



FALLBROOK

CUSTOM HOME SITE

PROPERTY REPORT

ADDRESS: 21.82⁺ Acres on Rainbow Heights Road, Fallbrook, CA 92028

DESCRIPTION: 21^{+/-} ACRE *custom home site* located in the heart of North San Diego County. The growing community of Fallbrook is a scenic one hour drive north of the San Diego metropolitan area in North County's agricultural and equestrian heartland. Access to the property is by way of public and private roads. This spectacular view property is located in the desirable Rainbow area, just east of Interstate 15. The short and scenic drive from the freeway meanders up the Rainbow crest to a house pad offering big views to the south and west. An excellent home site at the southerly boundary of the property offers utilities at the street making this land ready for a quality custom home. A home constructed on this site will require a septic system.

PRICE: \$249,000.00

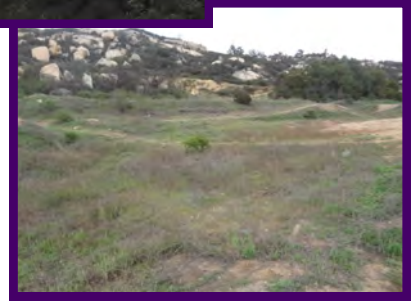
APN: 109-232-01 & 02

MLS: 140018848

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

North San Diego County — Fallbrook

21.86 ACRE CUSTOM HOME SITE



\$249,000

21.86^{+/-} ACRE *home site* located in the heart of North San Diego County. The growing community of Fallbrook is a scenic one hour drive north of the San Diego metropolitan area in North County's agricultural and equestrian heartland. Access to the property is by way of public and private roads. This spectacular view property is located in the desirable Rainbow area, just east of Interstate 15. The short and scenic drive from the freeway meanders up the Rainbow crest to a large, mostly usable lot offering unobstructed big views to the south and west. An excellent home site at the southerly boundary of the property has access to utilities at the road making this land ready for a quality custom home. A home constructed on this site will require a septic system. This quality home site combines the privacy of the country with the conveniences of the city!



