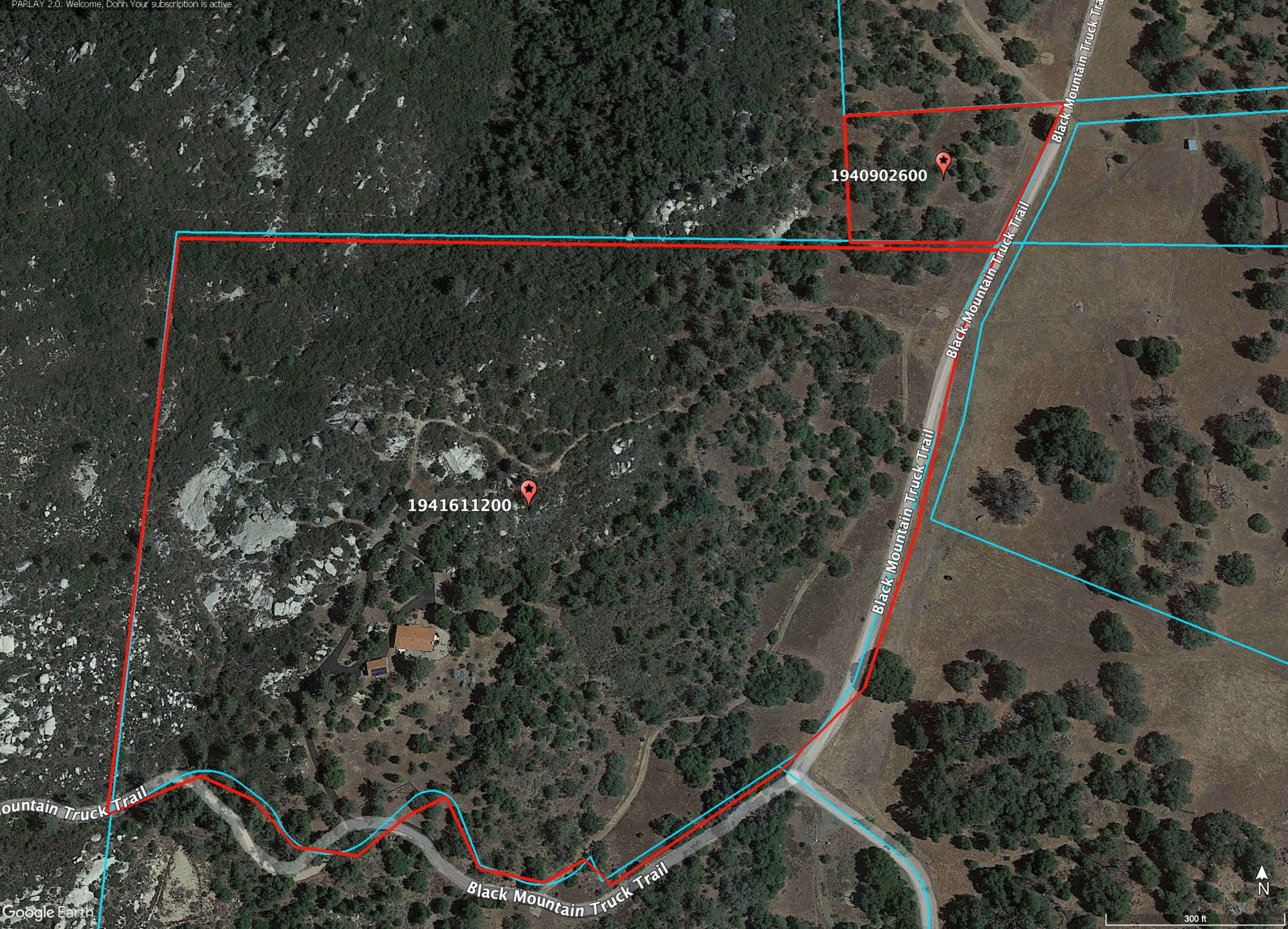


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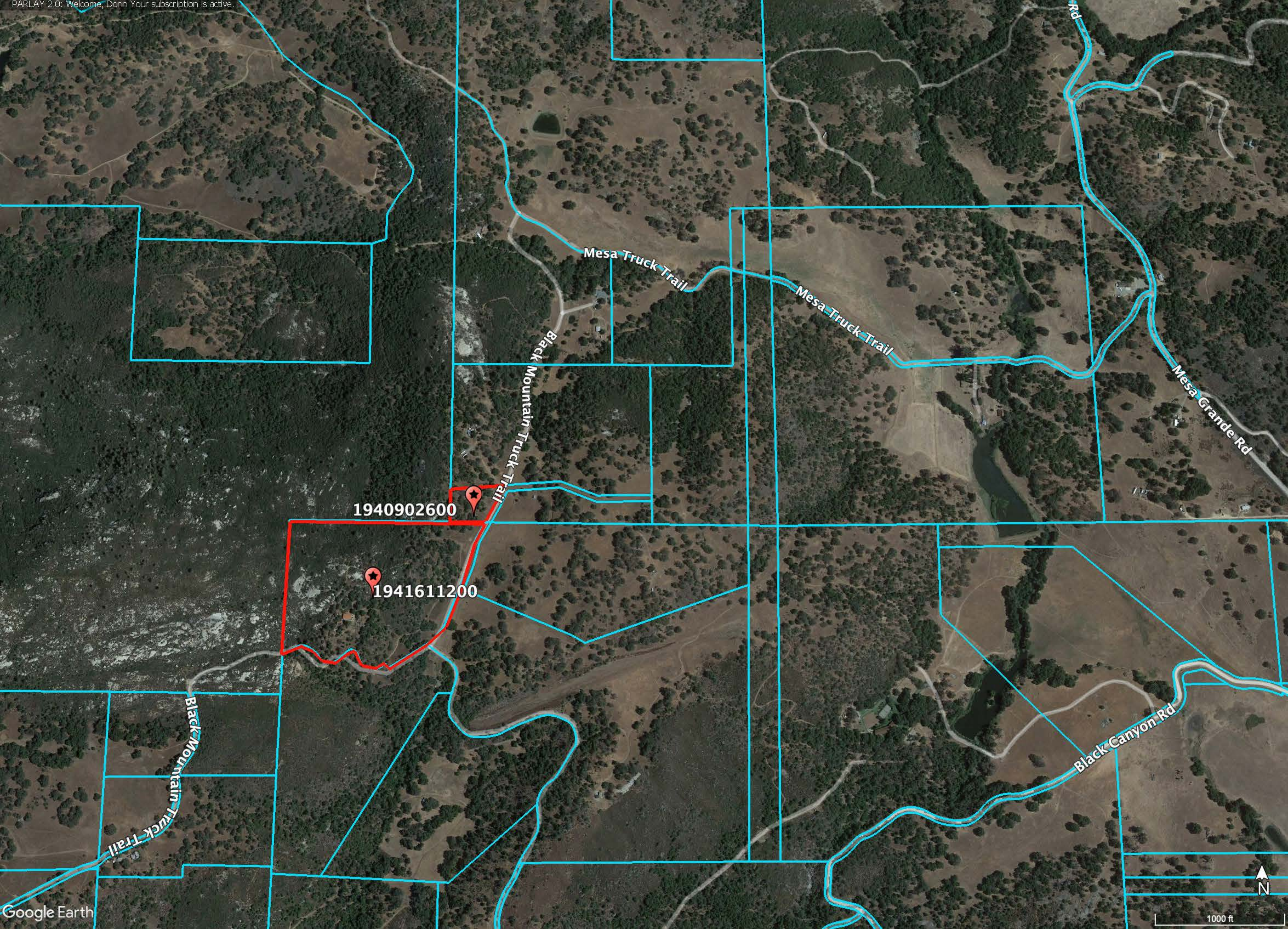


