

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

PREPARATION

PROFICIENCY

PROVEN RESULTS



## Palomar Mountain Lodge

22228 Crestline Road, Palomar Mountain, Ca 92060

APN's : 135-071-39-00, 135-410-57-00

**Available for \$1,190,000**

A once-in-a-lifetime opportunity awaits to own a piece of mountain history with The Lodge, a captivating destination established in the 1920s. The Lodge has served as a cherished gathering place for generations, from lively dances and celebratory dinners to romantic escapes and unforgettable weddings. Situated on a relatively flat, scenic 3.74-acre estate, The Lodge offers an unparalleled mountain experience, enhanced by a series of modern upgrades. Step into the grand 1,800 +/-sf. great room, featuring soaring log-beam ceilings and a stunning natural stone fireplace. Ten inviting guest rooms, completely remodeled for contemporary comfort, await. New doors and windows bathe the Lodge in natural light, while new carpeting ensures a touch of plush luxury underfoot. An efficient solar system tops it all off, reducing your environmental impact and energy costs.



**Jacob Swenson**  
Broker Associate  
Swensonacres@gmail.com  
760.822.7936  
CA DRE # 01995164



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

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



# Palomar Mountain Lodge



The Lodge on Palomar Mountain is your invitation to create lasting memories with your friends and family. Contemplate the potential and make it your own!

- ◆ Expansive views of trees, meadow, city lights, and in the spring, wildflowers!
- ◆ 10 Bedrooms, 8 Baths and spacious common area are an entertainer's dream
- ◆ Huge potential for short term rental or event space!