CREB# 01109566
NMLS# 243741



RED HAWK REALTY

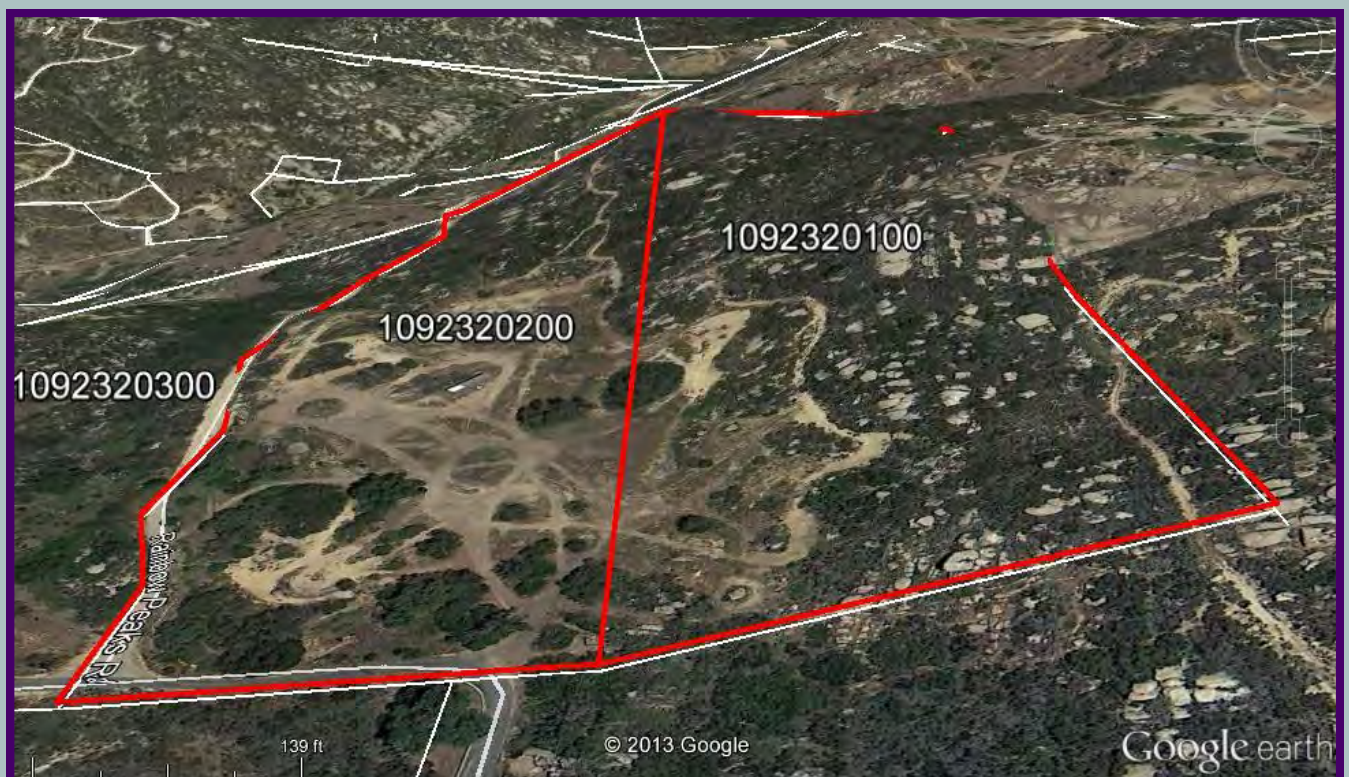
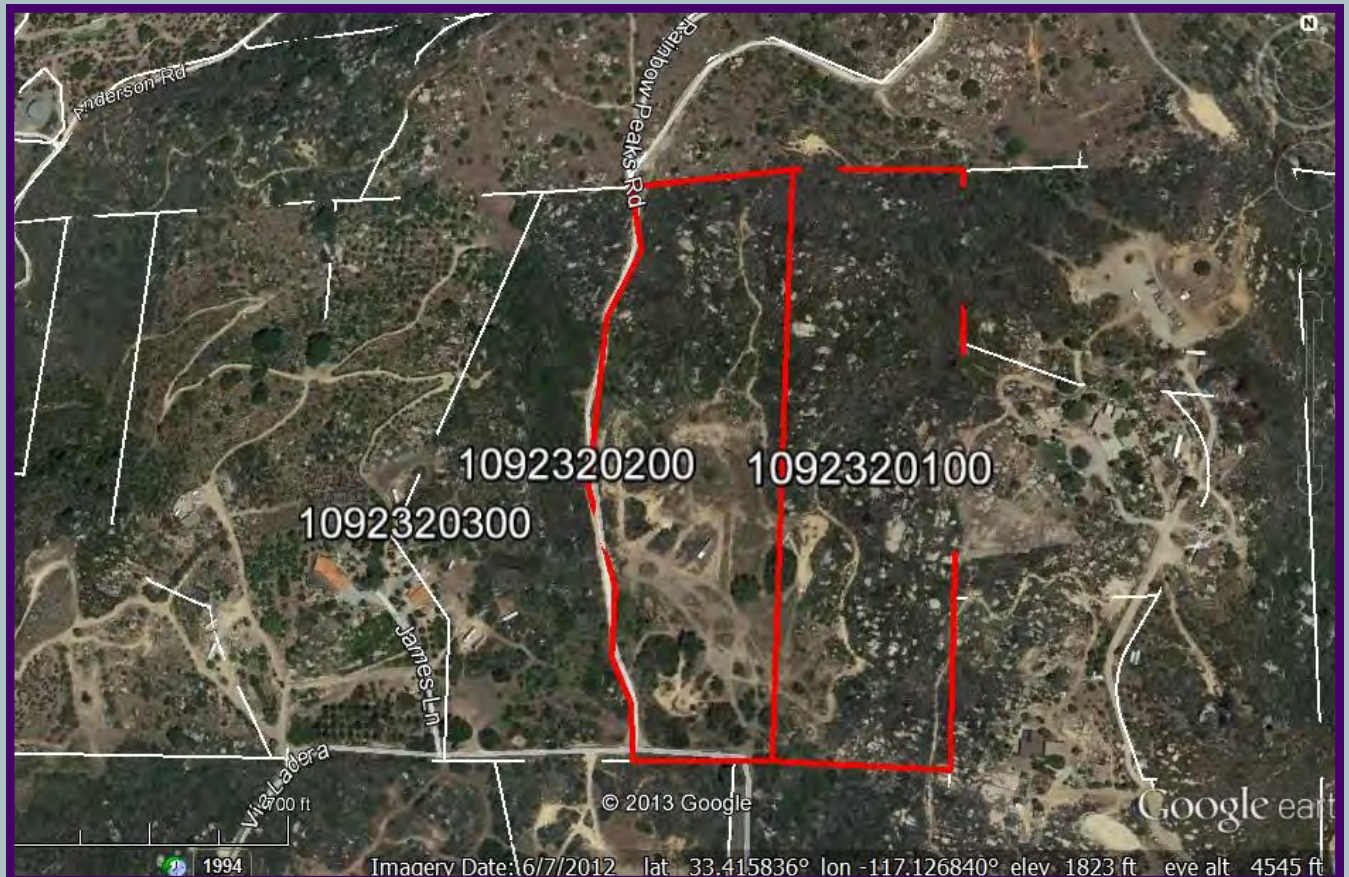
Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070
Donn@Donn.com
www.DONN.com