800-371-6669

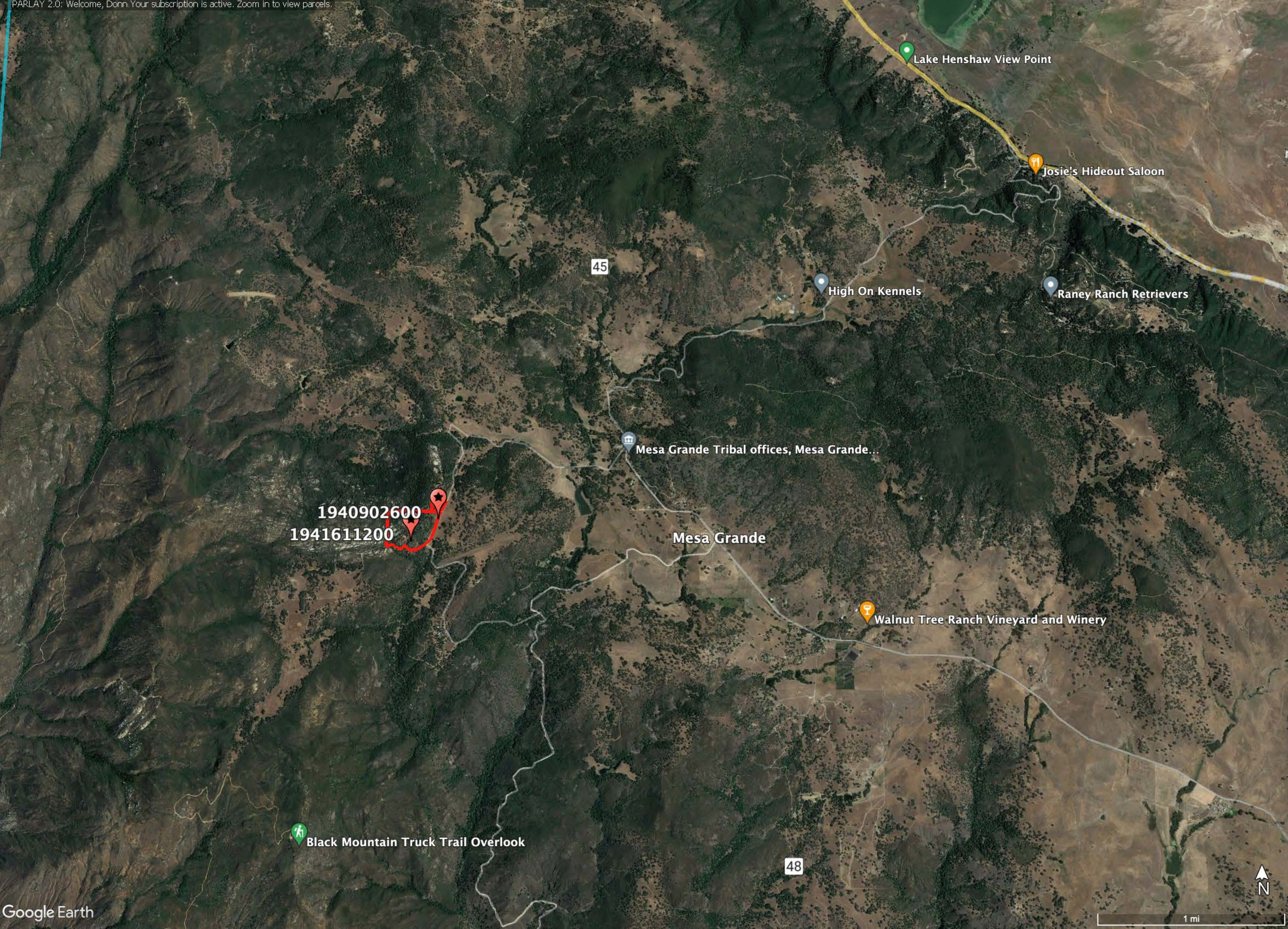
















## PLANNING & DEVELOPMENT SERVICES

### *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:	10/5/2023 9:23:04 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	1940902600,1941611200
Project Name:	

	1940902600	1941611200
<b>General Information</b>		
USGS Quad Name/County Quad Number:	Mesa Grande/44	Mesa Grande/44
Section/Township/Range:	29/11S/02E	32/11S/02E
Tax Rate Area:	81016	81016
Thomas Guide:	/	/
Site Address:	0 Black Mountain Truck Trl Ramona 92065	9474 Black Mountain Truck Trl Ramona 92065
Parcel Size (acres):	2.28	29.47
Board of Supervisors District:	5	5

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

	1940902600	1941611200
<b>General Plan Information</b>		
General Plan Regional Category:	Rural	Rural
General Plan Land Use Designation:	Rural Lands (RI-80) 1 Du/80 Ac	Rural Lands (RI-80) 1 Du/80 Ac
Community Plan:	North Mountain	North Mountain
Rural Village Boundary:	None	None
Village Boundary:	None	None
Special Study Area :	None	None

<b>Zoning Information</b>		
Use Regulation:	A72	A72
Animal Regulation:	O	O
Density:	-	-
Minimum Lot Size:	8Ac	8Ac
Maximum Floor Area Ratio:	-	-
Floor Area Ratio:	-	-
Building Type:	C	C
Height:	G	G
Setback:	C	C
Lot Coverage:	-	-
Open Space:	-	-
Special Area Regulations:	-	-/Fci

<b>Aesthetic</b>		
The site is located within one mile of a State Scenic Highway.	No	No
The site contains steep slopes > 25%.	Yes	Yes
The site is located within Dark Skies "Zone A".	Yes	Yes

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

	1940902600	1941611200
<b>Biological Resources</b>		
Eco-Region:	Northern Mountains	Northern Mountains
Vegetation Map	71182 Dense Engelmann Oak Woodland	37130 Northern Mixed Chaparral; 71162 Dense Coast Live Oak Woodland; 71182 Dense Engelmann Oak Woodland
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes	Yes
The site is located within a Quino Checkerspot Butterfly Survey Area.	Yes	Yes
The site contains Wetlands.	No	No
The site is within one mile of Biological Easements.	No	No
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: No)	No (Draft: No)
The site is within MSCP Boundaries.	No (Draft: East)	No (Draft: East)
The site is outside of MSCP and within 500 feet of:		
Coastal Sage Scrub	No	No
Maritime Succulent Scrub	No	No
Diegan Coastal Sage Scrub	No	No
Inland Form (>1,000 ft. elevation)	No	No
Coastal Sage - Chaparral Scrub	No	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No	No
None of the above	Yes	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	No	No
The site is located within the Ramona Grassland area.	No	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No	No

<b>Cultural and Paleontological Resources (*always confirm with Cultural and Paleontology Specialists)</b>		
Geological Formation:	Cretaceous Plutonic	Cretaceous Plutonic
Paleo Sensitivity:	Zero	Zero
Paleo Monitoring:	No Monitoring Required	No Monitoring Required

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

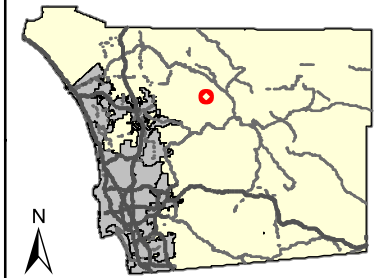


	1940902600	1941611200
<b>Mineral Resources</b>		
The site is located within a Mineral Resource Category.	No Mrz (No Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)
<b>Hazard Flooding</b>		
The site is located within a FEMA flood area.	No	No
The site is located within 1/2 mile from a FEMA flood area.	No	No
The site is located within a County Flood Plain area.	No	No
The site is located within 1/2 mile from a County Flood Plain area.	No	No
The site is located within a County Floodway.	No	No
The site is located within 1/2 mile from a County Floodway.	No	No
The site is located within a Dam Inundation Zone.	No	No
<b>Hazardous Materials</b>		
Schools are located within 1/4 mile of the project.	No	No
The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.	No	No
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	No	No
The site is located within 1000 feet of buried waste in a landfill.	No	No
The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.	No	No
The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).	No	No
The site is listed on the Geotracker listing.	No	No
The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.	Yes	No
The site is listed in the EPA's Superfund CERCLIS database.	No	No
The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
The site contains existing homes or other buildings constructed prior to 1980.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
<b>Airport Hazards</b>		
The site is located in a FAA Notification Zone. If yes, list the height restrictions.	No	No
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	No	No
The site is located within an airport safety zone. If yes, list the zone number.	No	No
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	No	No
The site is within one mile of a private airport. If yes, list the name of the airport.	Yes: Loma Madera Ranch	Yes: Loma Madera Ranch



