



PROPERTY REPORT

ADDRESS: 20083 Hwy 76, Pauma Valley, CA 92061

DESCRIPTION: Rare, affordable horse property on 3+ acres with 1 bd, 1 ba home in desirable Cuca Ranch! This 3.58-acre fully usable parcel offers horse facilities and a cozy, move-in ready manufactured home. The **property features** a professional 68' x 200' dressage arena, 2 large horse shelters, sectioned pastures and a 60-bale hay shed. Additionally, there is a large pole barn, 2 cargo containers, private well and storage tank. With **beautiful views of Palomar Mountain, rolling meadows** and even an **ocean-view on a clear day**, the setting offers peace and quiet. The 1 bd, 1 ba, manufactured home makes for a cute and cozy residence, while leaving room to build your dream home. **The property is well-maintained, very functional and holds endless possibilities.**

Great investment opportunity to purchase a property with a solid infrastructure and build a custom home! A property with these amenities, at this price, in desirable Cuca Ranch won't last long. Don't delay, call today!

PRICE: \$239,000.00

APN: 135-190-10-00

MLS: 160059643

CONTACT: Donn Bree; donn@donn.com; www.DONN.com; 800-371-6669
Kamisha Greene; kamisha@donn.com; 760-419-3101

RARE HORSE PROPERTY ON 3+ ACRES WITH 1 BD, 1 BA HOME IN DESIRABLE CUCA RANCH!



20083 Hwy 76, Pauma Valley, CA 92061



3.58-acre fully usable parcel offers horse facilities and a cozy, move-in ready manufactured home with beautiful views!



Rare, affordable horse property in the highly desirable Cuca Ranch area located conveniently close to Valley Center and I-15 Interstate . **This 3.58-acre fully usable parcel offers horse facilities and a cozy, move-in ready manufactured home.** The property features a professional 68' x 200' dressage arena, 2 large horse shelters, sectioned pastures and a 60-bale hay shed. Additionally, there is a large pole barn, 2 cargo containers, private well and storage tank. With beautiful views of Palomar Mountain, rolling meadows and even an ocean-view on a clear day, the setting offers peace and quiet. The 1 bd, 1 ba, manufactured home makes for a cute and cozy residence, while leaving room to build your dream home. The property is well-maintained, very functional and holds endless possibilities. Great investment opportunity to purchase a property with a solid infrastructure and build a custom home! (Continued on pg. 2)



BRE # 01962367



BRE # 01109566

RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070

Donn@Donn.com

Www.DONN.com

We Know The Back Country!



APN 135-190-10-00



Incredible Property Features Include:

- 1 bd, 1 ba, 504 esf manufactured home
- 68' x 200' dressage arena
- 2 large horse shelters
- Sectioned pastures
- 60-bale hay shed
- 30' X 45' pole barn
- 2 cargo containers
- Private well & storage tank.
- Fully fenced with 2 double drive entry gates

A Beautiful Variety of trees Inhabit the Property Including:

- Engelmann & Coast live Oaks
- Elms
- Paulownia Tomentosa
- Australian Bottle Trees
- Eucalyptus
- Pines
- Black walnut & Almond
- Pear, nectarine, plum, & apple
- Olive

A property with these amenities, at this price, in desirable Cuca Ranch won't last long.

Don't delay, call today!

"We Know The Back Country!"