We Know The Back Country!



ASSESSOR PARCEL NUMBERS

109-232-01 & 02





Media: 22

Lot/Land
MLS #: 140018848
APN: 102-232-01-00
Listing Type: Exclusive Right (R)
Ownership:

Status: **Active**
SP:

LP: **\$249,000**
Orig.Price: **\$249,000**
List Date: **04/10/2014** MT: **0**
AMT: **0**

Address: **0 Rainbow Heights Rd**
City: **Fallbrook**
Parcel Map #: **109**
Tentative Parcel Map #:
APN #2: **109-232-02-00**
APN #3:
APN #4:
Water District: **RBM**
School District:
Age Restrictions: **N/K**
Sign on Property: **Y**
Lot Size: **20+ AC**

Zip: **92028** MapCode: **1022B6**
Community: **FALLBROOK**
Neighborhood: **Rainbow Heights**
Complex/Park:
Jurisdiction:
Cross Streets: **Sombrero**
Zoning: **A70**

Acres: **21.00**

REMARKS AND SHOWING INFO

21+/- ACRE custom home site located in the heart of North San Diego County. The growing community of Fallbrook is a scenic one hour drive north of the San Diego metropolitan area in North County's agricultural and equestrian heartland. Access to the property is by way of public and private roads. This spectacular view property is located in the desirable Rainbow area, just east of Interstate 15.

Directions to Property:

Mandatory Remarks: **None Known**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: \$0	Paid:	HO Fees Include:
Other Fees: \$0	Paid:	Other Fees Type:
CFD/Mello Roos: \$0	Paid: N/K	

Total Monthly Fees: **\$0**
Assessments:

Terms: **Cash, Conventional, Seller May Carry**

SUPPLEMENTAL REMARKS

The short and scenic drive from the freeway meanders up the Rainbow crest to a house pad offering big views to the south and west. An excellent home site at the southerly boundary of the property offers utilities at the street making this land ready for a quality custom home. A home constructed on this site will require a septic system.