RedHawkRealty.com



800-371-6669

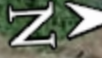


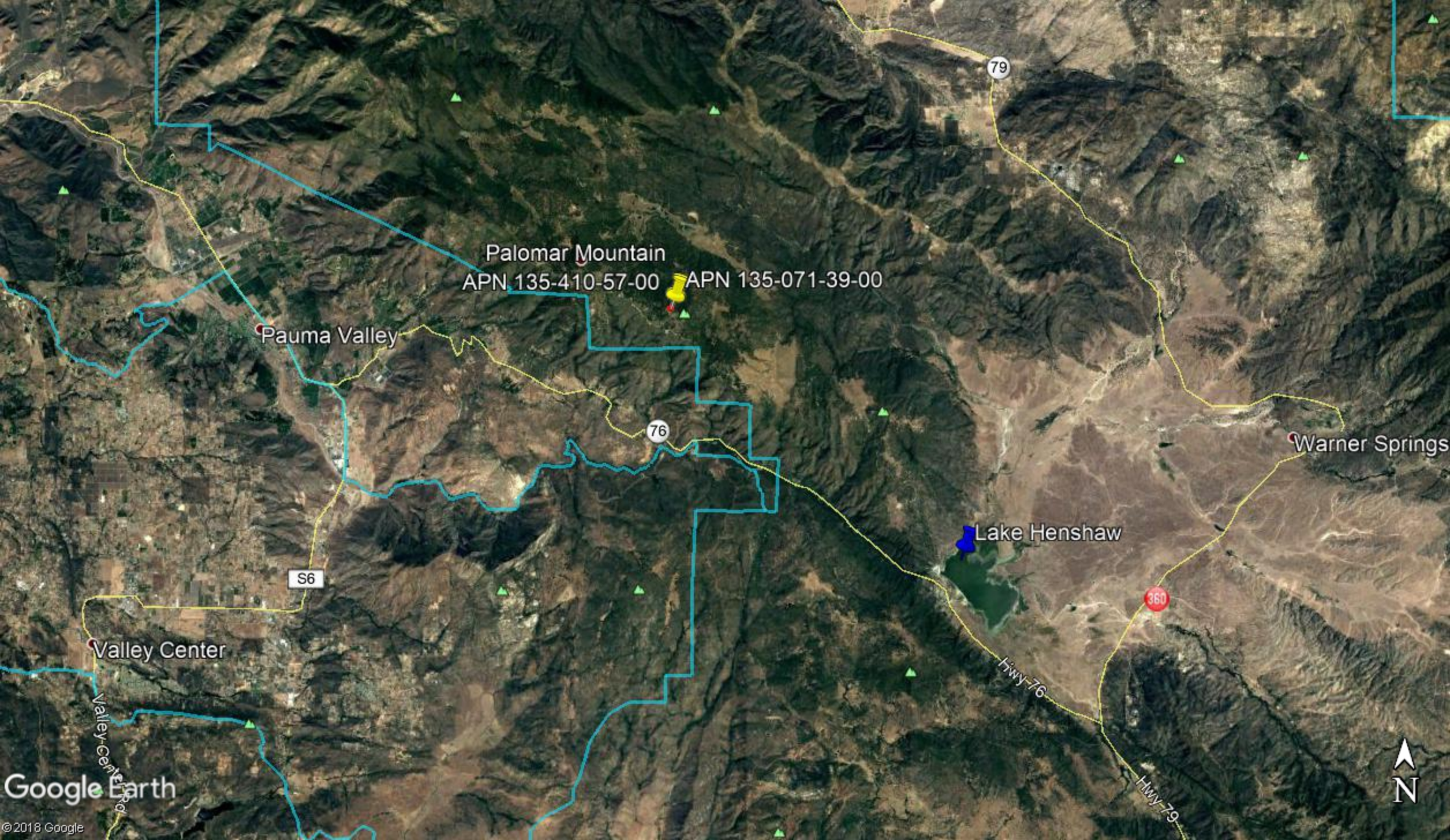
APN 135-410-57-00

APN 135-071-39-00

Crestline Rd

Birch Hill Rd





Palomar Mountain  
APN 135-410-57-00 APN 135-071-39-00

Pauma Valley

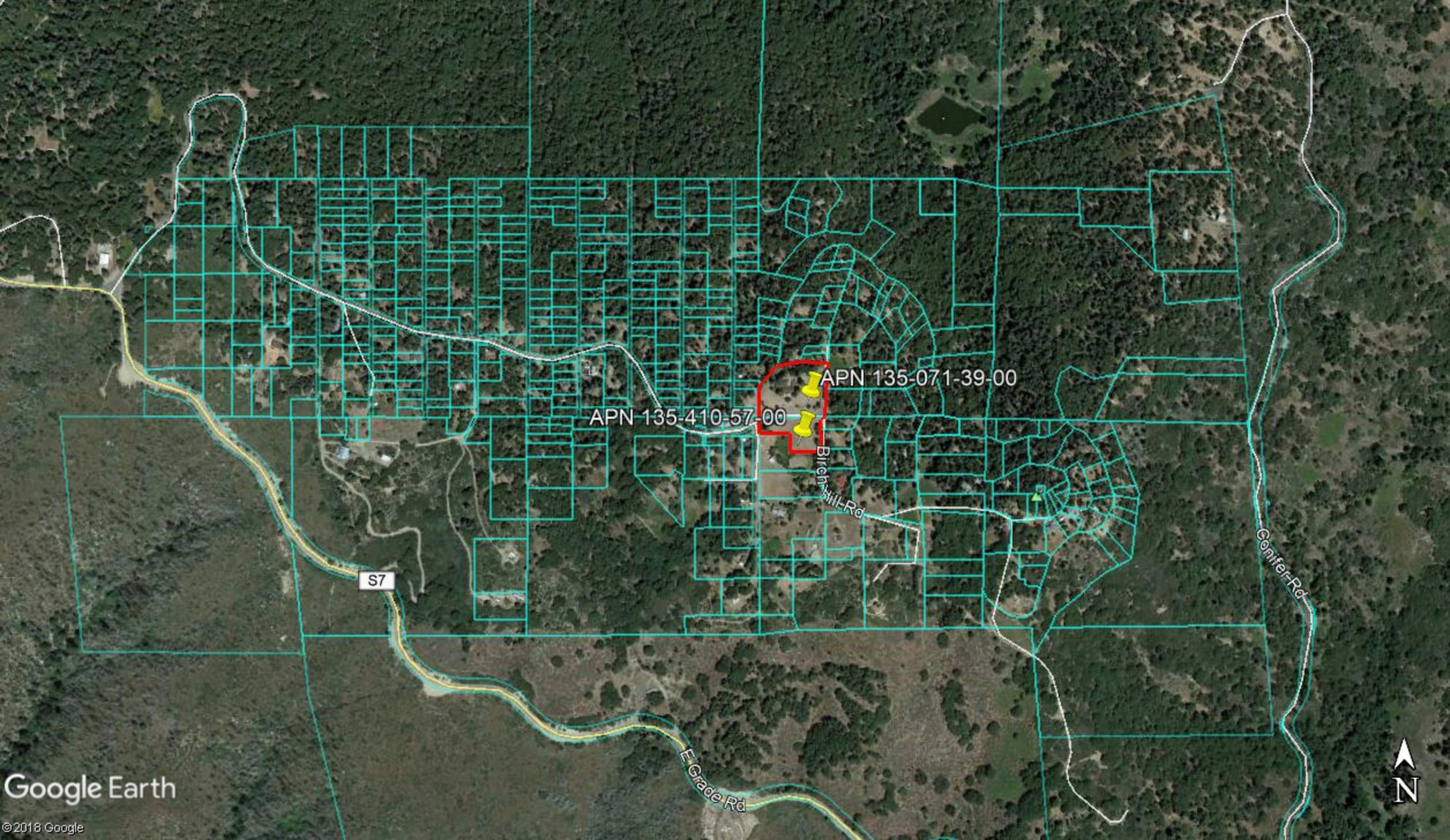
Warner Springs

Lake Henshaw

Valley Center

Hwy-76

Hwy-79



APN 135-410-57-00

APN 135-071-39-00

S7

Birch Hill Rd

E Grace Rd

Conifer Rd





# 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:                 | 4/6/2024 10:43:50 AM |
| Project Manager:                      |                      |
| Land Development Manager:             |                      |
| Project Record ID:                    |                      |
| Project Environmental Review (ER) ID: |                      |
| Assessor's Parcel Number(s):          | 1350713900           |
| Project Name:                         |                      |

1350713900

### General Information

|                                    |  |
|------------------------------------|--|
| USGS Quad Name/County Quad Number: | Palomar Observatory/54                         |
| Section/Township/Range:            | 14/10S/01E                                     |
| Tax Rate Area:                     | 94171  |
| Thomas Guide:                      | /  |
| Site Address:                      | 22228 Crestline Rd Palomar Mountain 92060-1716 |
| Parcel Size (acres):               | 2.40   |
| Board of Supervisors District:     | 5  |

### Public Service and Utility Districts

|                            |   |
|----------------------------|---|
| Water/Irrigation District: | None                                      |
| Sewer District:            | None                                      |
| Fire Agency:               | San Diego County Fire Protection District |
| School District:           | Unified Valley Center-Pauma               |

**General Plan Information**

|                                    |  |
|------------------------------------|--|
| General Plan Regional Category:    | Semi-Rural                                 |
| General Plan Land Use Designation: | Semi-Rural Residential (Sr-4) 1<br>Du/4 Ac |
| Community Plan:                    | Palomar Mountain                           |
| Rural Village Boundary:            | None                                       |
| Village Boundary:                  | None                                       |
| Special Study Area :               | None                                       |

**Zoning Information**

|                           |     |
|---------------------------|-----|
| Use Regulation:           | Rr  |
| Animal Regulation:        | Q   |
| Density:                  | -   |
| Minimum Lot Size:         | 4Ac |
| Maximum Floor Area Ratio: | -   |
| Floor Area Ratio:         | -   |
| Building Type:            | C   |
| Height:                   | G   |
| Setback:                  | H   |
| Lot Coverage:             | -   |
| Open Space:               | -   |
| Special Area Regulations: | Fci |

**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:  | 3                              |
| The site is located within an Agricultural Preserve.                              | No                             |
| The site is in a Williamson Act Contract.   | No                             |

**Biological Resources**

|  |  |
|--|--|
| Eco-Region:  | Northern Mountains                                   |
| Vegetation Map   | 42100 Native Grassland; 81100 Mixed Evergreen Forest |
| 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: No)                                       |
| 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    |
| Paleo Sensitivity:    | Zero                   |
| Paleo Monitoring:     | No Monitoring Required |

**Geology**

|   |    |
|---|----|
| Alquist-Priolo Zone:  | No |
| County Special Study Zone:  | No |
| Quaternary/Pre-Quaternary Fault:  | No |
| Potential Liquefaction Area:  | No |
| Soils Hydrologic Group:   | B  |
| 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 (No 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). | No                             |
| The site is listed on the Geotracker listing.  | No                             |
| The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.                        | No                             |
| The site is listed in the EPA's Superfund CERCLIS database.  | No                             |
| The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.                              | Please Refer To Aerial Imagery |
| The site contains existing homes or other buildings constructed prior to 1980.   | Please Refer To Aerial Imagery |

**Airport Hazards**

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

**Hydrology and Water Quality**

|  |  |
|--|--|
| Hydrologic Unit:   | San Luis Rey   |
| Sub-basin:   | 903.31/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:   | 30 To 33 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 |

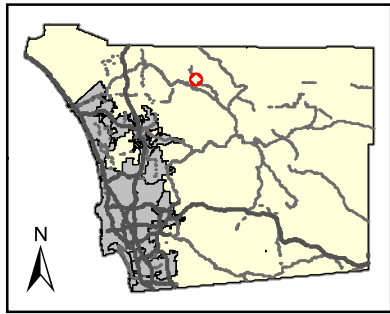
**Additional Information**

|  |     |
|--|-----|
| 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

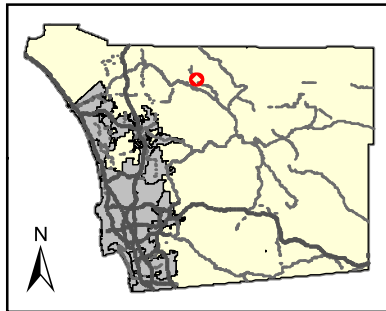
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NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
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**Notes:**

# 1997 COLOR INFRARED



**Legend:**

 PROJECT AREA

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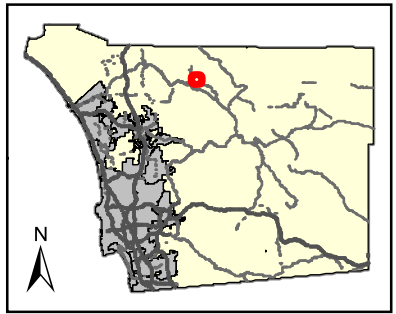
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Planning and Development Services




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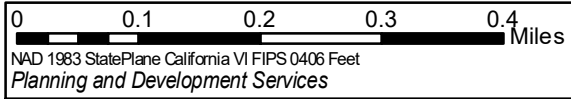
**Notes:**