1351901000

Hwy 76

76

Cuca-Loop-E

Cuca-Loop-W

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Google Earth

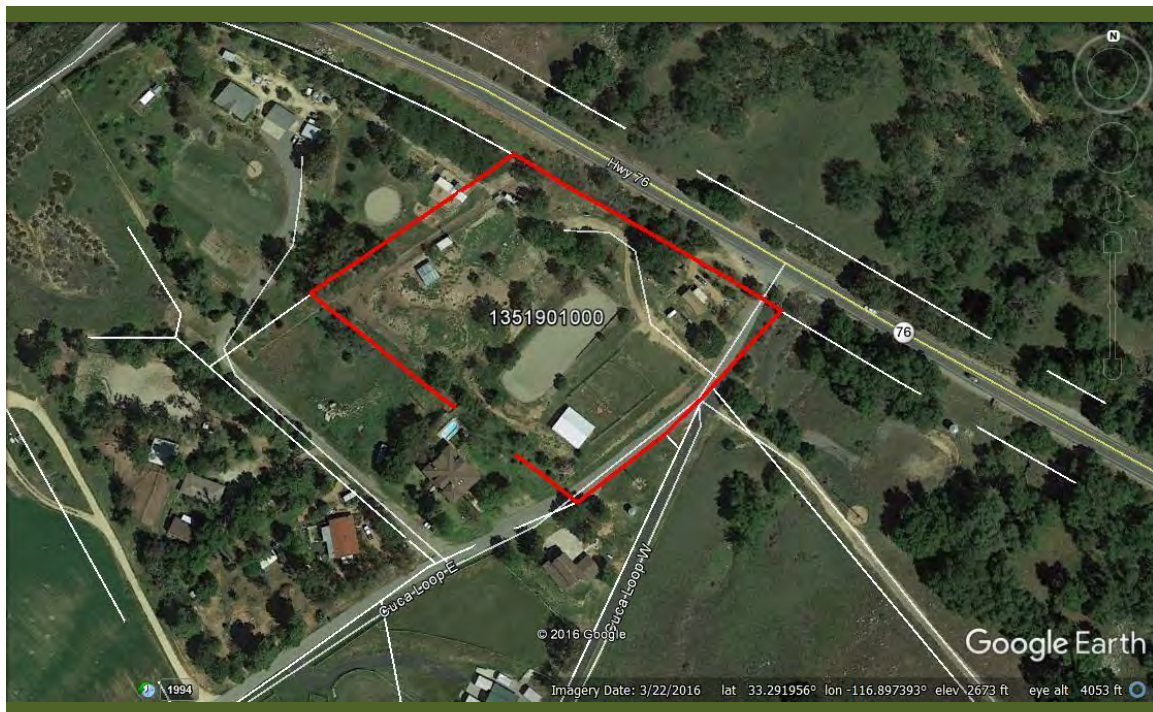
1994

Imagery Date: 3/22/2016 lat 33.291956° lon -116.897393° elev 2673 ft eye alt 4053 ft



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PROPERTY DESCRIPTION



Rare, Affordable Horse Property on 3+ Acres with 1 Bd, 1 Ba in Desirable Cuca Ranch

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INTRODUCTION & OVERVIEW

3.58-acre fully usable parcel offers horse facilities and a cozy, move-in ready manufactured home with beautiful views! Rare, affordable horse property in the highly desirable Cuca Ranch area located conveniently close to Valley Center and I-15 Interstate. This 3.58-acre fully usable parcel offers horse facilities and a cozy, move-in ready manufactured home. The property features a professional 68' x 200' dressage arena, 2 large horse shelters, sectioned pastures and a 60-bale hay shed. Additionally, there is a large pole barn, 2 cargo containers, private well and storage tank. With beautiful views of Palomar Mountain, rolling meadows and even an ocean-view on a clear day, the setting offers peace and quiet. The 1 bd, 1 ba, manufactured home makes for a cute and cozy residence, while leaving room to build your dream home. The property is well-maintained, very functional and holds endless possibilities. Great investment opportunity to purchase a property with a solid infrastructure and build a custom home!

Ancient oaks and rock formations give this site privacy and character. The surrounding area is sparsely populated with ranchettes blending into a landscape of rolling hills and valleys at the base of Palomar Mountain. This beautiful site is located a short distance off of highway 76, with major shopping about 30 minutes driving time.

Of great importance are the various directions from which the site can be accessed across lightly traveled state highways and picturesque county roads. The Los Angeles-Orange County metropolitan area, Temecula-Murrieta, the San Diego metropolitan area, and the southwest desert communities are all within a short and scenic drive to this emerging growth area.

NATURAL SETTING

Topographically, the surrounding countryside is varied. The site is flat and gently sloped and is accessed from Highway 76, a scenic route between Oceanside and Santa Ysabel in north San Diego County.

Wildlife is abundant in the area: deer and turkey 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 Pauma Valley 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



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in the immediate area. There are many fine restaurants and lodging accommodations in the surrounding area of this centrally, yet privately located property.

