



## Couser Canyon Avocado Oasis

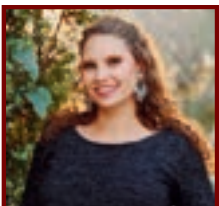
**Double Canyon Road, Valley Center, CA 92082**

APN's: 128-161-02-00, 128-070-18-00

### *Property Highlights*

**Available for \$475,000**

Nestled in picturesque North San Diego County sits the privately situated Couser Canyon Avocado Oasis and Panoramic Home-site spanning 44.51 acres. The property's sloped landscape and elevated homesite offer a beautiful entry experience, meandering through a verdant grove of trees. Breathtaking 360-degree views from the top create an unparalleled potential living experience.



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# Couser Canyon Avocado Oasis



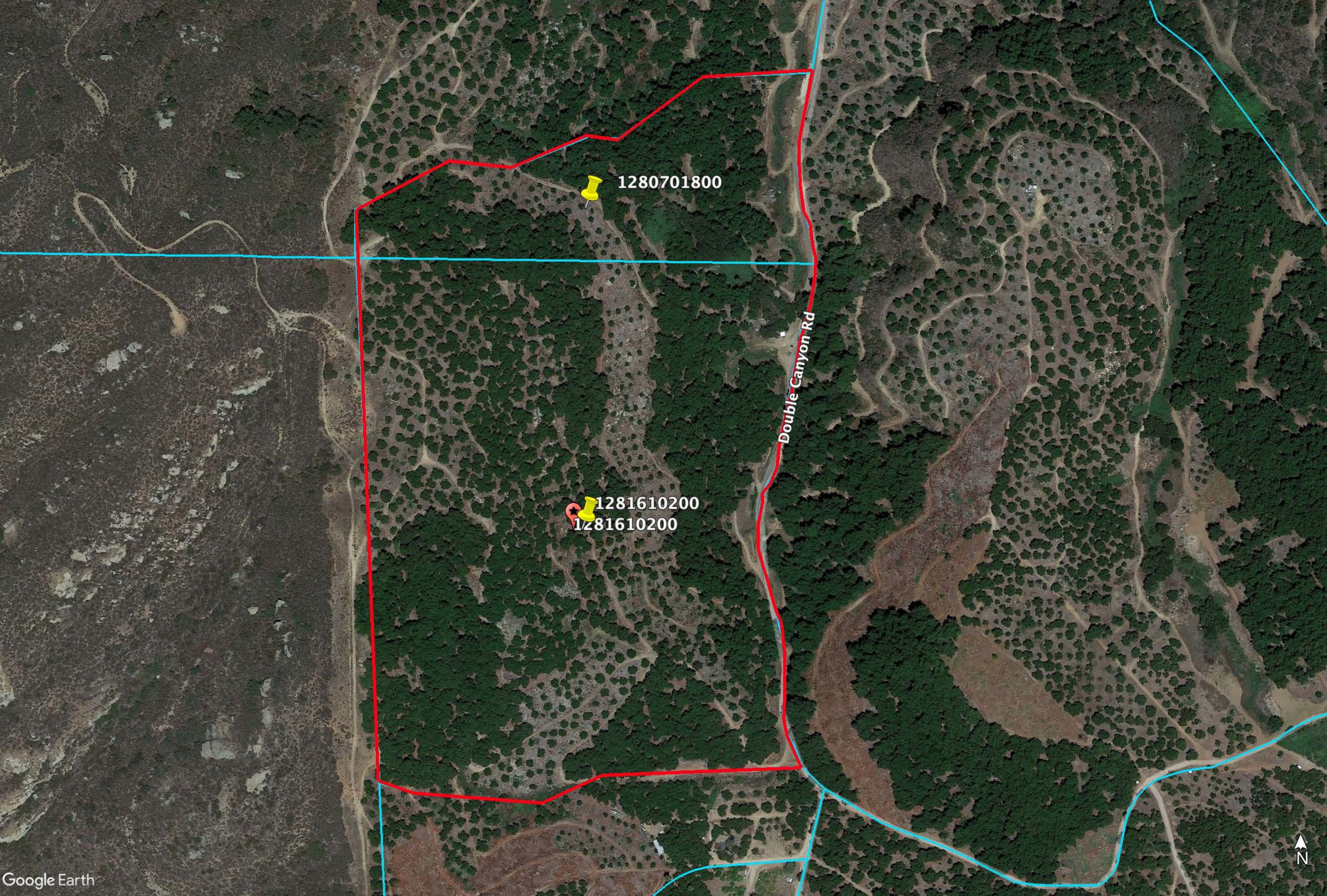
- ◆ Well-established, mature avocado grove which benefits from an optimal microclimate.
- ◆ Unique opportunity for individuals interested in farming.
- ◆ Public electric utility available and a 3" public water meter from the Valley Center Municipal Water District.
- ◆ Quiet solitude of rural living with convenient access to urban centers.



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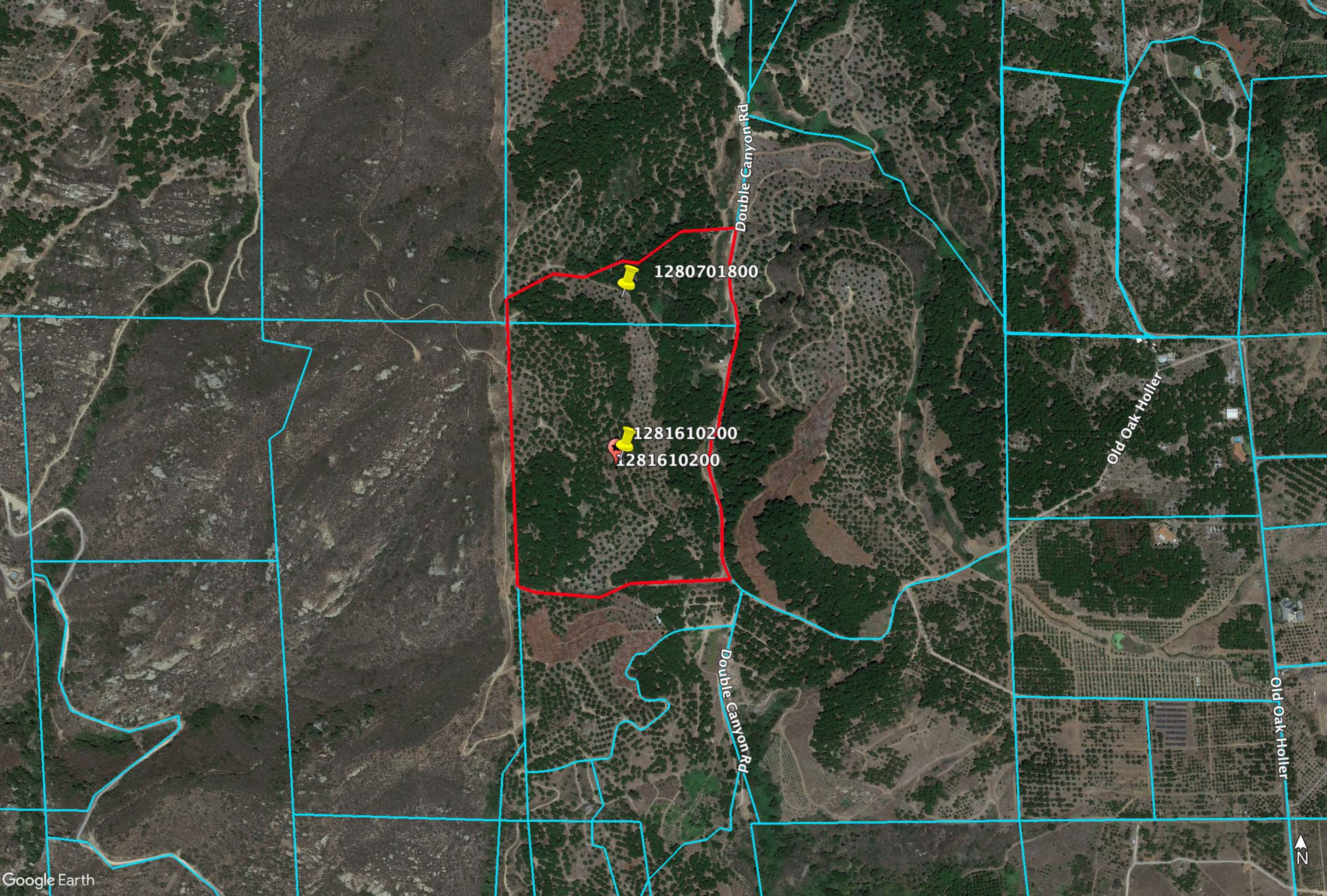