# 1995 AERIAL



**Legend:**

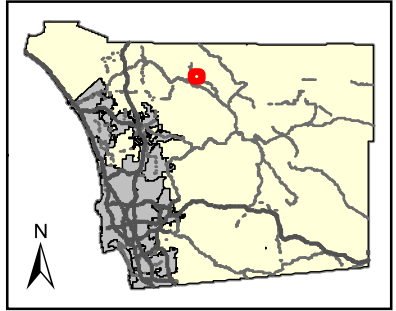
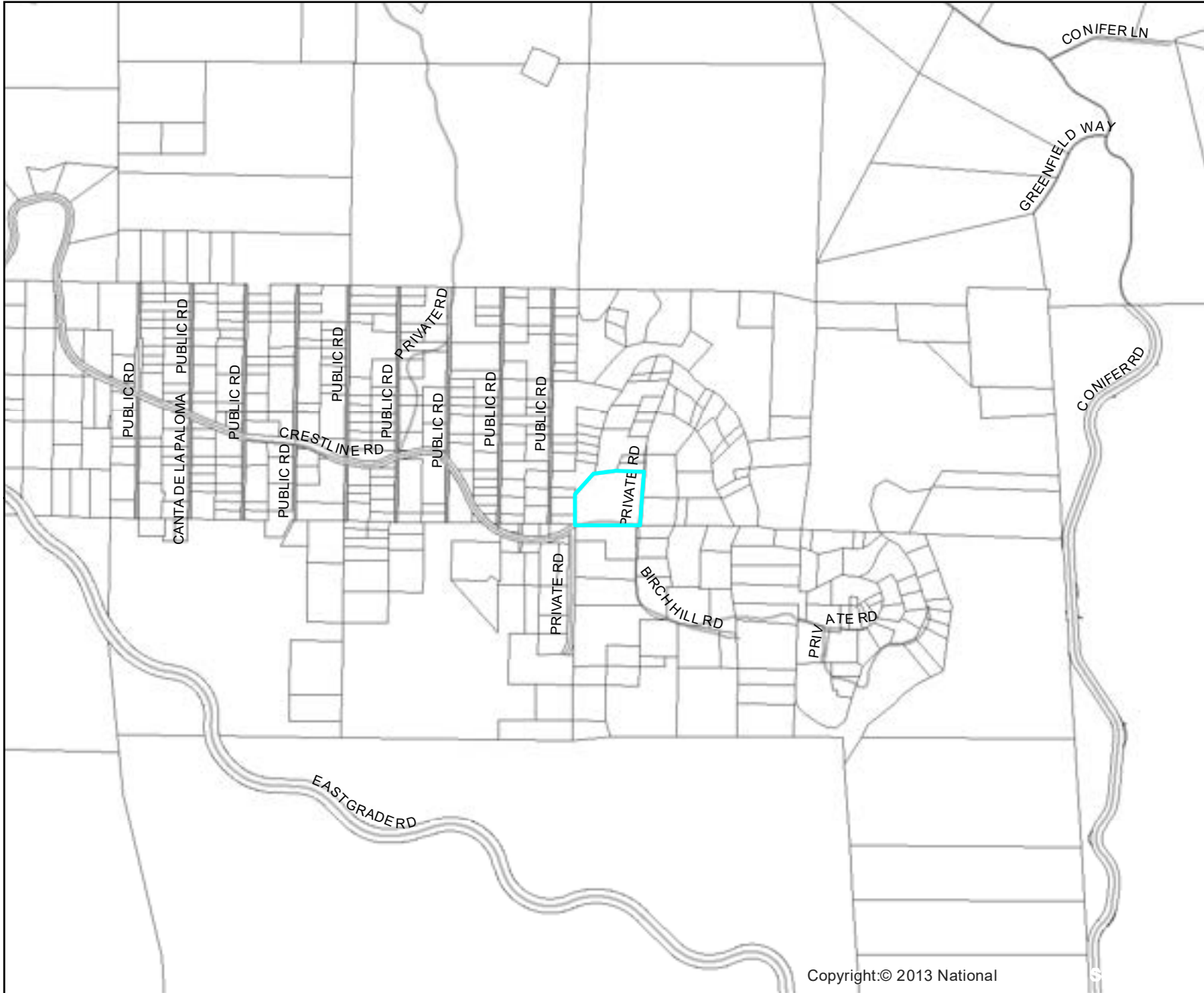
 PROJECT AREA



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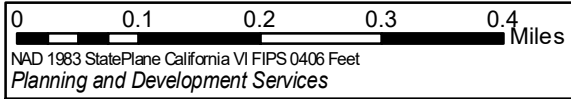
# TOPO MAP



**Legend:**

 PROJECT AREA

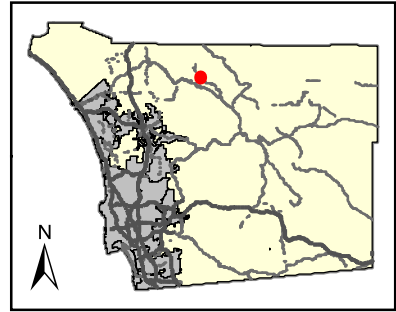
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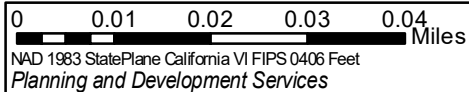
**Notes:**

# GENERAL PLAN - LAND USE



**Legend:**

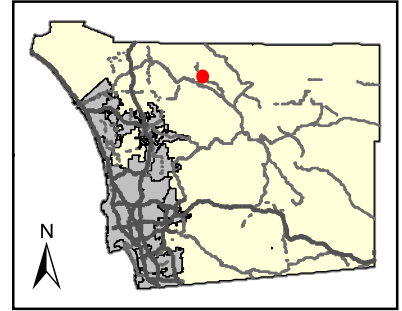
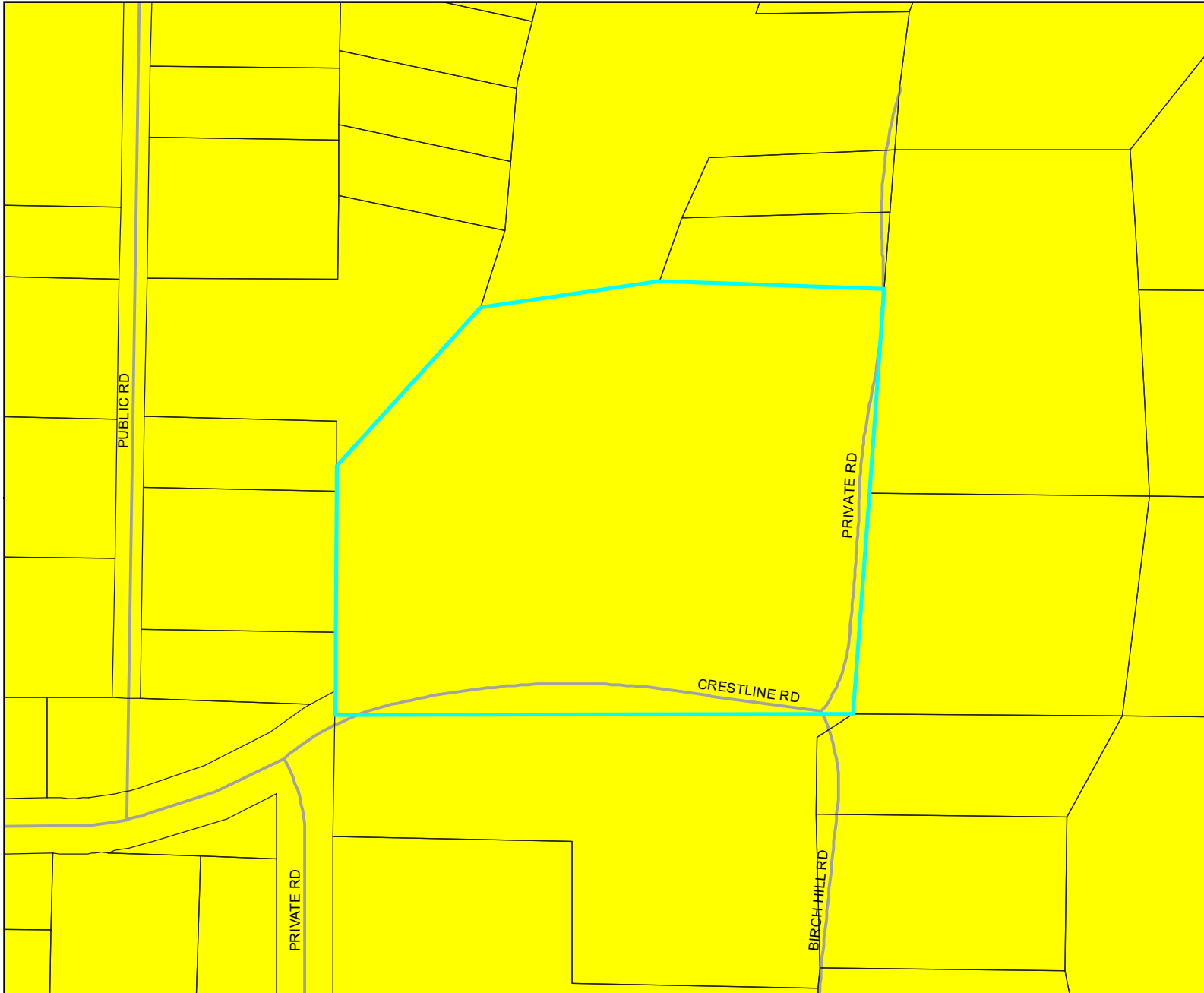
- PROJECT AREA
- GENERAL PLAN (AUGUST 2011)**
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-.5)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Semi-Rural Residential (SR-10)
- Rural Lands (RL-20)
- Rural Lands (RL-40)
- Rural Lands (RL-80)
- Specific Plan Area\*
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands (Solid)
- Waste Facility)
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)