MLS#: 140018848	0 Rainbow Heights Rd	LP: \$249,000
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SITE FEATURES

Approx # of Acres: 21.00	Water: Available, Other/Remarks	Approved Plan:
Approx Lot SqFt:		Highest Best Use: Residential, Agriculture
Approx Lot Dim:	Sewer/Septic Other/Remarks	Current Use:
Lot Size: 20+ AC		
Land Use Code:		Additional Land Use: Other/Remarks
Animal Designator Code:		
Frontage Length: 0		
Fencing: N/K	Boat Facilities:	
	Lot Size Source: Assessor Record	
	Pool:	
	Pool Heat:	
Irrigation: N/K		
View: Evening Lights, Mountains/Hills, Ocean, Panoramic		
Topography: Level, Rolling		
Prop Restrictions Known:		
Structures:		
Site:		
Complex Features:		
Miscellaneous:		
Utilities Available: Other/Remarks, Electric, Above Ground		
Utilities to Site: Above Ground, Electric, Other/Remarks		



Donn Bree, Ph.D., G.R.I.
POB 188
Santa Ysabel, CA 92070
800-371-6669
Donn@Donn.com
www.Donn.com

PROPERTY DESCRIPTION



FALLBROOK

Custom Home Site

109-232-01 & 02

21.82 Acres *along* Rainbow Heights Road
Fallbrook, CA 92028



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INTRODUCTION & OVERVIEW

21[±] ACRE home site located in the heart of North San Diego County. The growing community of Fallbrook is a scenic one hour drive north of the San Diego metropolitan area in North County's agricultural and equestrian heartland. Access to the property is by way of public and private roads.

This spectacular view property is located in the desirable Rainbow area, just east of Interstate 15. The short and scenic drive from the freeway meanders up the Rainbow crest to a quality home site offering unobstructed big views to the south and west.

An excellent home site at the southerly boundary of the property has access to utilities at the Road making this land ready for a quality custom home. A home constructed on this site will require a septic system.

Access to the Fallbrook/Rainbow area is 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 has a westerly sloping topography with spectacular evening sunsets. Wildlife is abundant in the area.

AREA INFORMATION

Agriculture is still the dominant economic activity in the Fallbrook area. Horse and cattle ranches are the backdrop for the landscape of custom 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.

Major shopping and resources are less than 20 minutes away.

Recreation & Lifestyle

There are many recreational activities available in the area: the Temecula Wine Country, regional shopping, many quality golf courses, and several casinos are just minutes away. Less than forty minutes



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driving time, the Pacific Ocean, the California Riding and Hiking Trail and the Pacific Crest Trail for riding, golfing at Warner's Ranch and Borrego Springs, hunting and fishing, dining, 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 45 minutes away.



NEWDOC

**DEH APN FILE TARGET SHEET
ARCHIVE RECORD**
Pre-KIVA & Existing APN Records

Document Name: LARC _____
(LARC_KIVA Per Num_APN)