1280701800

1281610200  
1/281610200

Double Canyon Rd





Double Canyon Rd

1280701800

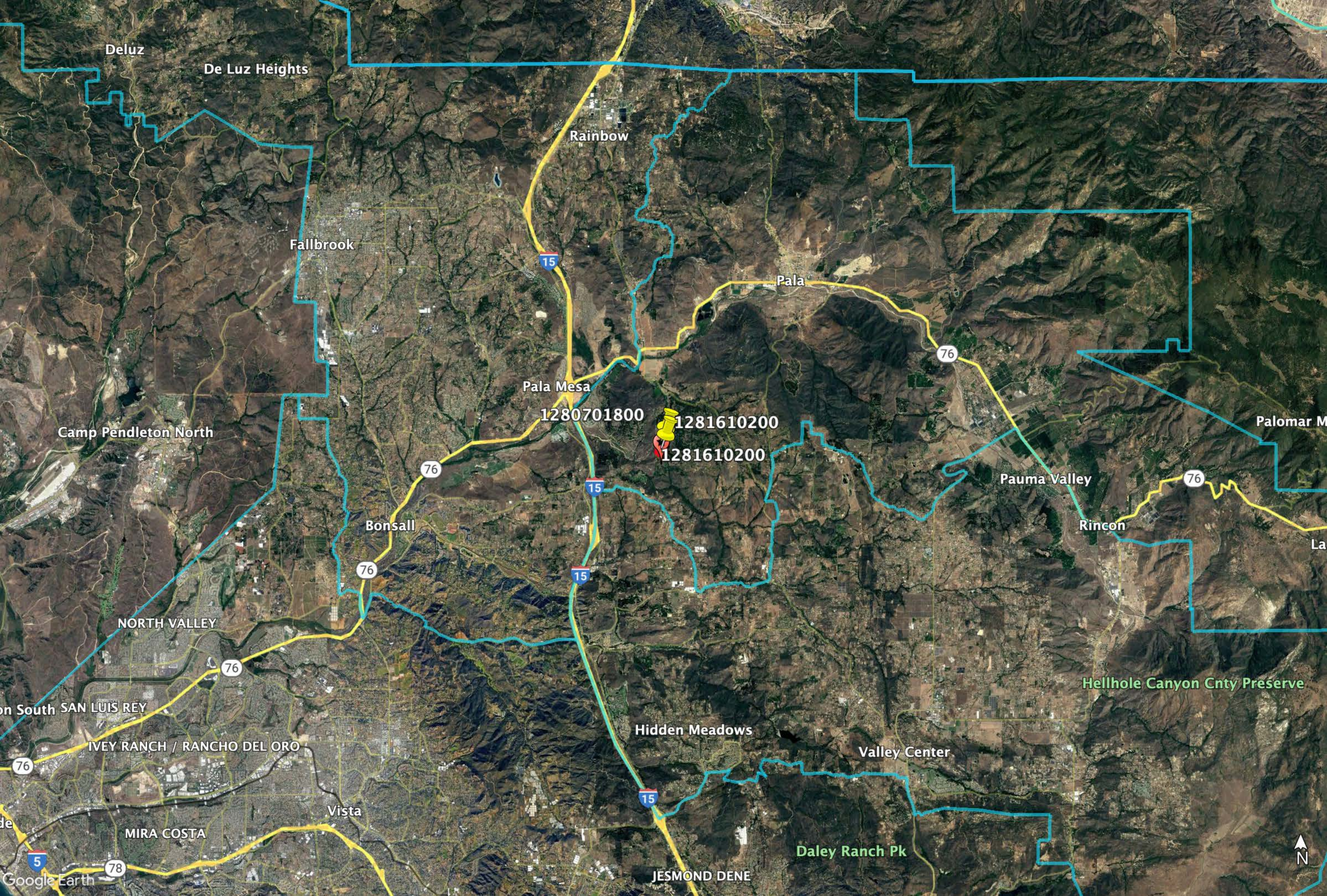
1281610200  
1281610200

Old Oak Holler

Double Canyon Rd

Old Oak Holler





Deluz

De Luz Heights

Rainbow

Fallbrook

Pala

Pala Mesa

1280701800

1281610200

1281610200

76

Camp Pendleton North

Palomar M

Pauma Valley

Rincon

76

Bonsall

76

15

NORTH VALLEY

76

on South SAN LUIS REY

IVEY RANCH / RANCHO DEL ORO

Hidden Meadows

Valley Center

Hellhole Canyon Cnty Preserve

Vista

MIRA COSTA

15

Daley Ranch Pk

Google Earth

78

JESMOND DENE





# 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:	10/21/2023 9:40:25 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	1281610200,1280701800
Project Name:	

	1281610200	1280701800
<b>General Information</b>		
USGS Quad Name/County Quad Number:	Bonsall/7; Pala/53	Bonsall/7; Pala/53
Section/Township/Range:	18/10S/02W	18/10S/02W; 7/10S/02W
Tax Rate Area:	57052	57053
Thomas Guide:	/	/
Site Address:	0 Double Canyon Rd Valley Center 92082	0 Double Canyon Rd Escondido 92026
Parcel Size (acres):	35.70	8.81
Board of Supervisors District:	5	5

<b>Public Service and Utility Districts</b>		
Water/Irrigation District:	Valley Center Municipal Water District	Valley Center Municipal Water District
Sewer District:	None	None
Fire Agency:	Valley Center Fire Protection District	Valley Center Fire Protection District
School District:	Unified Bonsall	Unified Bonsall

	1281610200	1280701800
<b>General Plan Information</b>		
General Plan Regional Category:	Rural	Rural
General Plan Land Use Designation:	Rural Lands (RI-40) 1 Du/40 Ac	Rural Lands (RI-40) 1 Du/40 Ac
Community Plan:	Valley Center	Valley Center
Rural Village Boundary:	None	None
Village Boundary:	None	None
Special Study Area :	None	None

<b>Zoning Information</b>		
Use Regulation:	A70	A70
Animal Regulation:	L	L
Density:	-	-
Minimum Lot Size:	10Ac	10Ac
Maximum Floor Area Ratio:	-	-
Floor Area Ratio:	-	-
Building Type:	C	C
Height:	G	G
Setback:	C	C
Lot Coverage:	-	-
Open Space:	-	-
Special Area Regulations:	A	A

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

<b>Agricultural Resources</b>		
The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	Yes	Yes
The site contains Prime Soils.	Yes	No
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
Sunset Zone:	23	23
The site is located within an Agricultural Preserve.	Yes	Yes
The site is in a Williamson Act Contract.	Yes	Yes

	1281610200	1280701800
<b>Biological Resources</b>		
Eco-Region:	Northern Foothills	Northern Foothills
Vegetation Map	18100 Orchards And Vineyards	18100 Orchards And Vineyards
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes	Yes
The site is located within a Quino Checkerspot Butterfly Survey Area.	No	No
The site contains Wetlands.	No	No
The site is within one mile of Biological Easements.	Yes	Yes
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: North)	No (Draft: North)
The site is within MSCP Boundaries.	No (Draft: North)	No (Draft: North)
The site is outside of MSCP and within 500 feet of:		
Coastal Sage Scrub	No	No
Maritime Succulent Scrub	No	No
Diegan Coastal Sage Scrub	Yes	Yes
Inland Form (>1,000 ft. elevation)	Yes	Yes
Coastal Sage - Chaparral Scrub	No	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No	No
None of the above	No	No
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	Yes: Agriculture; High	Yes: Agriculture
The site is located within the Ramona Grassland area.	No	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No	No

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

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

**Geology**

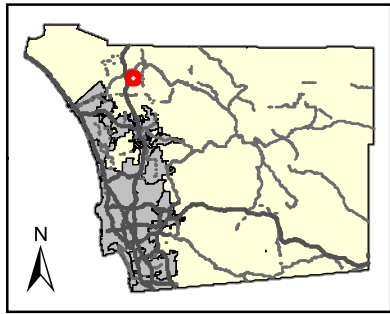
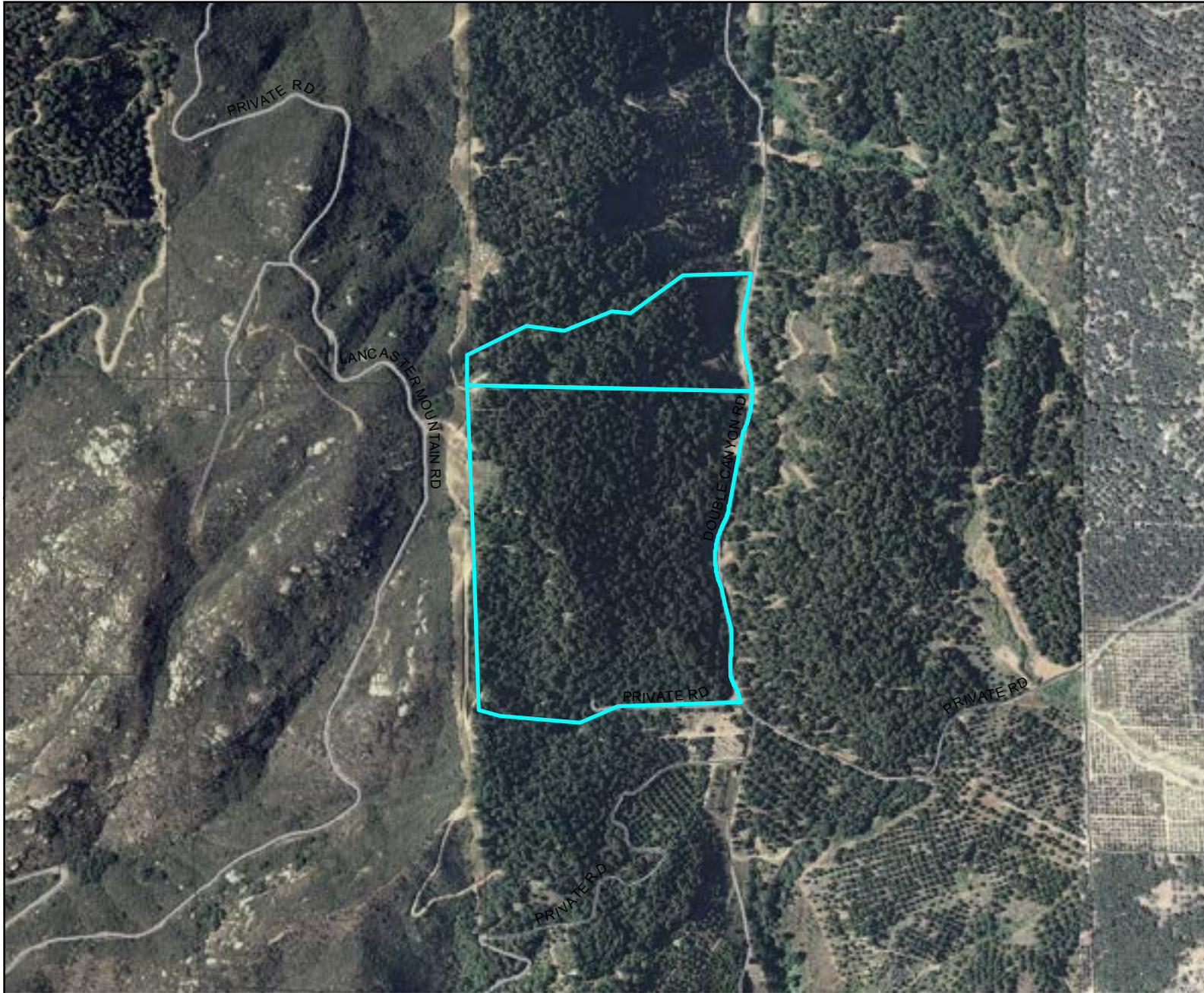
Alquist-Priolo Zone:	No	No
County Special Study Zone:	No	No
Quaternary/Pre-Quaternary Fault:	No	No
Potential Liquefaction Area:	No	No
Soils Hydrologic Group:	B; D	B; D
The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category.	No	No
The site is located within a High 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.	Yes: Lancaster Mtn	Yes: Lancaster Mtn



	1281610200	1280701800
<b>Mineral Resources</b>		
The site is located within a Mineral Resource Category.	No Mrz (No Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)
<b>Hazard Flooding</b>		
The site is located within a FEMA flood area.	No	No
The site is located within 1/2 mile from a FEMA flood area.	No	No
The site is located within a County Flood Plain area.	No	No
The site is located within 1/2 mile from a County Flood Plain area.	No	No
The site is located within a County Floodway.	No	No
The site is located within 1/2 mile from a County Floodway.	No	No
The site is located within a Dam Inundation Zone.	No	No
<b>Hazardous Materials</b>		
Schools are located within 1/4 mile of the project.	No	No
The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.	No	No
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	No	No
The site is located within 1000 feet of buried waste in a landfill.	No	No
The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.	No	No
The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).	No	No
The site is listed on the Geotracker listing.	No	No
The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.	No	No
The site is listed in the EPA's Superfund CERCLIS database.	No	No
The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
The site contains existing homes or other buildings constructed prior to 1980.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
<b>Airport Hazards</b>		
The site is located in a FAA Notification Zone. If yes, list the height restrictions.	No	No
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	No	No
The site is located within an airport safety zone. If yes, list the zone number.	No	No
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	No	No
The site is within one mile of a private airport. If yes, list the name of the airport.	No	No