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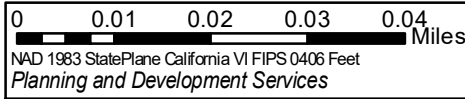
**Notes:**  
 \*Residential densities in italics

# 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

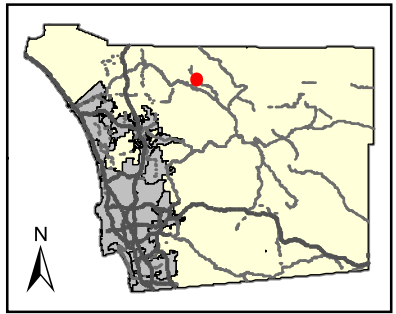


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**Notes:**



# DARK SKIES



- Legend:**
-  PROJECT AREA
  -  DARK SKIES ZONE A

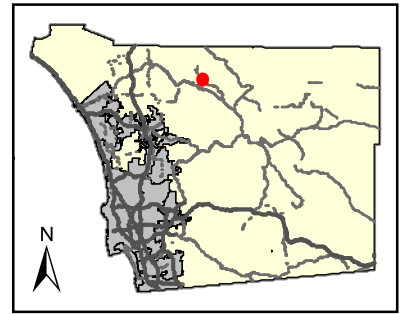
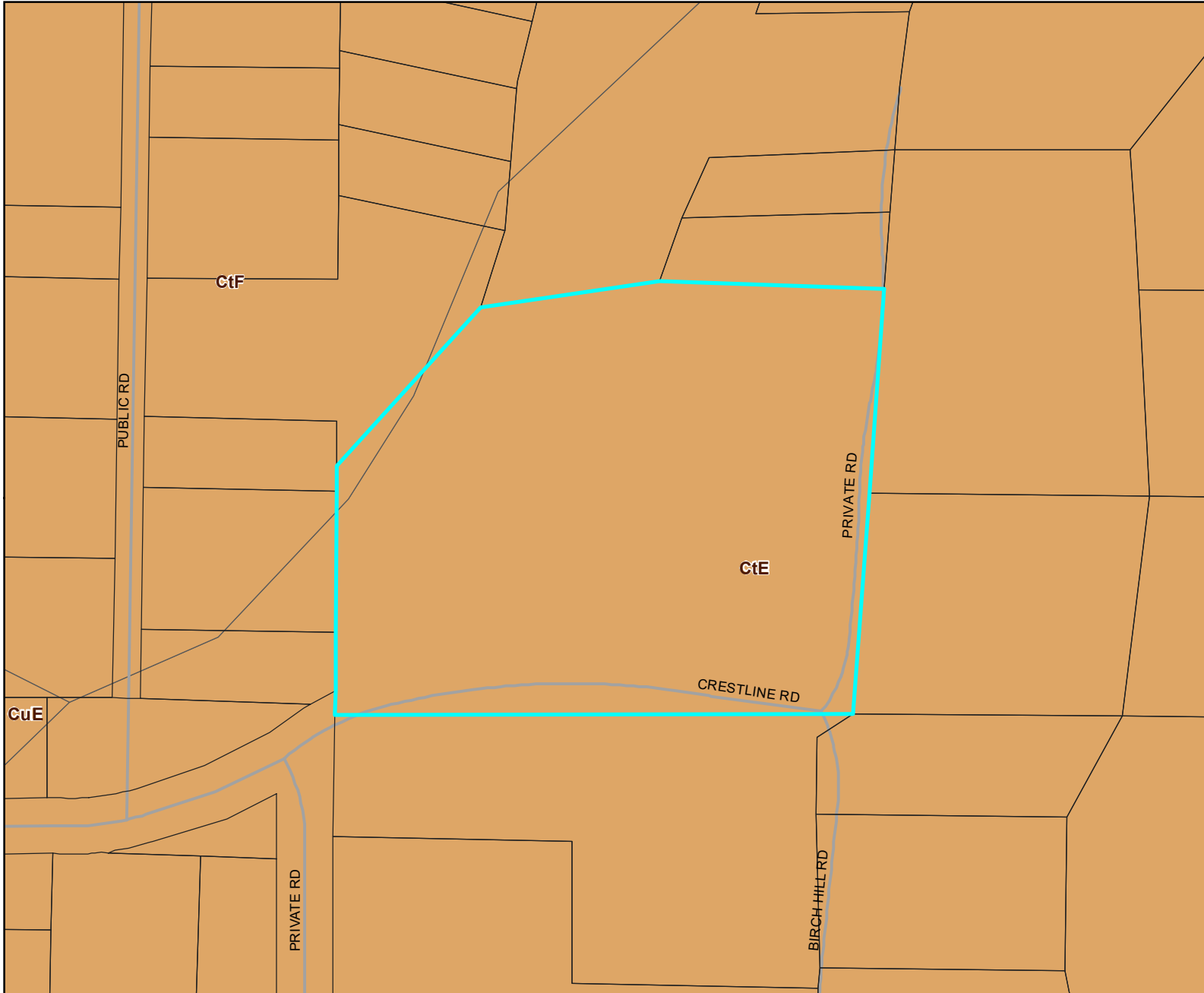
0 0.01 0.02 0.03 0.04 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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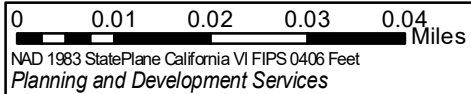
**Notes:**