Document Type: Legacy Septic System Documents

APN(s) 109-232-01
109-232-02

Number of Pages: 5

Document Prepared by: CH

Document Preparation Date: 1/8/09

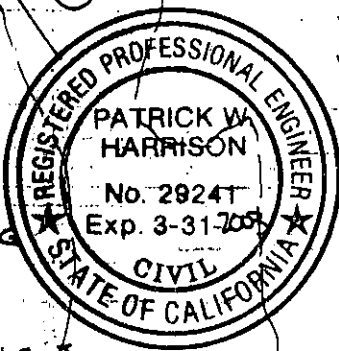
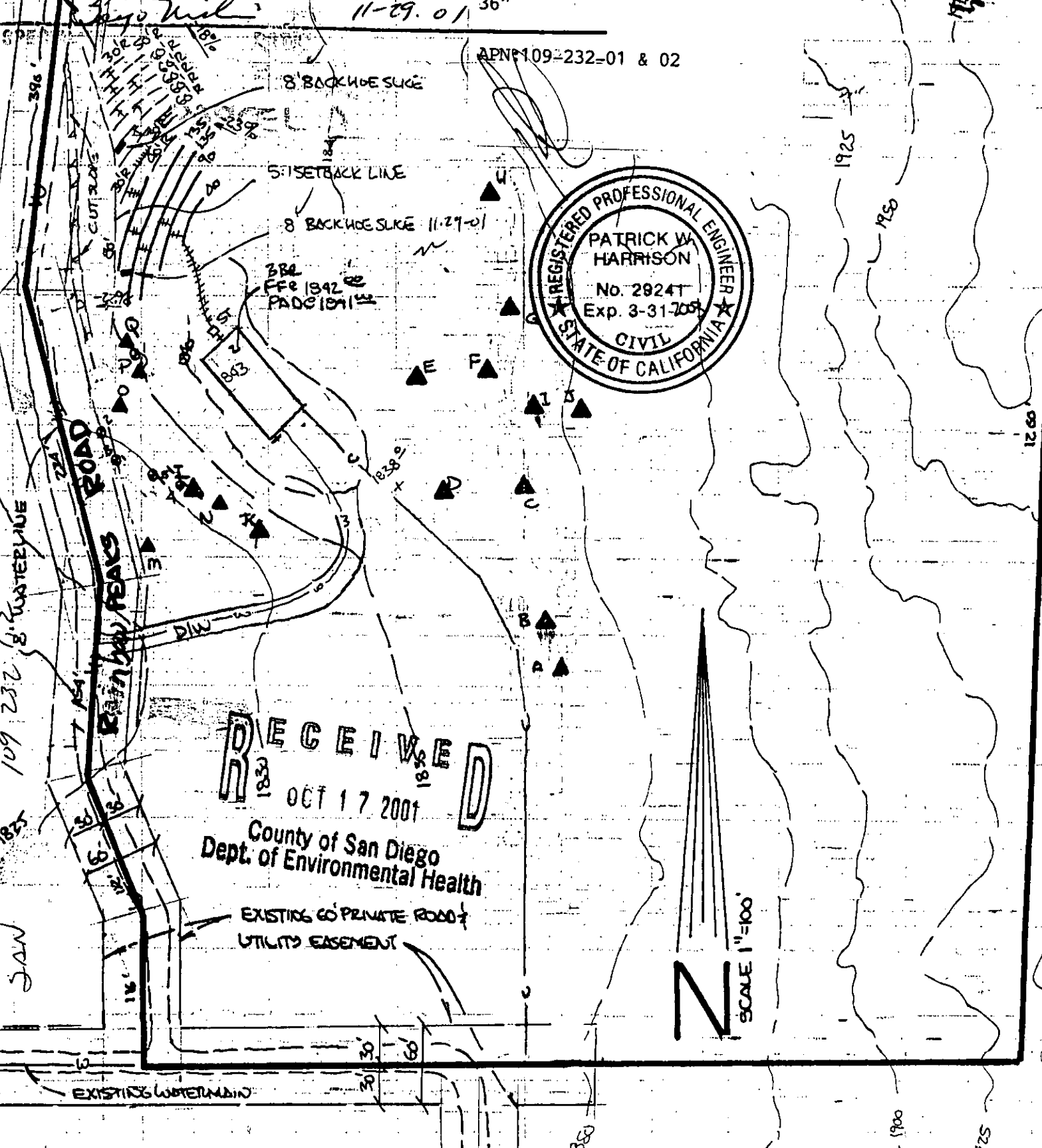
Office Source: San Marcos

4552

*This approval will be VOID unless the structures, Driveways and Grading are located as shown and the lines or Seepage Pits are located exactly as shown on this plan. ANY proposed change shall be approved by the Department of Environmental Health prior to beginning construction, and may require additional soil testing. There shall be a 5:1 setback required from all utility trenches to the tie lines. The setback shall be measured from the top of the utility trench to the outside edge of the tie line.