	1281610200	1280701800
<b>Hydrology and Water Quality</b>		
Hydrologic Unit:	San Luis Rey	San Luis Rey
Sub-basin:	903.21/Pala	903.21/Pala
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: Pacific Ocean Shoreline (San Luis Rey Hu); San Luis Rey River (Lower); San Luis Rey River (Upper)	Yes: Pacific Ocean Shoreline (San Luis Rey Hu); San Luis Rey River (Lower); San Luis Rey River (Upper)
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes
The site is located in a Source Water Protection Area.	No	No
<b>Water Supply/Groundwater</b>		
The site is located outside (east) of the County Water Authority boundary.	No	No
The site is in Borrego Valley.	No	No
The project is groundwater dependent.	No	No
Annual rainfall:	15 To 18 Inches	15 To 18 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.	No	No
All or a portion of the site is east of the Tecate Watershed Divide.	No	No
The site is located immediately adjacent to a State Highway or Freeway.	No	No
The site is located south of State Highway 78.	No	No
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No	No
The site is located in the Sweetwater Basin.	No	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	No	No
There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s).	No	No

# 2014 ORTHOPHOTO



**Legend:**

 PROJECT AREA

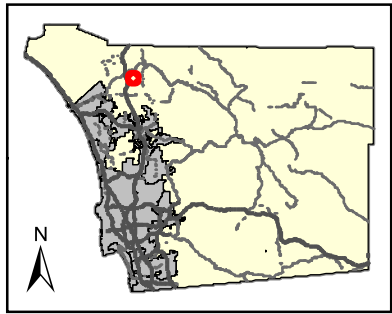
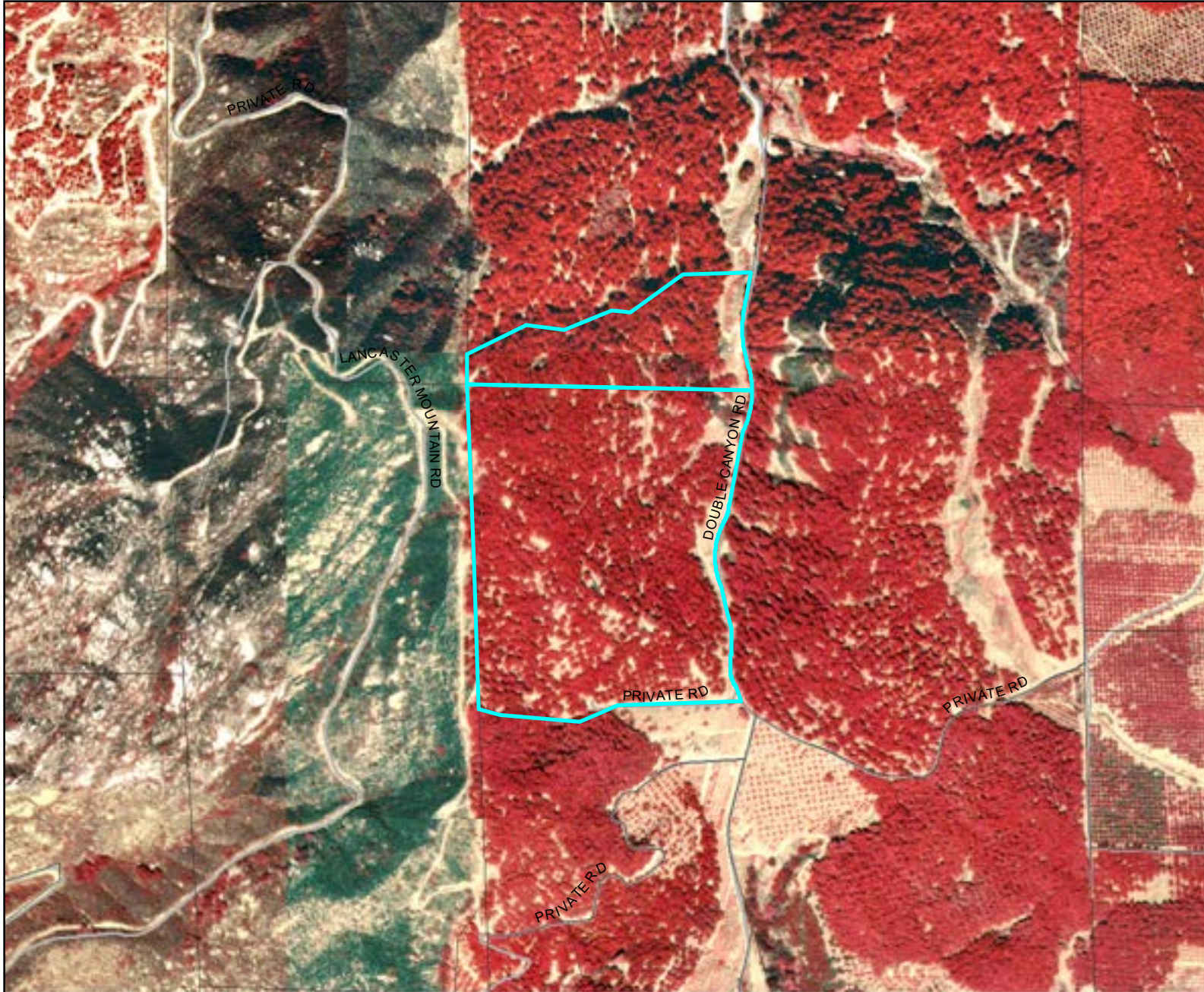
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NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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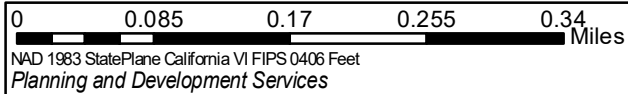
**Notes:**

# 1997 COLOR INFRARED



**Legend:**

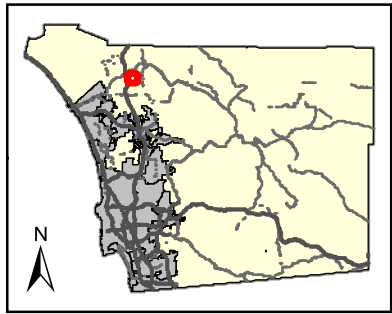
 PROJECT AREA



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**Notes:**

# 1995 AERIAL



**Legend:**

 PROJECT AREA

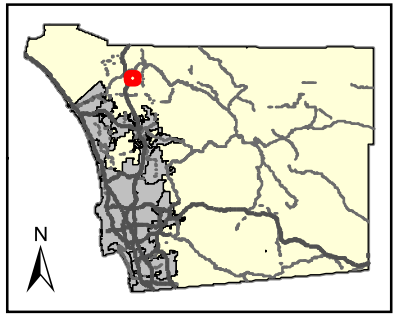
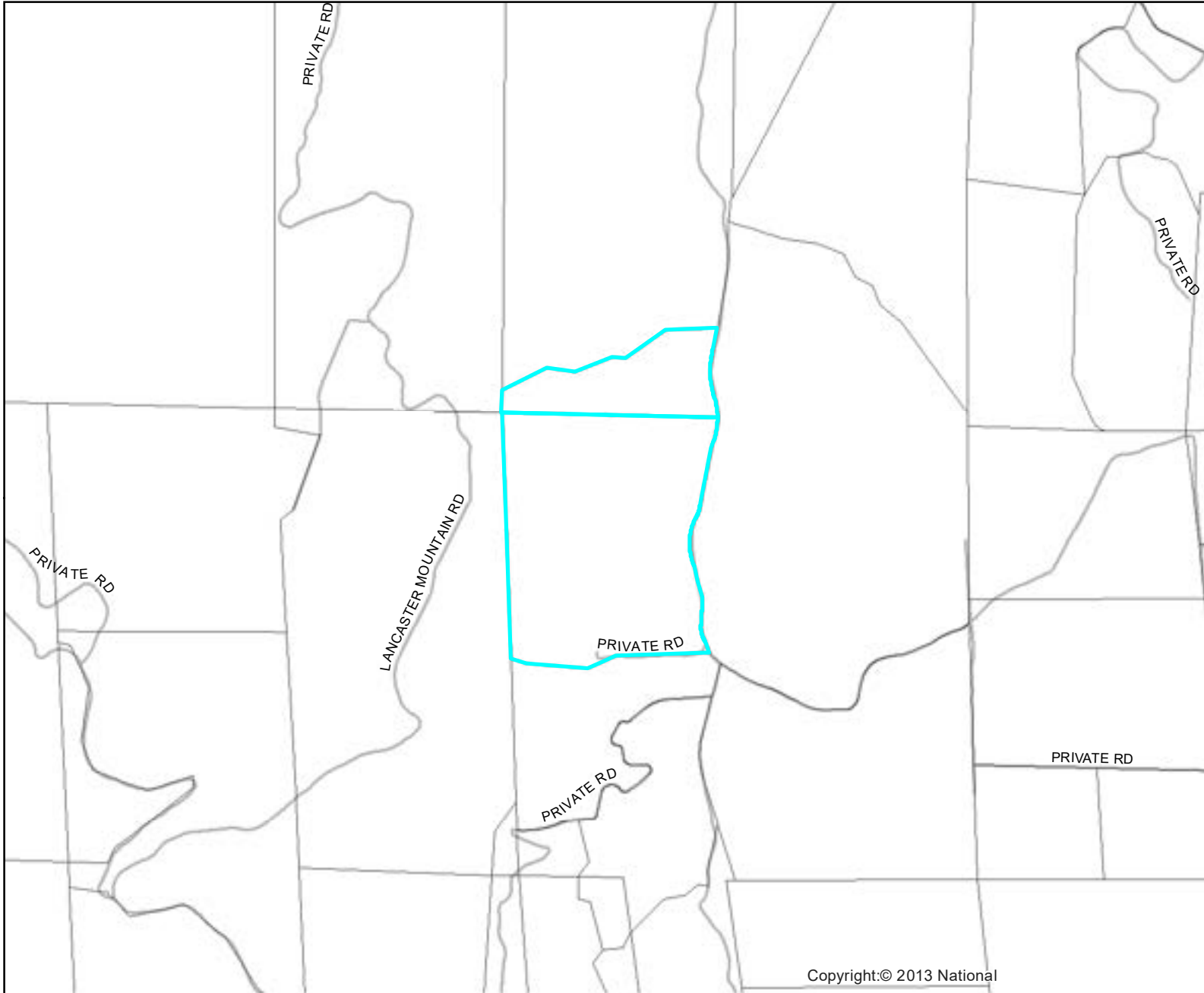
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NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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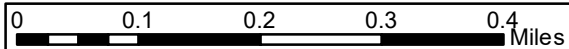
# TOPO MAP



