Attachment C-2 – Zoning Ordinance Amendment

(Valley Center CPG Recommended Resolution for Item VC201)

Attachment C-2

Form of Ordinance
Zoning Classification

(Valley Center CPG Recommended Ordinance for Item VC201)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE 2015 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE (GPA 14-001; REZ 14-001)

Maps showing proposed changes to the Zoning Ordinance are located at the link below:
http://www.sandiegocounty.gov/content/sdc/pds/advance/2015gpclean-up.html

Clean Copy

ORDINANCE NO. _____ (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE 2015 GENRAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE (GPA 14-001; REZ 14-001)

The Board of Supervisors of the County of San Diego ordains as follows:

CREST-DEHESA

Section 1. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Crest-Dehesa Zoning Use Regulation Changes Map identified as Map CD-UR-202 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
CD-UR-202	RS	S80

Section 2. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Crest-Dehesa Zoning Minimum Lot Size Changes Map identified as Map CD-LS-202 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Minimum Lot Size Changes

Sub-Area No.	Old	New
CD-LS-202	10,000sf	-

Section 3. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Crest-Dehesa Zoning Setback Changes Map identified as Map CD-SB-202 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
CD-SB-202	H	C

JULIAN

Section 4. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Julian Zoning Use Regulation Changes Map identified as Map JL-UR-201 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
JL-UR-201	A70	S80

Section 5. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Julian Use Regulation Changes Map identified as Map JL-UR-202 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
JL-UR-202	A70	S80

LAKESIDE

Section 6. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Use Regulation Changes Map identified as Map LS-UR-201 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
LS-UR-201	C36	RU

Section 7. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Density Changes Map identified as Map LS-DN-201 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
LS-DN-201	40/29	-

Section 8. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Building Type Changes Map identified as Map LS-BT-201 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
LS-BT-201	T/L	L

Section 9. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Setback Changes Map identified as Map LS-SB-201 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
LS-SB-201	O/K	K

Section 10. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Zoning Use Regulation Changes Map identified as Map LS-UR-202 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
LS-UR-202	A70	S80

Section 11. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Zoning Use Regulation Changes Map identified as Map LS-UR-203 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
LS-UR-203	A70	S80

Section 12. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Zoning Minimum Lot Size Changes Map identified as Map LS-LS-204 from the June TBD 2015 of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Minimum Lot Size Changes

Sub-Area No.	Old	New
LS-LS-204	1AC	10,000sf

Section 13. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Setback Changes Map identified as Map LS-SB-204 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
LS-SB-204	B	H

NORTH COUNTY METRO

Section 14. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North County Metro Zoning Use Regulation Changes Map identified as Map NC-UR-201 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
NC-UR-201	A70/A72	S80

SAN DIEGUITO

Section 15. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the San Dieguito Zoning Use Regulation Changes Map identified as Map SD-UR-202 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
SD-UR-202	A70/RR/S80	S80

Section 16. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the San Dieguito Density Changes Map identified as Maps SD-DN-202 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
SD-DN-202	-/0.125	-

Section 17. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the San Dieguito Zoning Animal Regulation Changes Map identified as Map SD-AR-202 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Animal Regulation Changes

Sub-Area No.	Old	New
SD-AR-202	V/L	V

Section 18. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the San Dieguito Setback Changes Map identified as Map SD-SB-202 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
SD-SB-202	B/C	B

SPRING VALLEY

Section 19. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Spring Valley Zoning Use Regulation Changes Map identified as Maps SV-UR-201 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
SV-UR-201	C36	RV

Section 20. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Spring Valley Density Changes Map identified as Map SV-DN-201 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
SV-DN-201	40	-

Section 21. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Spring Valley Zoning Minimum Lot Size Changes Map identified as Maps SV-LS-201 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Minimum Lot Size Changes

Sub-Area No.	Old	New
SV-LS-201	-	10,000sf

Section 22. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Spring Valley Zoning Animal Regulation

Changes Map identified as Map SV-AR-201 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Animal Regulation Changes

Sub-Area No.	Old	New
SV-AR-201	R	Q

Section 23. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Spring Valley Building Type Changes Map identified as Map SV-BT-201 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
SV-BT-201	T	K

Section 24. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Spring Valley Height Changes Map identified as Map SV-ST-201 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Height Changes

Sub-Area No.	Old	New
SV-HT-201	G	C

Section 25. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Spring Valley Setback Changes Map identified as Map SV-SB-201 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
SV-SB201	O	K

Section 26. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Spring Valley Open Space Designator Changes Map identified as Map SV-OS-201 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Open Space Changes

Sub-Area No.	Old	New
SV-OS-201	A	-

Section 27. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Spring Valley Special Regulation Changes Map identified as Map SV-SR-201 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Regulation Changes

Sub-Area No.	Old	New
SV-SR-201	V,C,D1	B,C,D1,D2

Section 28. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Spring Valley Zoning Use Regulation Changes Map identified as Maps SV-UR-202 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
SV-UR-202	S94/RS	RS

SWEETWATER

Section 29. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Sweetwater Zoning Minimum Lot Size Changes Map identified as Maps SW-LS-201 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Minimum Lot Size Changes

Sub-Area No.	Old	New
SW-LS-201	-	1AC

Section 30. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Sweetwater Building Type Changes Map identified as Map SW-BT-201 from the June TBD 2015 of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
SW-BT-201	A	C

VALLEY CENTER

Section 31. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valley Center Zoning Use Regulation Changes

Map identified as Map VC-UR-201 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
VC-UR-201	RR	C34

Section 32. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valley Center Density Changes Map identified as Map VC-DN-201 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
VC-DN-201	-	0.5

Section 33. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valley Center Zoning Minimum Lot Size Changes Map identified as Map VC-LS-201 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Minimum Lot Size Changes

Sub-Area No.	Old	New
VC-LS-201	2AC	0.5AC

Section 34. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valley Center Zoning Animal Regulation Changes Map identified as Map VC-AR-201 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Animal Regulation Changes

Sub-Area No.	Old	New
VC-AR-201	J	Q

Section 35. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valley Center Setback Changes Map identified as Map VC-SB-201 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

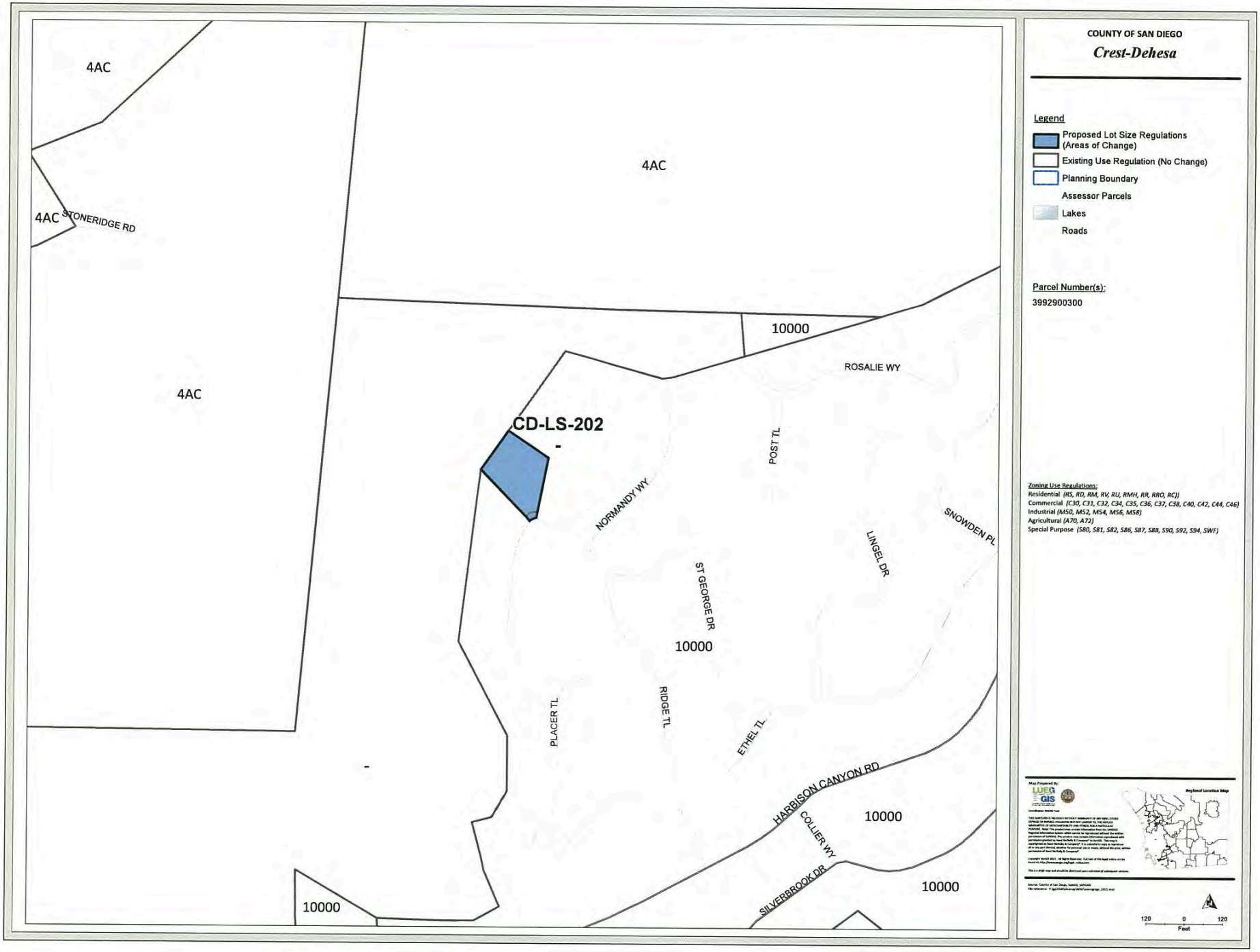
Sub-Area No.	Old	New
VC-SB-201	B	P

Section 36. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valley Center Zoning Minimum Lot Size Changes Map identified as Map VC-LS-202 from the TBD 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Minimum Lot Size Changes

Sub-Area No.	Old	New
VC-LS-202	10AC	2AC

Section 37. Effective Date. This Ordinance shall take effect and be in force 30 days after the date of its passage, and before the expiration of 15 days after its passage, a summary shall be published once with the names of the members voting for and against the same in the _____, a newspaper of general circulation published in the County of San Diego.


COUNTY OF SAN DIEGO
Crest-Dehesa
Legend
Proposed Lot Size Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
3992900300
Zoning Use Regulations:
Residential (RS, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (MS0, MS2, MS4, MS6, MS8)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
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4AC
4AC
4AC
STONERIDGE RD
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ROSALIE WY
CD-LS-202
POST TL
NORMANDY WY
SNOWDEN PL
LINGEL DR
ST GEORGE DR
10000
RIDGE TL
PLACER TL
ETHEL TL
HARBISON CANYON RD
COLLIER WY
10000
SILVERBROOK DR
10000
10000
Regional Location Map
120 0 120
Feet

COUNTY OF SAN DIEGO

Crest-Dehesa

Legend

- Proposed Setback Regulations (Areas of Change)
- Existing Use Regulation (No Change)
- Planning Boundary
- Assessor Parcels
- Lakes
- Roads

Parcel Number(s):

3992900300

Zoning Use Regulations:

Residential *(R5, RD, RM, RV, RU, RMH, RR, RRO, RC)*
Commercial *(C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)*
Industrial *(M50, M52, M54, M56, M58)*
Agricultural *(A70, A72)*
Special Purpose *(S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)*

Map Prepared by:

LUEG GIS

Regional Location Map

Coordinates: NAD83 Feet

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This is a draft map and should be destroyed upon submittal of subsequent versions.

Source: County of San Diego, SanGIS, SANDAG
File reference: P:\gis2030\Crest\MXD\zoning\zoning_2015.mxd

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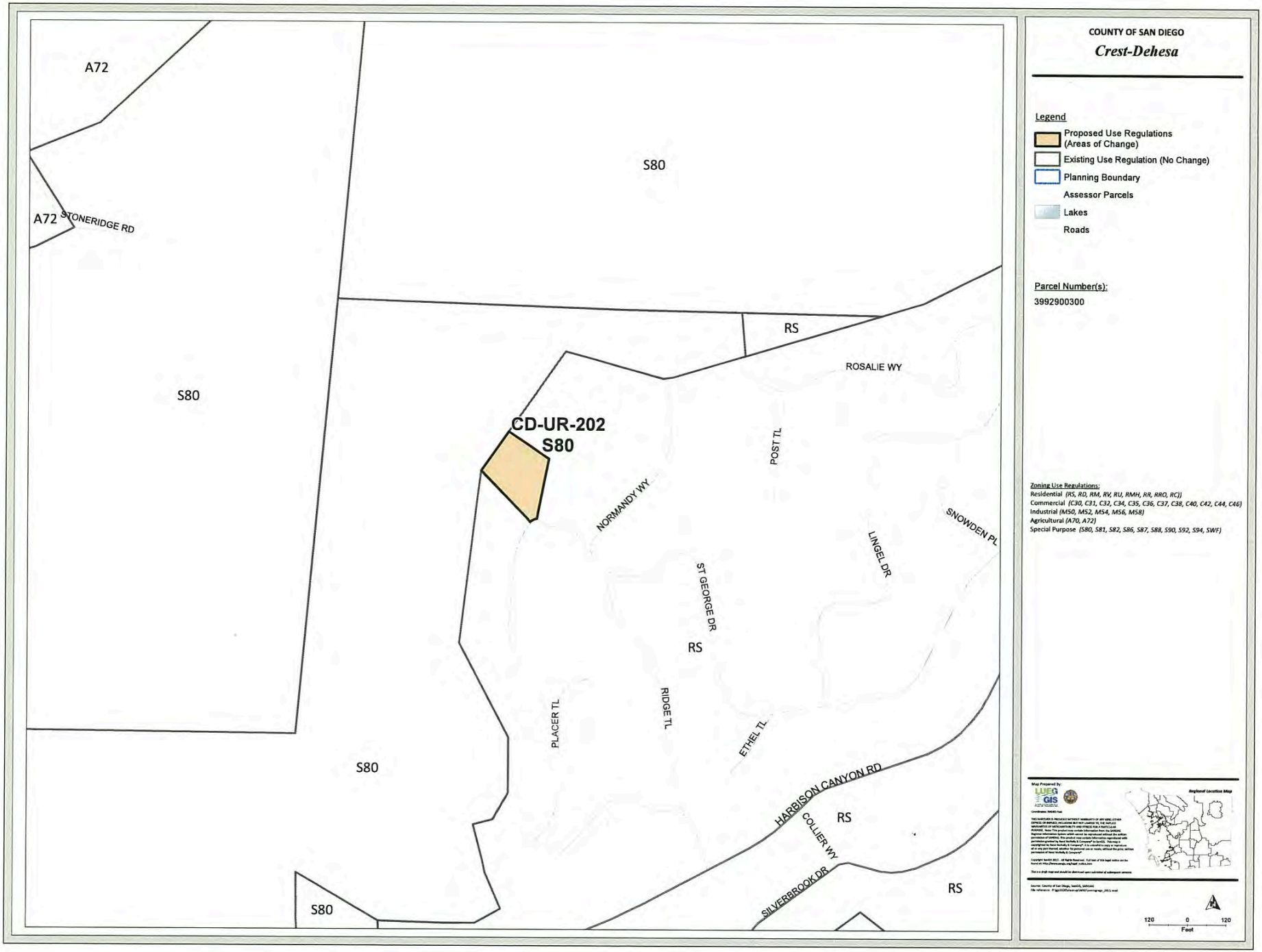
COUNTY OF SAN DIEGO
Crest-Dehesa
Legend
Proposed Use Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
3992900300
Zoning Use Regulations:
Residential (RS, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
Map Prepared by:
Regional Location Map
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Feet
A72
A72
STONERIDGE RD
S80
S80
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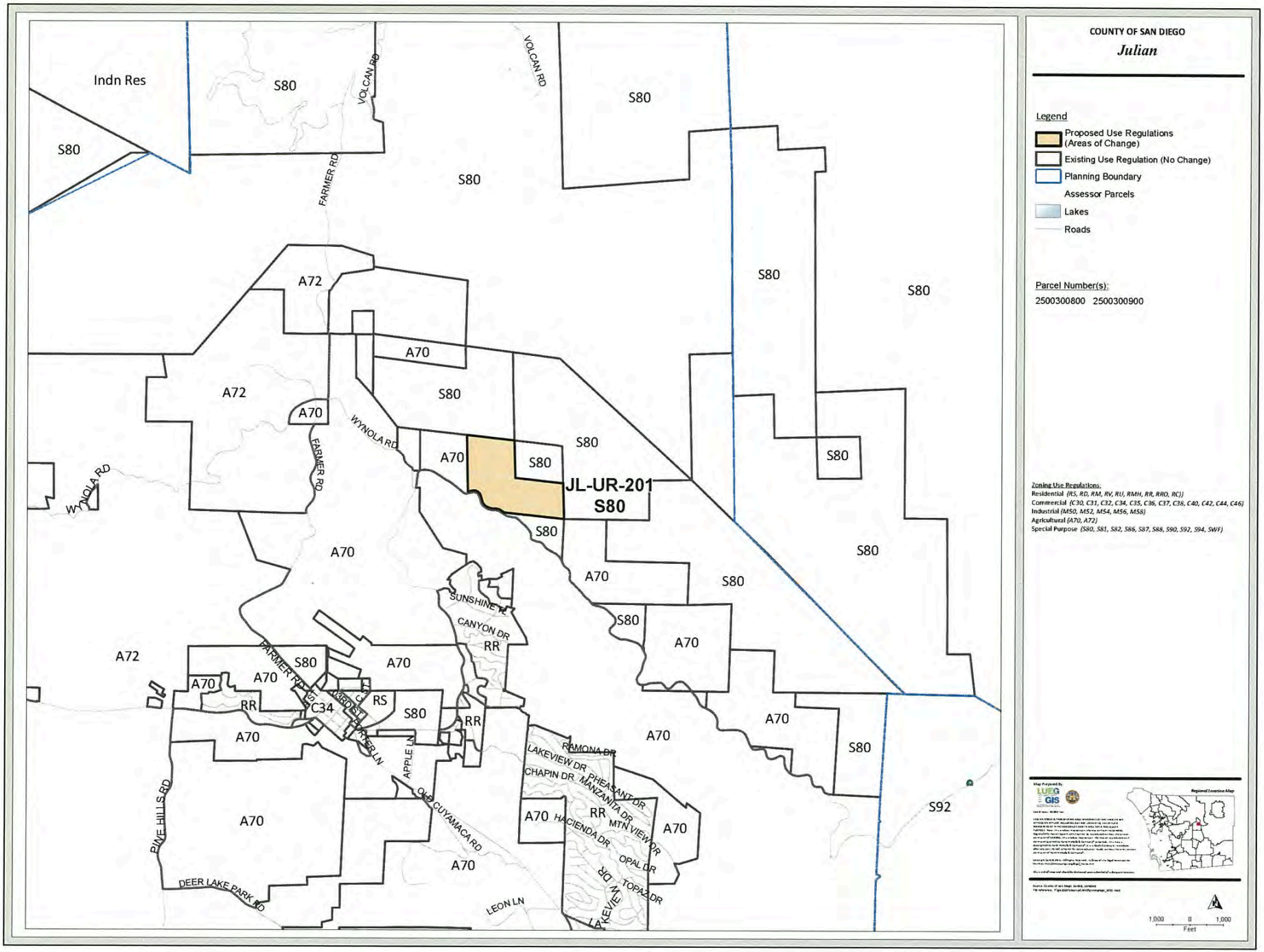
S80
RS
RS
RS
RS
ROSALIE WY
CD-UR-202
S80
POST TL
NORMANDY WY
SNOWDEN PL
LINGEL DR
ST GEORGE DR
RIDGE TL
PLACER TL
ETHEL TL
HARBISON CANYON RD
COLLIER WY
SILVERBROOK DR