SITE CONDITIONS APPROVAL ON ATTACHED PAGE:

SOIL OF LEACH LINE TO SERVE a 3-BEDROOM HOUSE PLUS 100% RESERVE. TRENCH DEPTH 36"

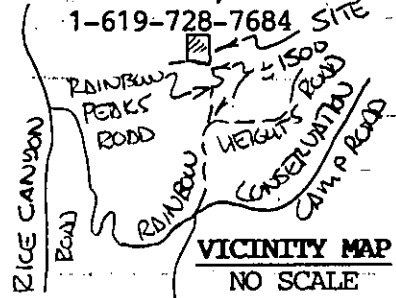


RECEIVED
OCT 17 2001
County of San Diego
Dept. of Environmental Health

"I CERTIFY THAT THE LAYOUT DRAWING SHOWS THE LOCATION OF ALL PUBLIC WATER LINES ON THE LOT AND ALL PUBLIC WATER LINES THAT ARE WITHIN 20 FEET OF THE LOT BOUNDARIES."

LAYOUT PREPARED BY:
PATRICK W. HARRISON, RCE 29241
330 NORTH MAIN STREET
FALLBROOK, CA. 92028
1-619-728-7684

OWNER:
JACK G. ELAM & PATRICIA M. ELAM
PO BOX 195
MIDLAND, TX. 79702
1-915-683-1742



Plot plan as shown by engineer is in substantial compliance with County Code.

Sanitarian

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH
1600 PACIFIC HWY, SAN DIEGO, CA 92101
PHONE: 236-2243

09-232-01

EL CAJON OFFICE
200 E. Main Street, 6th Flr.
El Cajon, CA 92020-3912
(619) 441-4030/8-9 a.m.

CONTROL #: L75931

Approved: Jay Vishni Date: 11-29-01

1. _____ 100' to water well (leach lines only), 150' to H-pits.
2. _____ 100' to high water line of creek or pond.
3. _____ 5:1 setback to cut bank or slope greater than 60% (5' horizontal for every 1' vertical up to 100').
4. _____ 5:1 setback to ultimate road improvement cuts.
5. _____ Maintain 25' setback to water main/easement.
6. _____ Drainage course setback of 50' from edge of flowline.
7. _____ Grading limited to design shown, or not to impact adjacent lot.
8. _____ Setback to underground utility trenches (5:1).
9. X _____ Maintain required setbacks (paved areas and driveways require setbacks).
Septic tank to all structures is 5'
Leach lines to all structures is 8'
Seepage pit to all structures is 10'
10. _____ Slopes exceed 25% (see special conditions).
11. X _____ System to be located in native, undisturbed soil.
12. X _____ System to be located in approved, tested area.
13. X _____ Leach lines to follow contour of land.
14. X _____ Plumbing fall to allow standard trench depth.
15. X _____ Trim and remove trees as necessary.
16. X _____ Tank to be installed in native material.

BUILDING PLANS:

Comments:

SUMMATION OF HOLE DATA FOR APN:109-232-01 & 02
(REVISED & UPDATED 6-19-2001 & 10--5-2001)

