



County of San Diego

# Planning and Development Services

San Diego Farm & Nursery Expo 2021

# Topics

General Zoning  
Information

Establishing a  
new  
Agricultural Use

Code  
Compliance

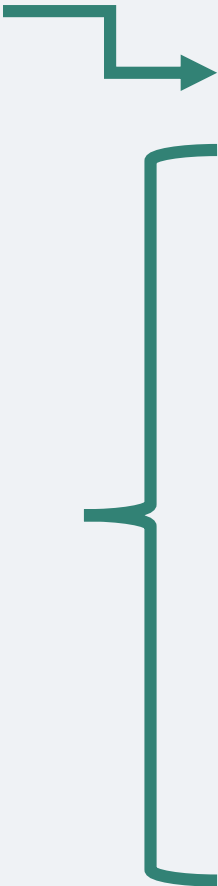
Agricultural  
Clearing Permit

Grading  
Ordinance  
update

PACE Program

Questions

# General Zoning Information



ZONE BLOCK		
USE REGULATIONS		A70
ANIMAL REGULATIONS		M
DEVELOPMENT REGULATIONS	Density	-
	Lot Size	6000
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback	J
	Open Space	-
SPECIAL AREA REGULATIONS		-

A70 – Limited Agriculture. Intended for crop or animal agriculture. Number of animals allowed are specified by neighborhood regulations.

# Animal Regulations

M

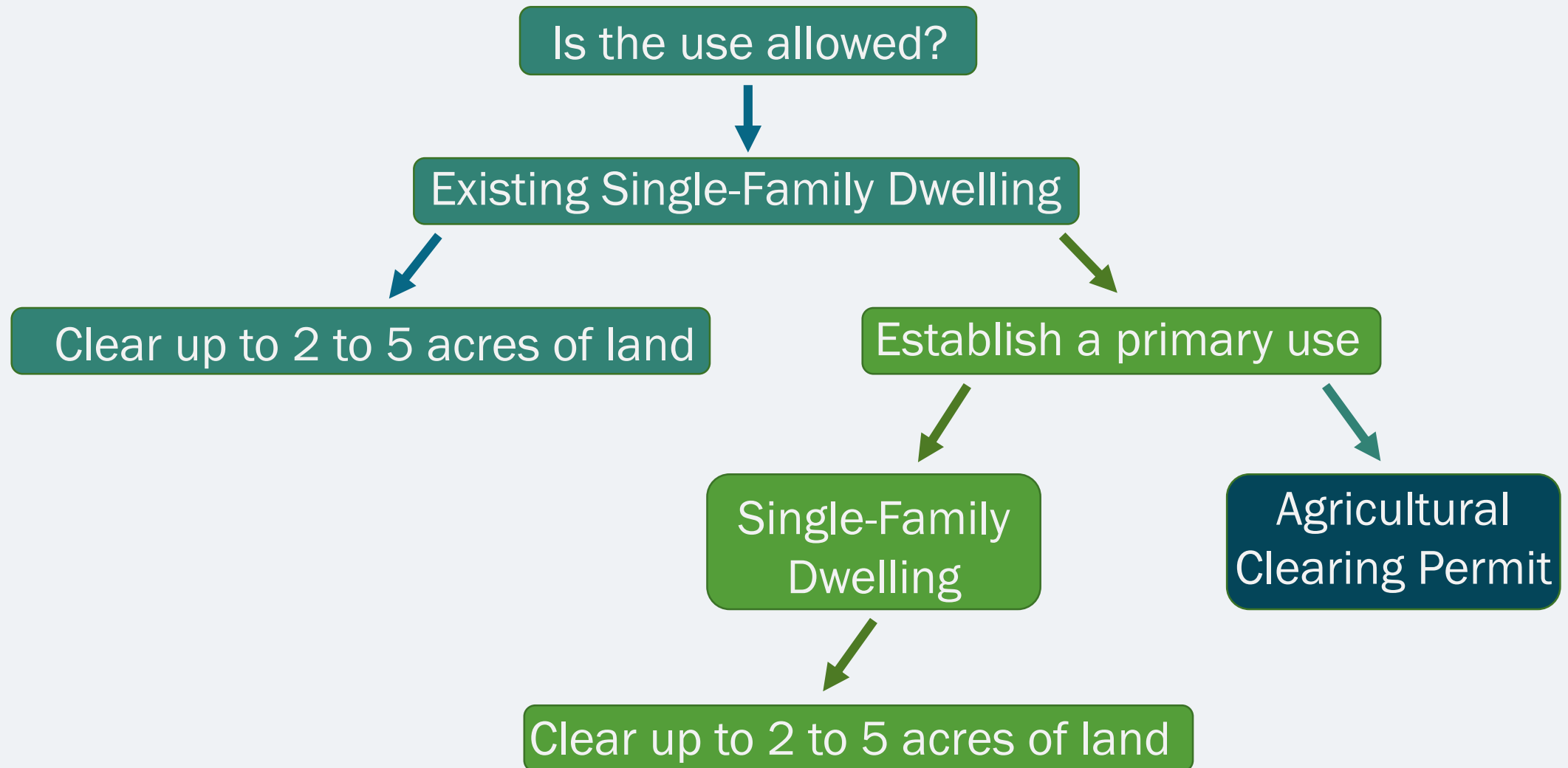
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	Setback	J
Open Space		-
SPECIAL AREA REGULATIONS		-