COUNTY OF SAN DIEGO
Julian
Legend
Proposed Use Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
2500300800 2500300900
Zoning Use Regulations:
Residential (RS, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
Indn Res
S80
VOLCAN RD
FARMER RD
A72
A70
WYNOLA RD
JL-UR-201
S80
SUNSHINE PL
CANYON DR
RR
RS
C34
APPLE LN
OLD CUYAMACA RD
PINE HILLS RD
DEER LAKE PARK RD
LEON LN
RAMONA DR
LAKEVIEW DR
CHAPIN DR
PHEASANT DR
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MTN VIEW DR
HACIENDA DR
OPAL DR
TOPAZ DR
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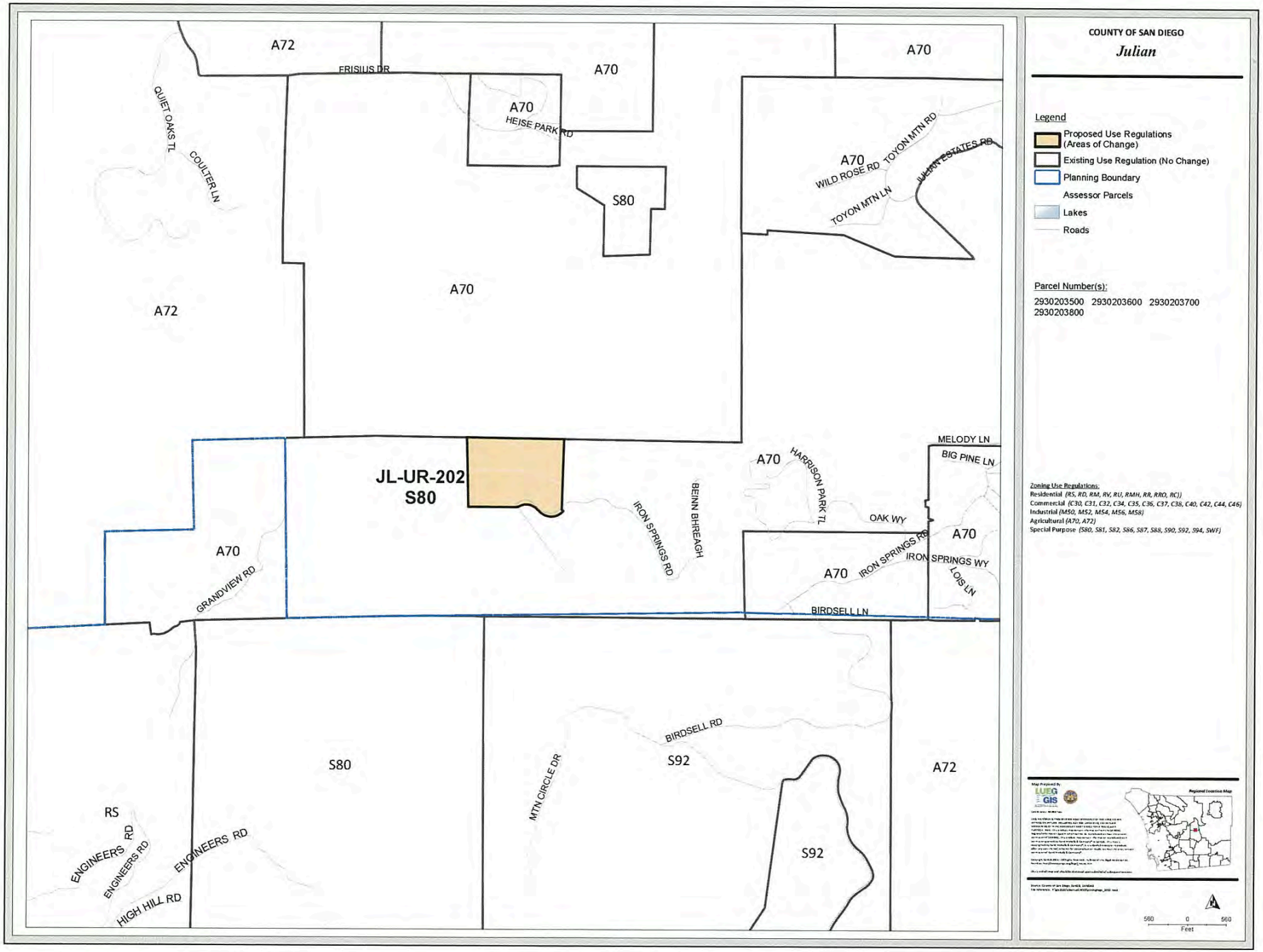
COUNTY OF SAN DIEGO
Julian
Legend
Proposed Use Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
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Zoning Use Regulations:
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Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
JL-UR-202
S80
A72
A70
S80
S92
RS
FRISIUS DR
HEISE PARK RD
QUIET OAKS TL
COULTER LN
WILD ROSE RD
TOYON MTN RD
TOYON MTN LN
JULIAN ESTATES RD
MELODY LN
BIG PINE LN
HARRISON PARK TL
OAK WY
IRON SPRINGS RD
IRON SPRINGS WY
LOIS LN
BEINN BHREAGH
GRANDVIEW RD
BIRDSELL LN
BIRDSELL RD
MTN CIRCLE DR
ENGINEERS RD
HIGH HILL RD
Map Prepared by:
LUEG GIS
Regional Location Map
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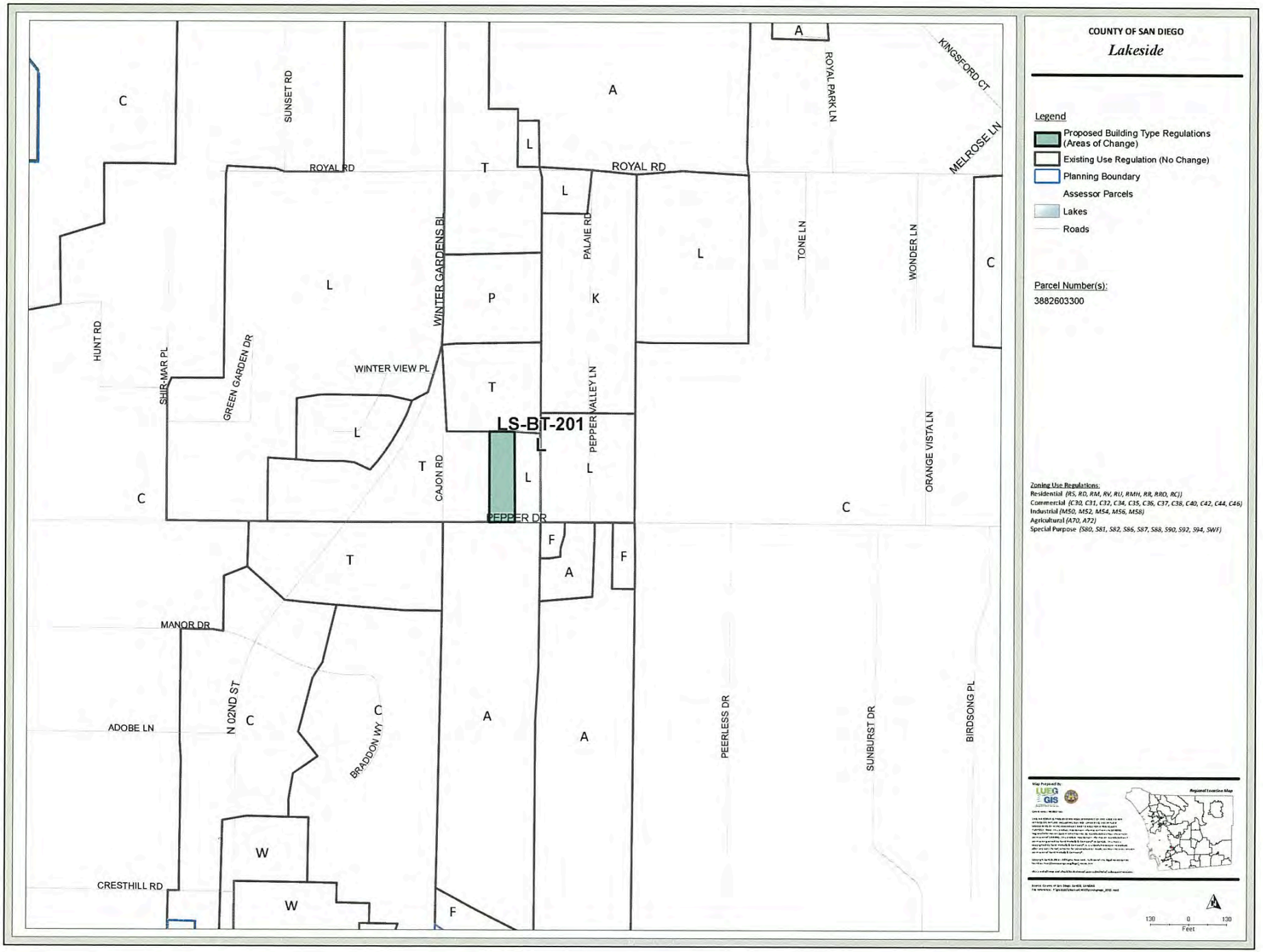
Feet


COUNTY OF SAN DIEGO
Lakeside
Legend
Proposed Building Type Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
3882603300
Zoning Use Regulations:
Residential (RS, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
LS-BT-201
ROYAL RD
SUNSET RD
WINTER GARDENS BL
PALAIE RD
ROYAL PARK LN
KINGSFORD CT
MELROSE LN
TONE LN
WONDER LN
HUNT RD
SHIR-MAR PL
GREEN GARDEN DR
WINTER VIEW PL
PEPPER VALLEY LN
ORANGE VISTA LN
CAJON RD
PEPPER DR
MANOR DR
N 02ND ST
ADOBE LN
BRADDON WY
CRESTHILL RD
PEERLESS DR
SUNBURST DR
BIRDSONG PL
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Regional Location Map
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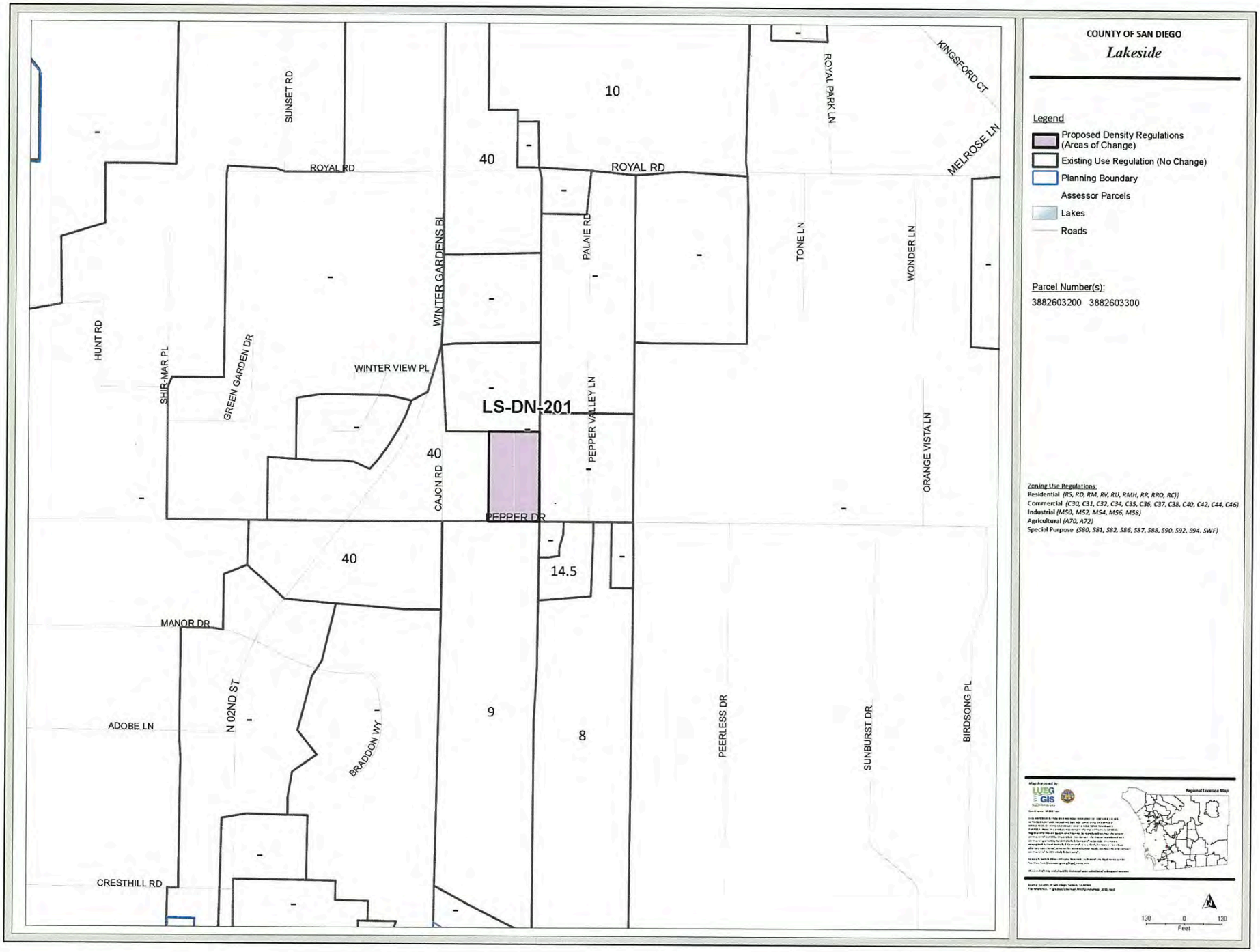
Feet