**Legend:**

 PROJECT AREA

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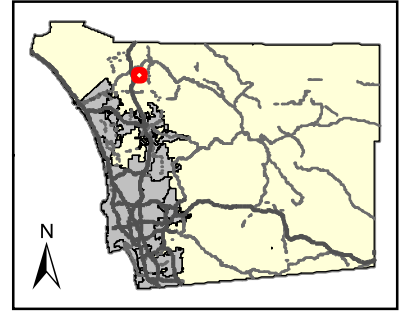
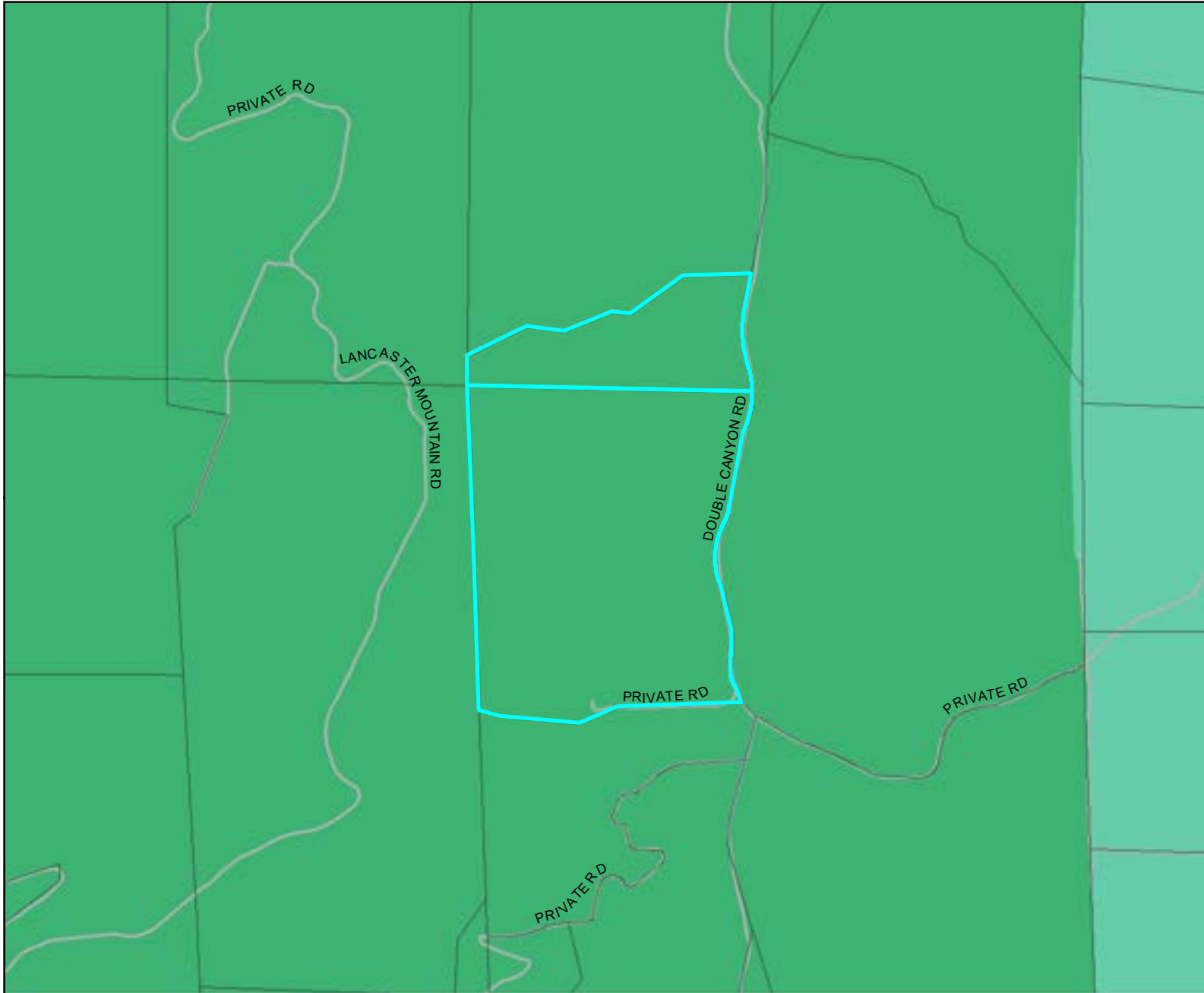
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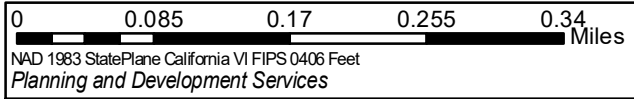
**Notes:**

# GENERAL PLAN - LAND USE



**Legend:**

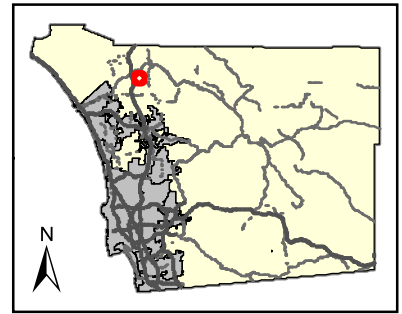
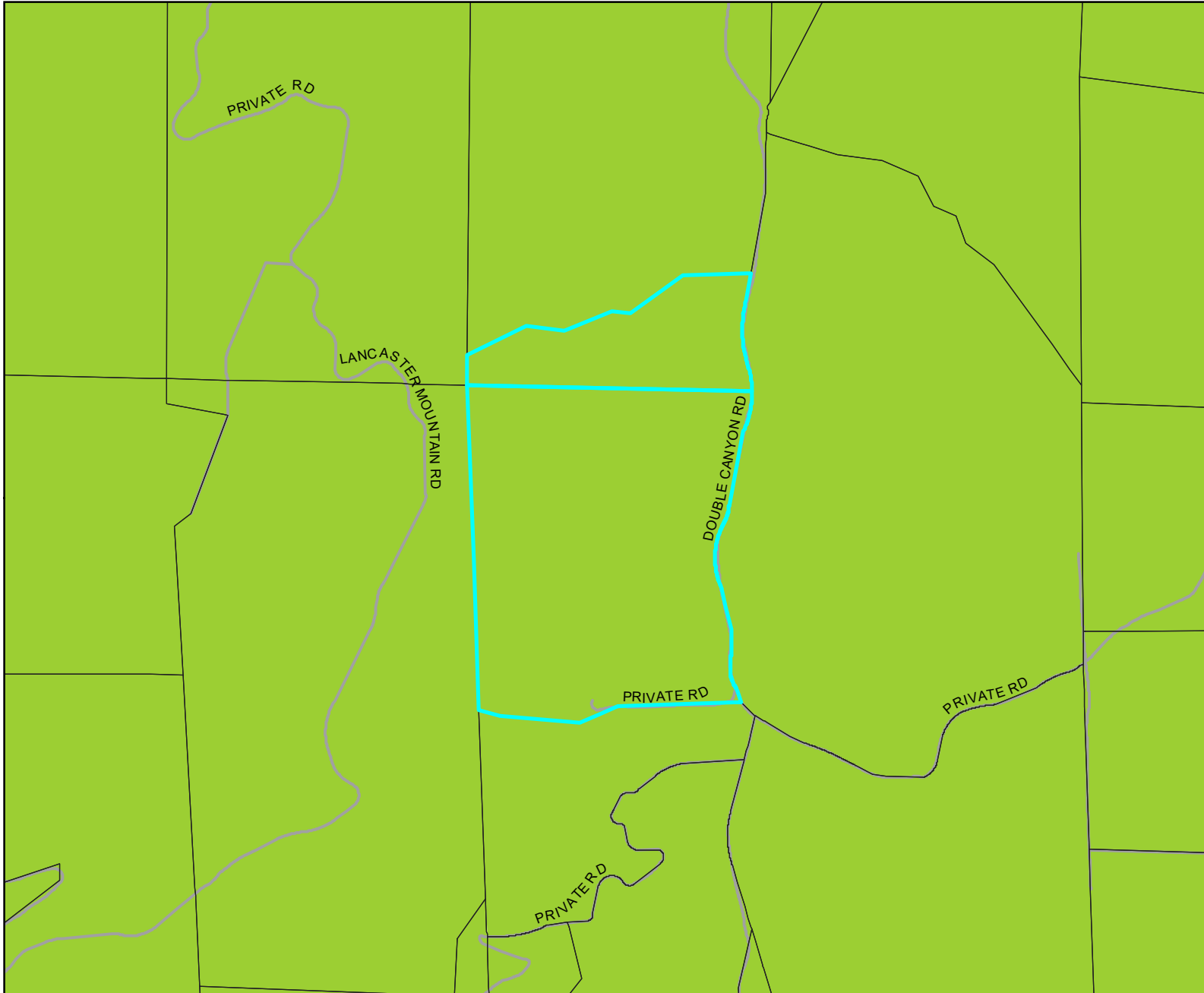
- PROJECT AREA
- GENERAL PLAN (AUGUST 2011)**
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village 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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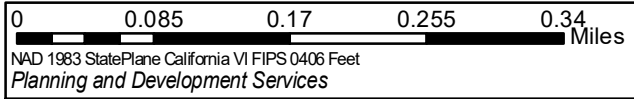
**Notes:**  
 \*Residential densities in italics

# ZONING - USE



**Legend:**

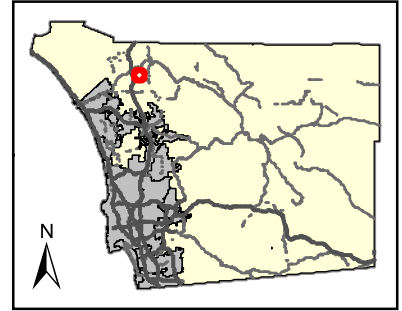
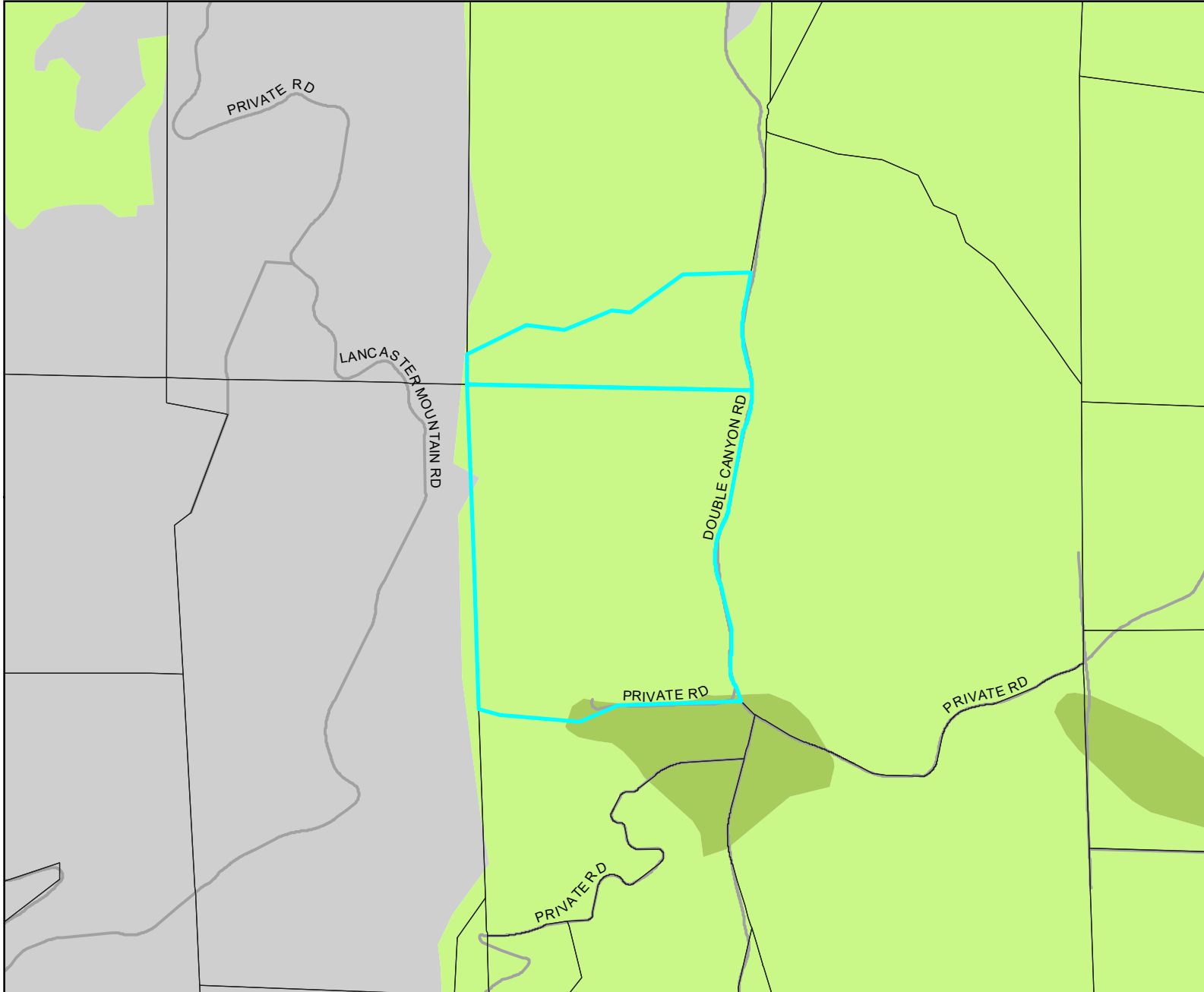
- PROJECT AREA
- ZONING**
- USE REGULATION**
- Agriculture
- Commerical and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Village Civic District
- Village
- Village
- Village
- Village
- 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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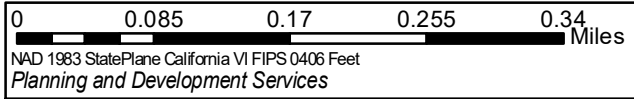
**Notes:**