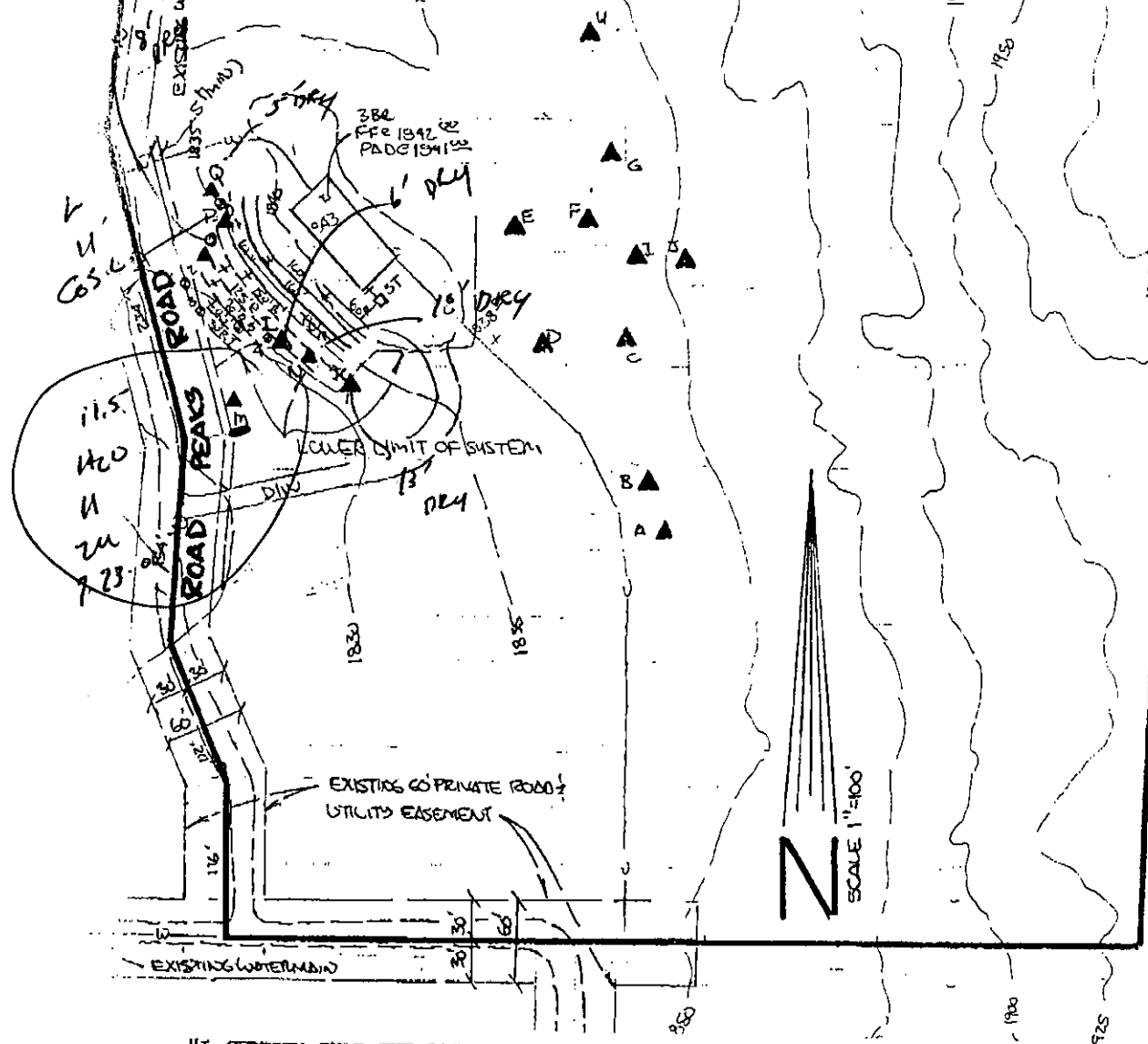
<u>HOLE</u>	<u>DEPTH</u>	<u>COMMENTS</u>
A	4'	REFUSAL
B	+17'	WATER @ ±16' (9-10-1999)
C	10'	
D	6'	REFUSAL
E	13'	
F	10'	
G	9'	
H	10'	
I	10'	
J	10'	
K	10'	
L	10'	
M	12.5'	WATER @ 9.2' (6-13-2001)
N	14'	WATER @ 12.1' (6-13-2001)
O	8'	
P	11'	
Q	7.5'	REFUSAL
1	4'	(PERCOLATION TEST HOLE, NOT TESTED)
2	4'	(PERCOLATION TEST HOLE, NOT TESTED)
3	4'	(PERCOLATION TEST HOLE, NOT TESTED)
4	3'	(PERCOLATION TEST HOLE, NOT TESTED)
5	6'	(PERCOLATION TEST HOLE, NOT TESTED)

NOTE:

HOLES "A" THROUGH "L" DRILLED AUGUST 1999
 HOLES "M" THROUGH "Q" DRILLED JUNE 11, 2001
 HOLES "1" THROUGH "5" DRILLED MAY 28, 2001
 BACKHOE SLICES DUG SEPTEMBER 25, 2001 -