COUNTY OF SAN DIEGO
Lakeside
Legend
Proposed Density Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
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Zoning Use Regulations:
Residential (RS, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
LS-DN-201
ROYAL RD
SUNSET RD
HUNT RD
SHIR-MAR PL
GREEN GARDEN DR
WINTER VIEW PL
WINTER GARDENS BL
CAJON RD
PALAIE RD
PEPPER VALLEY LN
PEPPER DR
ROYAL PARK LN
KINGSFORD CT
MELROSE LN
TONE LN
WONDER LN
ORANGE VISTA LN
MANOR DR
ADOBE LN
N 02ND ST
BRADDON WY
CRESTHILL RD
PEERLESS DR
SUNBURST DR
BIRDSONG PL
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LUEG
GIS
Regional Location Map
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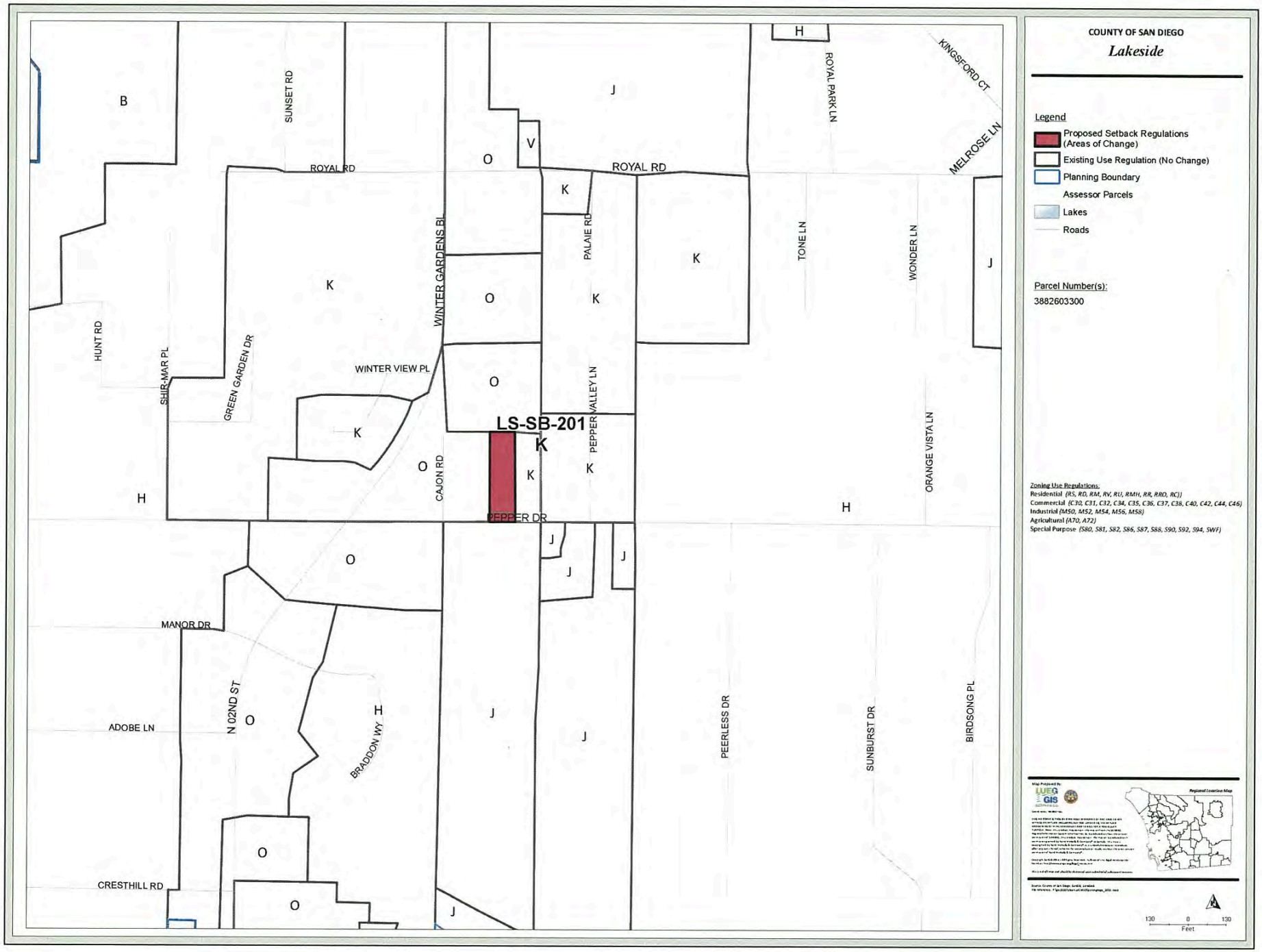
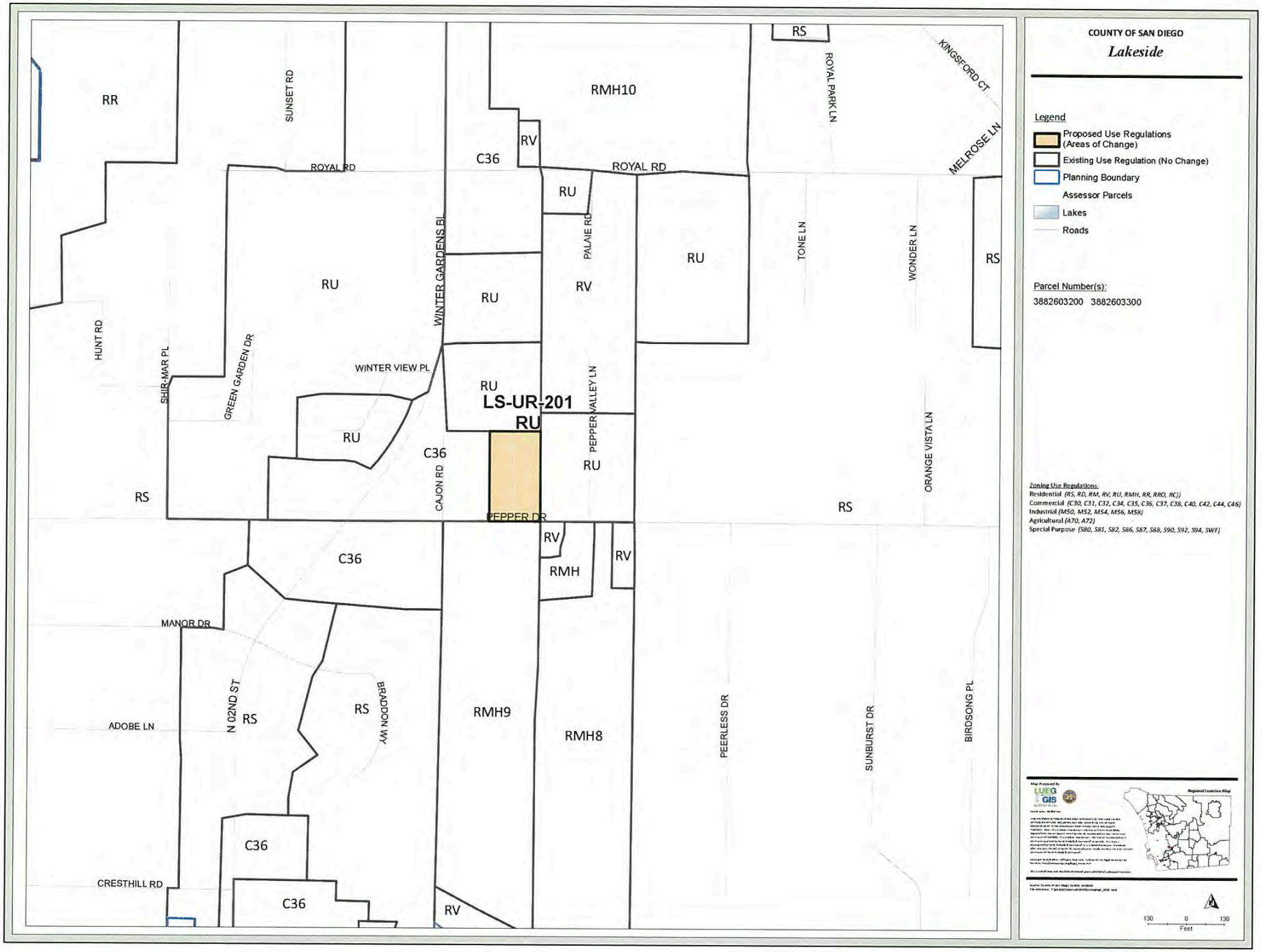
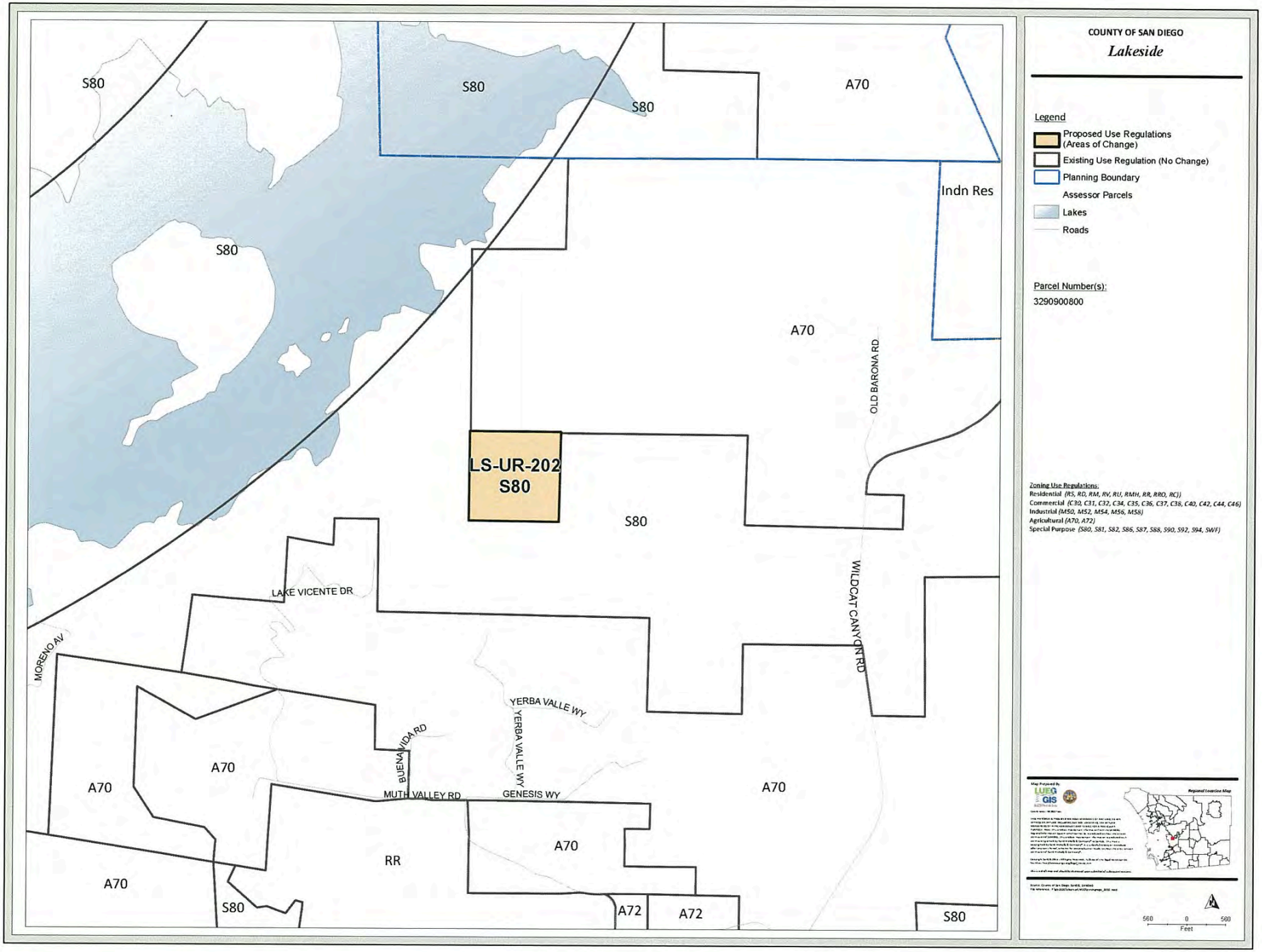
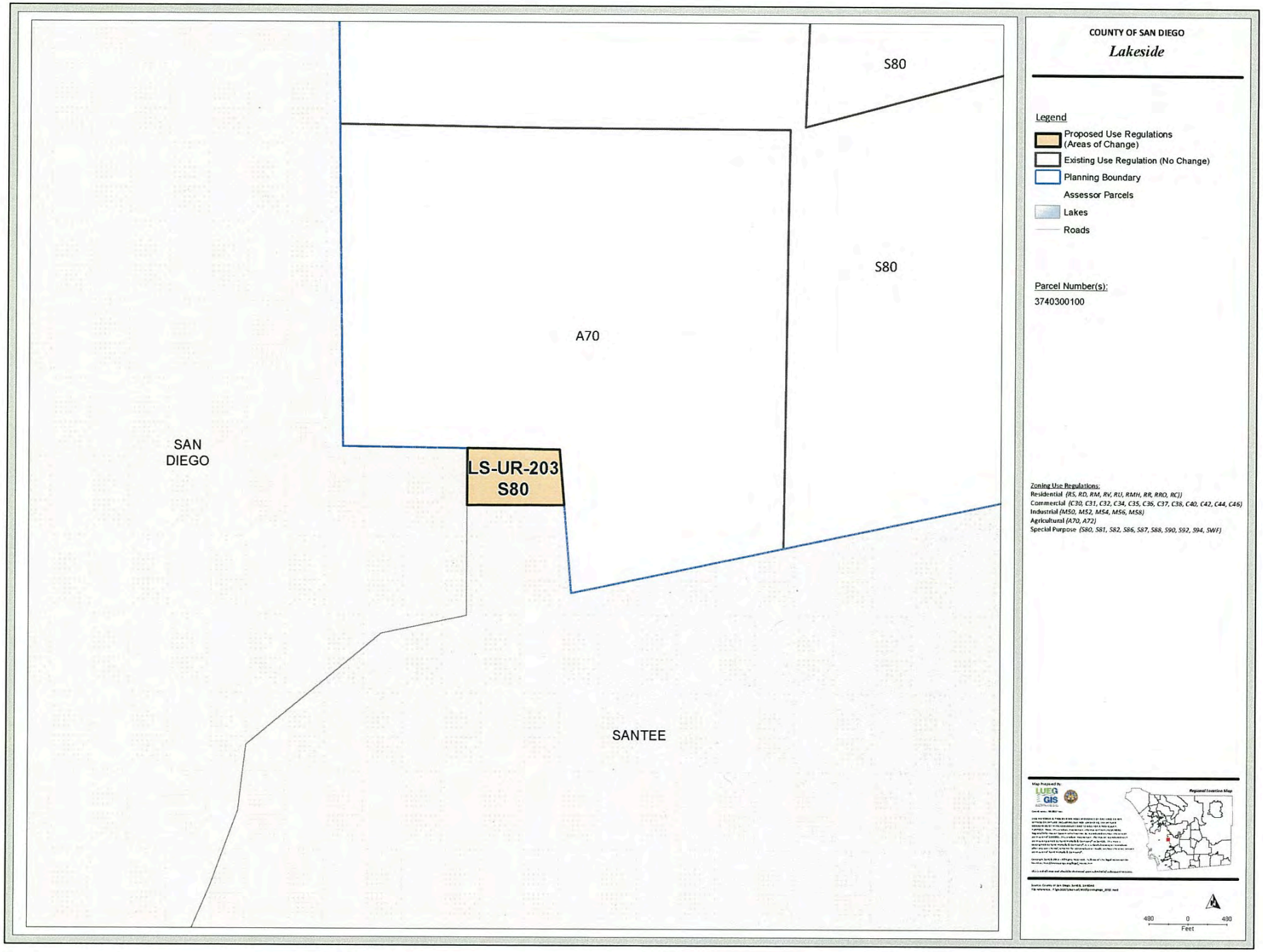
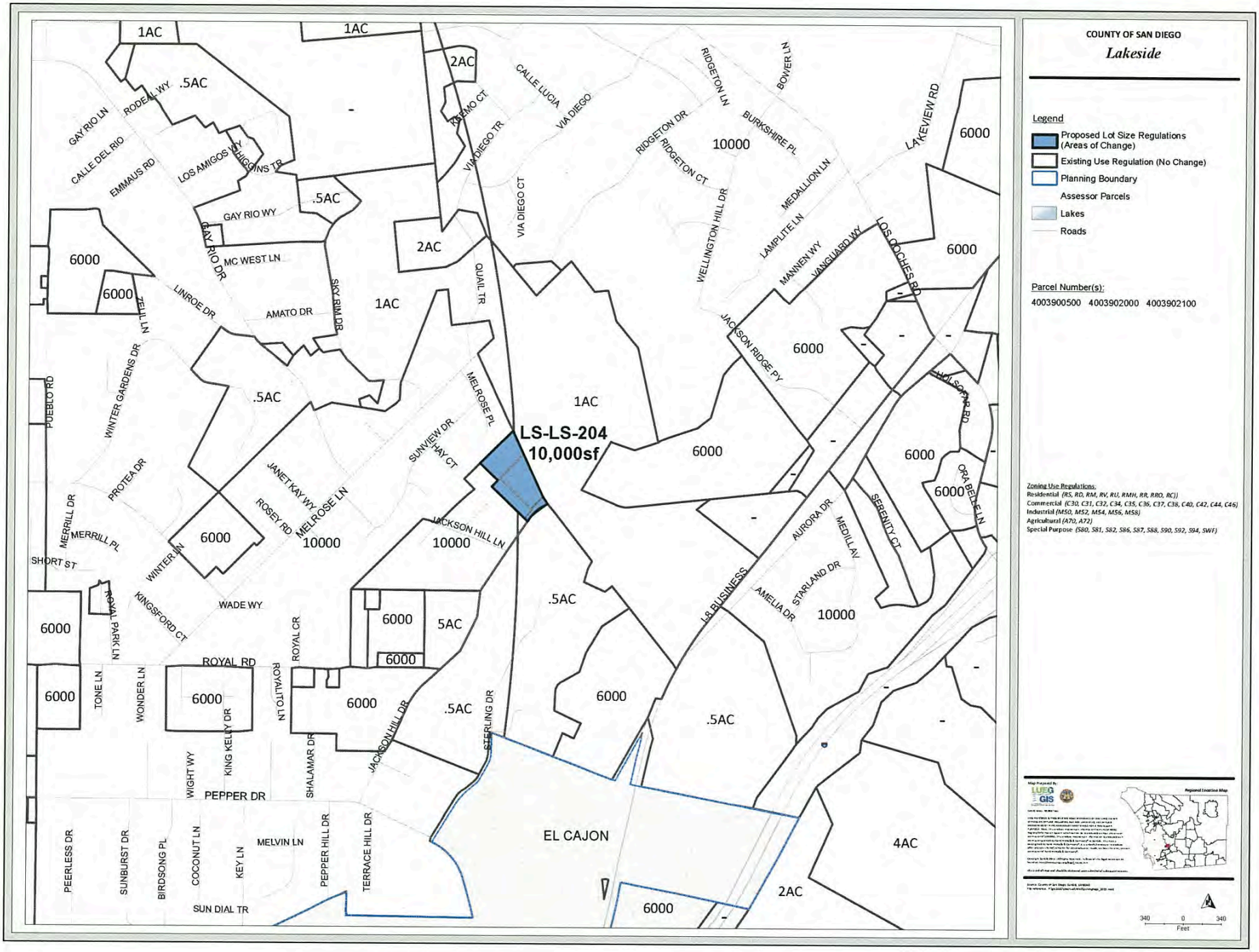
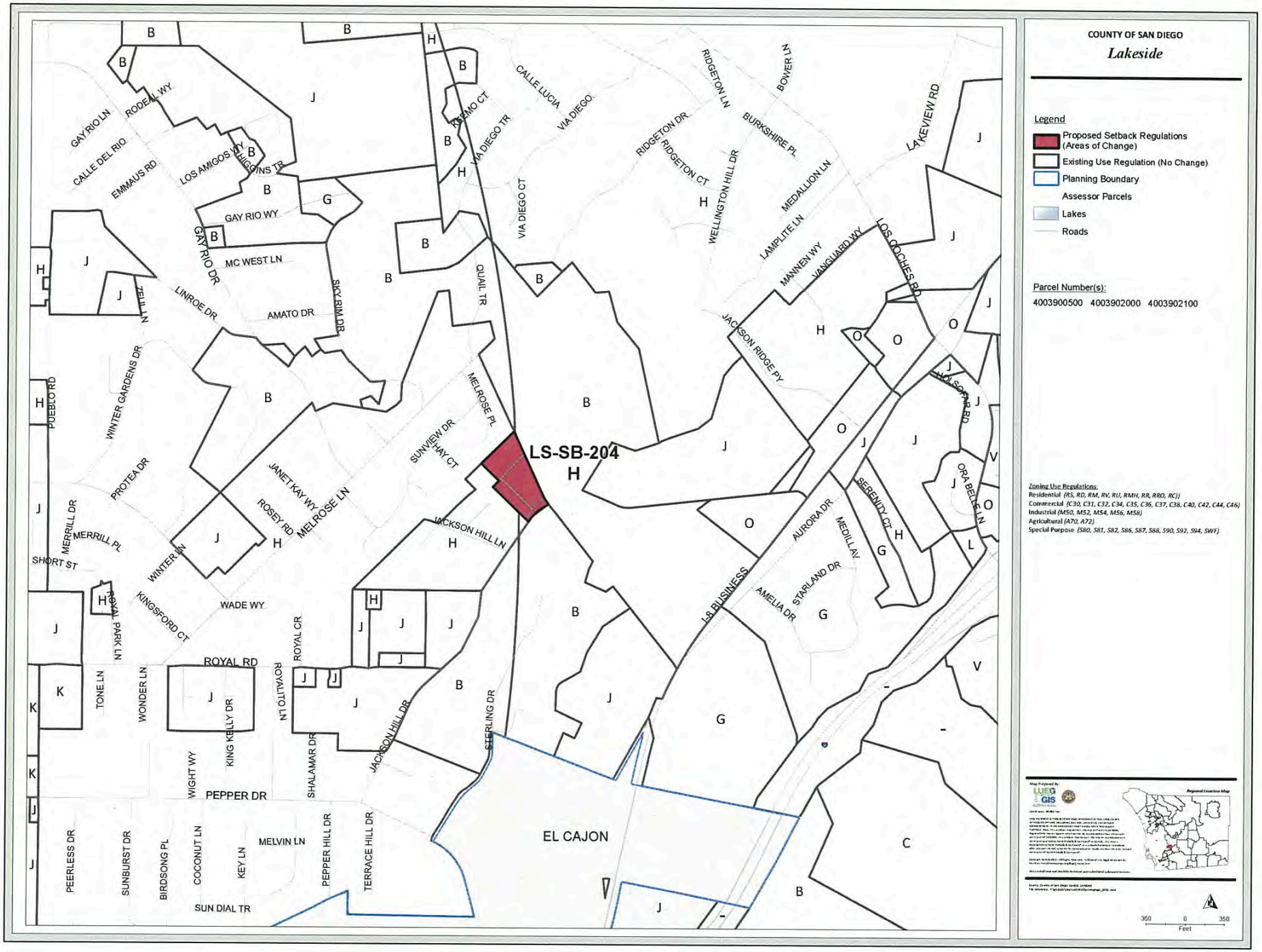