	1940902600	1941611200
<b>Hydrology and Water Quality</b>		
Hydrologic Unit:	San Dieguito	San Dieguito
Sub-basin:	905.52/Pamo	905.52/Pamo
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes
The site is located in a Source Water Protection Area.	Yes	Yes
<b>Water Supply/Groundwater</b>		
The site is located outside (east) of the County Water Authority boundary.	Yes	Yes
The site is in Borrego Valley.	No	No
The project is groundwater dependent.	Yes	Yes
Annual rainfall:	21 To 24 Inches	21 To 24 Inches
<b>Noise</b>		
The site is within noise contours.	No	No
<b>Fire Services</b>		
The site is located in an Urban-Wildland Interface Zone.	Yes	Yes
FRA/LRA/SRA:	Sra	Sra
<b>Additional Information</b>		
The site is located within 150 feet of Mexican Border.	No	No
The site is located within a Resource Conservation Area.	Yes	Yes
The site is located in a Special Area.	No	No
There are existing or proposed trails on site or adjacent properties.	Yes	Yes
The site is located in an urbanized area as defined by the U.S. Census Bureau.	Yes	Yes
The population has a density of 1,000 per square mile or greater.	No	No
The site APN is listed in the GP Housing Element inventory.	No	No
<b>CEQA-Public Review Distribution Matrix</b>		
The site is located in the Desert.	No	No
The site is located east of the County Water Authority boundary.	Yes	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No	No
The site is located immediately adjacent to a State Highway or Freeway.	No	No
The site is located south of State Highway 78.	No	No
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No	No
The site is located in the Sweetwater Basin.	No	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	Yes	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	No





**Legend:**

PROJECT AREA

0 0.065 0.13 0.195 0.26 Miles  
 NAD 1983 StatePlane California VI FIPS 0406 Feet  
 Planning and Development Services

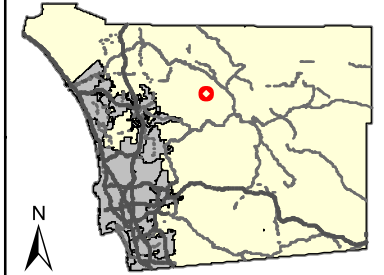
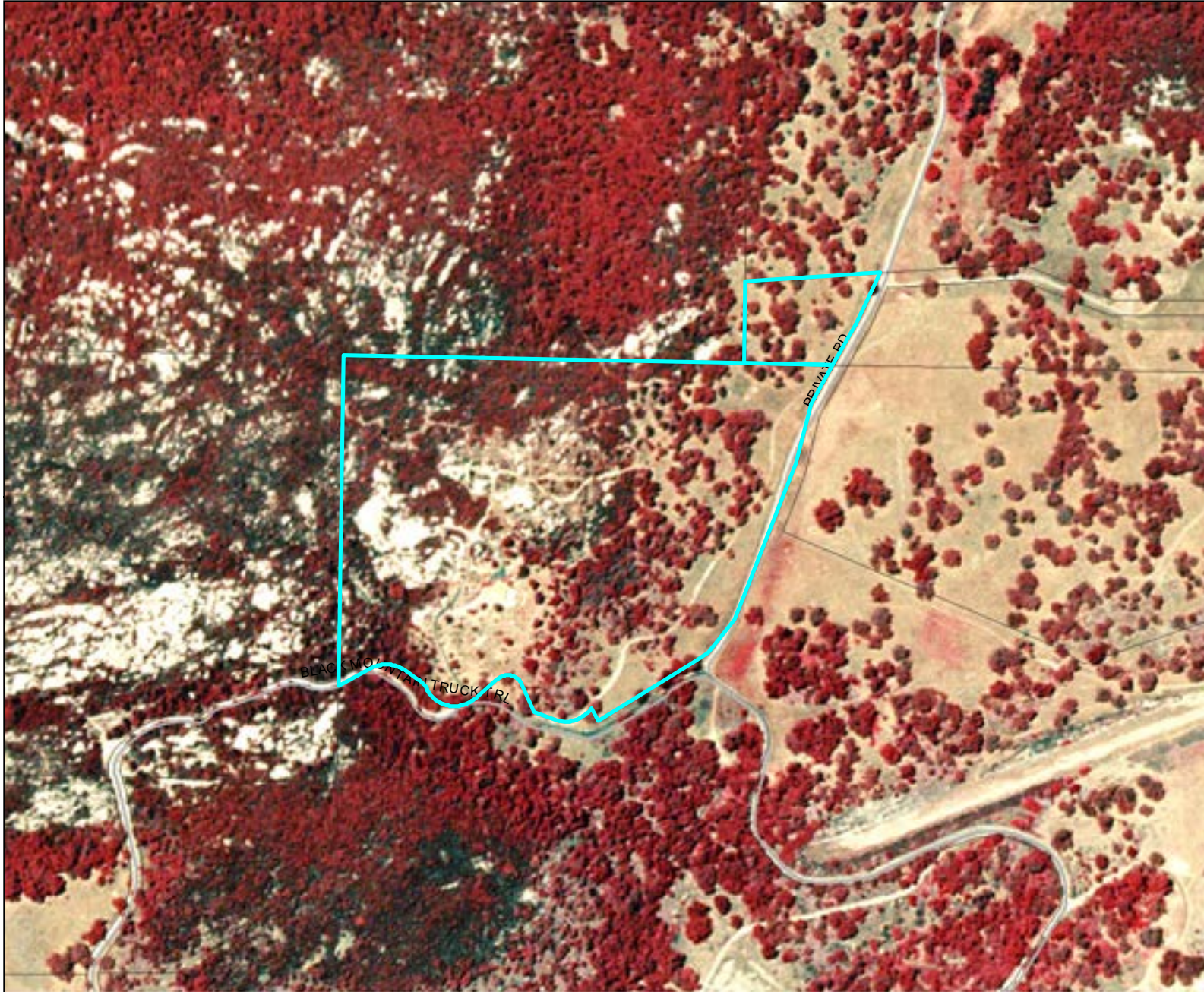


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**Notes:**



# 1997 COLOR INFRARED



## Legend:

PROJECT AREA

0 0.065 0.13 0.195 0.26 Miles  
 NAD 1983 StatePlane California VI FIPS 0406 Feet  
 Planning and Development Services

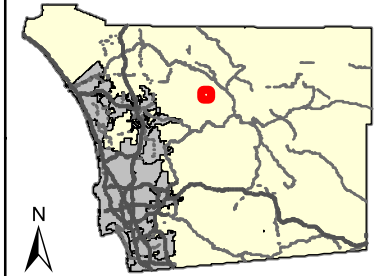


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## Notes:



# 1995 AERIAL



## Legend:

 PROJECT AREA

0 0.1 0.2 0.3 0.4 Miles

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

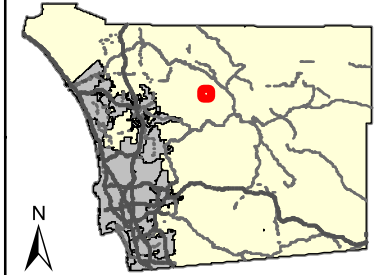
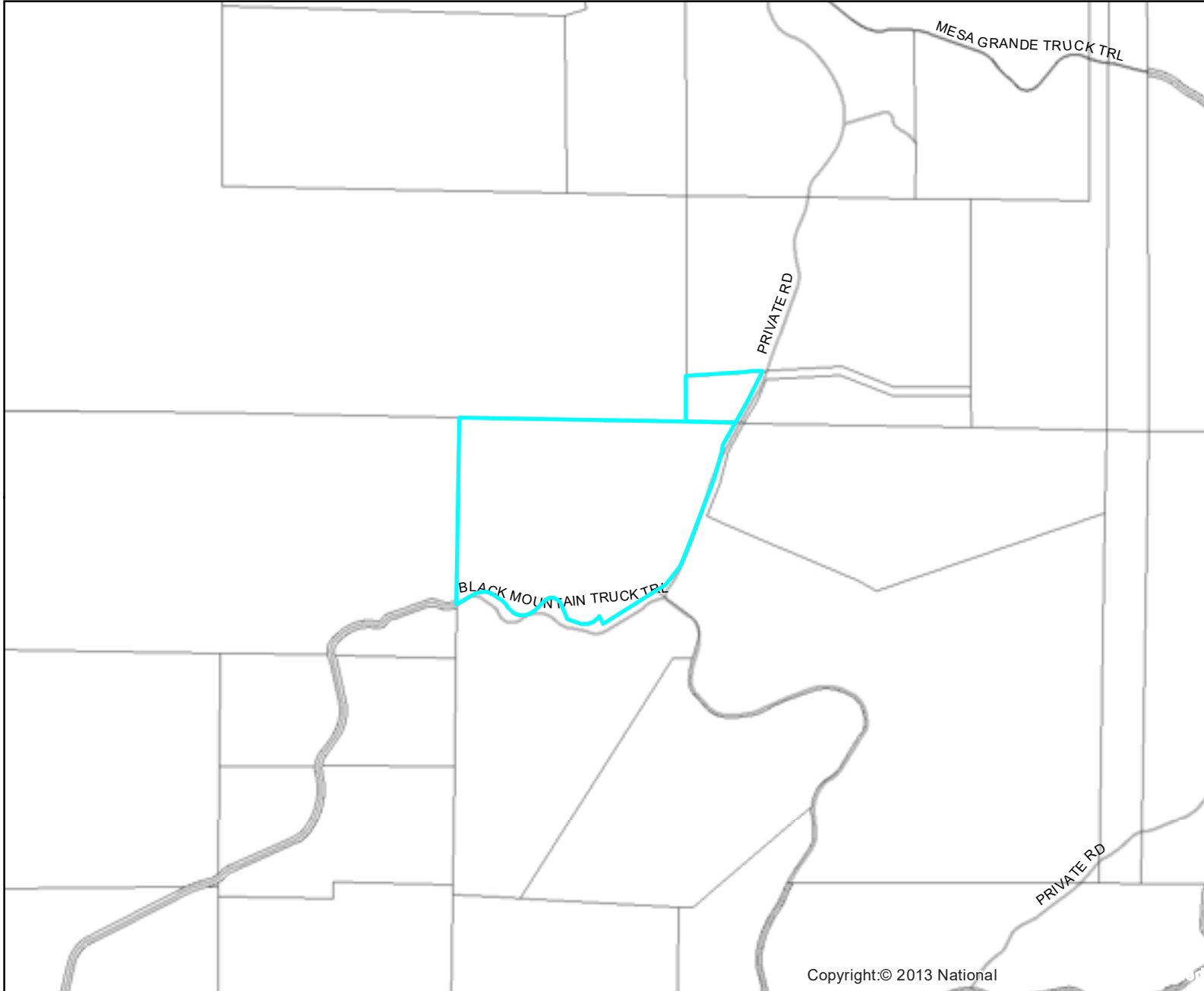


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## Notes:



# TOPO MAP



## Legend:

 PROJECT AREA

## Notes:

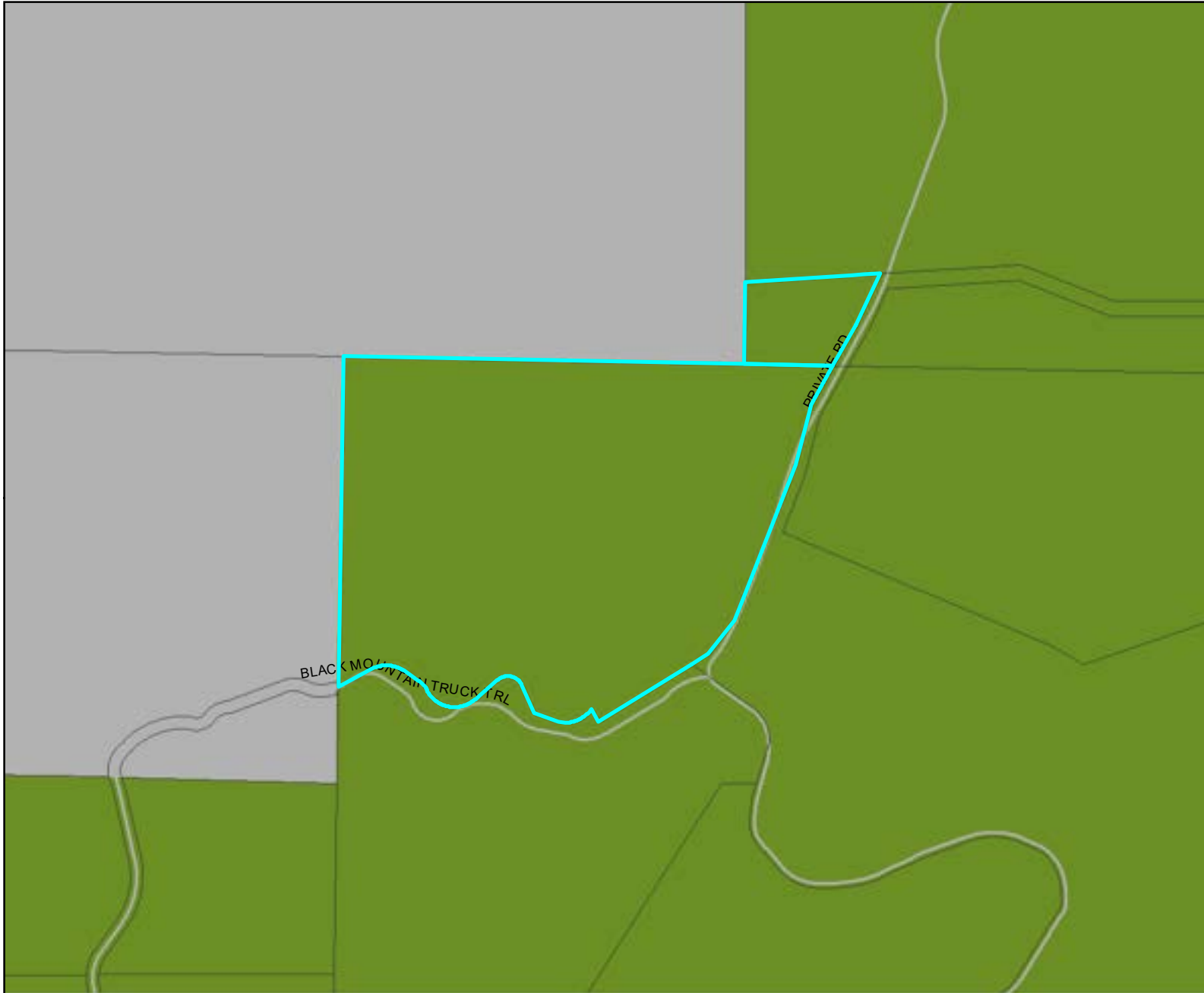
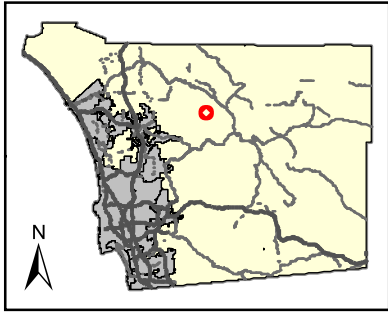
0 0.1 0.2 0.3 0.4 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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# 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)