# SOIL



**Legend:**

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

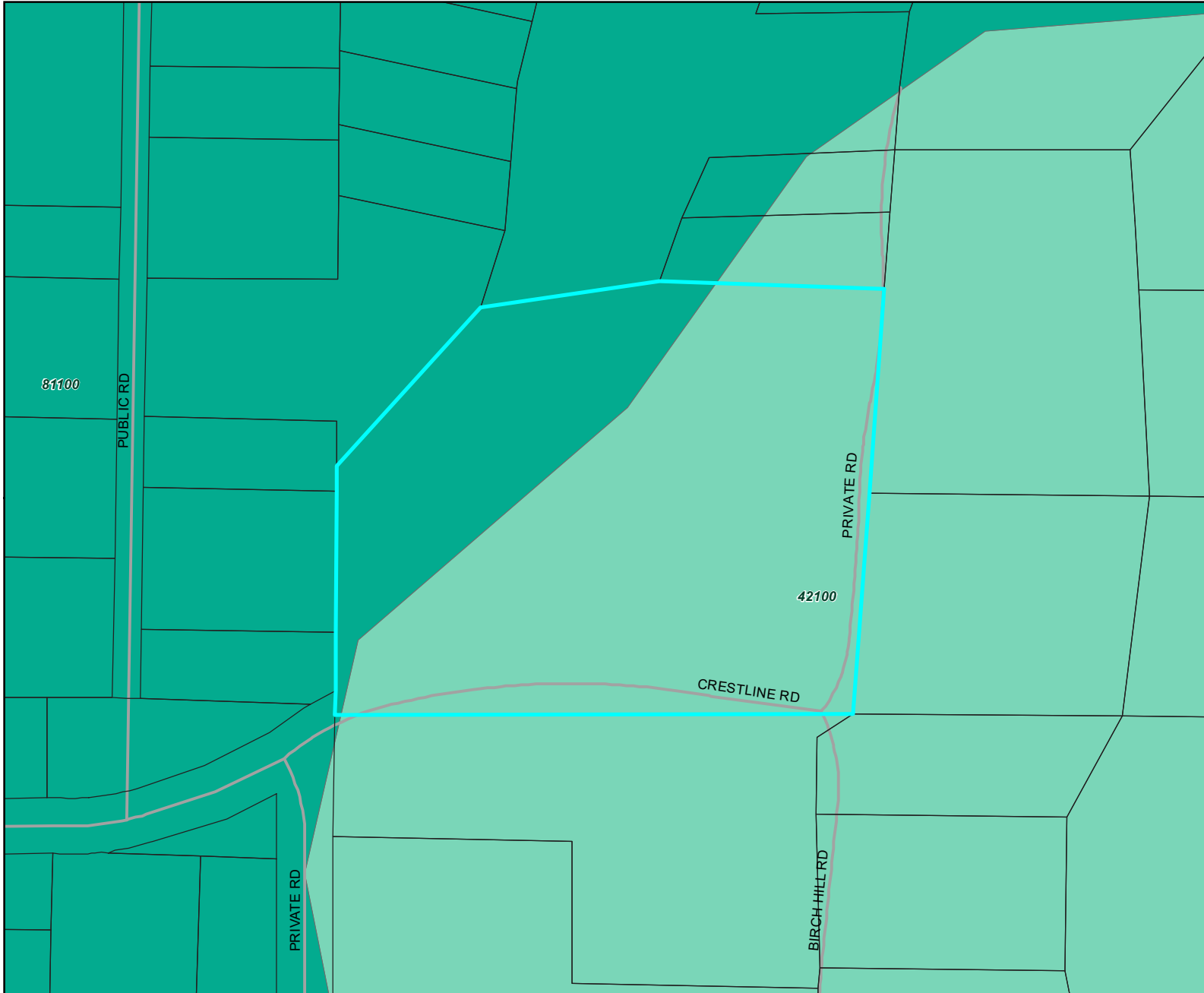
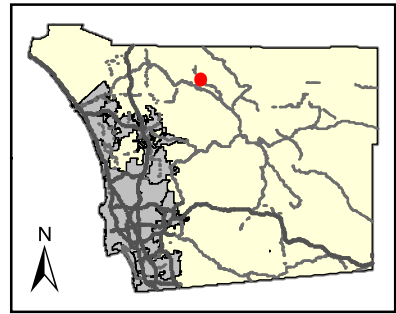


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**Notes:**

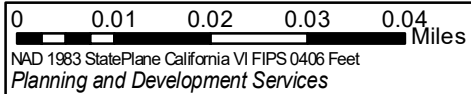
| SOIL | DESCRIPTION                                      | CAP CLASS | STORIE INDEX | SHRINK/SWELL | EROSION INDEX |
|------|--|-----------|--------------|--------------|---------------|
| CtE  | Crouch coarse sandy loam, 5 to 30 percent slopes | 6e-1(20)  | 46           | Low          | Severe 16     |

# VEGETATION



**Legend:**

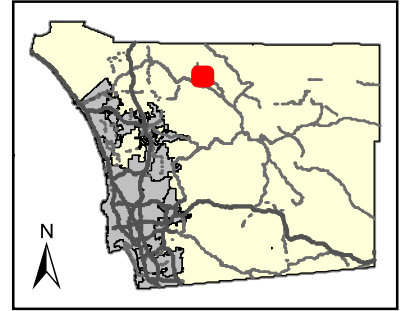
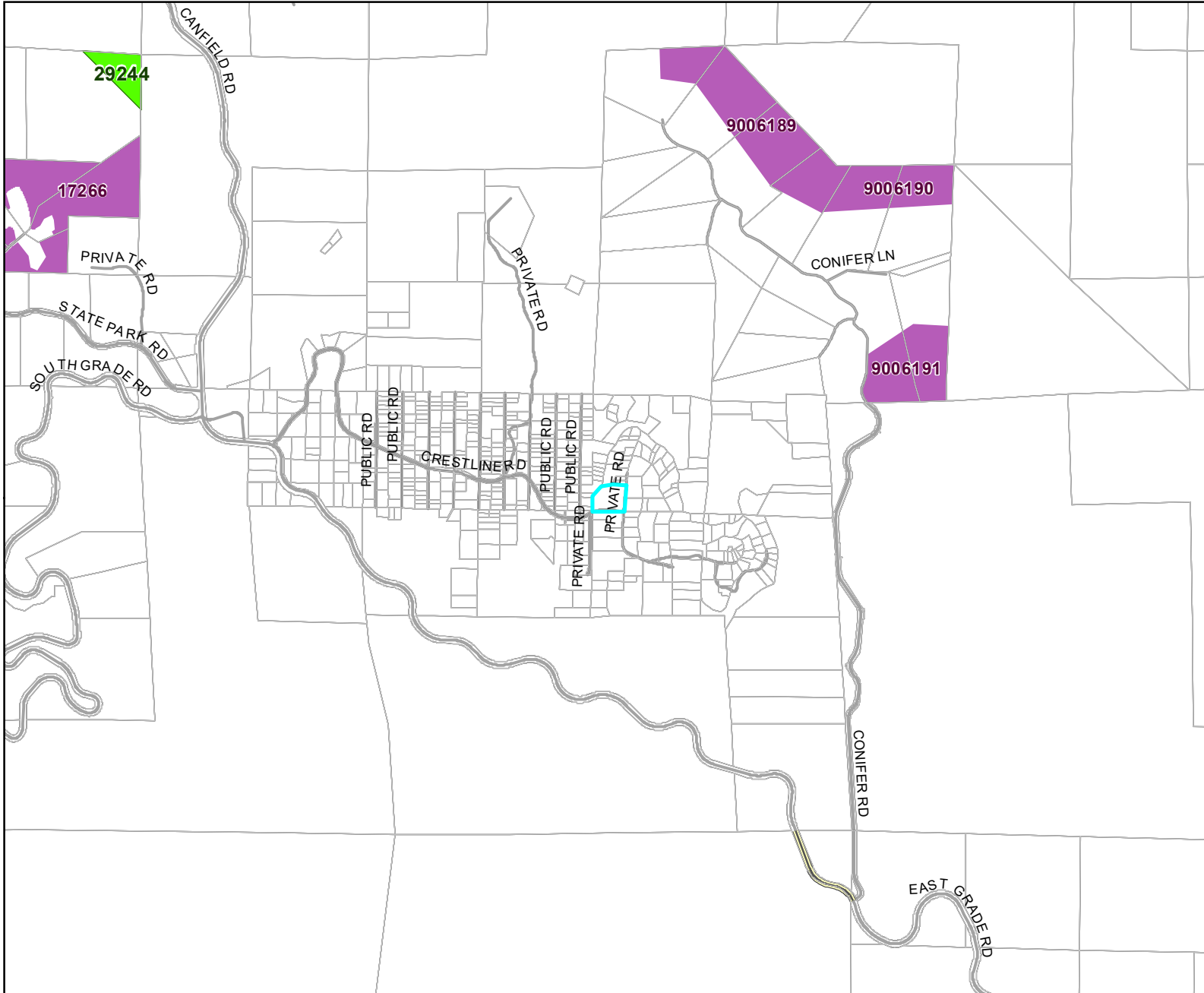
- PROJECT AREA
- VEGETATION CATEGORY**
- Southern Foreduces, Beach, Saltpan
- Mudflats
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Vernal Pool, Meadow and Seep
- Marsh
- Coniferous Forest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