COUNTY OF SAN DIEGO
Lakeside
Legend
Proposed Setback Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
3882603300
Zoning Use Regulations:
Residential (RS, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
LS-SB-201
ROYAL RD
SUNSET RD
WINTER GARDENS BL
PALAIE RD
ROYAL PARK LN
KINGSFORD CT
MELROSE LN
TONE LN
WONDER LN
HUNT RD
SHIR-MAR PL
GREEN GARDEN DR
WINTER VIEW PL
PEPPER VALLEY LN
ORANGE VISTA LN
CAJON RD
PEPPER DR
MANOR DR
N 02ND ST
ADOBE LN
BRADDON WY
PEERLESS DR
SUNBURST DR
BIRDSONG PL
CRESTHILL RD
Map Prepared by:
Regional Location Map
130 0 130
Feet

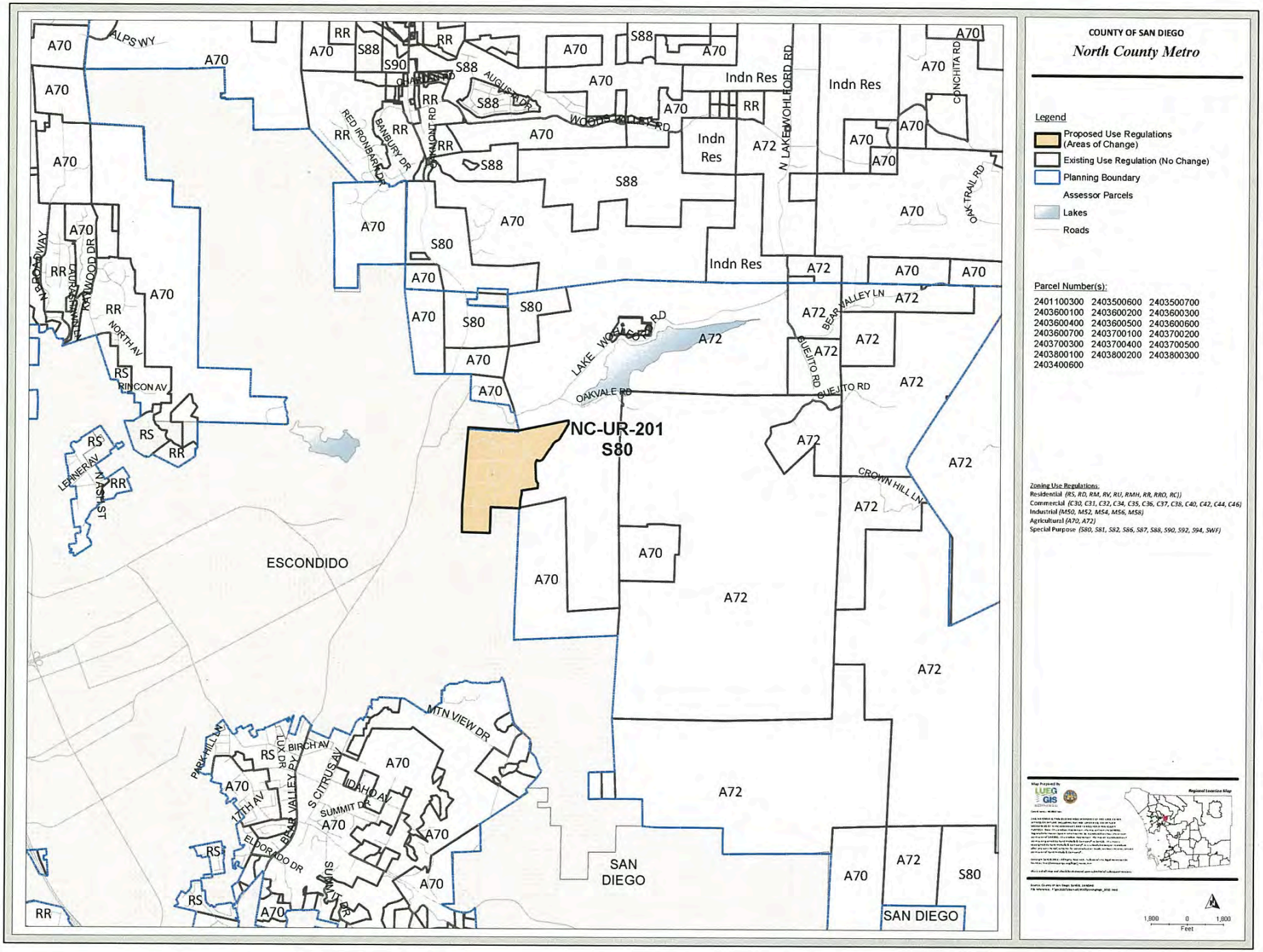

COUNTY OF SAN DIEGO
Lakeside
Legend
Proposed Use Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
3882603200 3882603300
Zoning Use Regulations:
Residential (RS, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
LS-UR-201
RU
RR
RS
RMH10
RV
C36
RU
RMH
RMH9
RMH8
ROYAL RD
SUNSET RD
HUNT RD
SHIR-MAR PL
GREEN GARDEN DR
WINTER GARDENS BL
WINTER VIEW PL
CAJON RD
PALAIE RD
PEPPER VALLEY LN
PEPPER DR
ROYAL PARK LN
KINGSFORD CT
MELROSE LN
TONE LN
WONDER LN
ORANGE VISTA LN
MANOR DR
N 02ND ST
ADOBE LN
BRADDON WY
CRESTHILL RD
PEERLESS DR
SUNBURST DR
BIRDSONG PL
Map Prepared by:
LUEG GIS
Regional Location Map
130 0 130
Feet

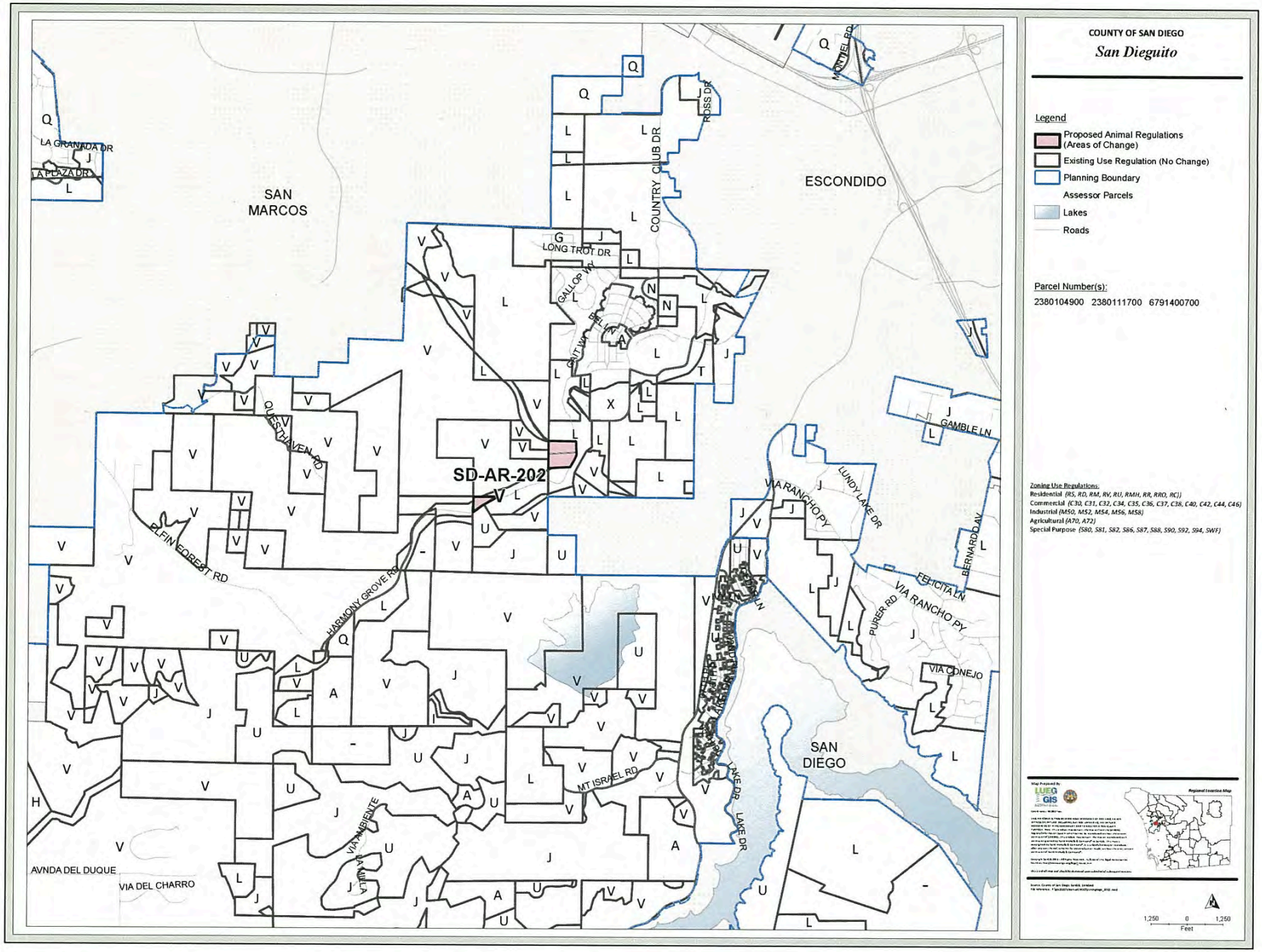

COUNTY OF SAN DIEGO
Lakeside
Legend
Proposed Use Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
3290900800
Zoning Use Regulations:
Residential (R5, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
LS-UR-202
S80
A70
Indn Res
RR
A72
OLD BARONA RD
WILDCAT CANYON RD
LAKE VICENTE DR
MORENO AV
YERBA VALLE WY
BUENAVIDA RD
MUTH VALLEY RD
GENESIS WY
Regional Location Map
560 0 560
Feet