0 0.065 0.13 0.195 0.26 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



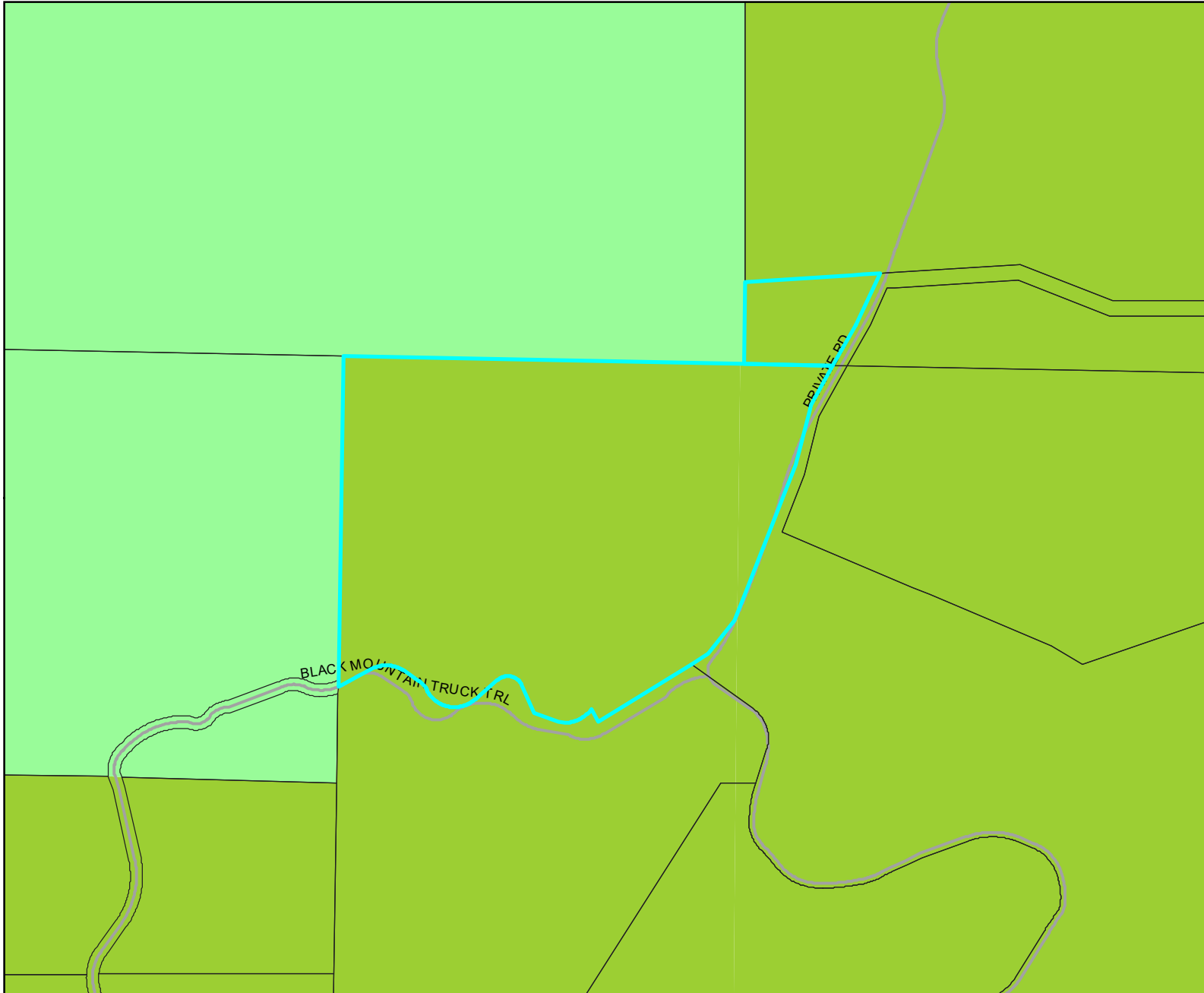
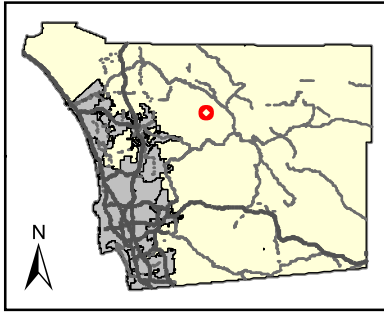
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## Notes:

\*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 0.065 0.13 0.195 0.26 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services

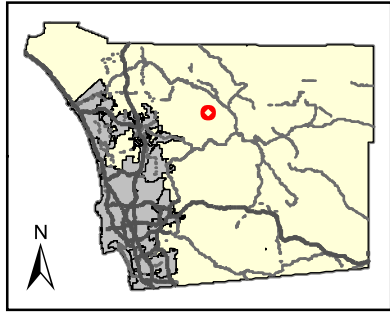


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## Notes:



# DARK SKIES



## Legend:

- PROJECT AREA
- DARK SKIES ZONE A

0 0.065 0.13 0.195 0.26 Miles

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

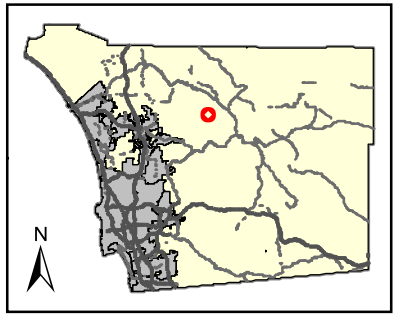
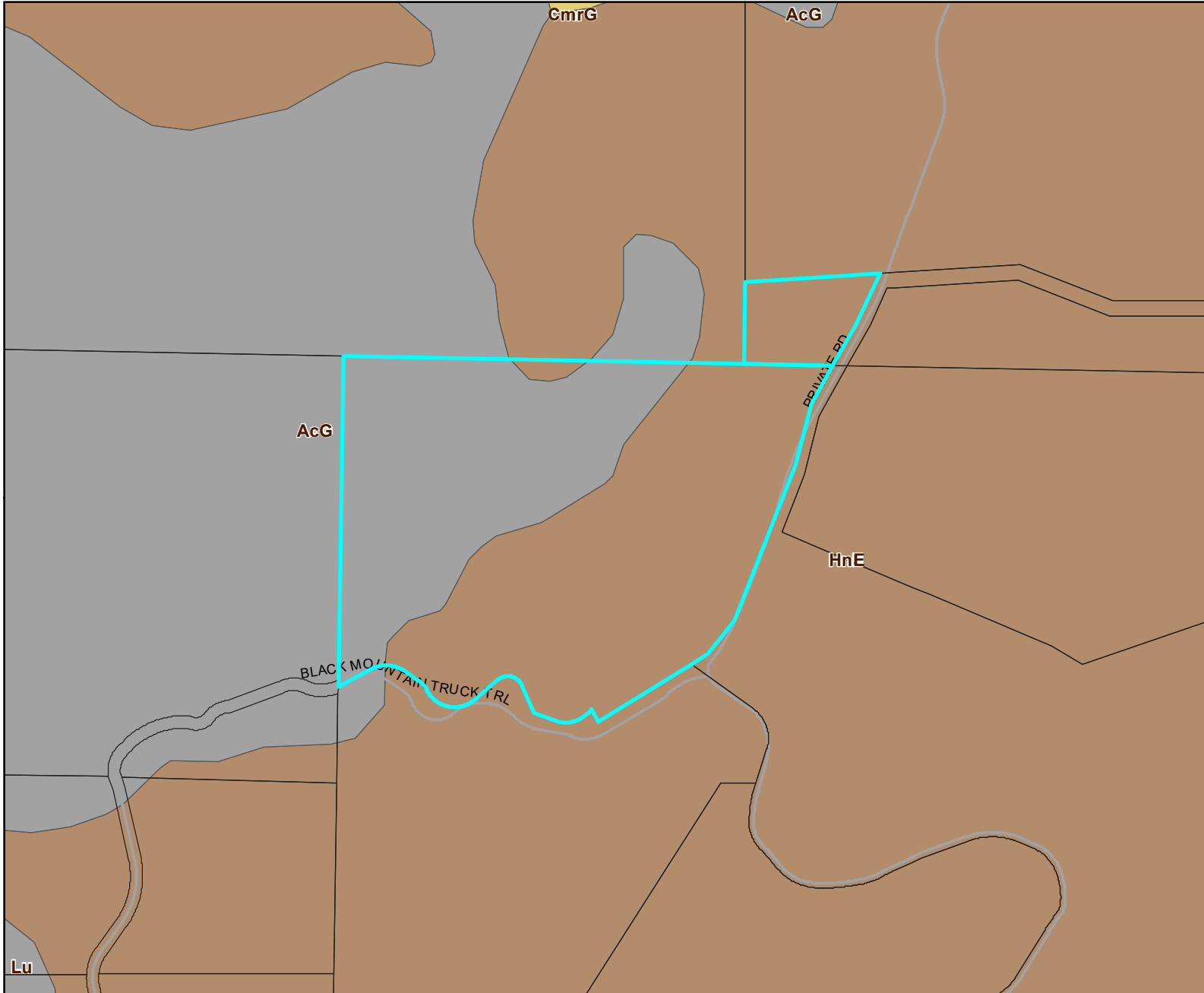


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## Notes:



# SOIL



## Legend:

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

0 0.065 0.13 0.195 0.26 Miles  
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 Planning and Development Services