**Legend:**

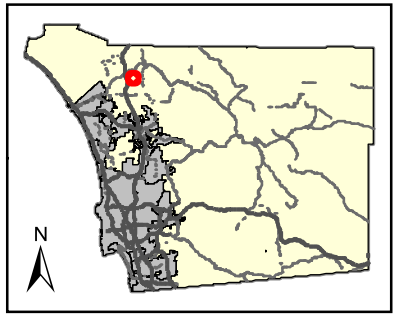
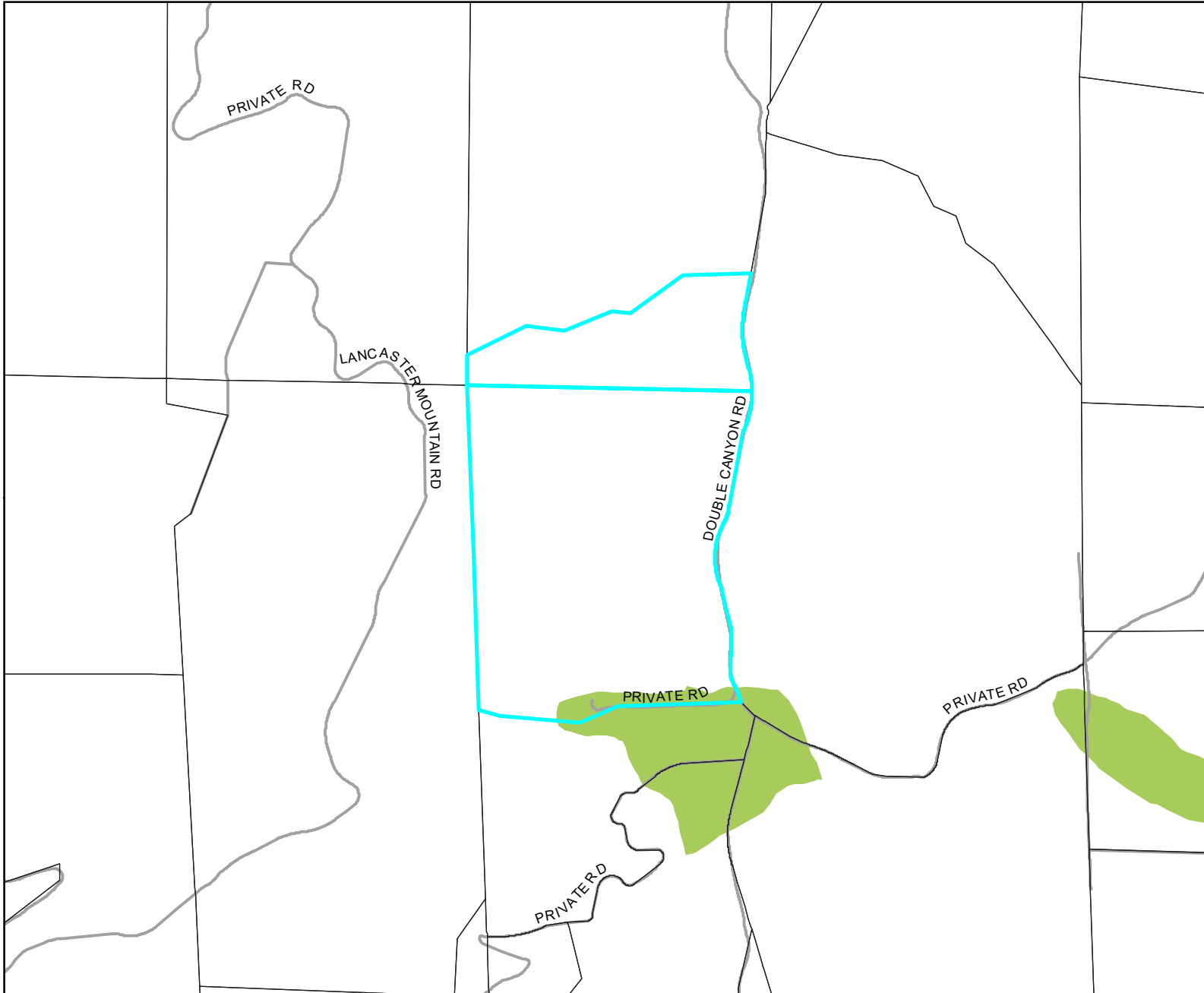
- PROJECT AREA
- FMMP**
- Farmland of Local Importance
- Farmland of Statewide Importance
- Prime Farmland
- Unique Farmland
- Grazing Land
- Other Land
- Urban Land
- Water
- Area Not Mapped



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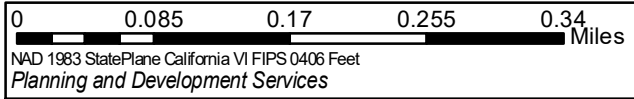
**Notes:**  
 FMMP = Farmland Mapping and Monitoring Program

# PRIME SOILS



**Legend:**

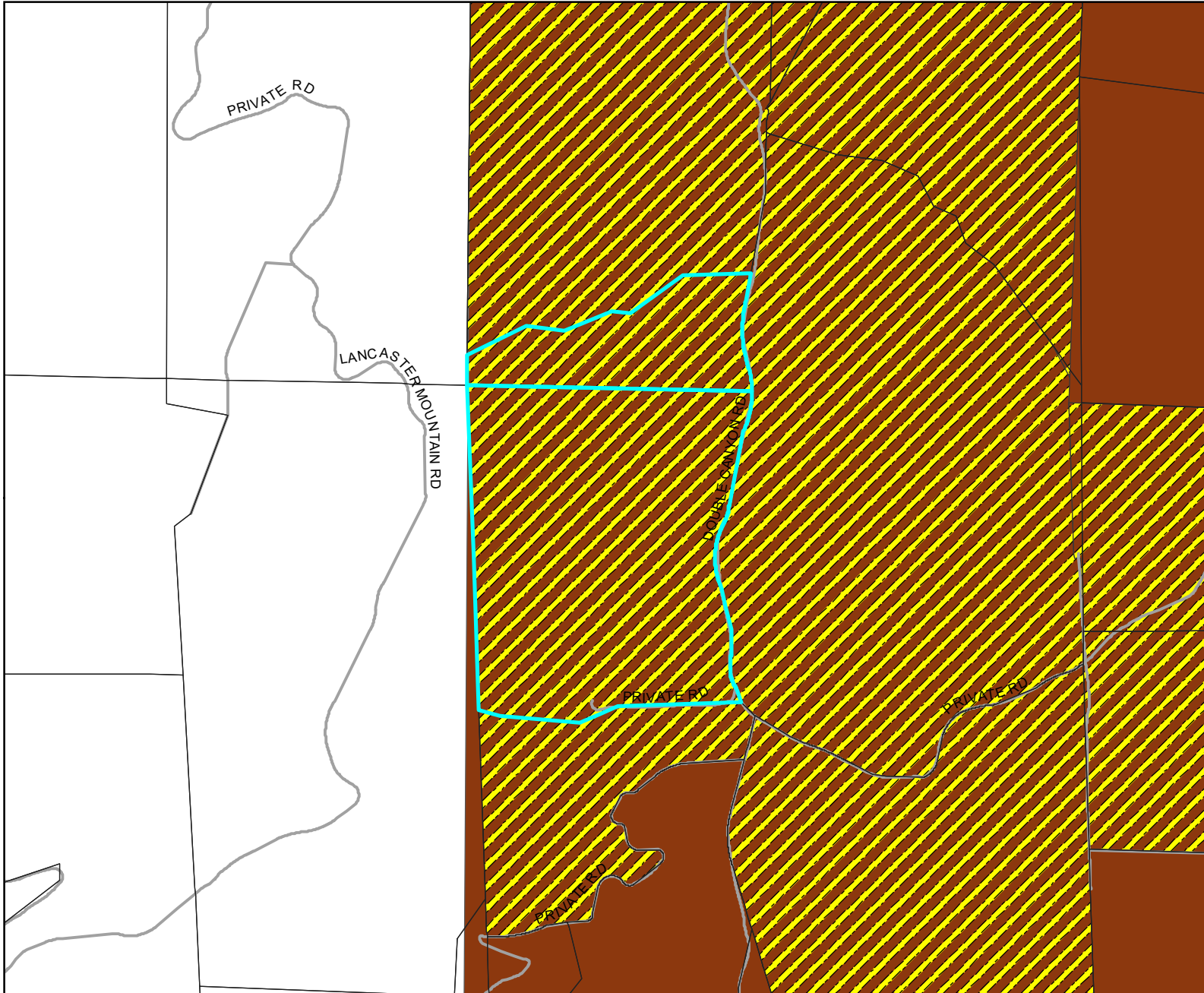
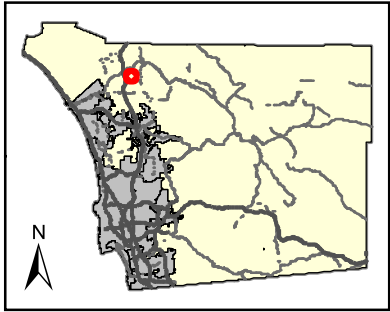
- PROJECT AREA
- PRIME SOILS**
  - Prime Farmland Soils
  - Statewide Significance Soils






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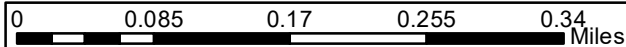
**Notes:**