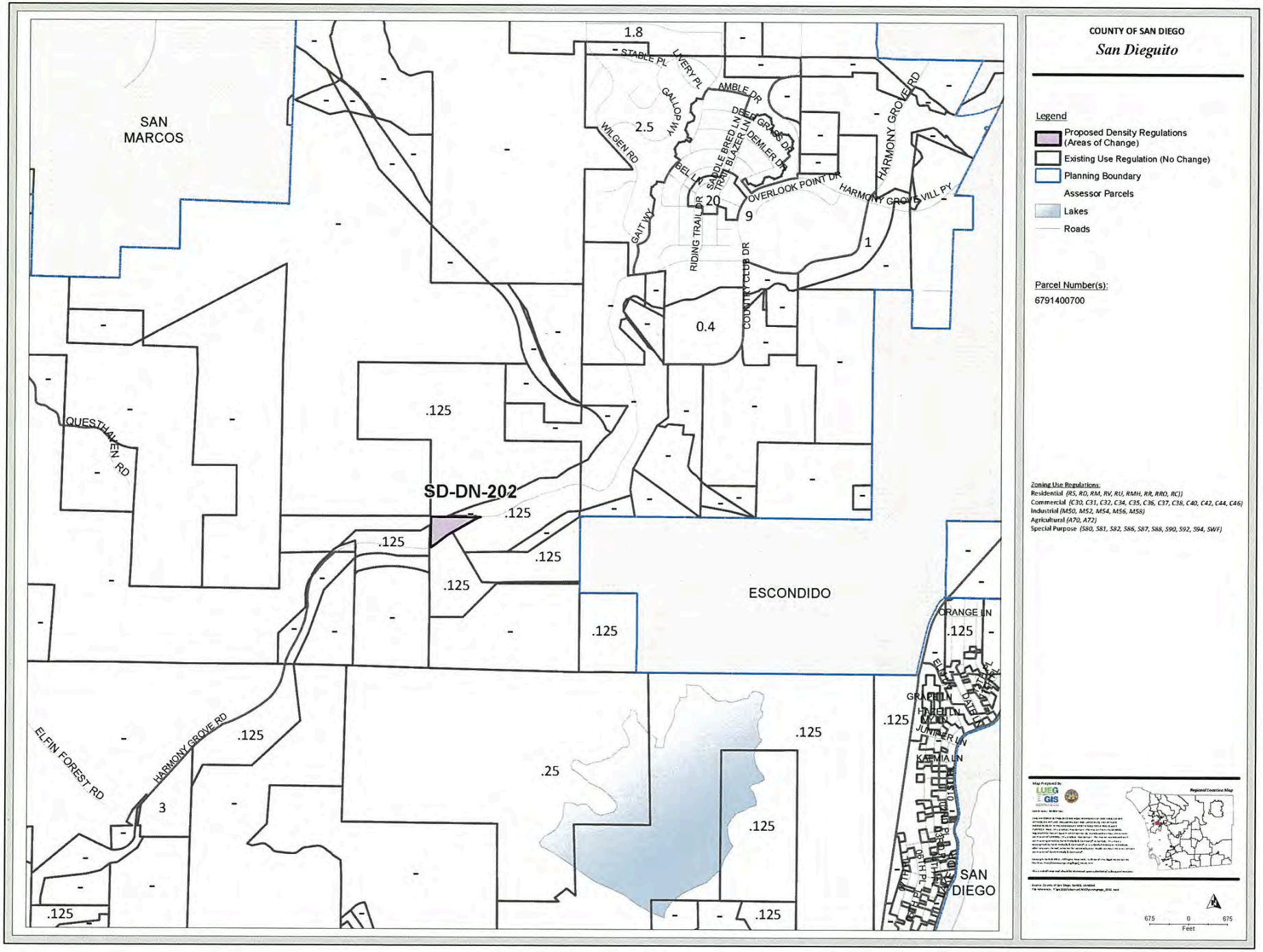

S80
S80
A70
SAN DIEGO
LS-UR-203
S80
SANTEE
COUNTY OF SAN DIEGO
Lakeside
Legend
Proposed Use Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
3740300100
Zoning Use Regulations:
Residential (RS, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
Map Prepared by:
LUEG GIS
Regional Location Map
480 0 480
Feet

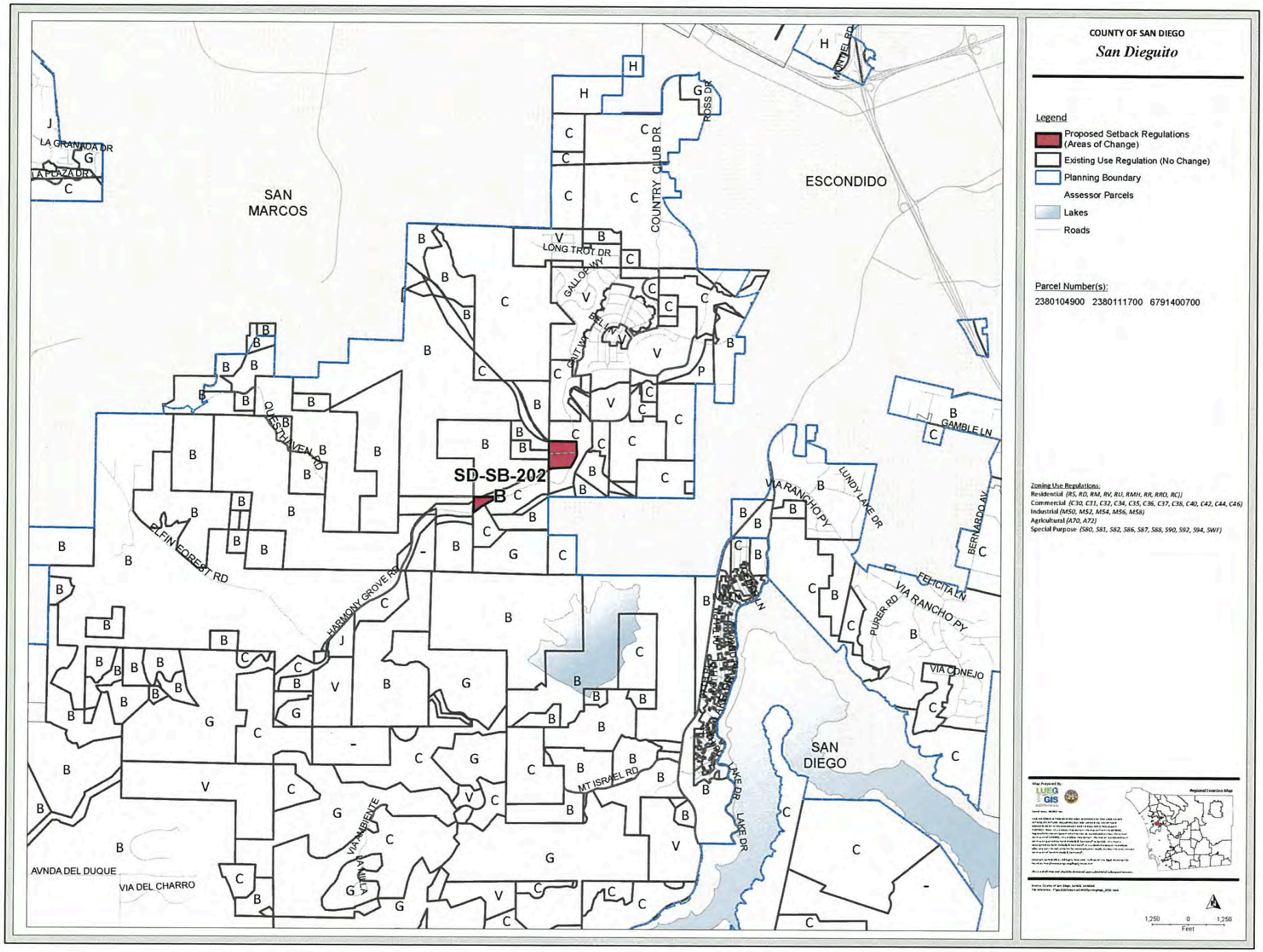

COUNTY OF SAN DIEGO
Lakeside
Legend
Proposed Lot Size Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
4003900500 4003902000 4003902100
Zoning Use Regulations:
Residential (RS, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
LS-LS-204
10,000sf
EL CAJON
1AC
.5AC
2AC
5AC
4AC
6000
10000
GAY RIO LN
CALLE DEL RIO
RODEAL WY
EMMAUS RD
LOS AMIGOS WY
SHIGGINS TR
GAY RIO WY
GAY RIO DR
MC WEST LN
LINROE DR
AMATO DR
SKY RIM DR
ZEUL LN
WINTER GARDENS DR
PUEBLO RD
PROTEA DR
MERRILL DR
MERRILL PL
SHORT ST
WINTER LN
KINGSFORD CT
WADE WY
ROYAL PARK LN
ROYAL RD
ROYAL CR
ROYALITO LN
TONE LN
WONDER LN
KING KELLY DR
WIGHT WY
PEPPER DR
SHALAMAR DR
JACKSON HILL DR
STERLING DR
PEERLESS DR
SUNBURST DR
BIRDSONG PL
COCONUT LN
KEY LN
MELVIN LN
PEPPER HILL DR
TERRACE HILL DR
SUN DIAL TR
ROSEY RD
MELROSE LN
JANET KAY WY
SUNVIEW DR
HAY CT
MELROSE PL
JACKSON HILL LN
QUAIL TR
VIA DIEGO TR
VIA DIEGO CT
CALLE LUCIA
VIA DIEGO
RIDGETON LN
RIDGETON DR
RIDGETON CT
BOWER LN
BURKSHIRE PL
WELLINGTON HILL DR
MEDALLION LN
LAMPLITE LN
MANNEN WY
VANGUARD WY
LAKEVIEW RD
LOS COCHES RD
JACKSON RIDGE PY
HOLSOM RD
ORA BELLE LN
SERENITY CT
AURORA DR
MEDILLAV
STARLAND DR
AMELIA DR
I-8 BUSINESS
Map Prepared By:
LUEG
GIS
Regional Location Map
340 0 340
Feet

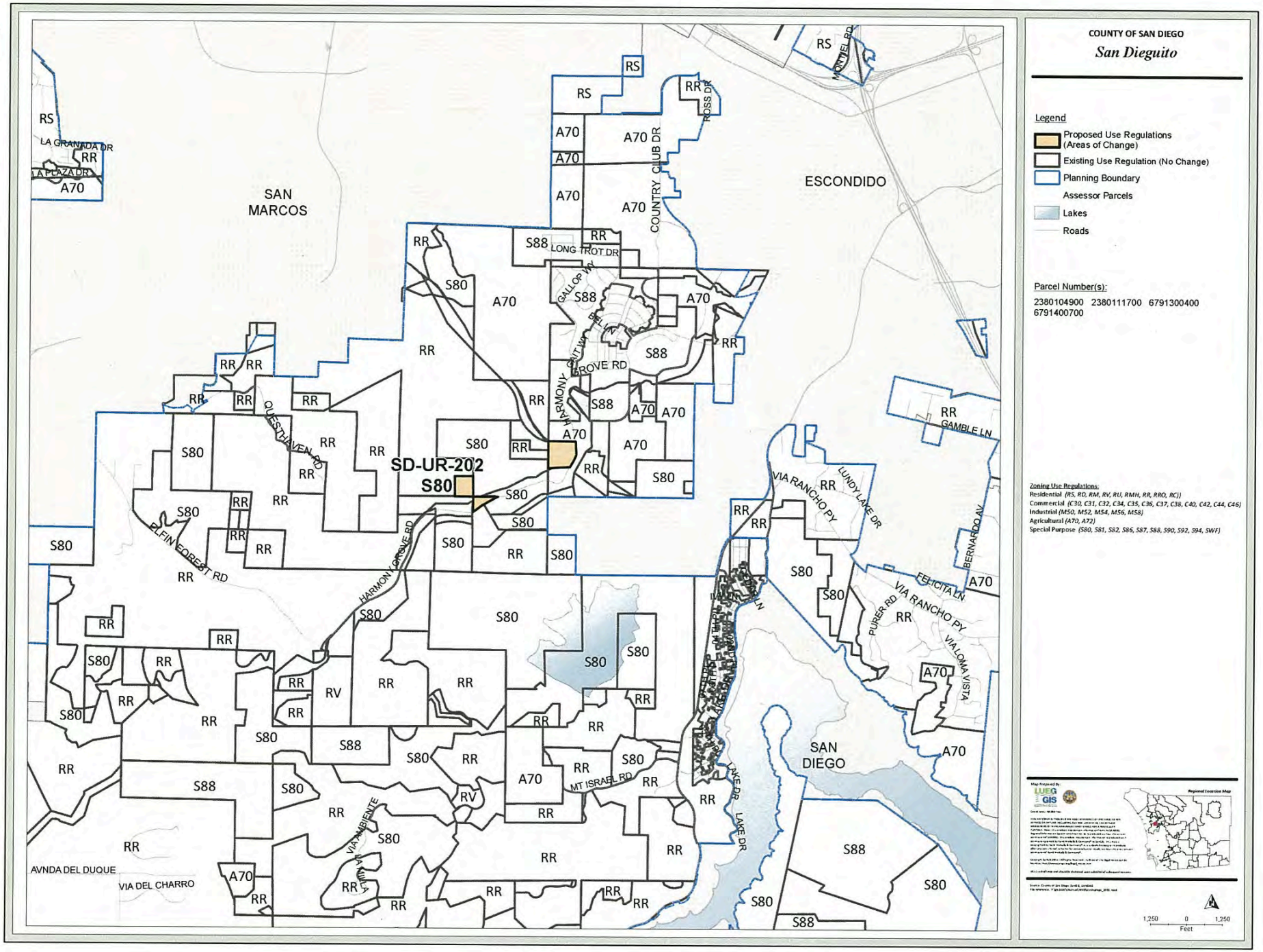

COUNTY OF SAN DIEGO
Lakeside
Legend
Proposed Setback Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
4003900500 4003902000 4003902100
Zoning Use Regulations:
Residential (RS, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
LS-SB-204
EL CAJON
ROYAL RD
PEPPER DR
GAY RIO DR
MELROSE LN
JACKSON HILL LN
JACKSON HILL DR
LAKEVIEW RD
LOS COCHES RD
I-8 BUSINESS
Feet

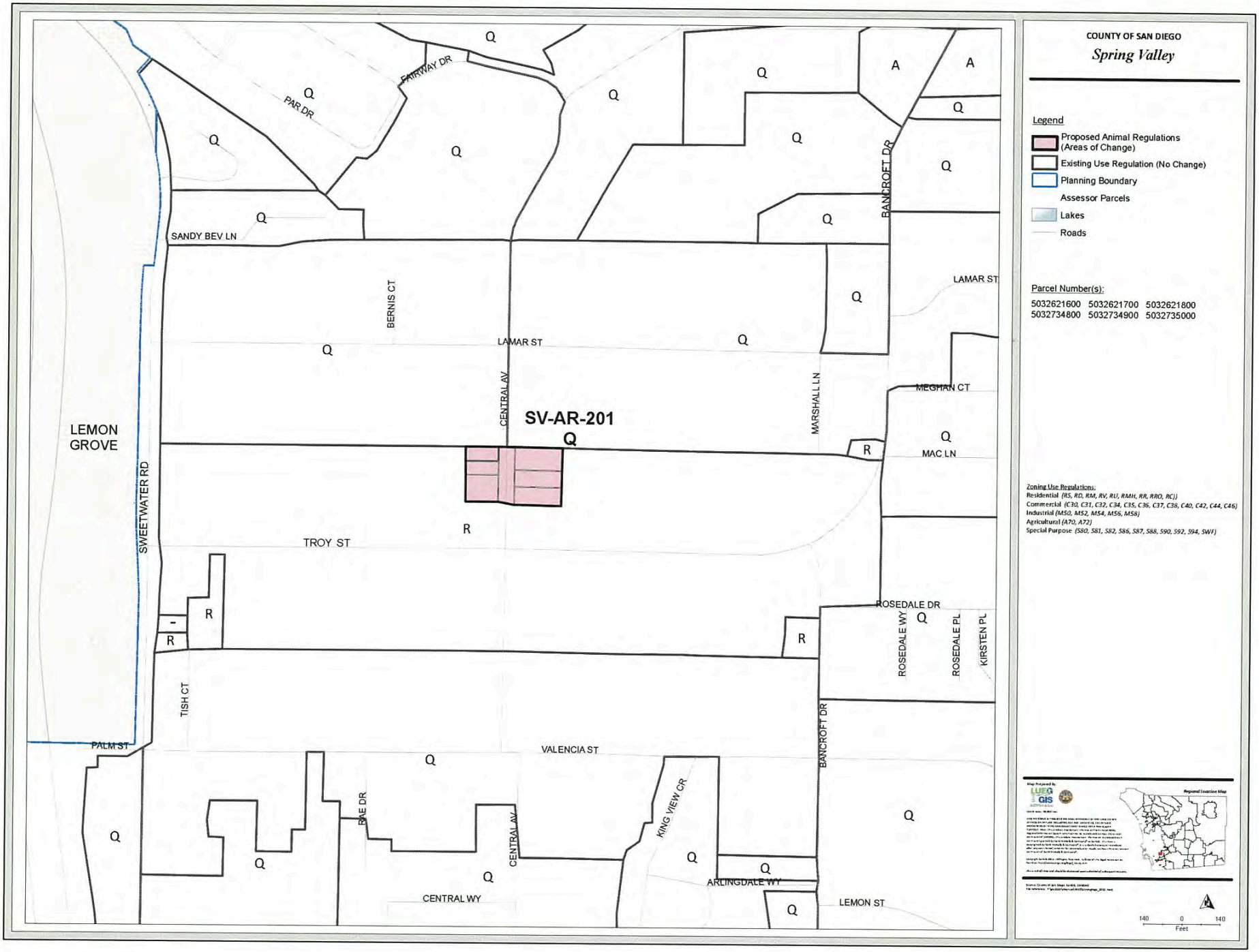

COUNTY OF SAN DIEGO
North County Metro
Legend
Proposed Use Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
2401100300 2403500600 2403500700
2403600100 2403600200 2403600300
2403600400 2403600500 2403600600
2403600700 2403700100 2403700200
2403700300 2403700400 2403700500
2403800100 2403800200 2403800300
2403400600
Zoning Use Regulations:
Residential (RS, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
NC-UR-201
S80
ESCONDIDO
SAN DIEGO
Indn Res
ALPS WY
RED IRONBARK DR
BANBURY DR
OAKMONT RD
AUGUSTA DR
WOODS VALLEY RD
N LAKE WOHLFORD RD
CONCHITA RD
OAK TRAIL RD
BEAR VALLEY LN
GUEJITO RD
OAKVALE RD
CROWN HILL LN
LAKE WOHLFORD RD
N BROADWAY
KATWOOD DR
NORTH AV
RINCON AV
LEHNER AV
N ASH ST
MTN VIEW DR
PARK HILL LN
LUX DR
BIRCH AV
S CITRUS AV
IDAHO AV
SUMMIT DR
17TH AV
ELDORADO DR
SUMMIT DR
1,800 0 1,800
Feet

