



PROPERTY REPORT

Beautiful Mesa Grande Home on 6.8 Acres

Includes: Detached Artist Studio, Workshop and Full Apartment!

DESCRIPTION: 25443 Mesa Grande Road, Santa Ysabel, CA 92070

A rare offering and a true gem! Located in the lovely, desirable Mesa Grande, situated on its own little plateau, spans this incredible property with beautiful landscaping, consisting of 6.8 usable acres with a beautifully remodeled *1,990 esf, 3 bd, 2 ba home, gorgeous, detached remodeled artist studio, large metal workshop and beautiful, contemporary style apartment! **Entry to the home** is easily accessed directly off Mesa Grande Road via a long, paved driveway with an extra-large paved pad at the top, providing ample room for parking. **Beautiful grounds** are meticulously maintained with paved walkway, lined with gorgeous verbenas and precisely planted with exceptional xeriscape landscaping. **One-of-a-kind, artist studio!** Located on the North side of the house stands a detached, remodeled, large artist studio with exterior, contemporary roll up door, fully renovated in 2009. **Fully renovated private apartment and workshop!** Situated at the west end of the property, on the pad below, is a large metal building, divided by a large workshop on 1 side with separate entry and a private, fully renovated apartment on the adjacent side with 2 access entries! Water is provided by a well, complete with new piping and a 10,000-gallon water storage tank. Additionally, there is a seasonal pond on the pad below, providing an excellent additional water feature. **A MUST SEE!** (*Buyer to verify square footage and permits with the County of San Diego.)

PRICE: \$795,000.00

APN: 194-191-0300

CONTACT: Donn Bree www.DONN.com; 800-371-6669

Beautiful Mesa Grande Home on 6.8 Acres!

Includes: Detached Full Apartment, Workshop & Artist Studio!

25443 Mesa Grande Road, Santa Ysabel, CA 92070

Remodeled with Beautiful Upgrades!



\$795,000



Beautiful Grounds!



Artist Studio-Remodeled!

Beautifully Landscaped Mesa Grande Home on 6.8 Usable Acres with Beautiful Detached Artist Studio, Large Workshop and Remodeled Apartment!

A rare offering and a true gem! Located in the lovely, desirable Mesa Grande, situated on its own little plateau, spans this incredible property with beautiful landscaping, consisting of 6.8 usable acres with a beautifully remodeled *1,990 esf. 3 bd, 2 ba home, gorgeous, detached remodeled artist studio, large metal workshop and beautiful, contemporary style apartment! **Entry to the home** is easily accessed directly off Mesa Grande Rd. via a long paved driveway with an extra-large paved pad at the top, providing ample room for parking. Once at the top, 2 majestic, stately Italian Cypresses help to frame the east side of the home. The paved driveway continues on and meanders around the house leading you to an additional large parking area, providing ample space for additional cars and recreational vehicles. **The beautiful grounds** are meticulously maintained with paved walkway, lined with gorgeous verbenas and precisely planted with exceptional xeriscape landscaping, featuring electric sprinklers and decorative forever waterfall, providing a serene and tranquil environment. The front lawn is beautifully landscaped with lush, green grass and a well thought out variety of trees and flowers, providing the right amount of shade and further enhancing the overall surrounding beauty. Water is provided by a well, complete with new piping and a 10,000-



CREB# 01109566

NMLS# 243741



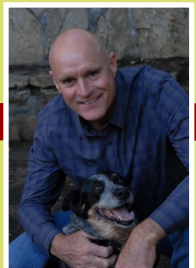
RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA

donn@donn.com
www.DONN.com

We Know

BRE# 01109566



APN: 194-191-0300



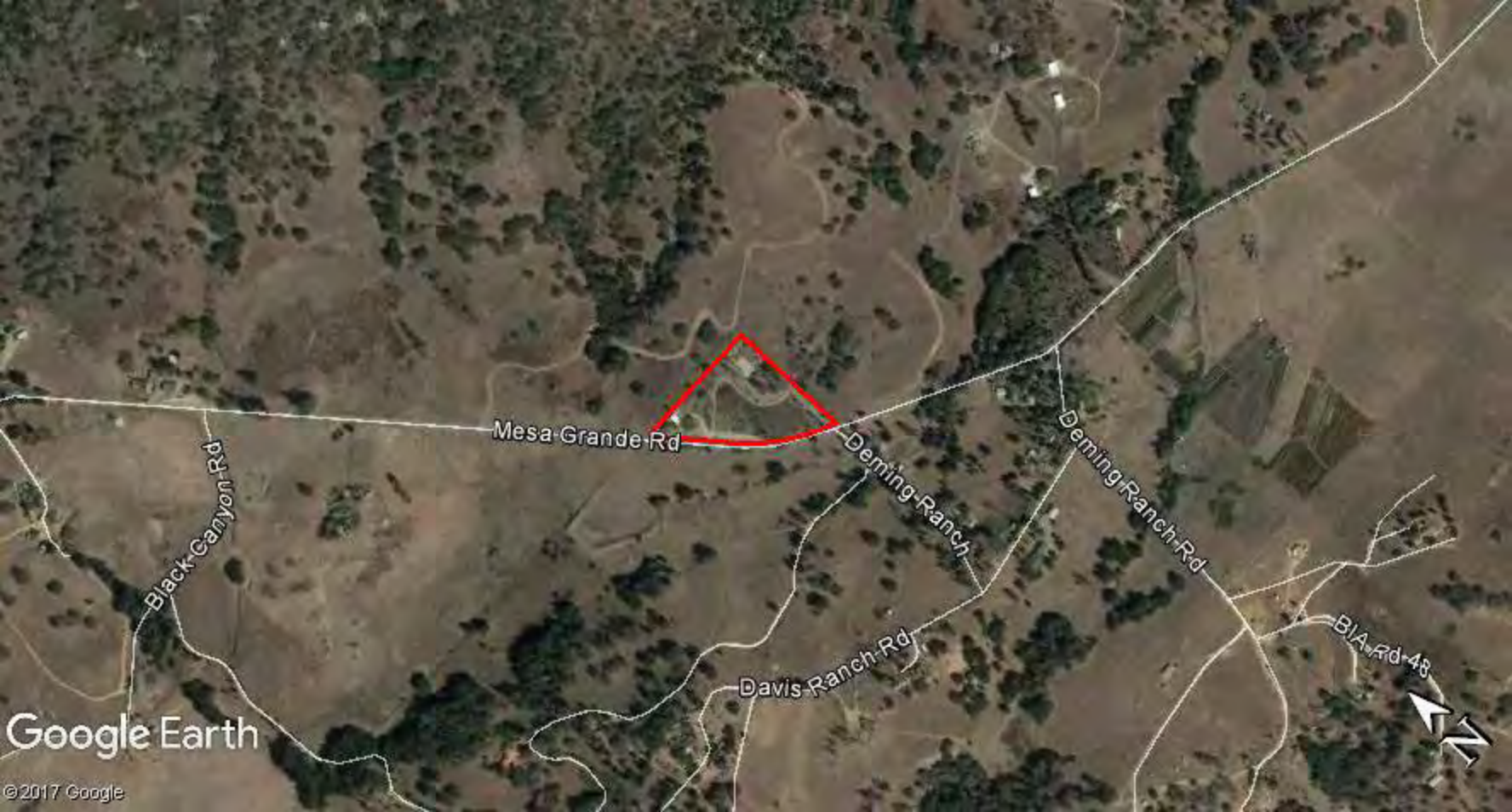
gallon water storage tank. Additionally, there is a seasonal pond on the pad below, providing an excellent additional water feature.

The beautiful sunlit home features flagstone patio entry with beautiful westerly views and was remodeled in 2011-2012. Lovely qualities and upgrades include: beautifully recessed designed entryway with decorative lighting and recessed lighting throughout, new dual pane windows with honeycomb shades, berber carpet and tile flooring, large bay window capturing spectacular views, spacious open living room with wood beam, vaulted ceilings, extra large, cozy rock fireplace with new blower insert, enhancing heat output, **upgraded, spacious kitchen** with black granite countertops, appliances, ample cupboard space featuring white pull out drawers and cabinetry, charming brick fireplace, contemporary lighting, decorative chopping block counter, and much more. **Situated off the kitchen is a charming exterior, covered patio** featuring: decorative, rock retaining wall, beautifully planted with a variety of flowers and a pet friendly stain resistant Astro Turf area, ideal for the family pet! **3 spacious bedrooms** featuring recessed lighting, berber carpet and extra-large windows. The master bedroom features a large bay window, providing exceptional Mesa Grande views! The extra-large master bath is upgraded with charming vanity, toilet, glass shower and recessed lighting.

One-of-a-kind, artist studio! Located on the the north side of the house stands a detached, remodeled, | large artist studio with exterior, contemporary roll up door, fully renovated in 2009. This one-of-a kind artist's studio features: contemporary style décor and lighting, charming loft with decorative iron railing, opening skylights, extra large sliding paned glass doors covering an entire wall and lots of windows, providing sunlight galore, and a convenient bathroom, additionally plumbed for a shower. *A must see!*

Fully renovated private apartment and Workshop! Situated at the west end of the property, on the pad below, is a large metal building, divided by a large workshop on 1 side with separate entry and a private, fully renovated apartment on the adjacent side with 2 access entries. This fully renovated apartment features contemporary/modern style décor with charming upstairs loft, beautiful doors and windows, full kitchen and decorative lighting, full bath and storage area. The uniqueness about this dual functional building is that the apartment is discreetly hidden behind a large roll-up door, with outdoor access and additional interior access via the adjacent workshop. **Ingenious!** The lower pad is easily and conveniently accessible from the driveway above. (*Buyer to verify square footage and permits with the County of San Diego.)

This truly is a must-see and rare offering for Mesa Grande—not many like this come on the market!