Recreation & Lifestyle

There are many recreational activities available in the area: Daley Ranch, Hellhole Canyon Preserve, Palomar Mountain, many quality golf courses, and several casinos are just minutes away. Less than thirty minutes driving time, the California Riding and Hiking Trail and the Pacific Crest Trail for riding, golfing at Warner's Ranch and Borrego Springs, hunting and fishing, dinning, and a variety of other opportunities for each family member can be accessed. 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 also less than 30 minutes away.

Manufactured HomeCurrent Status: **ACTIVE**Current Price: **\$239,000**

Client Preferred 1

MLS #: **160059643**Original Price: **\$239,000**LP/SqFt **474.21**MT **3**Address: **20083 Highway 76**

Sold Price:

SP\$/SqFt

DOMLS **3**City/St: **Pauma Valley, CA**Zip **92061**Community: **PAUMA VALLEY**List Date: **11/4/2016**

Bedrooms: 1	Full Baths: 1	Est. SqFt: 504
Optional BR: 0	Half Baths: 0	Year Built: 1986
Total Bds: 1	Total Baths: 1	

Neighborhood: **Cuca Ranch**

COE Date:

Complex: **No**Short Sale: **No**Restrictions: **N / K**MandRem **None Known**[Virtual Tour](#)**Directions:** Head east on hwy 76 - Turn right on the first Cuca Loop East (West end). 1st property on the right. Lock box is on second gate.**Remarks:** Rare, affordable horse property in the highly desirable Cuca Ranch area located conveniently close to Valley Center and Interstate 15. This 3.58-acre fully usable parcel offers horse facilities and a cozy, move-in ready manufactured home. The property features a professional 68' x 200' dressage arena, 2 large horse shelters, sectioned pastures and a 60-bale hay shed. Additionally, there is a large pole barn, 2 cargo containers, private well and storage tank.

Home Owner Fees: 0.00	Attached Style:	Wtr Dist:
Other Fees: 0.00	Unit Location:	School Dist: Valley Center - Pauma
Other Fee Type:	Est. % Owner Occupancy:	Fireplaces(s):
CFD/Mello-Roos: 0.00	Assessors Parcel: 135-190-10-00	Fireplace Loc:
Total Monthly Fees: 0	Zoning: SR-10	Boat Facilities:
Units in Complex:	Entry Lvl Building:	Age Restrictions: N / K
Units in Building:	Entry Level Unit:	Elevator:
Est. % Occ: No		
Stories in Building:		
Assessments:		Space Rent 0.00
Home Owners Fee Includes: N / K		
Equipment: Range/Oven, Refrigerator		
Laundry Location: N / K	View: Mountains/Hills, Ocean, Panoramic	
Laundry Utilities: Propane, None Known	Pool: N / K	
Cooling: Wall/Window	Patio:	Water: Well on Property
Heat: Forced Air Unit	Pets: Y	Sewer/Septic: Septic Installed
Heat Source: Electric, Propane	Stories: 1	
Parking Garage: None Known	Master Bedroom: 10x12	Family Rm: n/k
Parking Garage: 0	Bedroom 2:	Kitchen: 10x10
Parking Non-Garage: Gated, Driveway	Bedroom 3:	Living Room: 12x10
Parking Non-Garaged Spaces: 10	Bedroom 4:	Extra Rm 1:
Total Parking Spaces: 10	Bedroom 5:	Extra Rm 2:
RV Parking:	Breakfast Area:	Extra Rm 3:
	Dining Room: n/k	
		SqFt Source: Assessor Record
		Approx # of Acres: 3.5800
		Approx Lot SqFt:
		Lot Size: 2+ to 4 AC
		Lot Size Source: Assessor Record
		Irrigation: N / K
		Roof: Composition

With beautiful views of Palomar Mountain, rolling meadows and even an ocean-view on a clear day, the setting offers peace and quiet. The 1 bedroom, 1 bathroom, manufactured home makes for a cute and cozy residence, while leaving room to build your dream home. The property is well-maintained, very functional and holds endless possibilities. Great investment opportunity to purchase a property with a solid infrastructure and build a custom home!