INSTALL 430LF OF LEACH LINE TO
SERVE A 3-BEDROOM HOUSE PLUS
100% RESERVE. TRENCH DEPTH 3'.
109-232-01-02

PARCEL "A"
890 ACRES NOT



"I CERTIFY THAT THE LAYOUT DRAWING SHOWS THE LOCATION OF ALL PUBLIC WATER LINES ON THE LOT AND ALL PUBLIC WATER LINES THAT ARE WITHIN 20 FEET OF THE LOT BOUNDARIES."

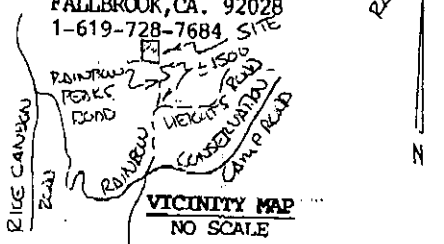
LAYOUT PREPARED BY:
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330 NORTH MAIN STREET
FALLBROOK, CA. 92028
1-619-728-7684 SITE

OWNER:
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Plot plan as shown by engineer is in substantial compliance with County Code.

Sanitarian

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH
1600 PACIFIC HWY, SAN DIEGO, CA 92101
PHONE: 236-2243





County of San Diego, Planning and Development Services: Zoning Ordinance Summary

PARCEL: 1092320100

Report generated 3/24/2014 2:39:02 PM

Staff Person: _____

Zoning & General Plan Information

APN: 1092320100

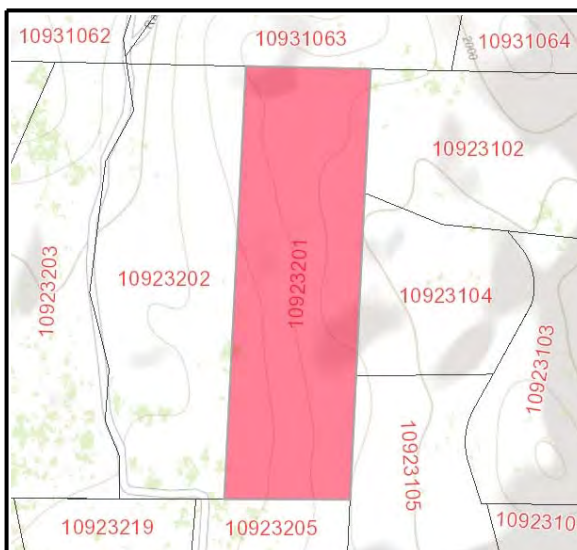
Legal Lot: _____

Community Plan: Rainbow

Planning Group:

Regional Category: Rural

General Plan Designation: RURAL LANDS (RL-20)
1 DU/20 AC



Parcel highlighted in red

**KEEP THIS FORM AND BRING IT WITH YOU EACH
TIME YOU VISIT THE ZONING COUNTER FOR**

ZONE		
USE REGULATIONS	A70	
ANIMAL REGULATIONS	L	
DEVELOPMENT REGULATIONS	Density	-
	Lot Size	4AC
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback	C
	(Contact your Fire Protection District for additional setback requirements)	
Open Space	-	
SPECIAL AREA REGULATIONS	-	

PURPOSE OF THIS BROCHURE

This brochure is intended to summarize the regulations of the Zoning Ordinance which are specified in the "Zone Box." You should refer to the complete Zoning Ordinance text for further information. Additionally, please review the General Plan and appropriate Community Plan for additional information and/or requirements not included in this brochure for development projects.

WHERE TO GET MORE INFORMATION

Welcome to the Zoning Information Counter in Planning and Development Services, 5510 Overland Ave, Suite 110, San Diego (Kearny Mesa), or call (858) 565-5981 or Toll Free (888) 267-8770. You can also visit the County's website for more zoning information: <http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-444.pdf>

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.

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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)