# AG. PRESERVES/WILLIAMSON ACT



**Legend:**

-  PROJECT AREA
-  WILLIAMSON ACT CONTRACT
-  AGRICULTURAL PRESERVE



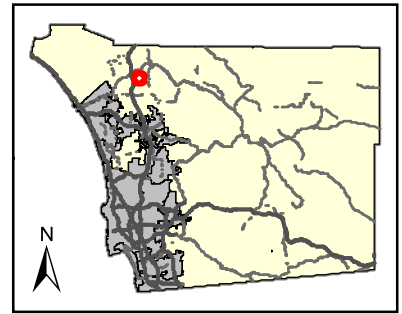
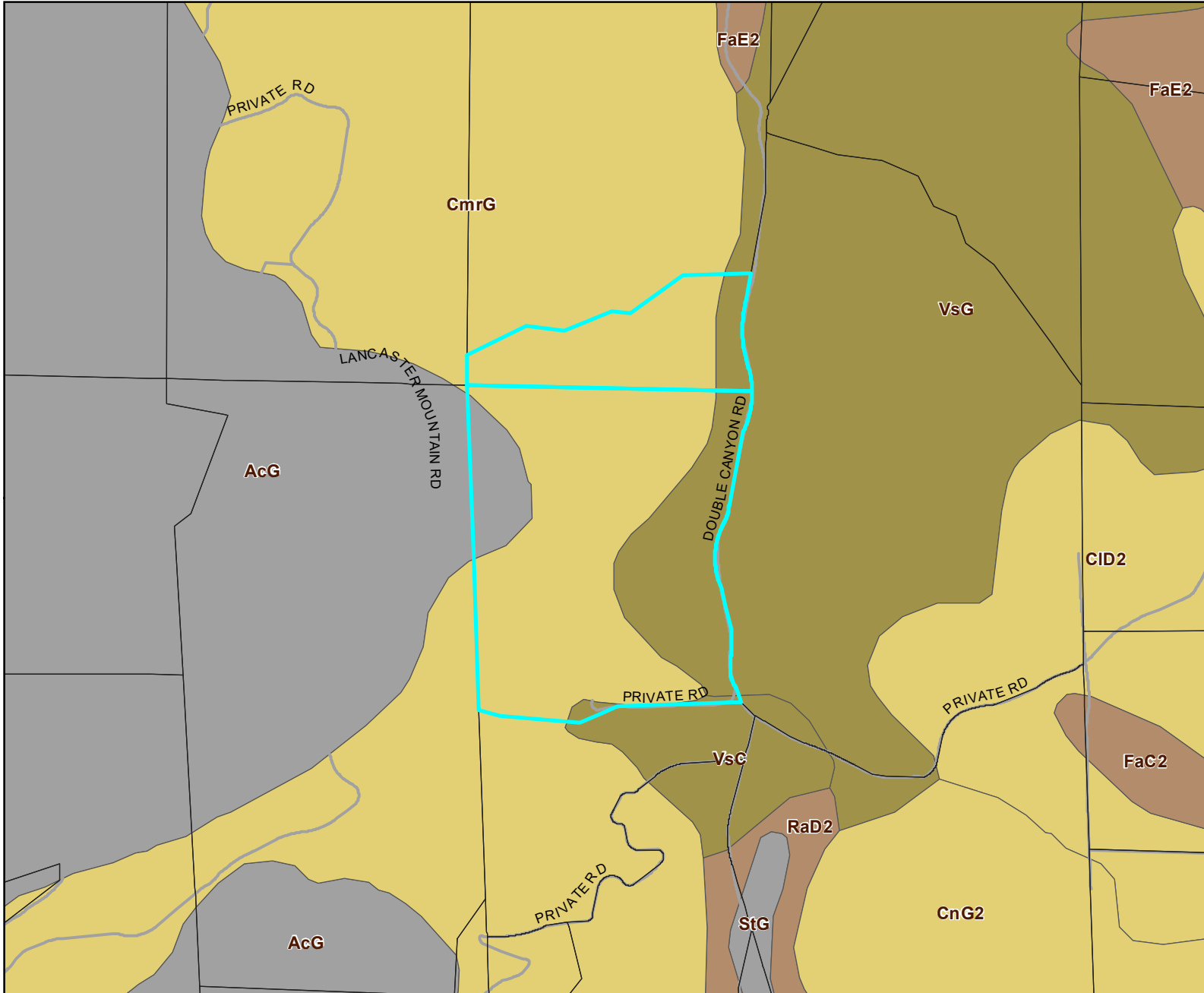
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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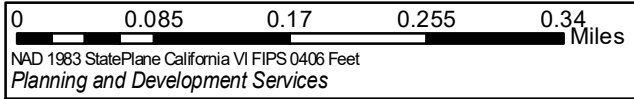
# SOIL



**Legend:**

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

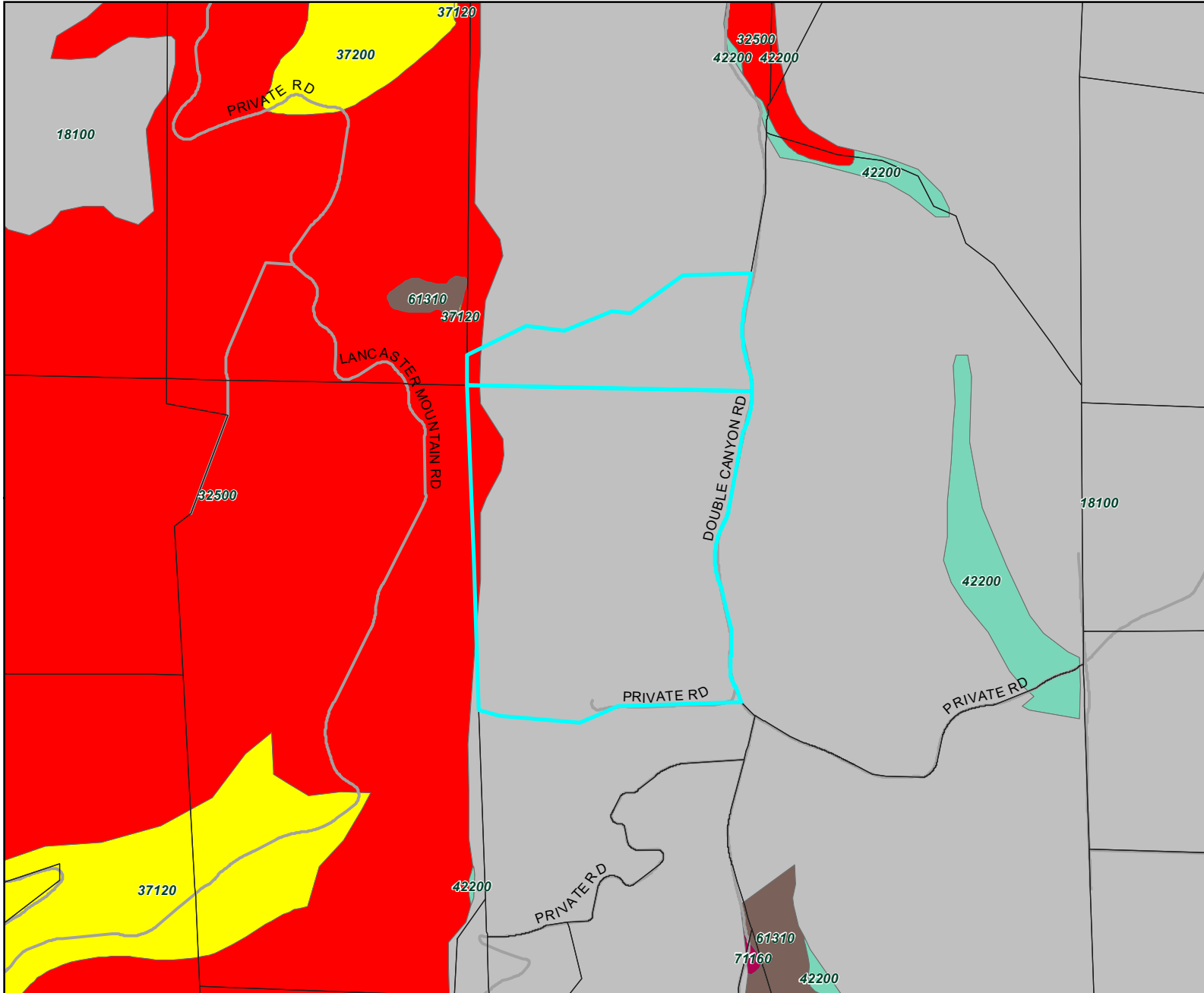
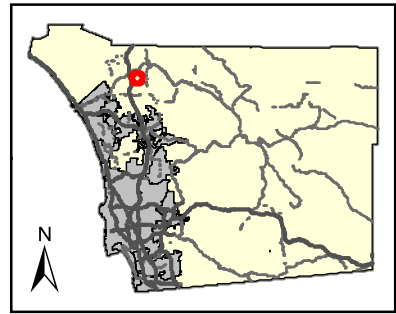
**Notes:**



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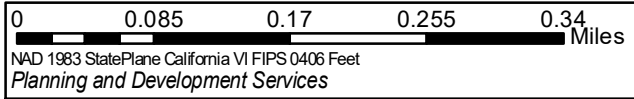
SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
VsG	Vista coarse sandy loam, 30 to 65 percent slopes	7e-1(19)	14	Low	Severe 1
CmrG	Cieneba very rocky coarse sandy loam, 30 to 75 percent slopes	7s-8(19)	<5	Low	Severe 1
VsC	Vista coarse sandy loam, 5 to 9 percent slopes	3e-1(19)	45	Low	Moderate 2
AcG	Acid igneous rock land	8s-1(19,20,30)	<10	Low	Severe 1