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:	11/2/2016 8:02:40 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	1351901000
Project Name:	

1351901000

General Information

USGS Quad Name/County Quad Number:	Boucher Hill/12
Section/Township/Range:	Cuca
Tax Rate Area:	94160
Thomas Guide:	1052/B6
Site Address:	0 Highway 76 Valley Center 92082
Parcel Size (acres):	3.58
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:	Unified Valley Center-Pauma

General Plan Information

General Plan Regional Category:	Semi-Rural
General Plan Land Use Designation:	Semi-Rural Residential (Sr-10) 1 Du/10 Ac
Community Plan:	Pala-Pauma
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

Zoning Information

Use Regulation:	A70
Animal Regulation:	L
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.	Yes
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery
Sunset Zone:	21
The site is located within an Agricultural Preserve.	No
The site is in a Williamson Act Contract.	No

Biological Resources

Eco-Region:	Northern Foothills
Vegetation Map	12000 Urban/Developed; 42110 Valley Needlegrass Grassland
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.	No
The site contains Wetlands.	No
The site is within one mile of Biological Easements.	No
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: North)
The site is outside of MSCP and within 500 feet of:	
Coastal Sage Scrub	No
Maritime Succulent Scrub	No
Diegan Coastal Sage Scrub	Yes
Inland Form (>1,000 ft. elevation)	No
Coastal Sage - Chaparral Scrub	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No
None of the above	No
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	Yes: Developed
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:	A; 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

1351901000

Hydrology and Water Quality

Hydrologic Unit:	San Luis Rey
Sub-basin:	903.22/Pauma
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:	21 To 24; 24 To 27 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

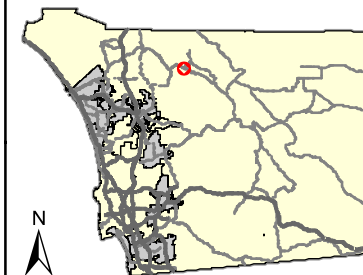
Additional Information

The site is located within 150 feet of Mexican Border.	No
The site is located within a Resource Conservation Area.	No
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.	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.	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.	Yes
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

2014 ORTHOPHOTO



Legend:

PROJECT AREA

0 0.025 0.05 0.075 0.1 Miles

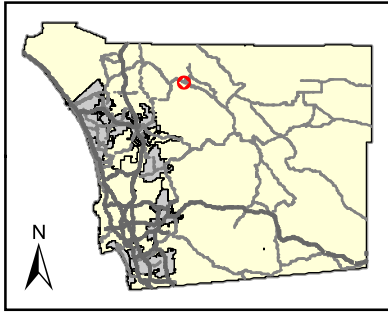
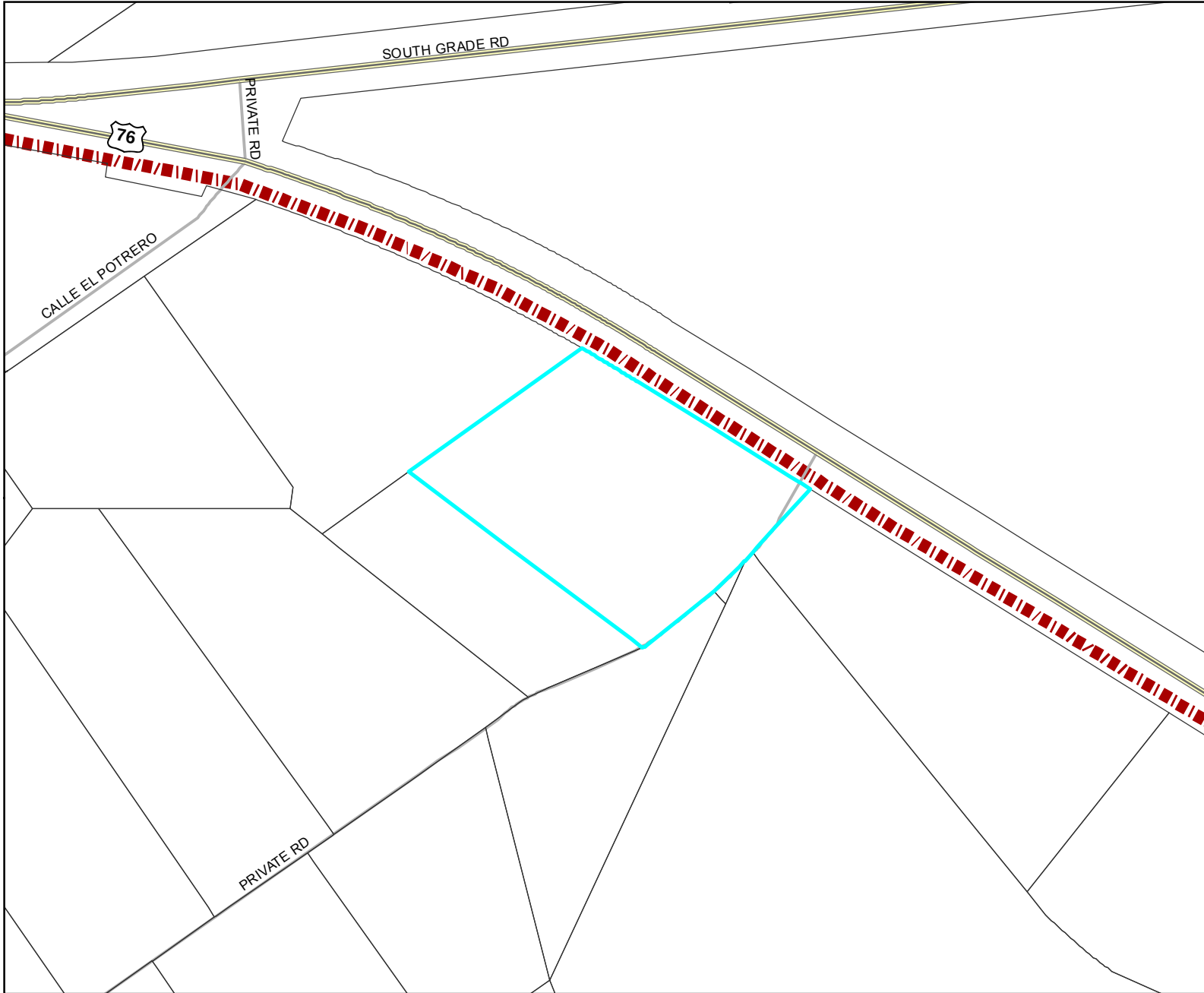
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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:

TRAILS



Legend:

- PROJECT AREA
- TRAIL EASEMENT
- PROPOSED COMMUNITY PLAN TRAILS

0 0.035 0.07 0.105 0.14 Miles

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



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:

AGRICULTURAL USE REGULATIONS

A70 LIMITED AGRICULTURAL USE REGULATIONS

2700 INTENT.

The provisions of Section 2700 through Section 2709 inclusive, shall be known as the A70 Limited Agricultural Use Regulations. The A70 Use Regulations are intended to create and preserve areas intended primarily for agricultural crop production. Additionally, a limited number of small farm animals may be kept and agricultural products raised on the premises may be processed. Typically, the A70 Use Regulations would be applied to areas throughout the County to protect moderate to high quality agricultural land.

2702 PERMITTED USES.

The following use types are permitted by the A70 Use Regulations:

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

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

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

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

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

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

2703 PERMITTED USES SUBJECT TO LIMITATIONS.

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

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

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

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

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

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

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

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

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

2704 USES SUBJECT TO A MINOR USE PERMIT.

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

a. Residential Use Types.

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

b. Civic Use Types.

Law Enforcement Services

Minor Impact Utilities

Small Schools

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

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

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

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

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

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

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

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

2705 USES SUBJECT TO A MAJOR USE PERMIT.

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

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Administrative Services

Ambulance Services

Child Care Center

Clinic Services

Community Recreation

Cultural Exhibits and Library Services

Group Care

Lodge, Fraternal and Civic Assembly

Major Impact Services and Utilities

Partying Services

Postal Services

Religious Assembly

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)

Explosive Storage (see Section 6904)

Participant Sports and Recreation: Outdoor

Transient Habitation: Campground (see Section 6450)

Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Agricultural Equipment Storage

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

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

Animal Schedule

(Part of Section 3100)

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

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

MUP = Major Use Permit

+ = plus

ZAP = Minor Use Permit

Notes:

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

3112

3112 ANIMAL ENCLOSURE SETBACK TABLE.

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

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

NOTES:

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

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