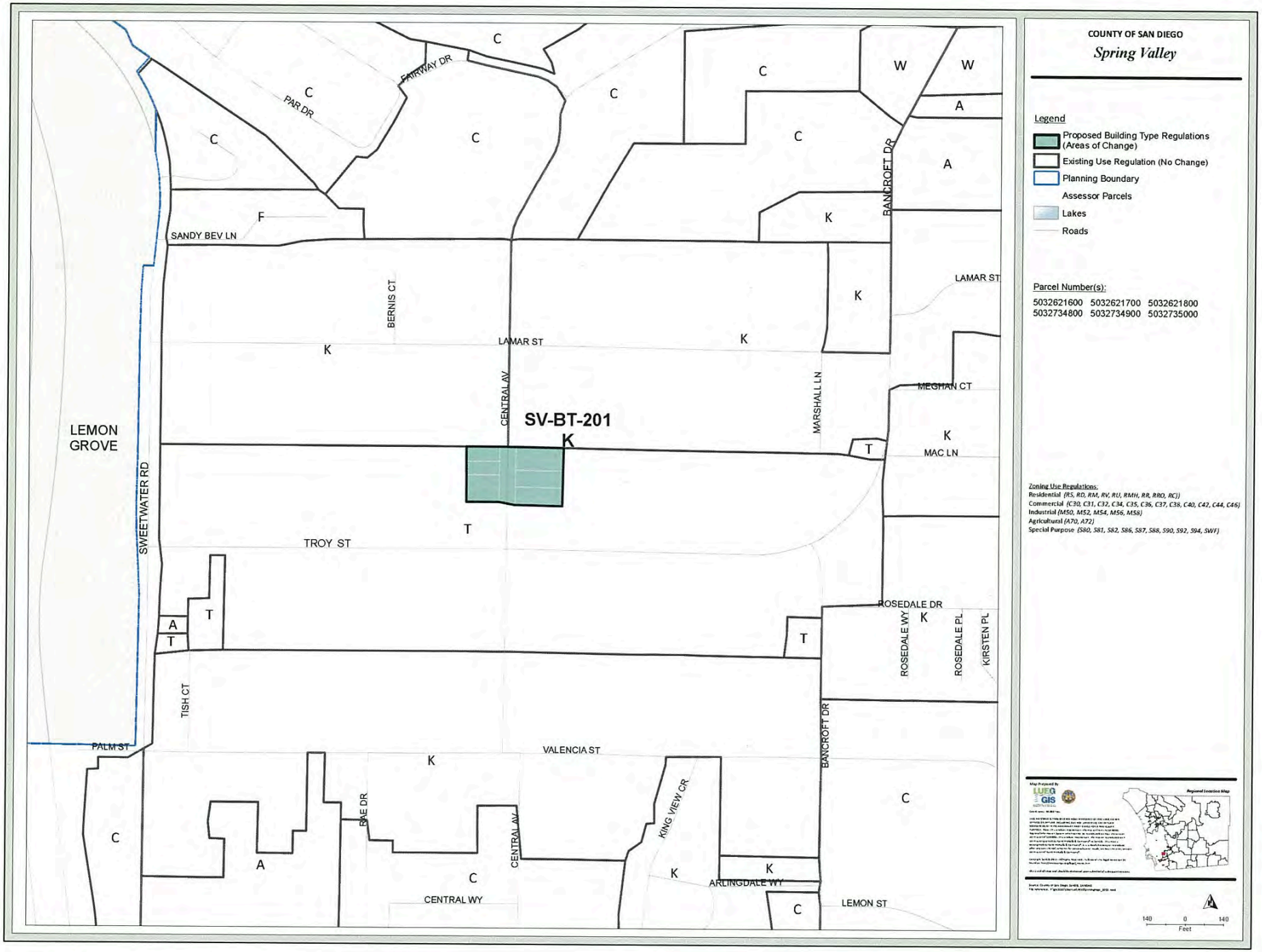

COUNTY OF SAN DIEGO
San Dieguito
Legend
Proposed Animal Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
2380104900 2380111700 6791400700
Zoning Use Regulations:
Residential (RS, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
SD-AR-202
SAN MARCOS
ESCONDIDO
SAN DIEGO
LA GRANADA DR
LA PLAZA DR
LONG TROT DR
COUNTRY CLUB DR
ROSS DR
MONTIEL RD
GALLOP WY
QUESTHAVEN RD
ELFIN FOREST RD
HARMONY GROVE RD
VIA RANCHO PY
LUNDY LAKE DR
GAMBLE LN
BERNARDO AV
FELICITA LN
PURER RD
VIA CONEJO
MT ISRAEL RD
LAKE DR
VIA AMBIENTE
AVNDA DEL DUQUE
VIA DEL CHARRO
1,250 0 1,250
Feet

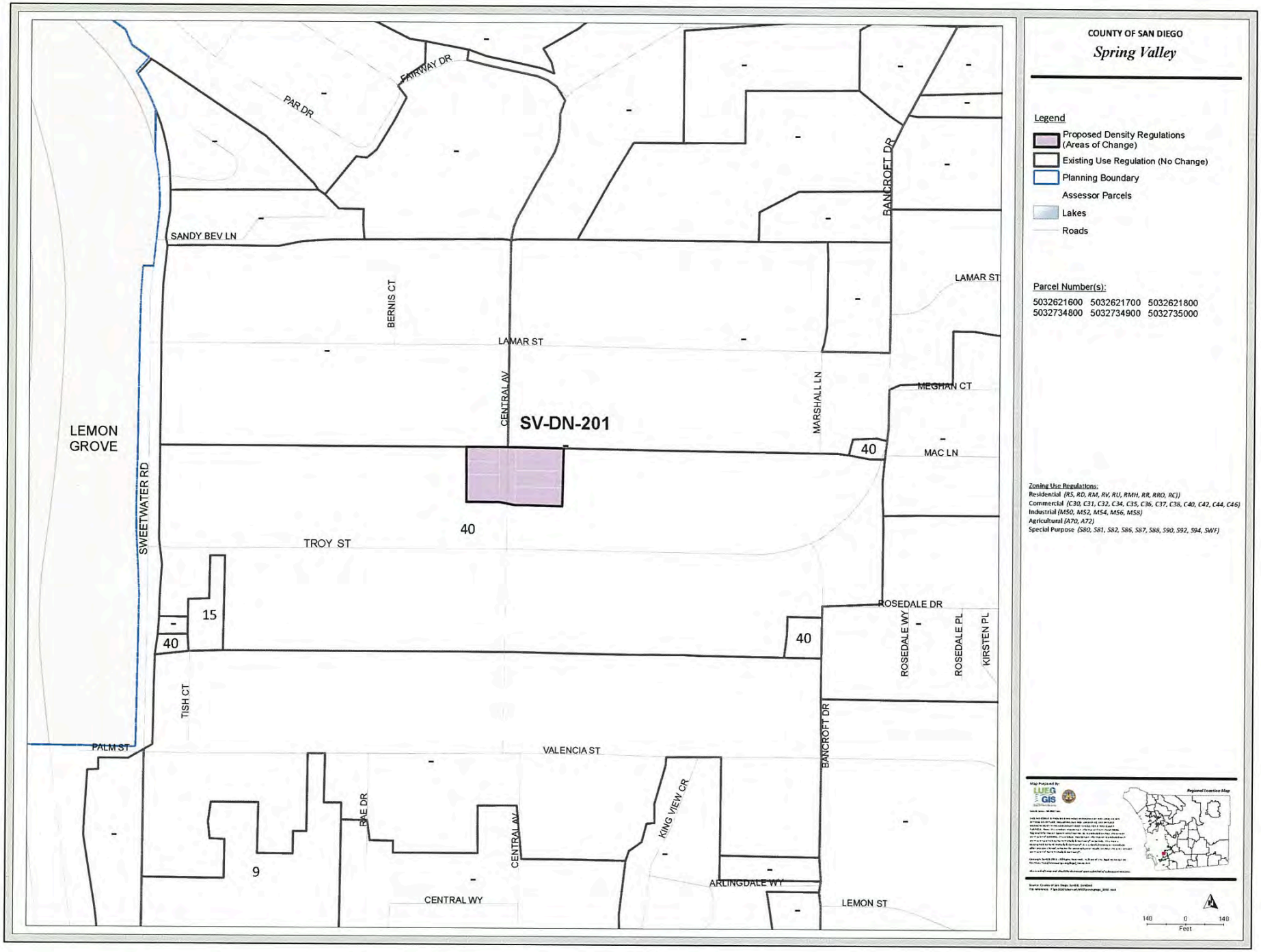

COUNTY OF SAN DIEGO
San Dieguito
Legend
Proposed Density Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
6791400700
Zoning Use Regulations:
Residential (RS, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
SAN MARCOS
ESCONDIDO
SAN DIEGO
SD-DN-202
QUESTHAVEN RD
ELFIN FOREST RD
HARMONY GROVE RD
STABLE PL
LIVERY PL
AMBLE DR
GALLOP WY
WILGEN RD
DEER GRASS DR
DEMLER DR
SADDLE BRED LN
TRAIL BLAZER LN
BEL LN
GAIT WY
RIDING TRAIL DR
OVERLOOK POINT DR
HARMONY GROVE VILL PY
COUNTRY CLUB DR
ORANGE LN
GRAPE LN
HABEL LN
JUNIPER LN
KAEMIA LN
1.8
2.5
20
9
1
0.4
.125
.25
3
675 0 675
Feet

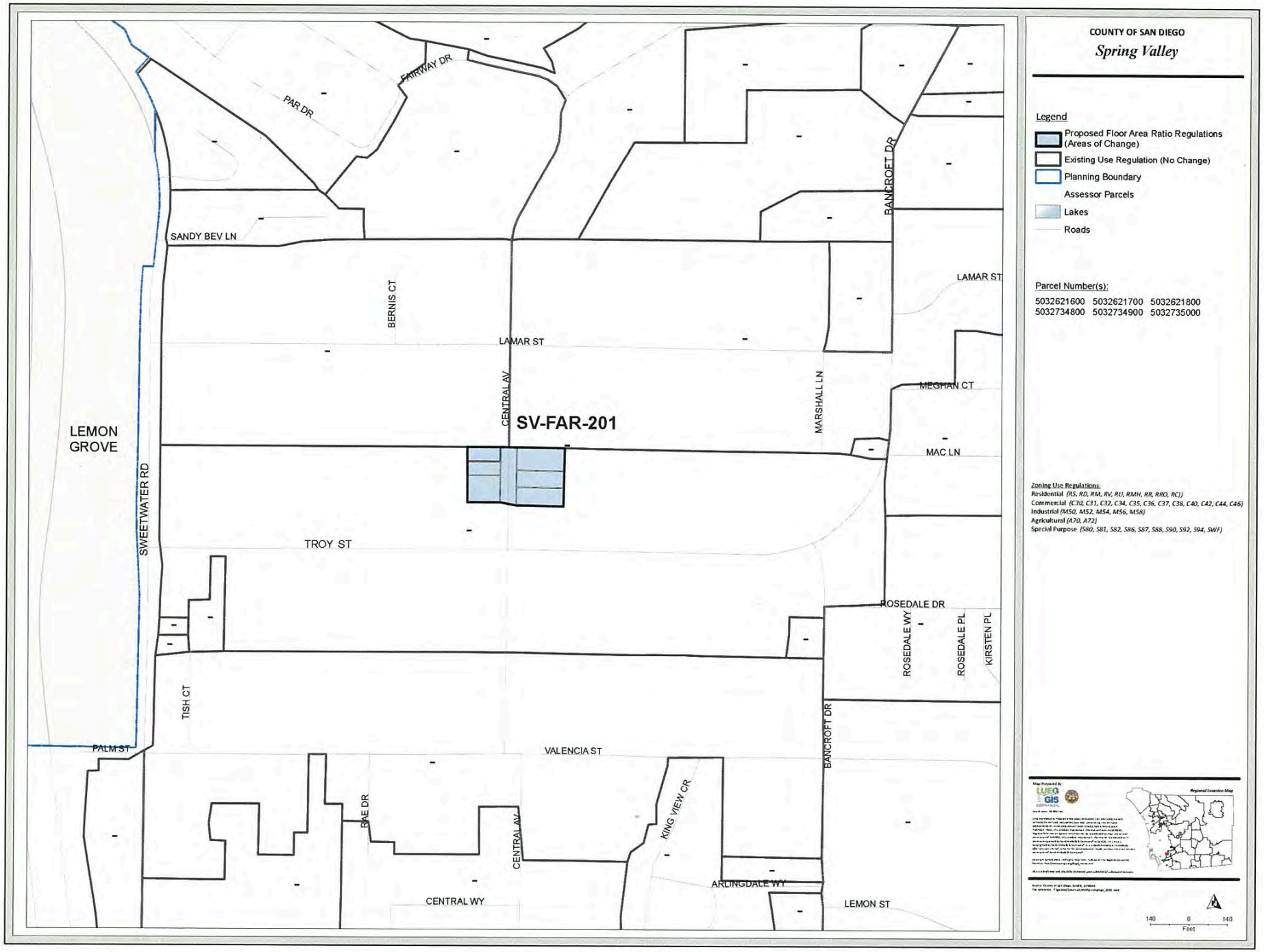

COUNTY OF SAN DIEGO
San Dieguito
Legend
Proposed Setback Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
2380104900 2380111700 6791400700
Zoning Use Regulations:
Residential (RS, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
SAN MARCOS
ESCONDIDO
SAN DIEGO
SD-SB-202
LA GRANADA DR
LA PLAZA DR
COUNTRY CLUB DR
ROSS DR
MONTIEL RD
LONG TROT DR
GALLOP WY
BELLIN
QUESTHAVEN RD
ELFIN FOREST RD
HARMONY GROVE RD
VIA RANCHO PY
LUNDY LAKE DR
GAMBLE LN
BERNARDO AV
FELICITA LN
PURER RD
VIA CONEJO
MT ISRAEL RD
LAKE DR
VIA AMBIENTE
LA MILLA
AVNDA DEL DUQUE
VIA DEL CHARRO
1,250 0 1,250
Feet

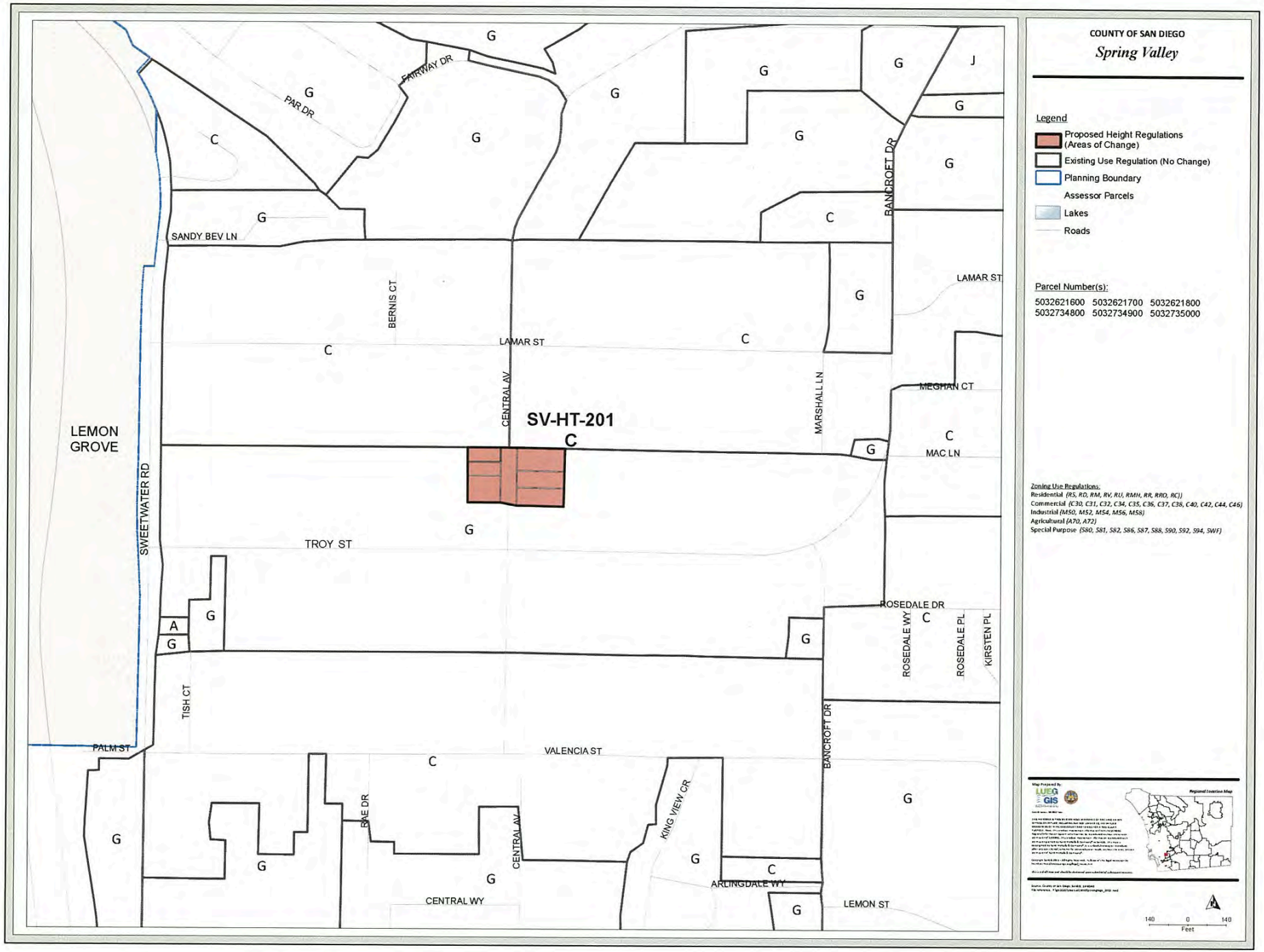

COUNTY OF SAN DIEGO
San Dieguito
Legend
Proposed Use Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
2380104900 2380111700 6791300400
6791400700
Zoning Use Regulations:
Residential (RS, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
SD-UR-202
S80
SAN MARCOS
ESCONDIDO
SAN DIEGO
LA GRANADA DR
LA PLAZA DR
COUNTRY CLUB DR
ROSS DR
MONTEL RD
LONG TROT DR
GALLOP WAY
HARMONY GROVE RD
QUESTHAVEN RD
PLFIN FOREST RD
GAMBLE LN
VIA RANCHO PY
LUNDY LAKE DR
BERNARDO AV
FELICITA LN
PURER RD
VIA LOMA VISTA
MT ISRAEL RD
LAKE DR
VIA AMBIENTE
AVNDA DEL DUQUE
VIA DEL CHARRO
1,250 0 1,250
Feet