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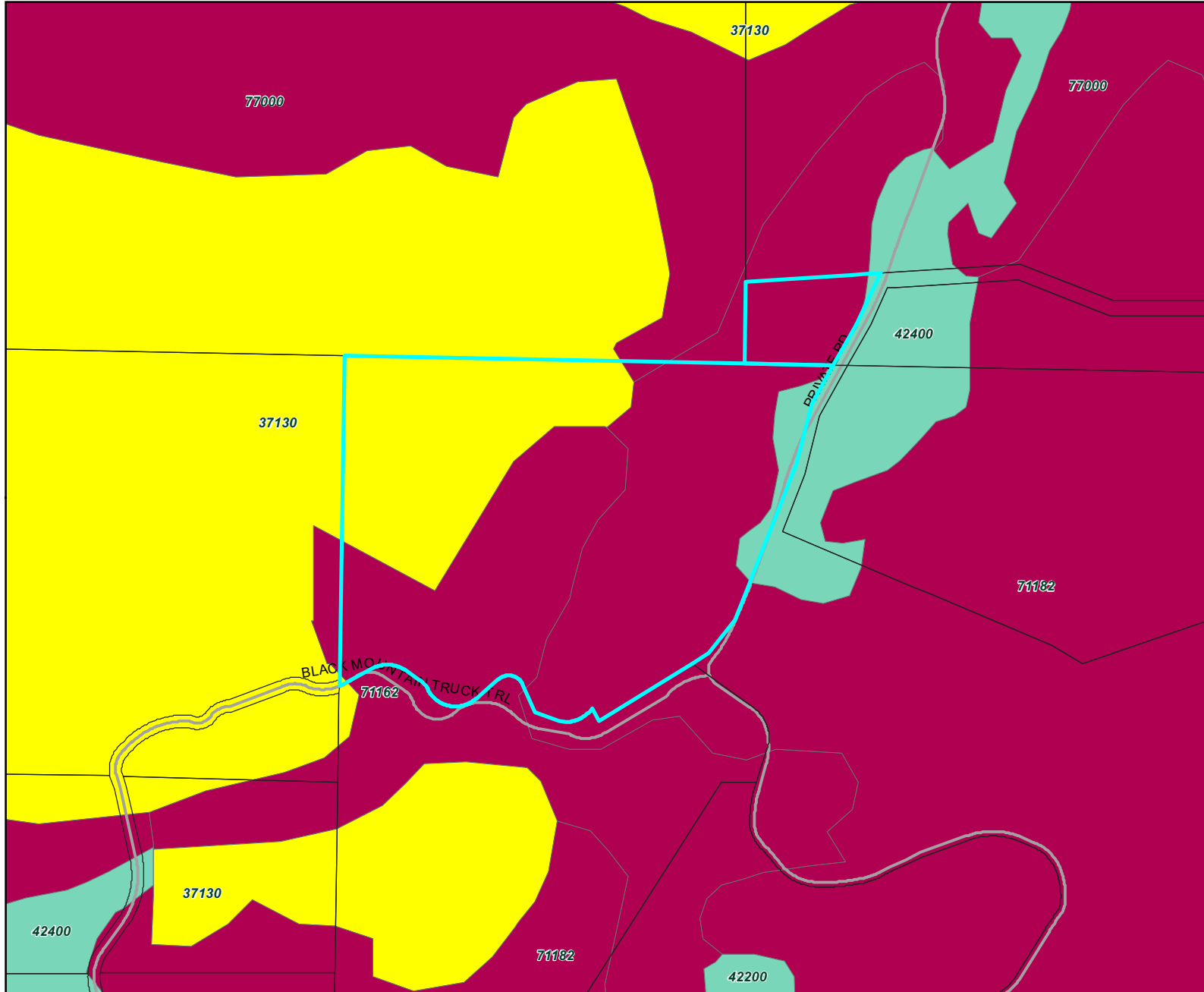
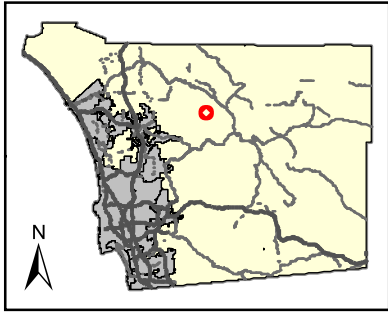
## Notes:



SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
HnE	Holland stony fine sandy loam, 5 to 30 percent slopes	6e-7(20)	32	Moderate	Severe 16
AcG	Acid igneous rock land	8s-1(19,20,30)	<10	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

0 0.065 0.13 0.195 0.26 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services

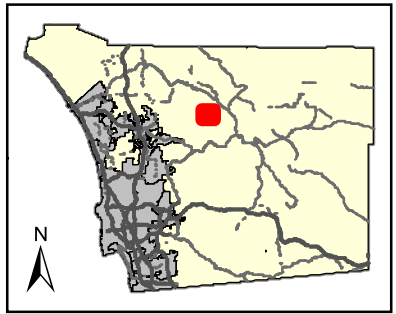
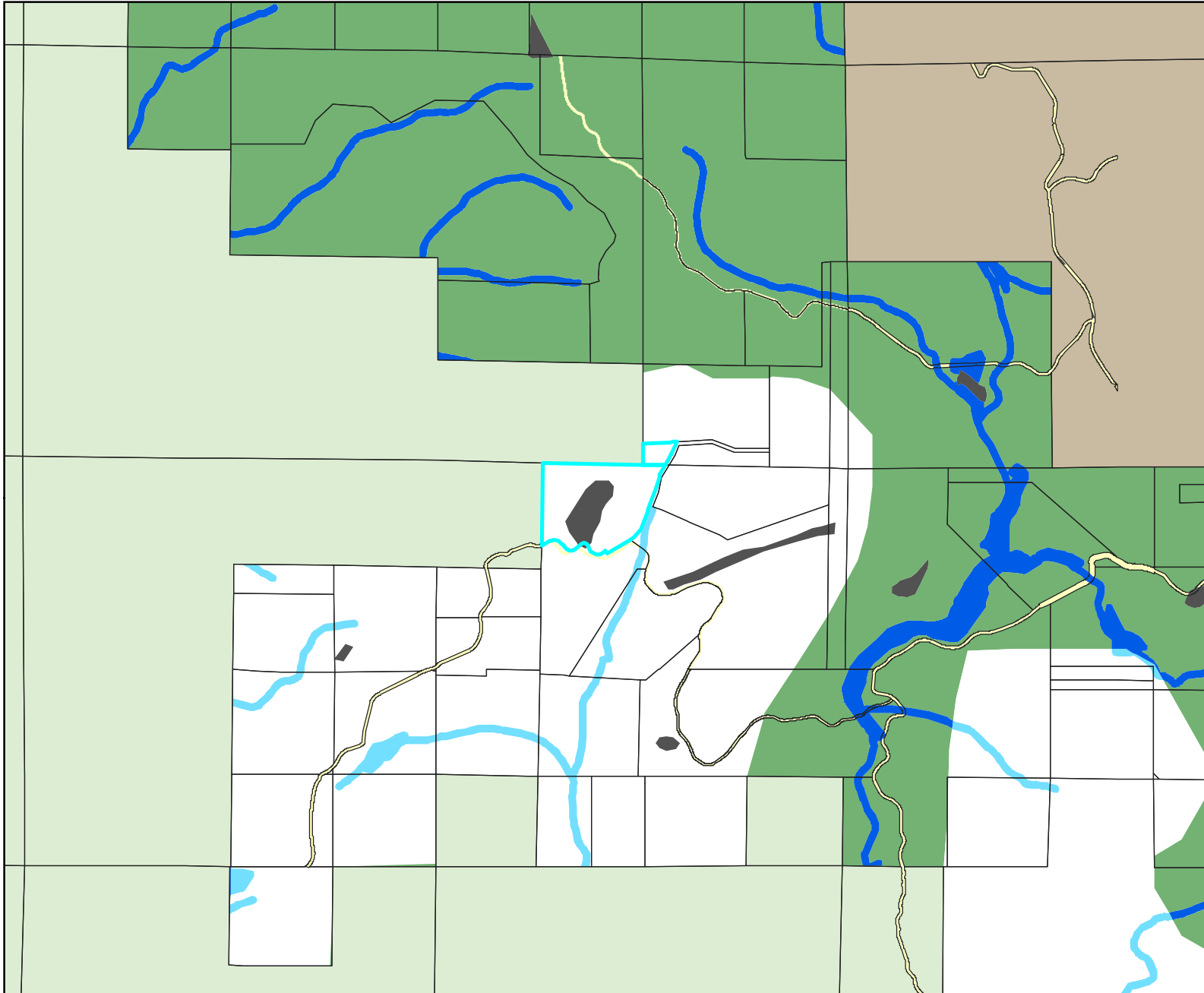


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## Notes:



# MSCP



## Legend:

- PROJECT AREA
- EMSCP (DRAFT) DESCRIPTION**
- Agriculture or Natural Upland within FCA
- County Owned Preserves
- Agriculture or Natural Upland outside FCA
- Riparian/Wetland Habitat and Transition
- Zone within FCA
- Riparian/Wetland Habitat and Transition
- Zone outside of FCA
- RMS 1 - Highest Level of Ecological Protection
- RMS 2 - Land managed with Ecological Protection
- RMS 3 - Land managed as Open Space
- RMS 4 - Other Public/Semi-Public Lands
- Developed Lands
- Tribal Lands