Mesa Grande Rd

Deming Ranch

Deming Ranch Rd

Davis Ranch Rd

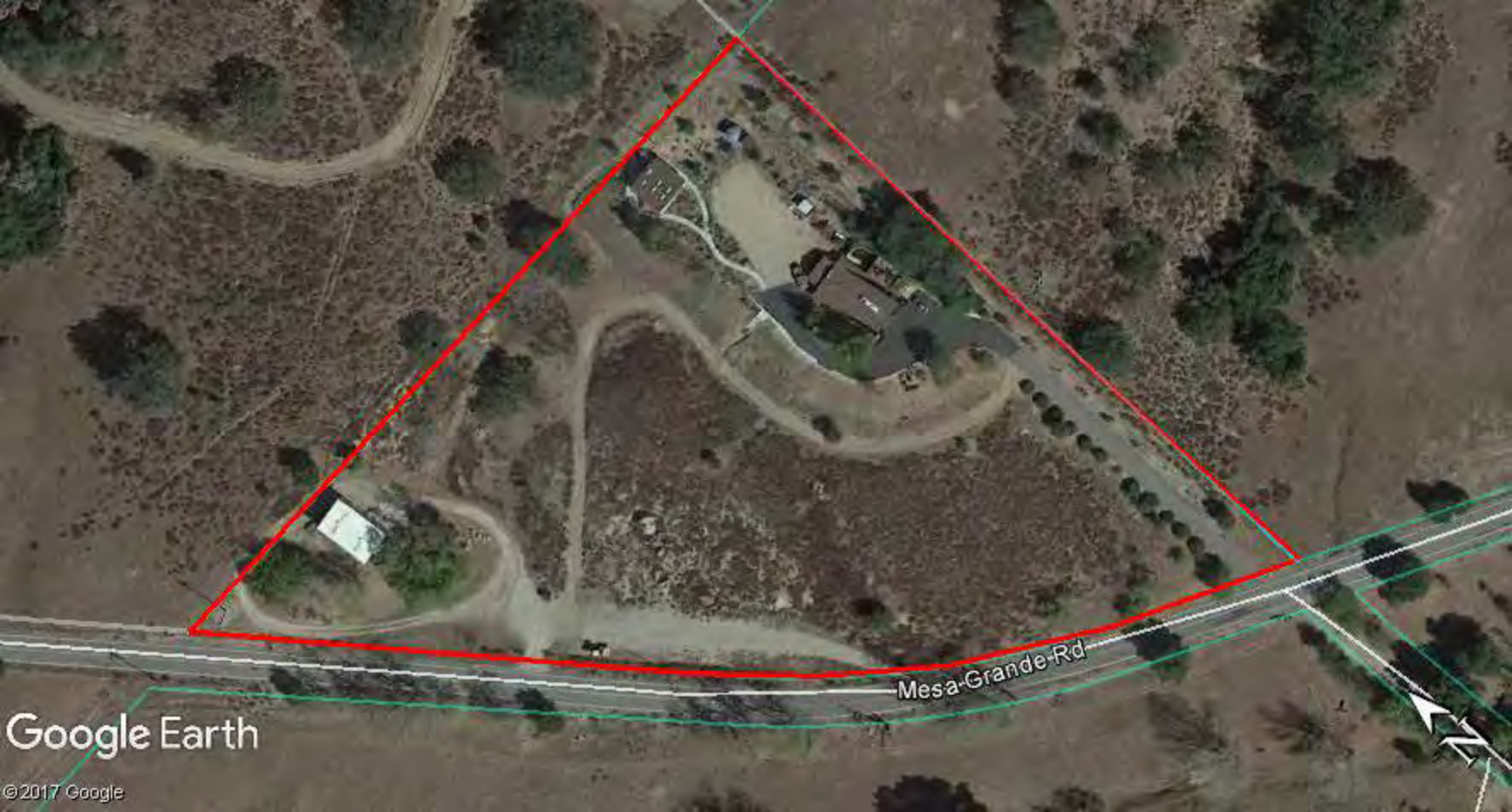
BIA Rd 48

Black Canyon Rd

Google Earth

© 2017 Google





Mesa Grande Rd

Google Earth

© 2017 Google



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PROPERTY DESCRIPTION



BEAUTIFUL MESA GRANDE HOME ON 6.8 ACRES

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INTRODUCTION & OVERVIEW

Beautifully landscaped Mesa Grande home on 6.8 usable acres with beautiful detached artist studio, large workshop and remodeled apartment!

A rare offering and a true gem. Located in the lovely, desirable Mesa Grande, situated on its own little plateau, spans this incredible property with beautiful landscaping, consisting of 6.8 usable acres with a beautifully remodeled 3 bd, 2 ba home, gorgeous, detached remodeled artist studio, large metal workshop and beautiful, contemporary style apartment! **Entry to the home** is easily accessed directly off Mesa Grande Road via a long, paved driveway with an extra-large paved pad at the top, providing ample room for parking. Once at the top, 2 majestic, stately Italian Cypresses help to frame the East side of the home. The paved driveway continues and meanders around the house leading you to an additional large parking area, providing ample space for additional cars and recreational vehicles. **The beautiful grounds** are meticulously maintained with paved walkway, lined with gorgeous verbenas and precisely planted with exceptional xeriscape landscaping, featuring electric sprinklers and decorative forever waterfall, providing a serene and tranquil environment. The front lawn is beautifully landscaped with lush, green grass and a well thought out variety of trees and flowers, providing the right amount of shade and further enhancing the overall surrounding beauty. Water is provided by a well, complete with new piping and a 10,000-gallon water storage tank. Additionally, there is a seasonal pond on the pad below, providing an excellent additional water source.