# VEGETATION



**Legend:**

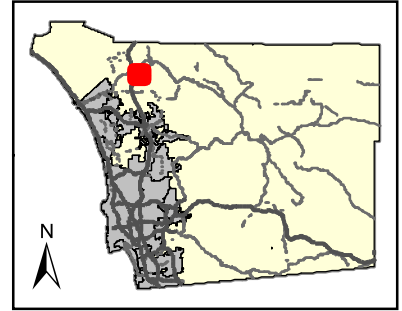
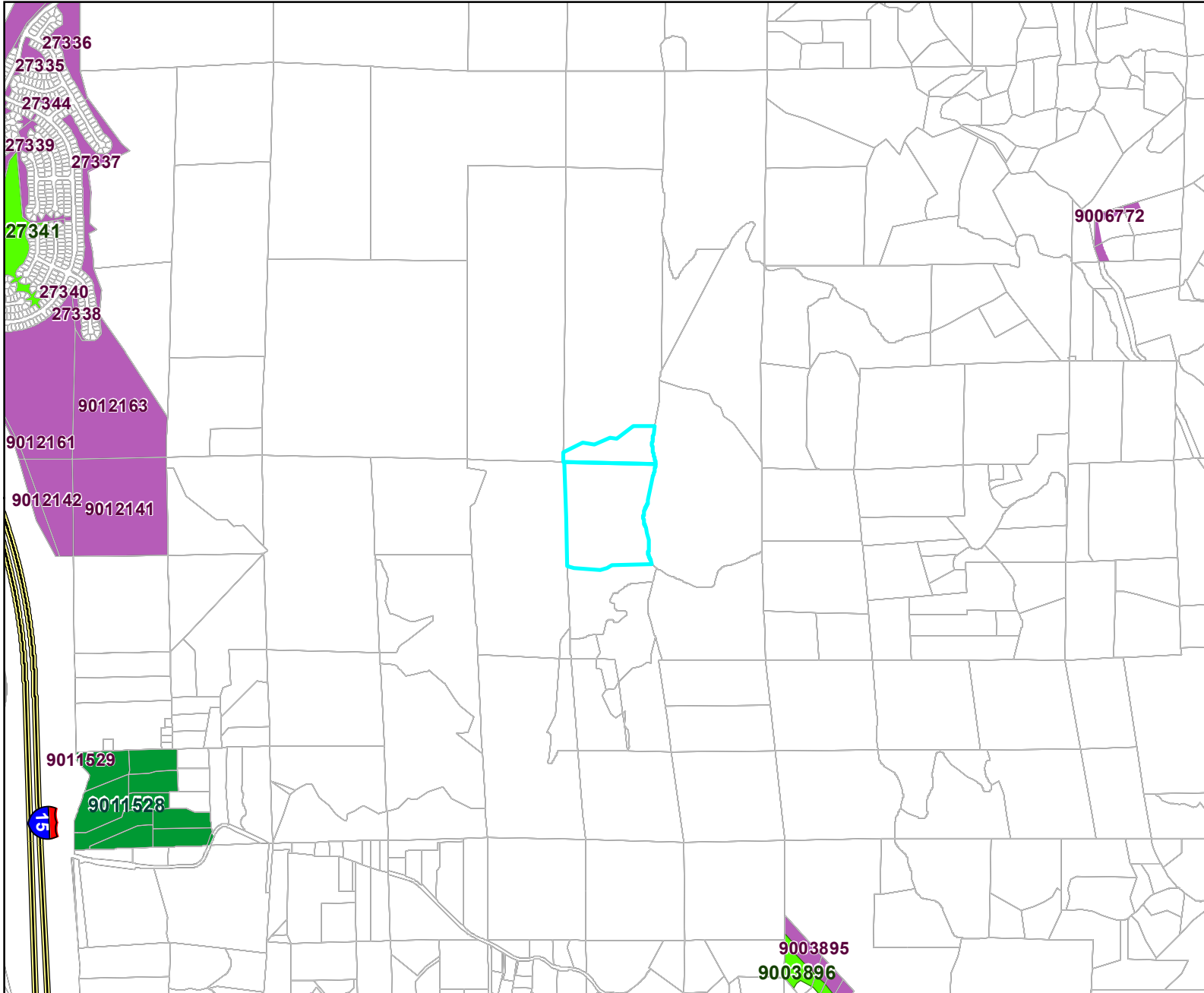
- PROJECT AREA
- VEGETATION CATEGORY**
- Southern Foredunes, Beach, Saltpan
- Mudflats
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Vernal Pool, Meadow and Seep
- Marsh
- Coniferous Forest
- 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



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

**Notes:**

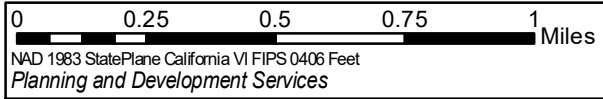
# OPEN SPACE EASEMENTS



**Legend:**

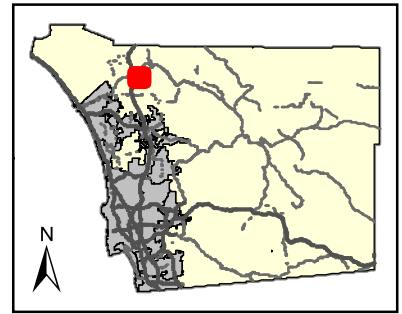
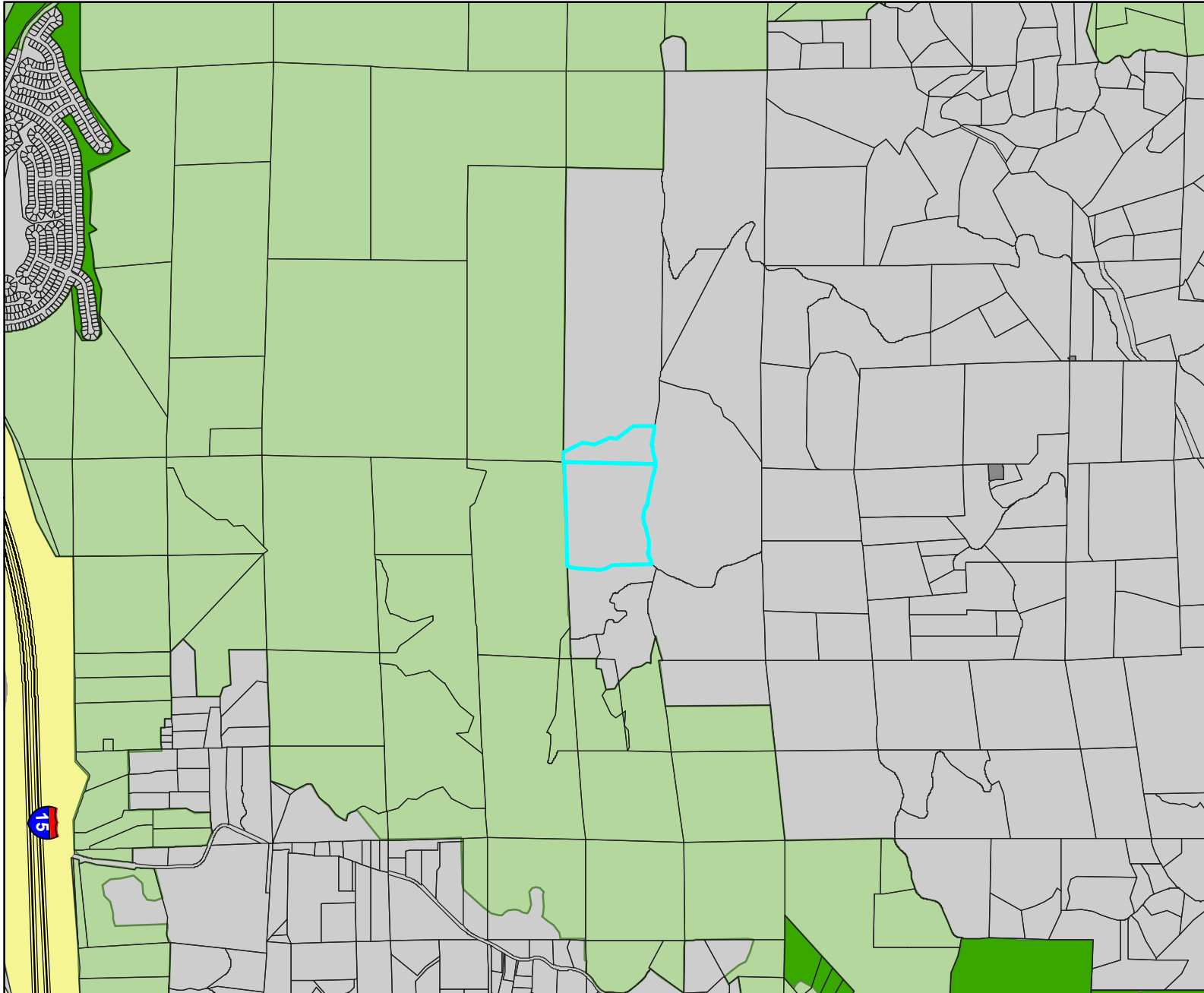
- PROJECT AREA
- OPEN SPACE EASEMENT**
- Biological
- Conservation
- Open Space
- Private Open Space
- Recreational

**Notes:**



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# MSCP

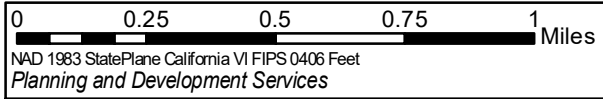


**Legend:**

- 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



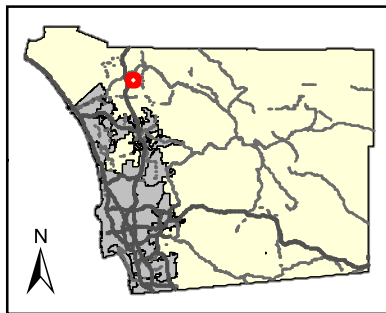
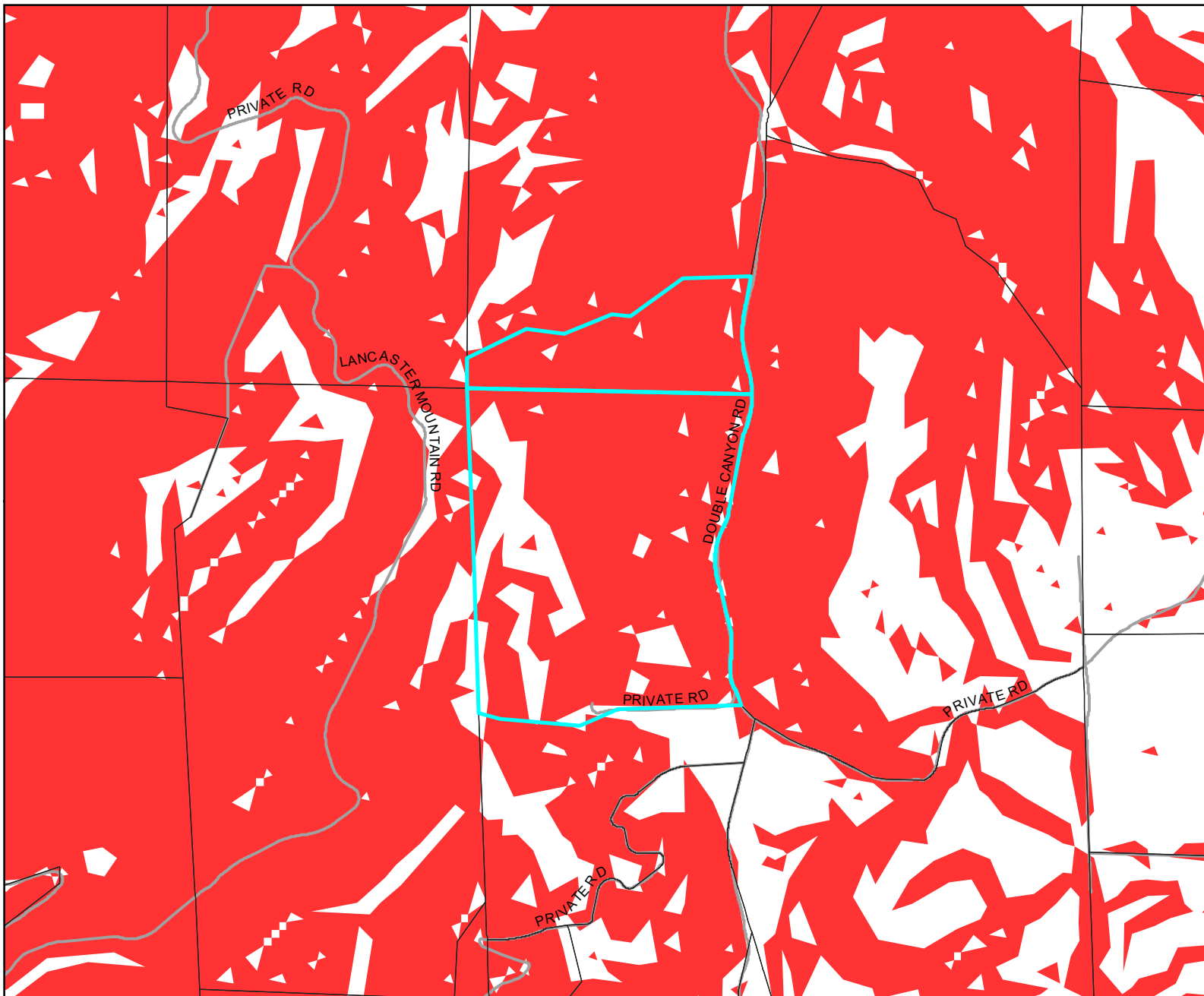
This map is generated automatically from an internet mapping site and is for reference only.  
 Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION.**