0 0.25 0.5 0.75 1 Miles  
 NAD 1983 StatePlane California VI FIPS 0406 Feet  
 Planning and Development Services



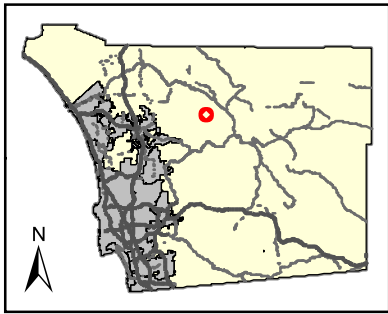
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## Notes:

MSCP = Multiple Species Conservation Program

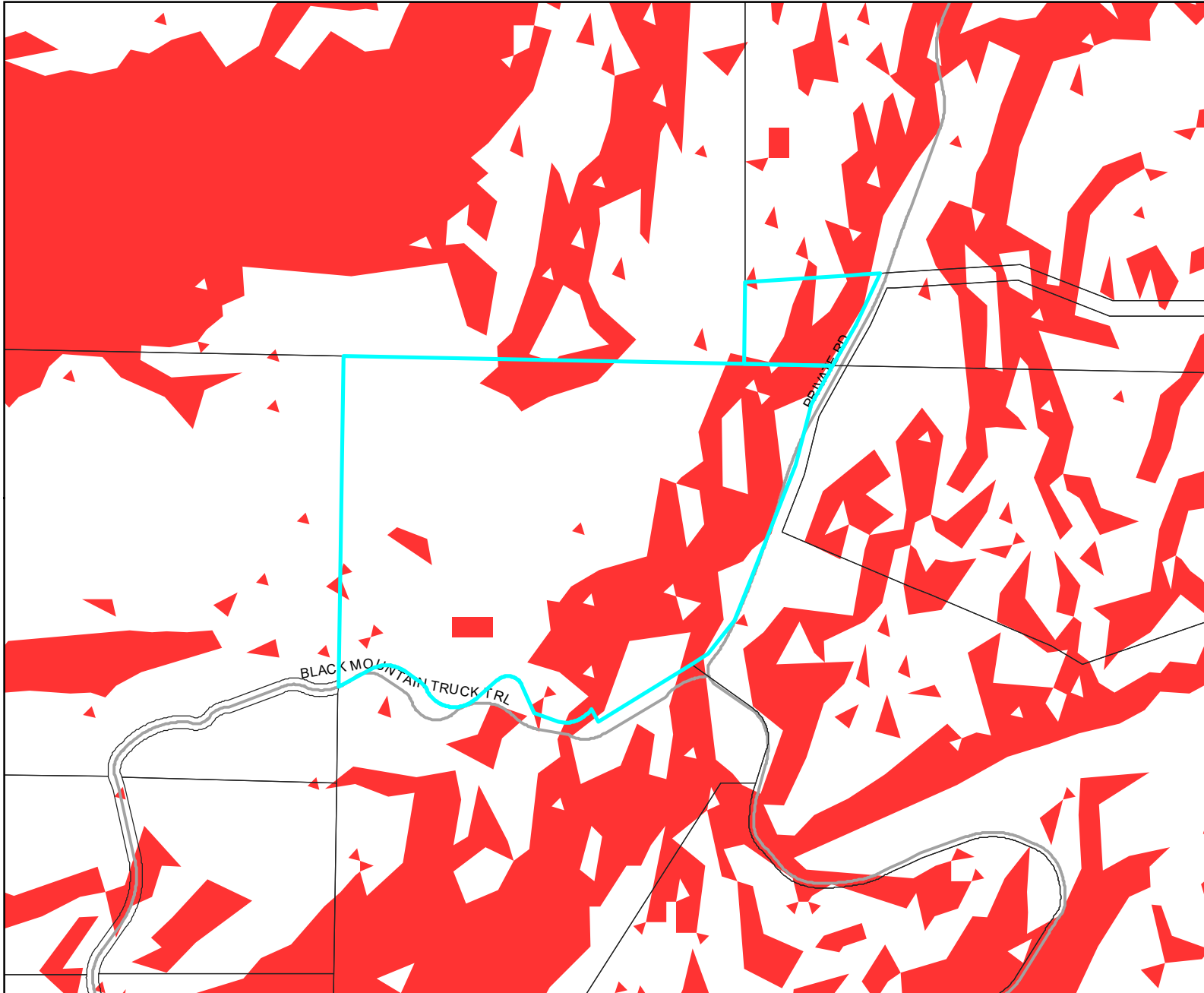


# STEEP SLOPES



## Legend:

- PROJECT AREA
- STEEP SLOPE (> 25%)



0 0.065 0.13 0.195 0.26 Miles  
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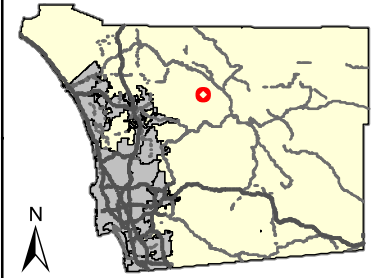


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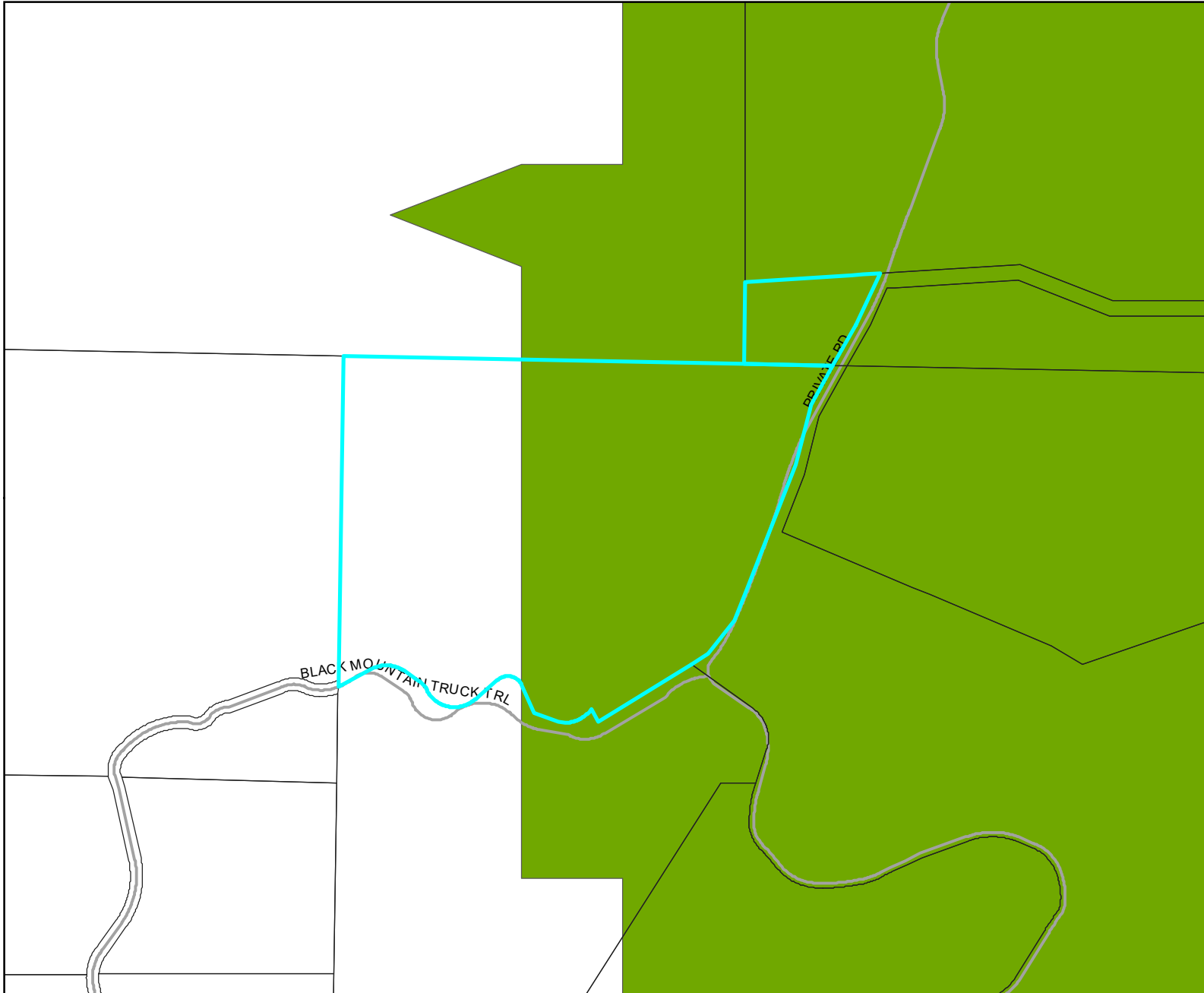