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**Notes:**

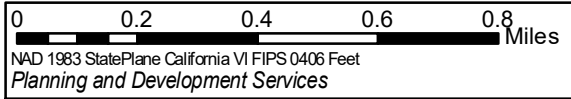
# OPEN SPACE EASEMENTS



**Legend:**

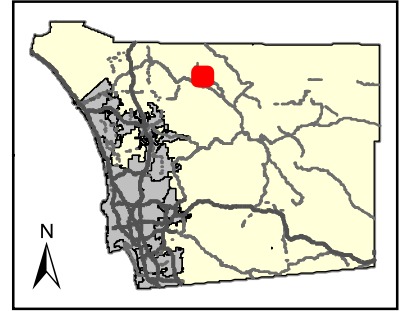
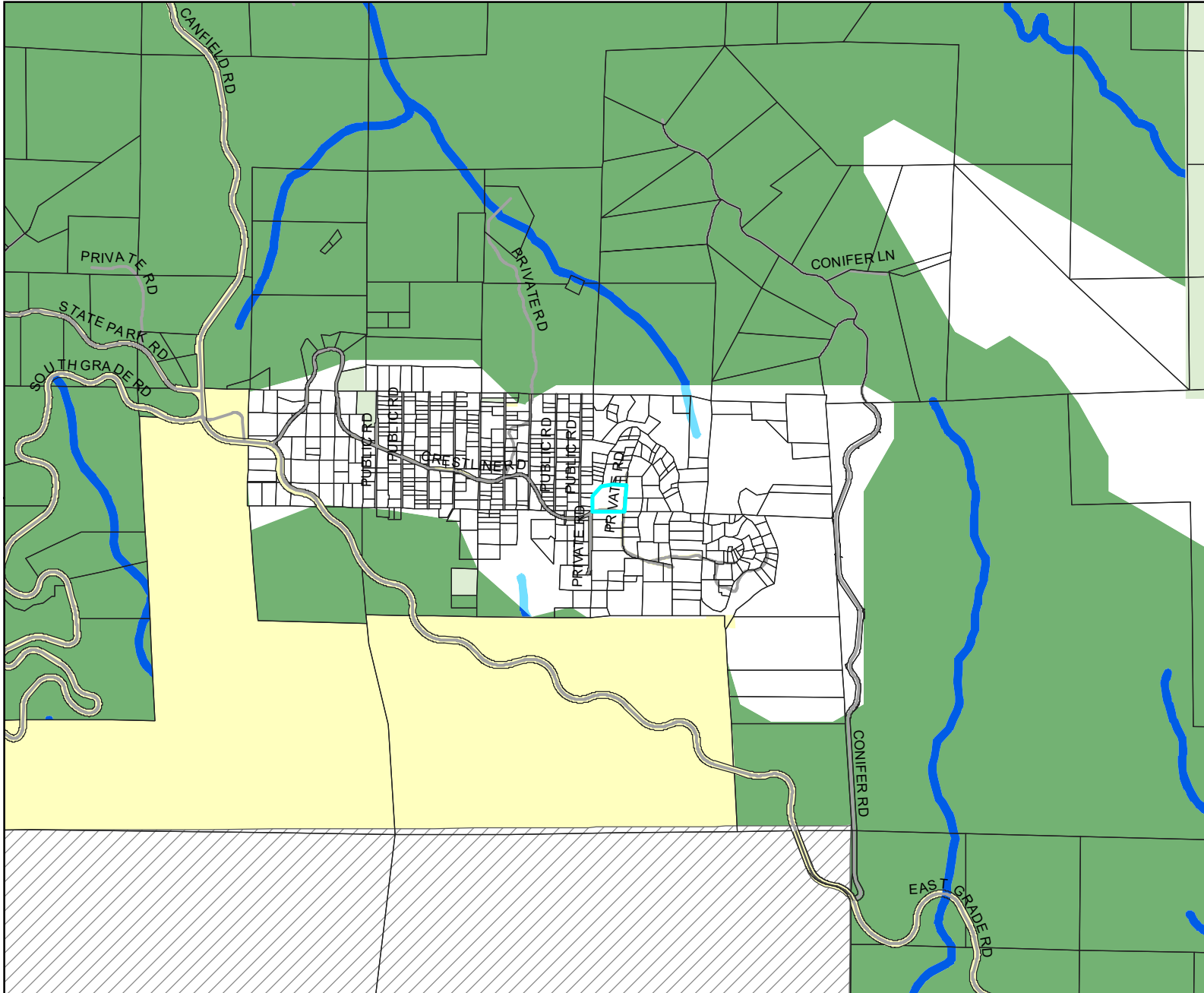
- PROJECT AREA
- OPEN SPACE EASEMENT**
- Biological
- Conservation
- Open Space
- Private Open Space
- Recreational

**Notes:**



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# MSCP



**Legend:**

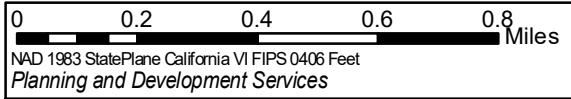
PROJECT AREA

**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

**EMSCP (DRAFT) DESCRIPTION**

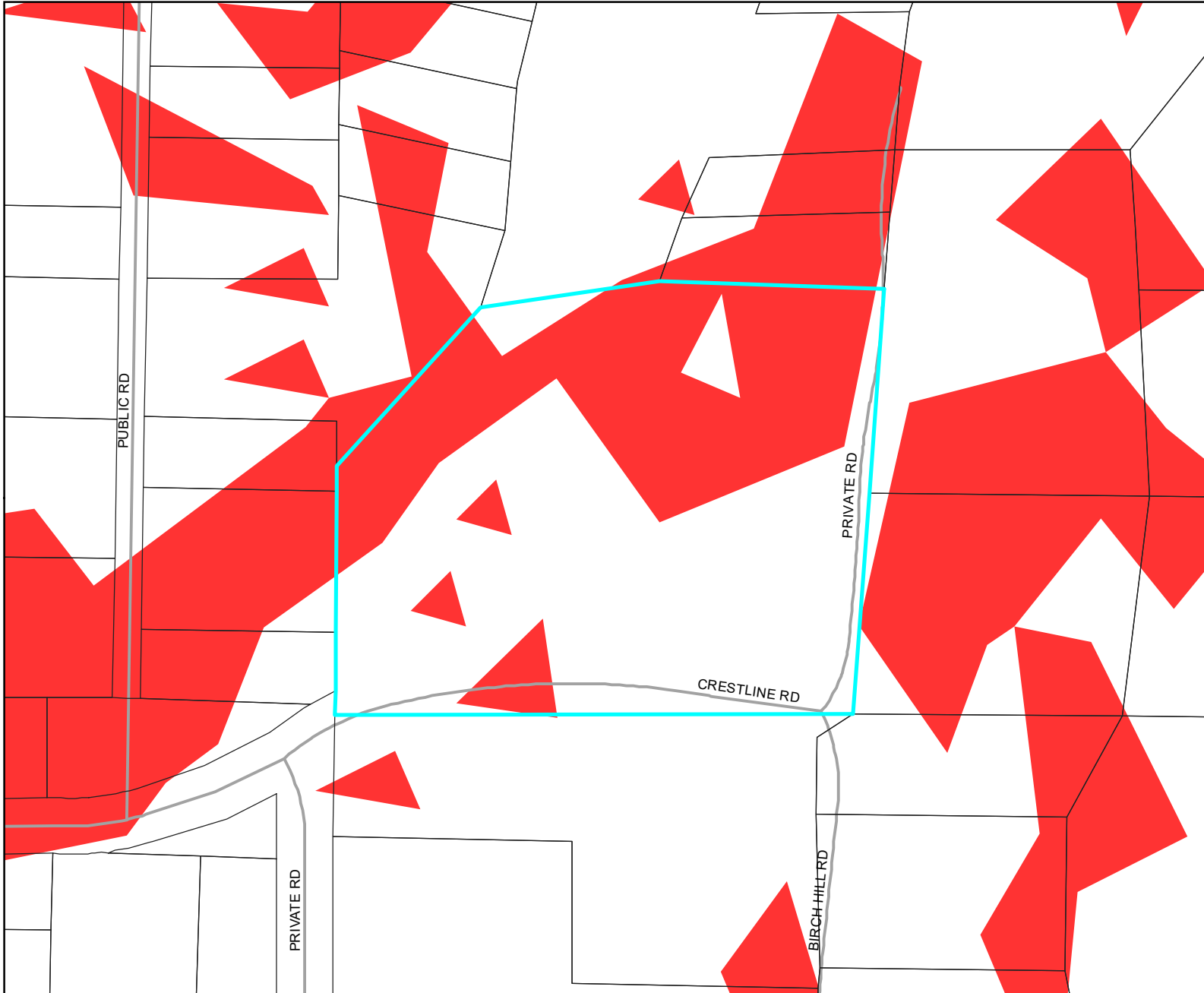
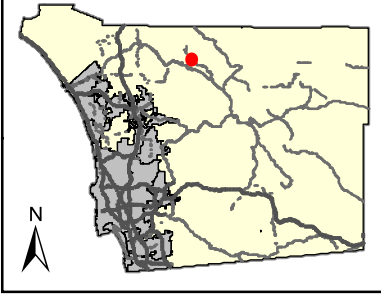
- Agriculture or Natural Upland within FCA
- County Owned Preserves
- Agriculture or Natural Upland outside FCA
- Riparian/Wetland Habitat and Transition Zone within FCA
- Riparian/Wetland Habitat and Transition Zone outside of FCA
- RMS 1 - Highest Level of Ecological Protection
- RMS 2 - Land managed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