[illegible]

		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 STABLE (see Section 3130)	Permitted							X	X	X					X									X	X				
	Boarding of and riding lessons for up to 3 horses not owned by the property owner				X	X	X			X		X	X									X	X						
	10 Horses per acre of usable area up to 50 horses and 5 acres +Zoning Verification				X	X	X			X		X	X	X								X	X						
	10 Horses per acre of usable area up to 100 horses and 10 acres +Administrative Permit				X	X	X			X		X	X	X								X	X						
	More than 100 horses and more than 10 acres of usable area + by MUP				X	X	X			X		X	X	X								X	X						

	1 acre or less: 2 animals					X	X	X	X	X							X	
	1 to 8 acres: 1 per ½ acre						X	X	X	X								
	2 animals					X					X	X	X				X	

# Establishing a new Agricultural Use



# Code Compliance

- Complaint based program
- Clearing of vacant land requires review by County staff
- On legally cleared land, minor earthwork for tilling and cultivating is exempt
- Landform changes such as grading of new roads and terracing require permits

- Administrative Permit
- Director of PDS Decision-Maker
- Grading Ordinance Consistency
- California Environmental Quality Act
  - Groundwater
  - Biological Resources
  - Cultural Resources
- PDS Form 579



County of San Diego, PDS, Zoning Division  
**ENVIRONMENTAL REVIEW QUESTIONNAIRE - AG CLEARING PERMITS**  
*Continued*

YES NO

<input type="checkbox"/>	<input type="checkbox"/>	Is your project located on a hazardous waste site that is included on any list compiled pursuant to Section 65962.5 of the Government Code? <i>Please consult the San Diego County List of Hazardous and/or Substance Sites available at DPW or Building Counters.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Will your project involve the demolition or modification of a structure(s) greater than 50 years in age? (If yes, please supply picture(s) of structure.)
<input type="checkbox"/>	<input type="checkbox"/>	Will your project disturb an archaeological resource such as rock art, grinding and milling features, or artifacts.
<input type="checkbox"/>	<input type="checkbox"/>	Will any watercourse or natural swale be affected or will the clearing take place within 200 feet of a watercourse or natural swale?
<input type="checkbox"/>	<input type="checkbox"/>	Does the project propose 40 acres or more to be cleared in an area that has been previously legally disturbed, (e.g. has been legally cleared in the past for agriculturally related operations)? If so, please provide evidence such as a permit number of an approved Agricultural Exemption form. <span style="border: 1px solid black; display: inline-block; width: 300px; height: 1.2em; vertical-align: middle;"></span>
<input type="checkbox"/>	<input type="checkbox"/>	Does the project propose 20 acres or more to be cleared in an area that has NOT been previously legally disturbed?
<input type="checkbox"/>	<input type="checkbox"/>	Has your project undergone previous environmental review as part of a previous Subdivision or Use Permit? If yes, please supply the associated project name and permit numbers below:

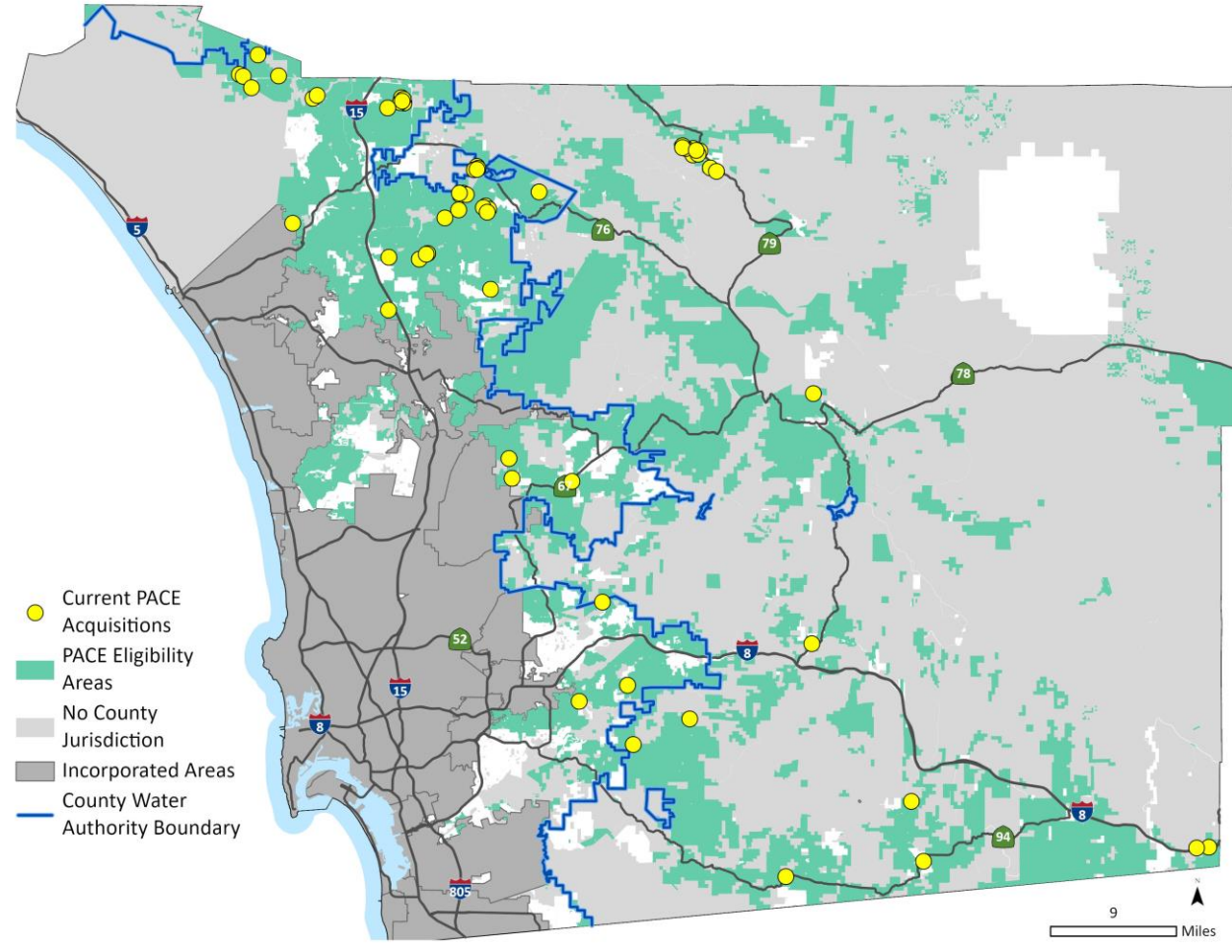
# Grading Ordinance Update





# PACE Program

- Purchase of Agricultural Conservation Easement (PACE) Program
- Eligibility:
  - Active agriculture for at least two years immediately prior to application
  - Property must be zoned A70 – Limited Agriculture, A72 – General Agriculture, RR – Rural Residential, S90 – Holding Area, or S92 – General Rural
- Next application review cycle will occur in Spring 2022
- Questions or more info, please contact Stephanie Neal at [AgConservation@sdcounty.ca.gov](mailto:AgConservation@sdcounty.ca.gov)



# Questions?

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