The beautiful sunlit home features flagstone patio entry with beautiful Westerly views and was newly remodeled in 2011-2012. Lovely qualities and upgrades include: beautifully recessed designed entryway with decorative lighting and recessed lighting throughout, new dual pane windows with honeycomb shades, new burber carpet and tile flooring, large bay window capturing spectacular views, spacious open living room with wood beam, vaulted ceilings, extra-large, cozy rock fireplace with new blower insert, enhancing heat output, **upgraded, spacious kitchen** with black granite countertops, ample cupboard space featuring white pull out drawers and cabinetry, charming brick fireplace, contemporary lighting, decorative chopping block counter, and much more. **Situated off the kitchen is a charming exterior, covered patio** featuring: decorative, rock retaining wall, beautifully planted with a variety of flowers and a pet friendly stain resistant Astro Turf area, ideal for the family pet!

3 spacious bedrooms feature recessed lighting, burber carpet and extra-large windows. The master bedroom features a large bay window, providing exceptional Mesa Grande views! The extra-large master bath is newly upgraded with charming vanity, toilet, glass shower and recessed lighting.



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This truly is a must-see and rare offering for Mesa Grande—not many like this come on the market!

All information contained herein has been obtained from independent sources, including, but not limited to, the Seller and governing agencies. Buyer to investigate Subject Property, including but not limited to, permits, code enforcement, build ability, and utilities with governing authority and/or licensed and bonded professionals



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NATURAL SETTING

Ancient oaks and vast grasslands characterize the geography. The surrounding area is sparsely populated with large ranches blending into a landscape of rolling hills and valleys. Wildlife is abundant in the area: deer and turkey, bobcats and fox roam freely, while raptors and other rare species of animals can still be found here because of the abundance of water and cover in this rural area.

AREA INFORMATION

Agriculture is still the dominant economic activity in the Santa Ysabel area. Horse and cattle ranches are the backdrop for the landscape of light residential development. Gaming and tourism are important financial contributors, signaling the transition from agriculture into a more varied and stable economic base in the immediate area. There are many fine restaurants and lodging accommodations in the surrounding area of this centrally, yet privately located property. This beautiful site is located a short distance from State Highway 76, with major shopping about 20 minutes driving time.

RECREATION & LIFESTYLE

There are many recreational activities available in the area: the California Riding and Hiking Trail and the Pacific Crest Trail for riding, golfing at Warner's Ranch - which is presently undergoing a 50 million-dollar renovation, and Borrego Springs, hunting and fishing, dining, wine tasting along the nearby San Diego-Temecula wine country corridor, and a variety of other opportunities for each family member. The newly opened Santa Ysabel Open Space Preserve offers excellent riding trails connecting the Santa Ysabel, Wynola, and Julian communities. The famous Hale Observatory on Palomar Mountain is less than 30 minutes away.



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:	10/20/2017 9:14:58 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	1941810300
Project Name:	

1941810300

General Information

USGS Quad Name/County Quad Number:	Mesa Grande/44
Section/Township/Range:	34/11S/02E
Tax Rate Area:	81016
Thomas Guide:	1114/J0
Site Address:	25443 Mesa Grande Rd Santa Ysabel 92070-9643
Parcel Size (acres):	6.80
Board of Supervisors District:	5

Public Service and Utility Districts

Water/Irrigation District:	None
Sewer District:	None
Fire Agency:	County Service Area No 135; Csa 135
School District:	Gen Elem Julian Union; High Julian Union

General Plan Information

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

Zoning Information

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

Aesthetic

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

Agricultural Resources

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

Biological Resources

Eco-Region:	Northern Mountains
Vegetation Map	12000 Urban/Developed; 18310 Field/Pasture; 79100 Eucalyptus Woodland
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes
The site is located within a Quino Checkerspot Butterfly Survey Area.	Yes
The site contains Wetlands.	No
The site is within one mile of Biological Easements.	Yes
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: East)
The site is within MSCP Boundaries.	No (Draft: East)
The site is outside of MSCP and within 500 feet of:	
Coastal Sage Scrub	No
Maritime Succulent Scrub	No
Diegan Coastal Sage Scrub	No
Inland Form (>1,000 ft. elevation)	No
Coastal Sage - Chaparral Scrub	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No
None of the above	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	No
The site is located within the Ramona Grassland area.	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No

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

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

Geology

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

Mineral Resources

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

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

Hazardous Materials

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

Airport Hazards

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

1941810300

Hydrology and Water Quality

Hydrologic Unit:	San Dieguito
Sub-basin:	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
The site is tributary to an Environmentally Sensitive Area.	Yes
The site is located in a Source Water Protection Area.	Yes