**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.

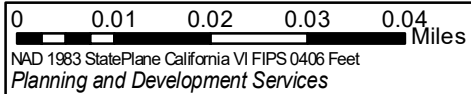
**Notes:**  
 MSCP = Multiple Species Conservation Program

# STEEP SLOPES



**Legend:**

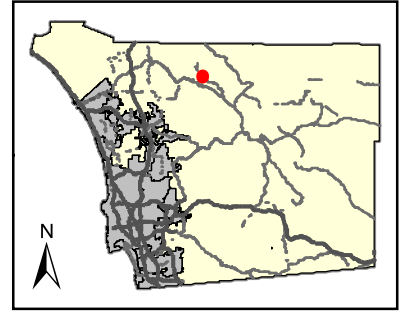
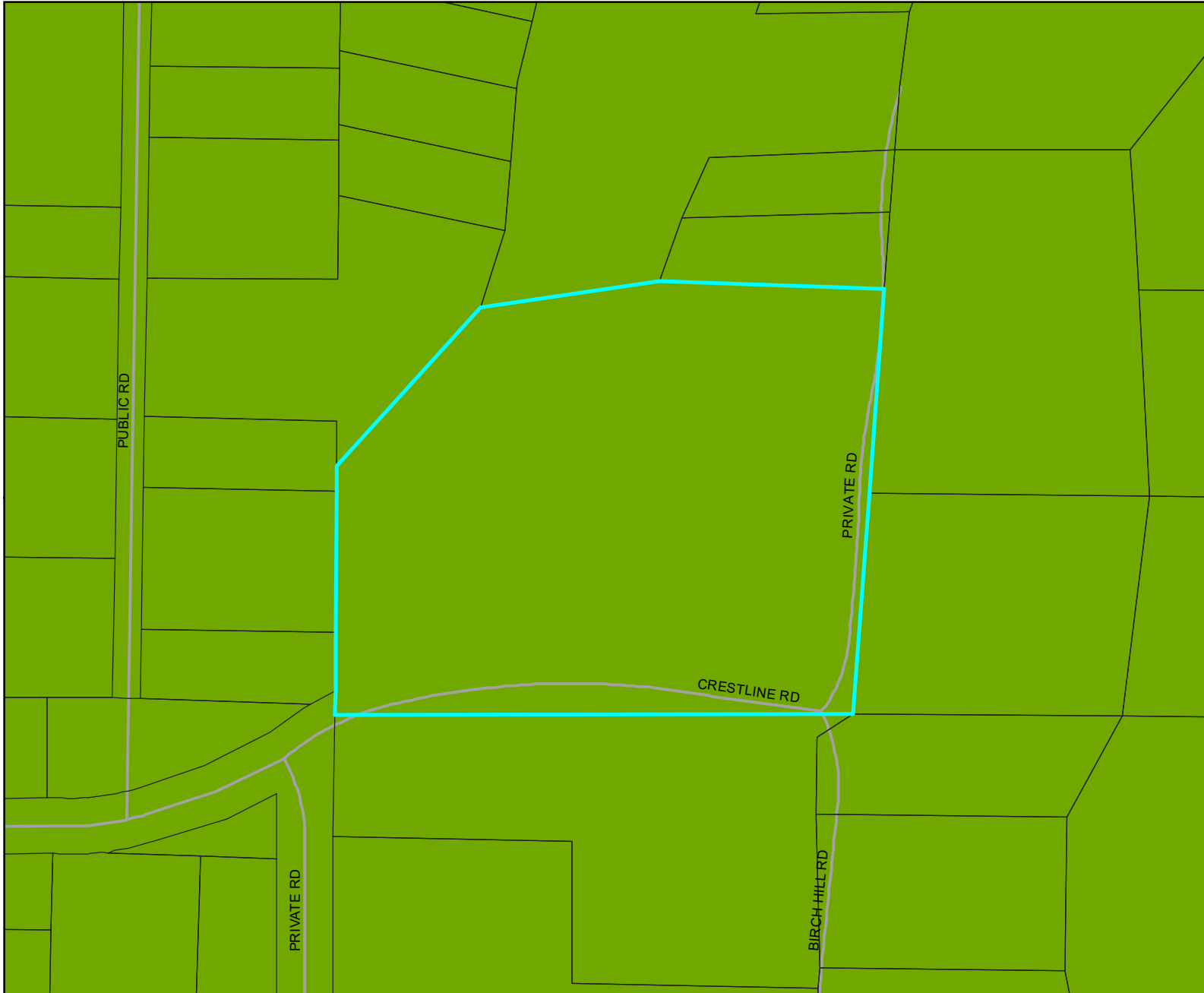
-  PROJECT AREA
-  STEEP SLOPE (> 25%)