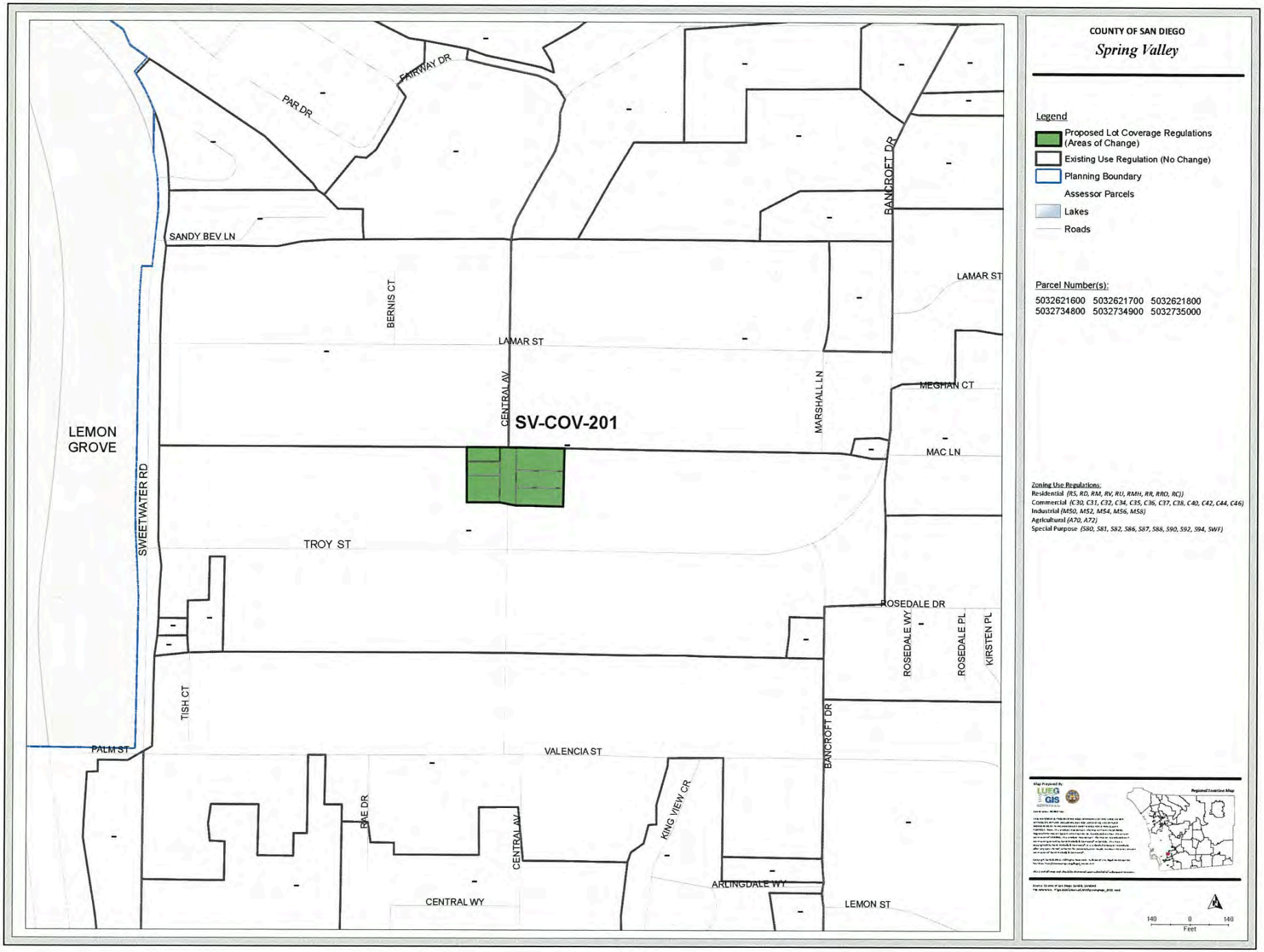

COUNTY OF SAN DIEGO
Spring Valley
Legend
Proposed Animal Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
5032621600 5032621700 5032621800
5032734800 5032734900 5032735000
Zoning Use Regulations:
Residential (R5, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
SV-AR-201
LEMON GROVE
SWEETWATER RD
SANDY BEV LN
PAR DR
FAIRWAY DR
BERNIS CT
LAMAR ST
CENTRAL AV
MARSHALL LN
BANCROFT DR
MEGHAN CT
MAC LN
TROY ST
ROSEDALE DR
ROSEDALE WY
ROSEDALE PL
KIRSTEN PL
TISH CT
PALM ST
VALENCIA ST
BAE DR
KING VIEW CR
ARLINGDALE WY
CENTRAL WY
LEMON ST
Regional Location Map
140 0 140
Feet

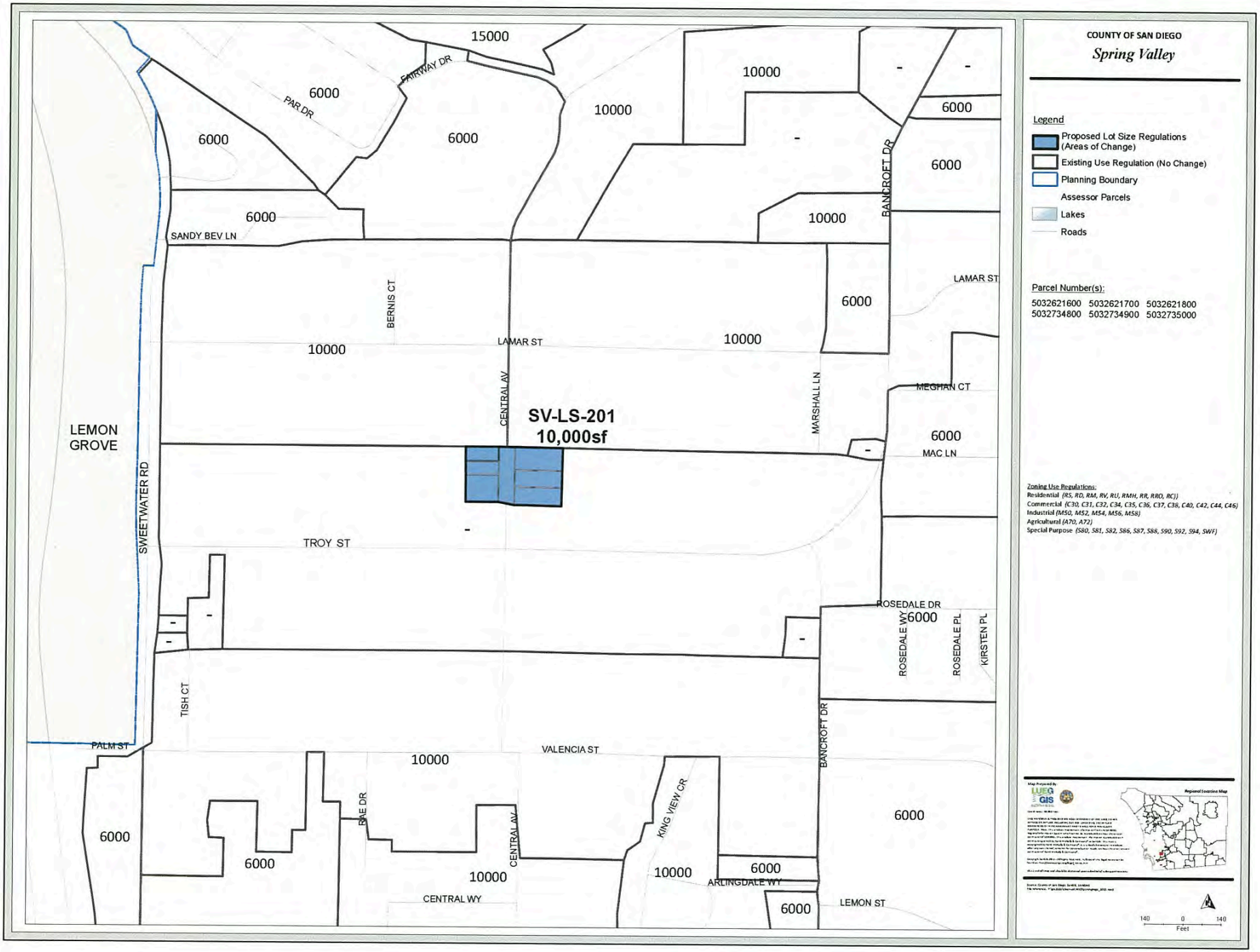

COUNTY OF SAN DIEGO
Spring Valley
Legend
Proposed Building Type Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
5032621600 5032621700 5032621800
5032734800 5032734900 5032735000
Zoning Use Regulations:
Residential (RS, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
SV-BT-201
LEMON GROVE
SWEETWATER RD
SANDY BEV LN
PAR DR
FAIRWAY DR
BERNIS CT
LAMAR ST
CENTRAL AV
MARSHALL LN
BANCROFT DR
MEGHAN CT
MAC LN
TROY ST
ROSEDALE DR
ROSEDALE WY
ROSEDALE PL
KIRSTEN PL
TISH CT
PALM ST
VALENCIA ST
KING VIEW CR
ARLINGDALE WY
CENTRAL WY
LEMON ST
Regional Location Map
140 0 140
Feet

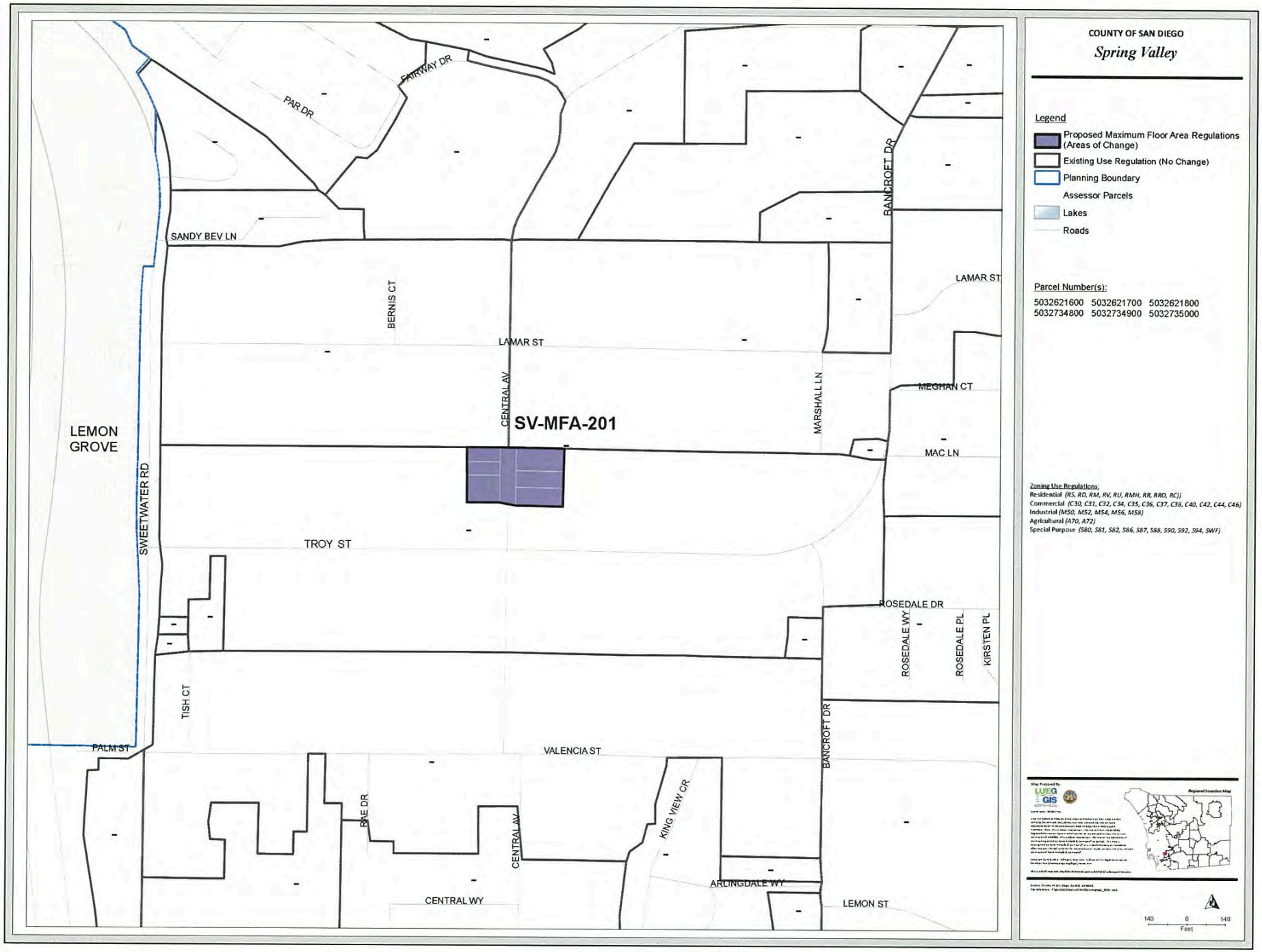

COUNTY OF SAN DIEGO
Spring Valley
Legend
Proposed Density Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
5032621600 5032621700 5032621800
5032734800 5032734900 5032735000
Zoning Use Regulations:
Residential (RS, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
SV-DN-201
LEMON GROVE
SWEETWATER RD
PAR DR
FAIRWAY DR
SANDY BEV LN
BERNIS CT
LAMAR ST
CENTRAL AV
MARSHALL LN
BANCROFT DR
MEGHAN CT
MAC LN
TROY ST
ROSEDALE DR
ROSEDALE WY
ROSEDALE PL
KIRSTEN PL
TISH CT
PALM ST
VALENCIA ST
DRE DR
KING VIEW CR
ARLINGDALE WY
CENTRAL WY
LEMON ST
40
15
9
Map Prepared by:
Regional Location Map
140 0 140
Feet