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:	21 To 24 Inches

Noise

The site is within noise contours.	Yes
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Fire Services

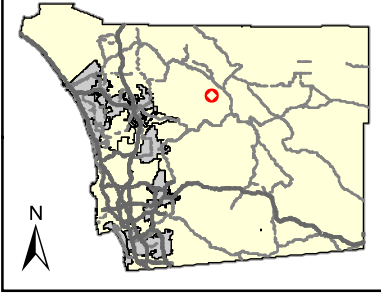
The site is located in an Urban-Wildland Interface Zone.	Yes
FRA/LRA/SRA:	Sra

Additional Information

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

CEQA-Public Review Distribution Matrix

The site is located in the Desert.	Yes
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.	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



Legend:

 PROJECT AREA

0 0.025 0.05 0.075 0.1 Miles

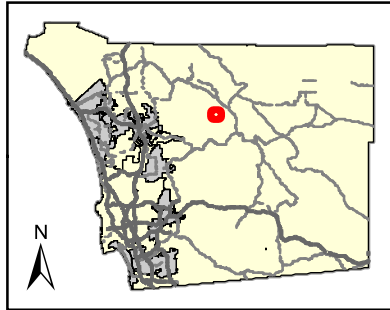
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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THIS MAP IS NOT TO BE USED FOR NAVIGATION.

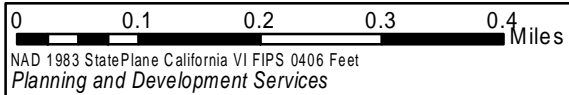
Notes:

1995 AERIAL



Legend:

 PROJECT AREA

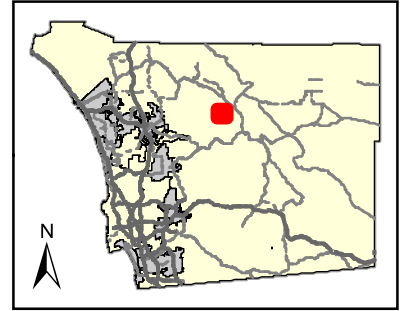
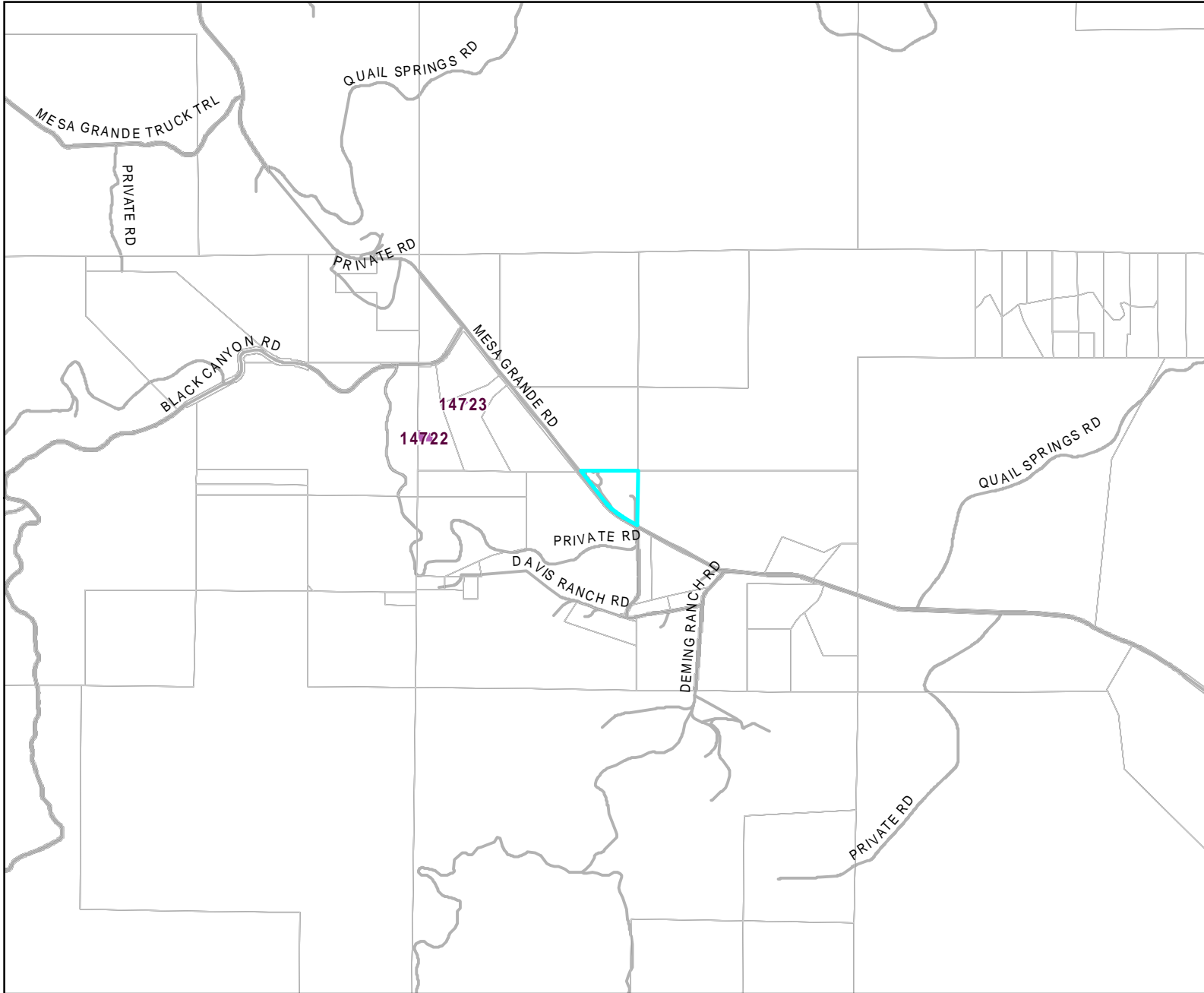