**Notes:**



MSCP = Multiple Species Conservation Program

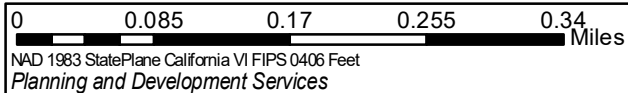


# STEEP SLOPES



**Legend:**

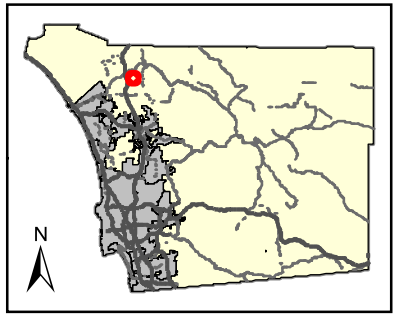
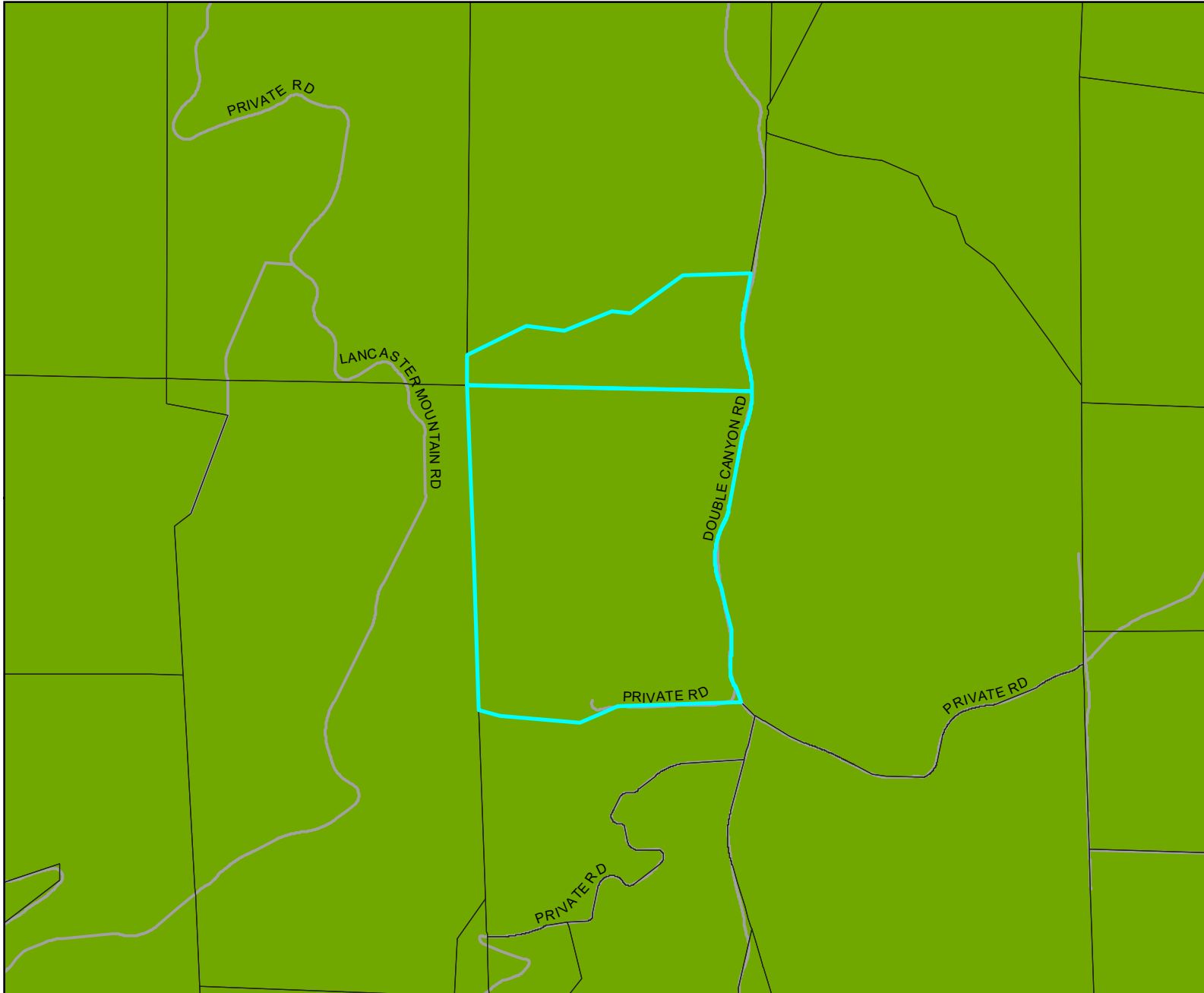
-  PROJECT AREA
-  STEEP SLOPE (> 25%)





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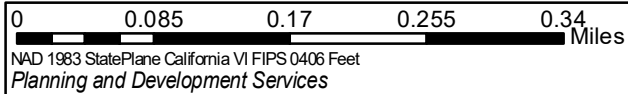
**Notes:**

# URBAN-WILDLAND INTERFACE



**Legend:**

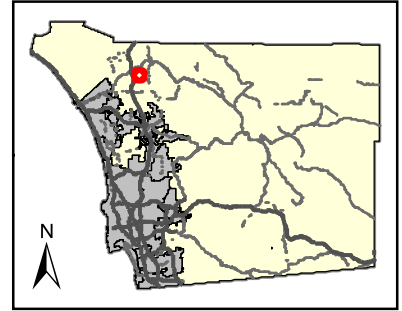
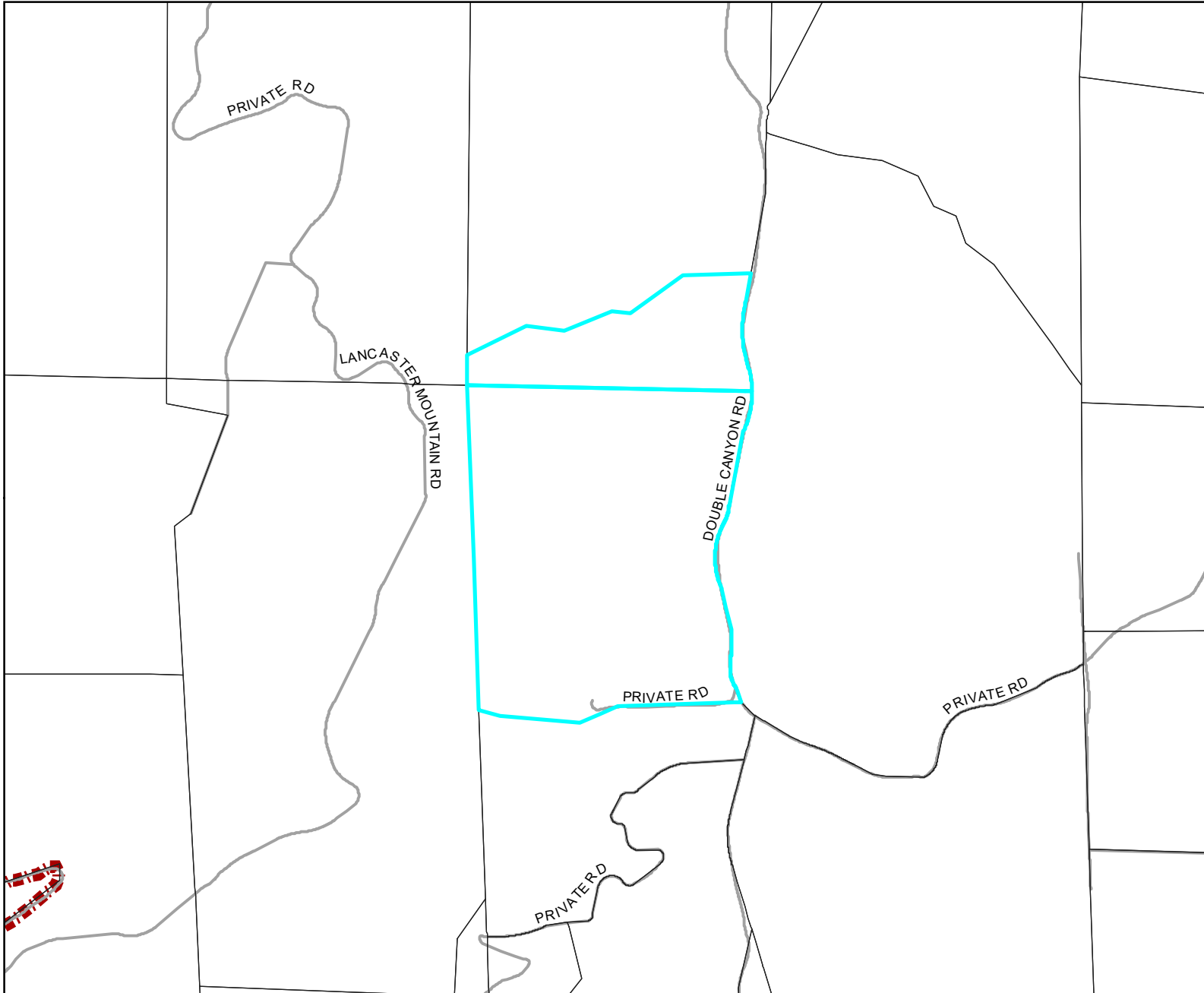
-  PROJECT AREA
-  URBAN-WILDLAND INTERFACE ZONE



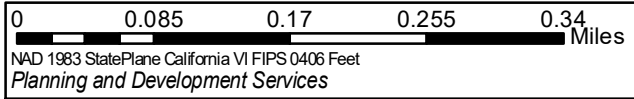
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**Notes:**

# TRAILS



- Legend:**
- PROJECT AREA
  - TRAIL EASEMENT
  - PROPOSED COMMUNITY PLAN TRAILS



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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	
<b>ANIMAL SALES AND SERVICES: HORSE STABLES</b>																										
(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																
<b>ANIMAL SALES AND SERVICES: KENNELS (see Note 1)</b>	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																						
<b>ANIMAL RAISING (see Note 6)</b>																										
(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  Chinchillas (See Note 5)	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	X
	2 horses + 1 per ½ acre over 1 acre				X	X	X																					
	ZAP required				X	X	X																					
(e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code) (See Note 7)	½ acre plus by ZAP	X	X	X																								
	Permitted				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
(f) Specialty Animal Raising: Wild or Undomesticated (See Note 3)	ZAP Required				X	X	X	X	X	X			X	X	X	X	X				X	X	X			X		
	Permitted				X	X	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	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	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	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:

- 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)