# URBAN-WILDLAND INTERFACE



**Legend:**

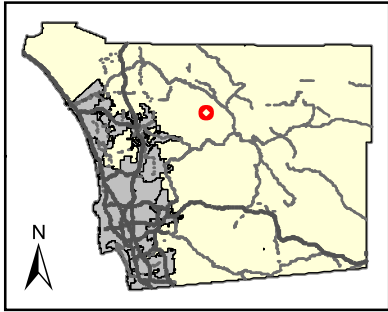
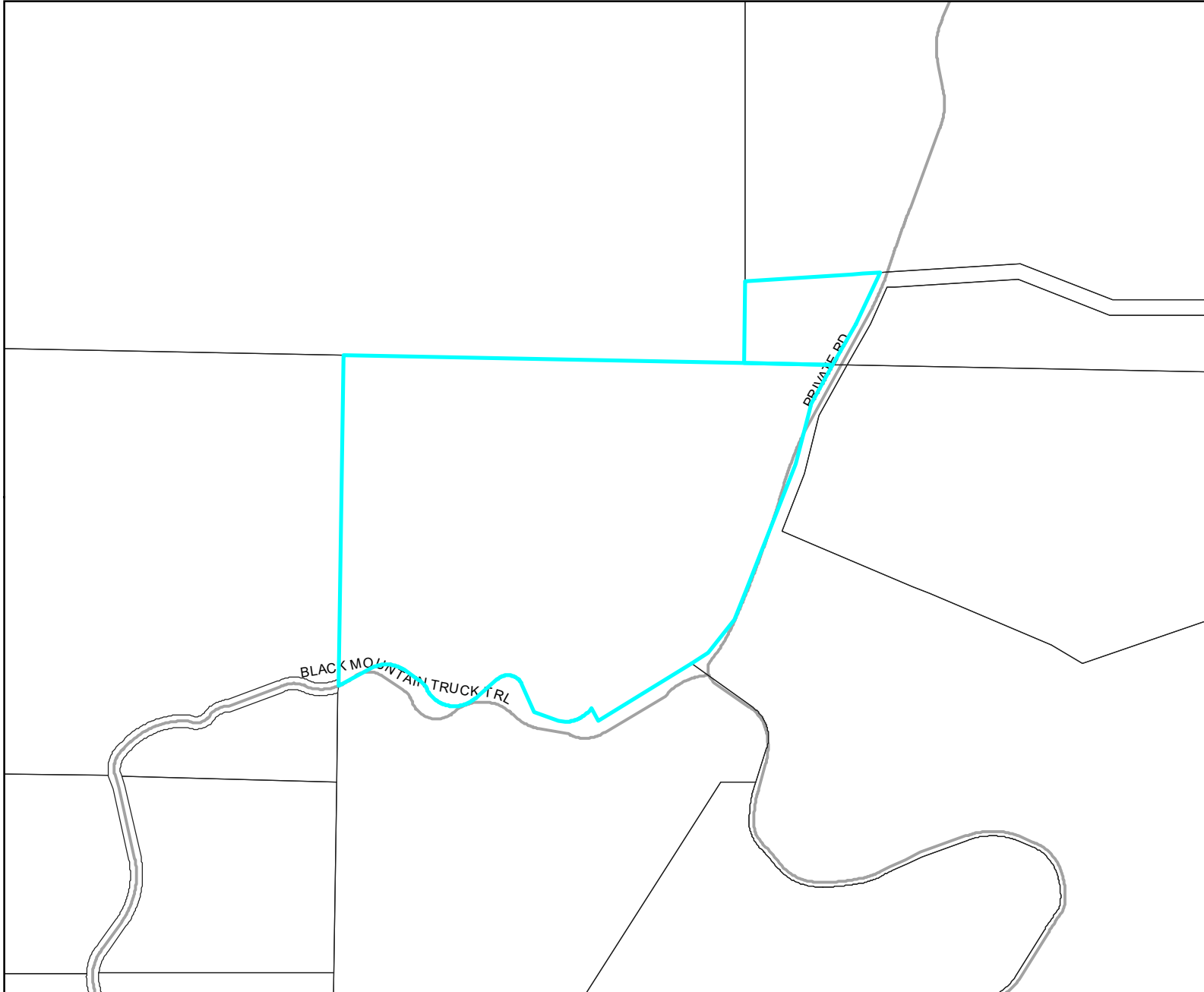
- PROJECT AREA
- URBAN-WILDLAND INTERFACE ZONE



**Notes:**



# TRAILS



## Legend:

- PROJECT AREA
- TRAIL EASEMENT
- PROPOSED COMMUNITY PLAN TRAILS

0 0.065 0.13 0.195 0.26 Miles  
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## Notes:



## **A72 GENERAL AGRICULTURAL USE REGULATIONS**

### **2720 INTENT.**

The provisions of Section 2720 through Section 2729, inclusive, shall be known as the A72 General Agricultural Use Regulations. The A72 Use Regulations are intended to create and preserve areas for the raising of crops and animals. Processing of products produced or raised on the premises would be permitted as would certain commercial activities associated with crop and animal raising. Typically, the A72 Use Regulations would be applied to areas distant from large urban centers where the dust, odor, and noise of agricultural operations would not interfere with urban uses, and where urban development would not encroach on agricultural uses.

### **2722 PERMITTED USES.**

The following use types are permitted by the A72 Use Regulations:

- a. Residential Use Types.
  - Family Residential
- b. Civic Use Types.
  - Essential Services
  - Fire Protection Services (see Section 6905)
  - Law Enforcement Services (see Section 6905)
- c. Agricultural Use Types.
  - Horticulture (all types)
  - Tree Crops
  - Row and Field Crops
  - Packing and Processing: Limited
  - Packing and Processing: Wholesale Limited Winery

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

(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)

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

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

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

(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

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

### **2723 PERMITTED USES SUBJECT TO LIMITATIONS.**

The following use types are permitted by the A72 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

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

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



(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)  
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)  
(Amended by Ord. No. 6783 (N.S.) adopted 5-16-84)  
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)  
(Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)

**2724 USES SUBJECT TO A MINOR USE PERMIT.**

The following use types are permitted by the A72 Use Regulations upon issuance of a Minor Use Permit.

a. Residential Use Types.

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

b. Civic Use Types.

Minor Impact Utilities  
Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)  
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))  
(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)  
(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)  
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)  
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)  
(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

**2725 USES SUBJECT TO A MAJOR USE PERMIT.**

The following use types are permitted by the A72 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use types.

Administrative Services  
Ambulance Services  
Child Care Center  
Clinic Services  
Community Recreation  
Cultural Exhibits and Library Services  
Group Care  
Lodge, Fraternal and Library Services  
Major Impact Services and Utilities  
Parking Services  
Postal Services  
Religious Assembly

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)  
Animal Sales and Services: Auctioning  
Explosive Storage (see Section 6904)  
Gasoline Sales



Participant Sports and Recreation: Outdoor  
Transient Habitation: Campground (see Section 6450)  
Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Agricultural Equipment Storage  
Animal Waste Processing (see Section 6902)  
Packing and Processing: Winery  
Packing and Processing: General  
Packing and Processing: Support

e. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)  
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)  
(Amended by Ord. No. 9690 (N.S.) adopted 12-15-04)



# Animal Schedule

(Part of Section 3100)

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



ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																									
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X		
(See Note 2)	2 animals										X						X	X	X				X		X		
	4 acres plus by MUP										X				X												
	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																					X		
	Grazing Only																				X	X					
(d) Horse keeping (other than Animal Sales and Services: Horse Stables)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X		
	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	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 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:

- Animal enclosure includes pens, coops, hutches, stables, barns, corrals, and similar structures used for the keeping of poultry or animals.
- 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.
- 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)