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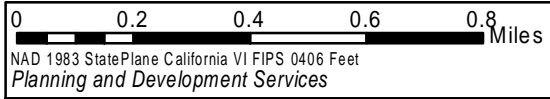
SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
HnE	Holland stony fine sandy loam, 5 to 30 percent slopes	6e-7(20)	32	Moderate	Severe 16

OPEN SPACE EASEMENTS



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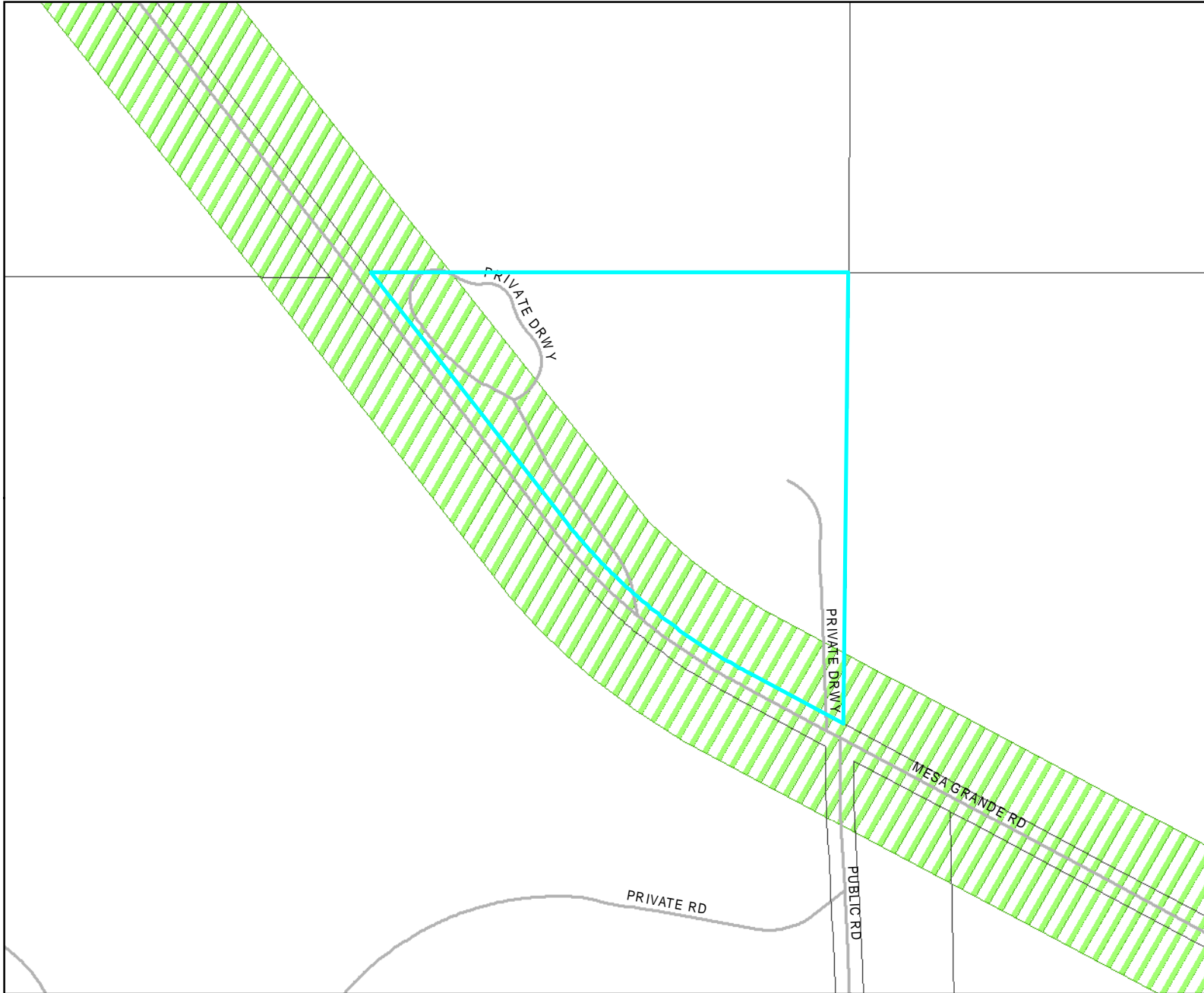
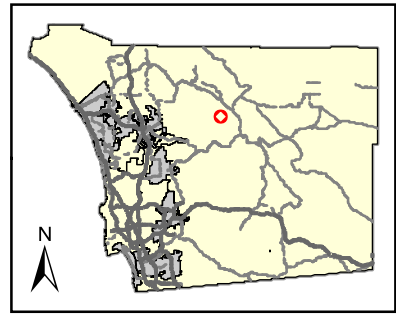
- PROJECT AREA
- OPEN SPACE EASEMENT**
- Biological
- Conservation
- Open Space
- Private Open Space
- Recreational