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**Notes:**

# URBAN-WILDLAND INTERFACE




**Legend:**

-  PROJECT AREA
-  URBAN-WILDLAND INTERFACE ZONE

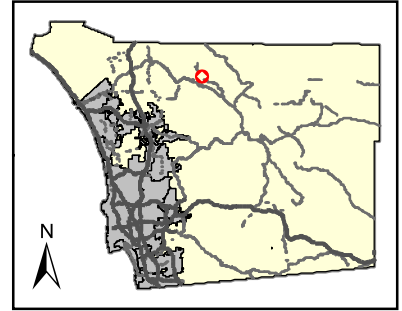
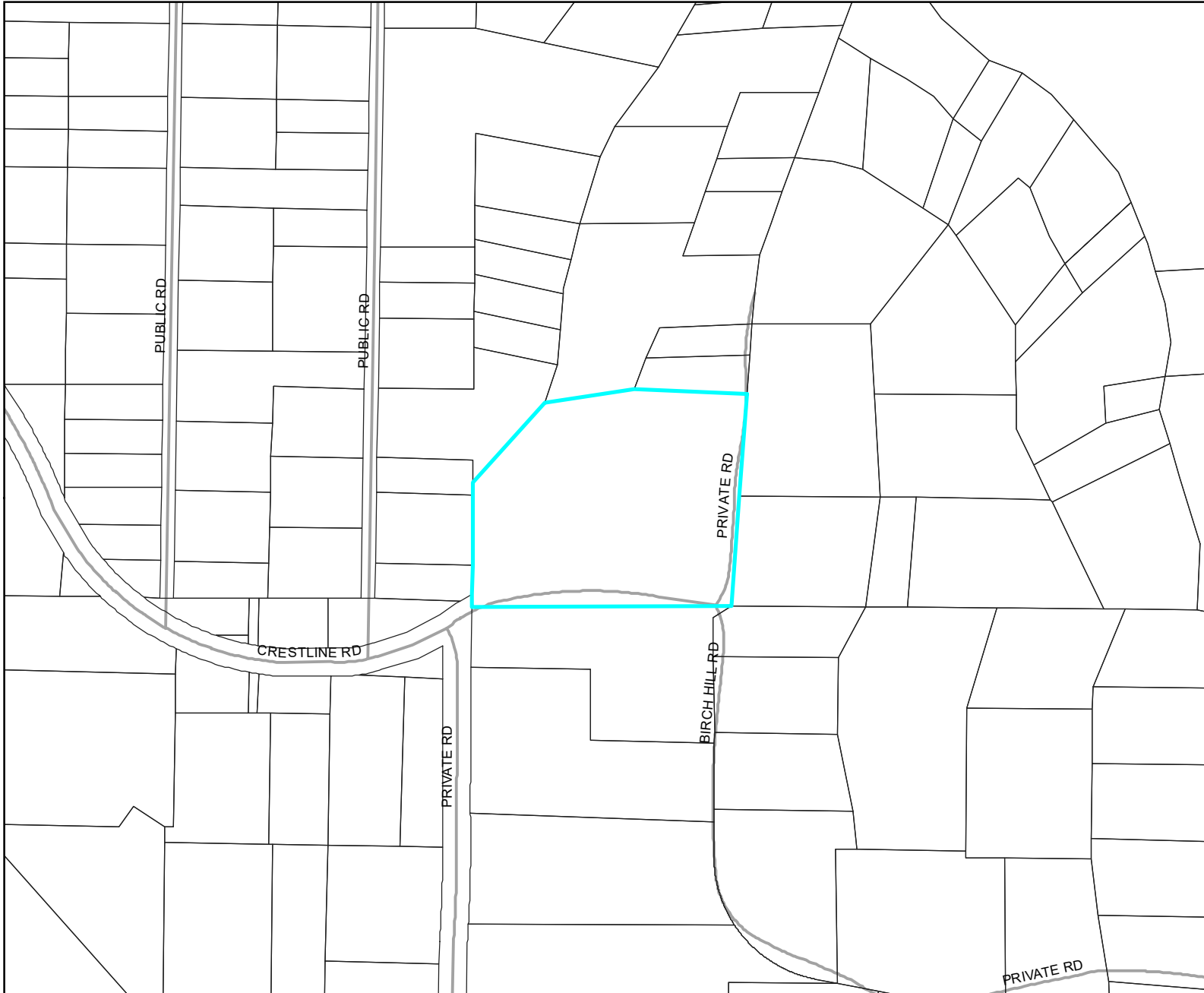
**Notes:**

0 0.01 0.02 0.03 0.04 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services

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Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION.**



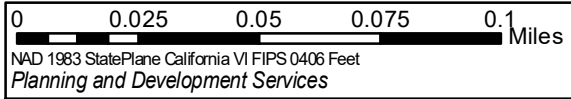
# TRAILS



**Legend:**

- PROJECT AREA
- TRAIL EASEMENT
- PROPOSED COMMUNITY PLAN TRAILS

**Notes:**



**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.**

## **RR RURAL RESIDENTIAL USE REGULATIONS**

(# = Number which denotes approximate dwelling units per acre.)  
(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

### **2180 INTENT.**

The provisions of Section 2180 through 2189, inclusive, shall be known as the RR Rural Residential Use Regulations. The RR Use Regulations are intended to create and enhance residential areas where agricultural use compatible with a dominant, permanent residential use is desired. Typically, the RR Use Regulations would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired. Various applications of the RR Use Regulations with appropriate development designators can create buffers between residential and agricultural uses, family or small farm areas, or large lot rural residential developments.

### **2182 PERMITTED USES.**

The following use types are permitted by the RR 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  
(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)

### **2183 PERMITTED USES SUBJECT TO LIMITATIONS.**

The following use types are permitted by the RR 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.
  - Recycling Collection Facility, Small "2"  
(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)  
(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)  
(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)  
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

**2184 USES SUBJECT TO A MINOR USE PERMIT.**

The following use types are permitted by the RR 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
- c. Commercial Use Types.
  - Cottage Industries (see Section 6920)
  - (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. 7790 (N.S.) adopted 8-01-90)
  - (Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
  - (Amended by Ord. No. 8698 (N.S.) adopted 7-17-96)

**2185 USES SUBJECT TO A MAJOR USE PERMIT.**

The following use types are permitted by the RR 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
  - Law Enforcement Services
  - Lodge, Fraternal and Civic Assembly
  - Major Impact Services and Utilities
  - Parking Services
  - Postal Services
  - Religious Assembly
- c. Commercial Use Types.
  - Participant Sports and Recreation: Outdoor
  - Transient Habitation: Campground (see Section 6450)
  - Transient Habitation: Resort (see Section 6400)
  - Wholesaling, Storage and Distribution: Mini-Warehouses
  - Warehouses (see Section 6300 and Section 6909)
- d. Agricultural Use Types.

Packing and Processing: Limited

Packing and Processing: Winery

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. 5612 (N.S.) adopted 10-10-79)

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

(Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)

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

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

# Animal Schedule

(Part of Section 3100)

| ANIMAL USE TYPE<br>(See Note 4)  | Restrictions and<br>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:<br/>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:<br/>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<br>(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<br>(includes Poultry<br><br>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 |   | X |
|  | ½ acre+, 10 max                                    | X          | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|  | Less than ½ acre: 100<br>Maximum                   |            |   |   |   |   |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|  | ½ acre+ 25 max by<br>ZAP                           | X          | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|  | 100 max by ZAP                                     |            |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | X |
| (c) Large Animal Raising<br>(Other than horsekeeping)                          | MUP required                                       |            |   |   |   |   |   |   |   |   |   | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|  | 4 acres + permitted                                |            |   |   |   |   |   |   |   |   |   |   |   |   |   | X |   |   |   |   |   |   |   |   | X |   |
|  | 8 acres + permitted                                |            |   |   |   |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|  | 2 animals plus 1 per ½<br>acre over 1 acre         |            |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | X |
|  | 4 animals plus 4 for<br>each ½ acre over ½<br>acre |            |   |   |   |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|  | 1 ½ acres or less: 2<br>animals                    |            |   |   |   |   |   |   |   |   |   | X | X | X | X | X |   |   |   |   |   |   |   |   | X |   |
|  | 1 ½ to 4 acres: 1 per<br>½ acre                    |            |   |   |   |   |   |   |   |   |   | X | X | X | X | X |   |   |   |   |   |   |   |   | X |   |
| 4 acres+, 8 animals + 1<br>cow or sheep per 1<br>acre over 4 acres             |  |            |   |   |   |   |   |   |   |   | X | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |

| ANIMAL USE TYPE<br>(See Note 4)  | Restrictions and<br>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<br>per ½ acre by ZAP | X          | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | X |   |
|  | Grazing Only                               |            |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | X | X |   |   |   |   |   |   |
| (d) Horse Keeping (other than<br>Animal Sales and Services;<br>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<br>acre over 1 acre     |            |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|  | ZAP required                               |            |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| (e) Specialty Animal Raising:<br>Bees (See Title 6, Division<br>2, Chapter 9, County Code)<br>(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:<br>Wild or Undomesticated<br>(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 | X |   |
| (g) Specialty Animal Raising:<br>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:<br>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<br>(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.<br>Five (5) feet for roofed enclosure. |
| Distance from Rear Lot Line          | 10 feet                       | Zero (0) feet for open enclosure.<br>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)