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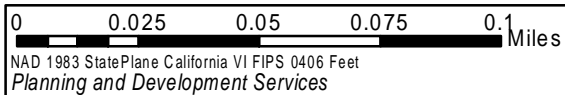
Notes:

NOISE



Legend:

- PROJECT AREA
- TRAIN
- TROLLEY
- RAIL NOISE**
(Community Noise Equivalent Level)
- 60
- ROAD NOISE**
(Community Noise Equivalent Level)
- 60
- 75
- AIR NOISE**
(Community Noise Equivalent Level)
- 60
- 65
- 70
- 75
- 80



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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)

PART THREE: ANIMAL REGULATIONS

GENERAL PROVISIONS

3000 TITLE AND PURPOSE.

The provisions of Section 3000 through Section 3999, inclusive, shall be known as the Animal Regulations. The purpose of these provisions is to replace the Use Regulations pertaining to the keeping of animals with provisions regulating the density of animals and the setbacks of animal enclosures in order to achieve the varying objectives of the County's urban and rural areas and the individual needs of different communities and neighborhoods regarding the quality of the environment. (These regulations were formerly a part of the Neighborhood Regulations.)

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

3010 ANIMAL REGULATIONS AS PART OF ZONE.

An Animal Designator, if required pursuant to these regulations, together with a Use Designator, as specified in Section 2000 through Section 2999, inclusive; a Development Designator, as specified in Section 4000 through Section 4999, inclusive; and any Special Area Designator, as specified in Section 5000 through 5999, inclusive; shall together describe a zone which conveys regulations of uses, buildings and other structures within San Diego County.

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

3020 LIMITATION ON SELECTION OF ANIMAL DESIGNATORS.

Animal Designators shall be limited to those specified in the schedule(s) within these regulations. Alterations to such schedule(s) shall be made pursuant to the conditions and subject to the provisions of the Zoning Ordinance Amendment Procedure commencing at Section 7500.

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

3025 ANIMAL DESIGNATORS.

All applications of the Animal Regulations shall contain designators appropriate and auxiliary to the zone's use regulations. When a designator is not included for the Animal Regulations, a dash ("-") shall occupy the location normally occupied by the designator to indicate that no animals are allowed other than those not subject to the Animal Schedule at Section 3110 as described in the "Notes" applicable to said schedule .

(Amended by Ord. No. 5976 (N.S.) adopted 1-28-81)

(Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

3030

3030 CHANGES IN ANIMAL REGULATIONS.

Relaxation of regulations specified within the Animal Regulations shall be subject to the provisions of the Variance Procedure commencing at Section 7100 or the Use Permit Procedure commencing at Section 7350. Change of designators specified within Animal Regulations shall be subject to the provisions of the Zoning Ordinance Amendment Procedure commencing at Section 7500.

(Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

3035 DESCRIPTION OF DESIGNATOR.

The Animal Designator shall be indicated by a capital letter referring to the corresponding row in the Animal Schedule at Section 3100. The Animal Schedule shall specify the restrictions and density ranges for animal use types as well as the applicable column of the Animal Enclosure Setback Table at Section 3112.

(Repealed and Reenacted by Ord. No. 8166 (N.S.) adopted 10-21-92)

3040 SPECIFIC PLANS

If a Specific Plan has been adopted for property which is also subject to the S88 Specific Planning Area Use Regulations, any provisions of the Specific Plan relating to subjects contained in the Animal Regulations in this part shall prevail over The Zoning Ordinance regulations to the extent of any conflict between them.

(Added by Ord. No. 8581 (N.S.) adopted 9-20-95)

3100 ANIMAL SCHEDULE.

Animal designators used within the Animal Regulations shall be limited to those in the following Animal Schedule. The Animal Schedule is incorporated into this section, and all references to this section shall include references to it.

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

(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)

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

(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)

(Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)

(Amended by Ord. No. 7740 (N.S.) adopted 3-28-90)

(Repealed and Reenacted by Ord. No. 8166 (N.S.) adopted 10-21-92)

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

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) 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
	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	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	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	
	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

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)

3114 KENNELS.

In addition to the regulations contained in the Animal Enclosure Setback Table, Section 3112, all kennels shall be subject to the following regulations:

1. Restrictions On Use:

- a. The premises shall be kept in a clean and sanitary manner by the daily removal of waste and by the use of spray and disinfectants to prevent the accumulation of flies, the spread of disease or offensive odor.
- b. Kennels shall conform to the regulations contained in Division 6, Sections 36.401 - 36.414 of the County Code (Noise Abatement and Control).
- c. Animal odors shall not be detectable beyond the lot lines of the property wherein the kennel is located.
- d. Dust and drainage from the kennel enclosure shall not create a nuisance or a hazard to adjoining property or uses.
- e. The kennel enclosure shall be screened by a nontransparent fence of a minimum six feet in height.

2. Additional Setback Requirements:

- a. Notwithstanding the provisions of Section 3112 of this Ordinance, no kennel located on property with Animal Schedule Designators (see Section 3100) "L", "M", "N", "V", "W" shall be erected and maintained:
 1. Within 50 feet of any interior side lot line.
 2. Within 25 feet of any rear lot line; provided, however, where the rear lot line is parallel with and contiguous to an alley, such structures may be erected, placed or maintained up to such rear lot line.
- b. A kennel located on property with the Animal Schedule Designators (see Section 3100) "O", "R", and "T" shall comply with the provisions of Section 3112; provided, however, that where a kennel in said designator abuts a residential use regulation, setbacks shall be maintained in accordance with subsection 2a.1 and 2a.2 above.

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

3115 ANIMAL RAISING PROJECTS.

In addition to the regulations imposed by Section 3112, animal raising projects shall be subject to the following regulations:

- a. Limits. Such project is limited to the keeping, raising and breeding of domesticated animals for 4-H, FFA or other similar youth organization projects. Animal raising projects are a permitted use (by-right) provided the total number and the type(s) of animals on the premises are allowed by the applicable zone animal designator.
- b. Minor Use Permit. If the total number of animals on the premises would exceed the number allowed by the zone animal designator a Minor Use Permit shall be obtained to permit the animal raising project as provided in the Animal Schedule in Section 3100 (or a waiver may be obtained pursuant to subsection e. below). The use permit application fee is waived pursuant to Section 7602 d.2.
- c. Under Auspices of Youth Organizations. The keeping of said animals shall be in connection with animal raising projects under auspices of 4-H, FFA or other similar youth organizations.
- d. Other Conditions. A Minor Use Permit for an animal raising project may impose other conditions pertaining to the type, number, and locations of animals as are reasonable and necessary for the protection of the public health and welfare and for the protection of the health and welfare of the animals. A use permit time limit may also be imposed.
- e. Waiver of Minor Use Permit. The Director of Planning and Land Use may waive the requirement for a Minor Use Permit for animal raising projects upon submittal of written consent to the granting of the waiver. Such consent shall be signed by all owners of each developed lot or parcel that is wholly or in part within a 300 foot radius of the perimeter of the property where the animal raising project is to be conducted. Such consent and any other material required, including plot plan and the number and types of animals, shall be on the forms or in the format required by the Department of Planning and Land Use. The waiver may be granted for a period not to exceed five years and may be revoked by the Director if the animal raising project does not comply with the requirements specified in the granting of the waiver or is in violation of any applicable County ordinances. At the end of five years an additional waiver may be applied for.

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

(Amended by Ord. No. 7466 (N.S.) adopted 4-27-88)

(Amended by Ord. No. 8897 (N.S.) adopted 3-18-98)

3120 FEED LOTS FOR CATTLE.

- a. Purpose. The purpose of this section is to protect surrounding areas and uses from those concentrations of bovine animals which may adversely affect the public by noise, odors, flies, and other land use and environmental impacts.
- b. Requirement For Feed Lots. The operation of a feed lot for cattle is permitted only in areas subject to an "O" or "W" Animal Regulations designator on parcels of 4 acres or larger and in accordance with an approved Major Use Permit and the approval of the Regional Water Quality Control Board. As used herein, "feed lot for cattle" shall mean the following:

A confined livestock facility that operates for the purpose of feeding a high-concentrate feed to cattle wherein are confined 300 or more cattle at a density of more than thirty animals per acre of confined area, excluding dairies.
- c. Required Review and Findings. The body having jurisdiction over such Major Use permit shall not approve the permit unless it has considered a report by the Commissioner of Agriculture/Weights and Measures, and in addition to the findings required by Section 7358, it is also found that the number and location of the cattle, and the manner in which they are kept, will not have any significant adverse land use or environmental impacts on adjoining areas or uses by reasons such as but not limited to noise, odors, dust or fly breeding.
- d. Permits Pursuant to County Code. Permits issued pursuant to former Sections 62.150 through 62.154, inclusive, and 62.170 through 62.179, inclusive, of the San Diego County Code, for property subject to this section shall be deemed to be Major Use Permits issued pursuant to this section and may be modified or revoked pursuant to the Use Permit Procedures.

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

(Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)

(Amended by Ord. No. 7701 (N.S.) adopted 12-13-89)