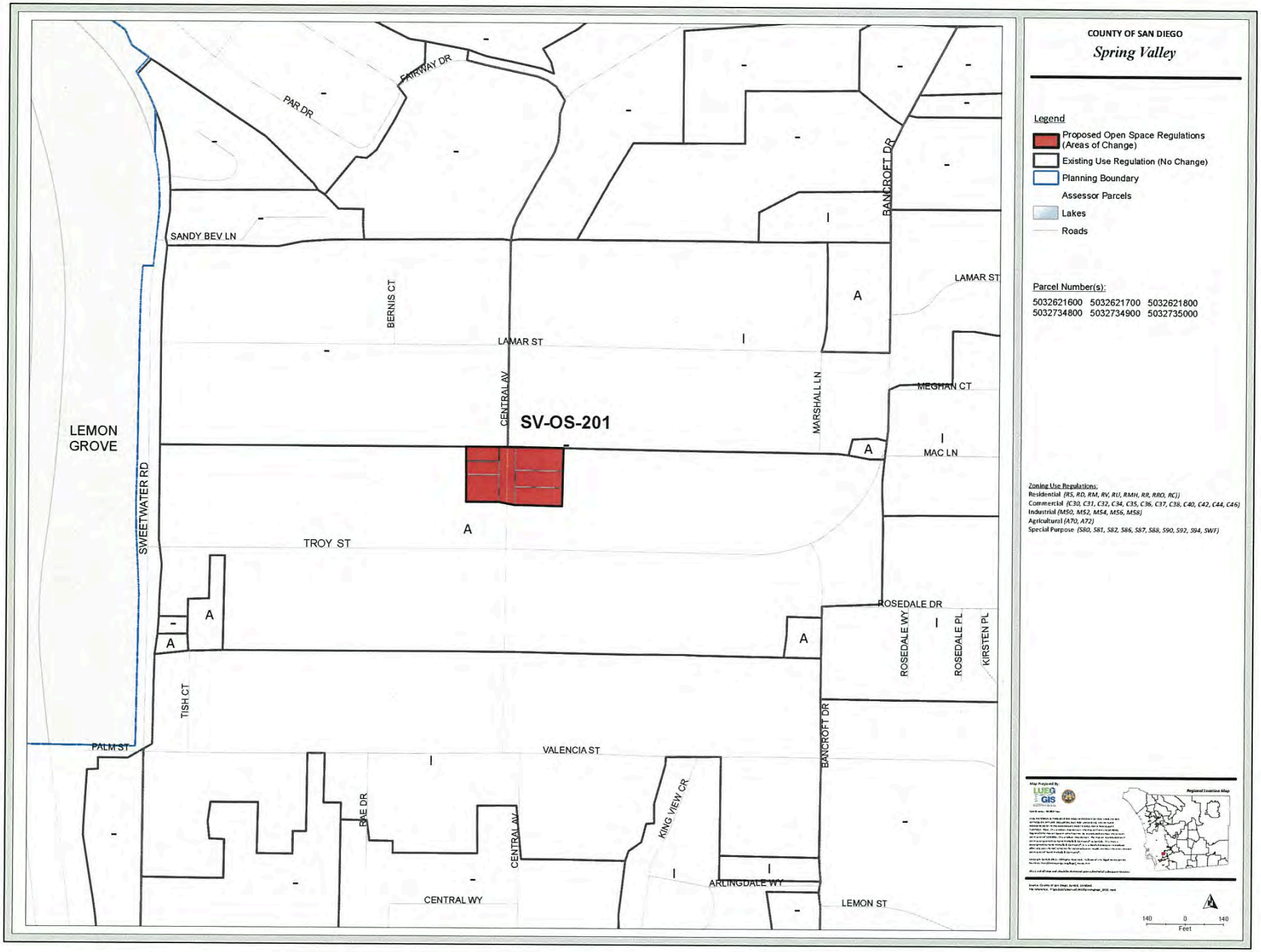

COUNTY OF SAN DIEGO
Spring Valley
Legend
Proposed Floor Area Ratio Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
5032621600 5032621700 5032621800
5032734800 5032734900 5032735000
Zoning Use Regulations:
Residential (RS, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
Map Prepared by:
Regional Location Map
140 0 140
Feet
SV-FAR-201
LEMON GROVE
SWEETWATER RD
SANDY BEV LN
PAR DR
FAIRWAY DR
BERNIS CT
LAMAR ST
CENTRAL AV
MARSHALL LN
BANCROFT DR
MEGHAN CT
MAC LN
TROY ST
ROSEDALE DR
ROSEDALE WY
ROSEDALE PL
KIRSTEN PL
TISH CT
PALM ST
VALENCIA ST
RAE DR
KING VIEW CR
ARLINGDALE WY
CENTRAL WY
LEMON ST

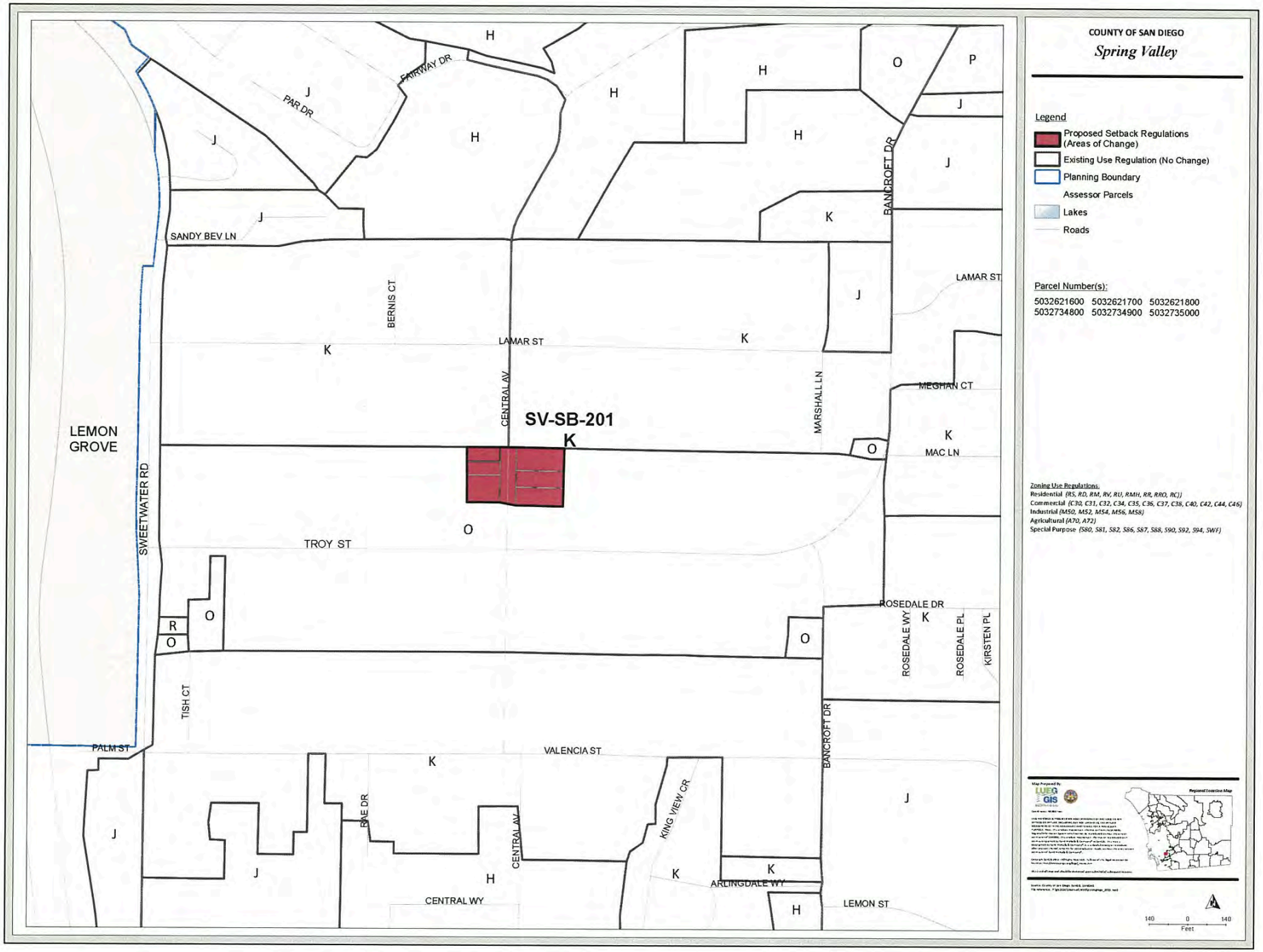

COUNTY OF SAN DIEGO
Spring Valley
Legend
Proposed Height Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
5032621600 5032621700 5032621800
5032734800 5032734900 5032735000
Zoning Use Regulations:
Residential (RS, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
SV-HT-201
LEMON GROVE
SWEETWATER RD
SANDY BEV LN
PAR DR
FAIRWAY DR
BERNIS CT
LAMAR ST
CENTRAL AV
MARSHALL LN
BANCROFT DR
MEGHAN CT
MAC LN
TROY ST
ROSEDALE DR
ROSEDALE WY
ROSEDALE PL
KIRSTEN PL
TISH CT
PALM ST
VALENCIA ST
KING VIEW CR
ARLINGDALE WY
CENTRAL WY
LEMON ST
Regional Location Map
140 0 140
Feet

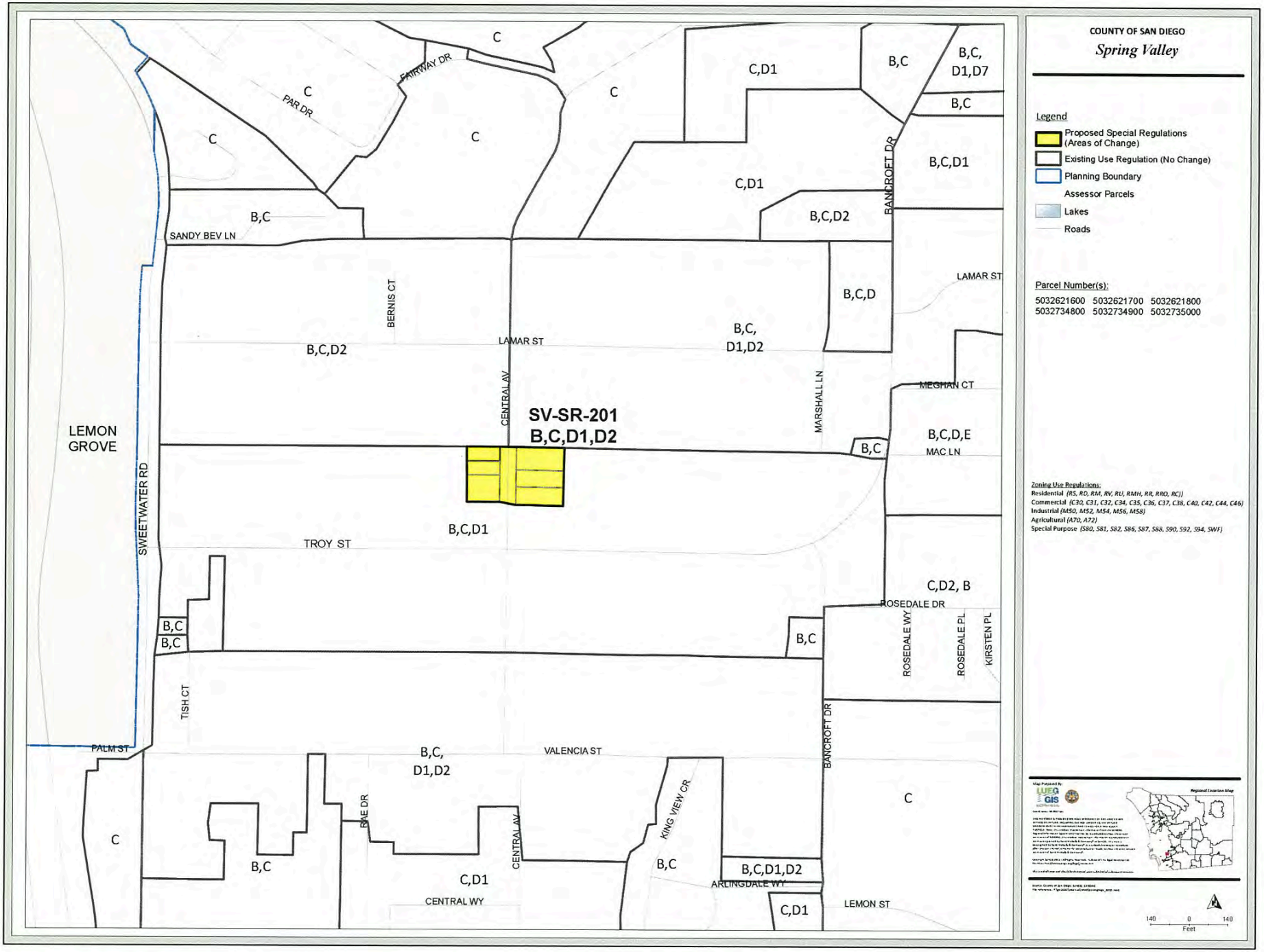

COUNTY OF SAN DIEGO
Spring Valley
Legend
Proposed Lot Coverage Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
5032621600 5032621700 5032621800
5032734800 5032734900 5032735000
Zoning Use Regulations:
Residential (R5, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
Map Prepared by:
Regional Location Map
140 0 140
Feet
SV-COV-201
LEMON GROVE
SWEETWATER RD
PAR DR
FAIRWAY DR
SANDY BEV LN
BERNIS CT
LAMAR ST
CENTRAL AV
MARSHALL LN
BANCROFT DR
MEGHAN CT
MAC LN
TROY ST
ROSEDALE DR
ROSEDALE WY
ROSEDALE PL
KIRSTEN PL
TISH CT
PALM ST
VALENCIA ST
BAE DR
KING VIEW CR
ARLINGDALE WY
CENTRAL WY
LEMON ST

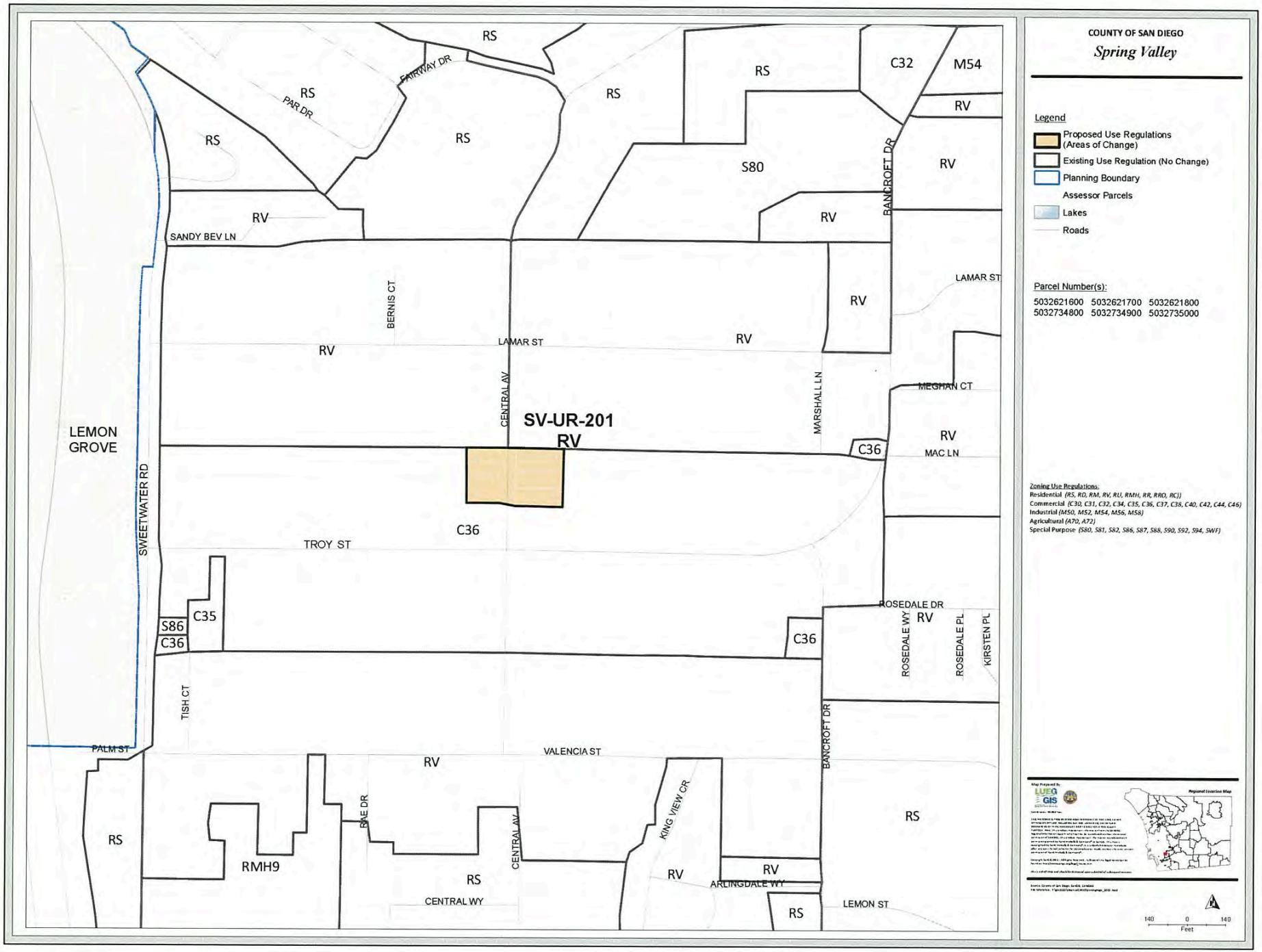

COUNTY OF SAN DIEGO
Spring Valley
Legend
Proposed Lot Size Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
5032621600 5032621700 5032621800
5032734800 5032734900 5032735000
Zoning Use Regulations:
Residential (RS, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
SV-LS-201
10,000sf
LEMON GROVE
SWEETWATER RD
SANDY BEV LN
PAR DR
FAIRWAY DR
BERNIS CT
LAMAR ST
CENTRAL AV
MARSHALL LN
BANCROFT DR
MEGHAN CT
MAC LN
TROY ST
ROSEDALE DR
ROSEDALE WY
ROSEDALE PL
KIRSTEN PL
TISH CT
PALM ST
VALENCIA ST
DAE DR
KING VIEW CR
ARLINGDALE WY
CENTRAL WY
LEMON ST
15000
10000
6000
Feet

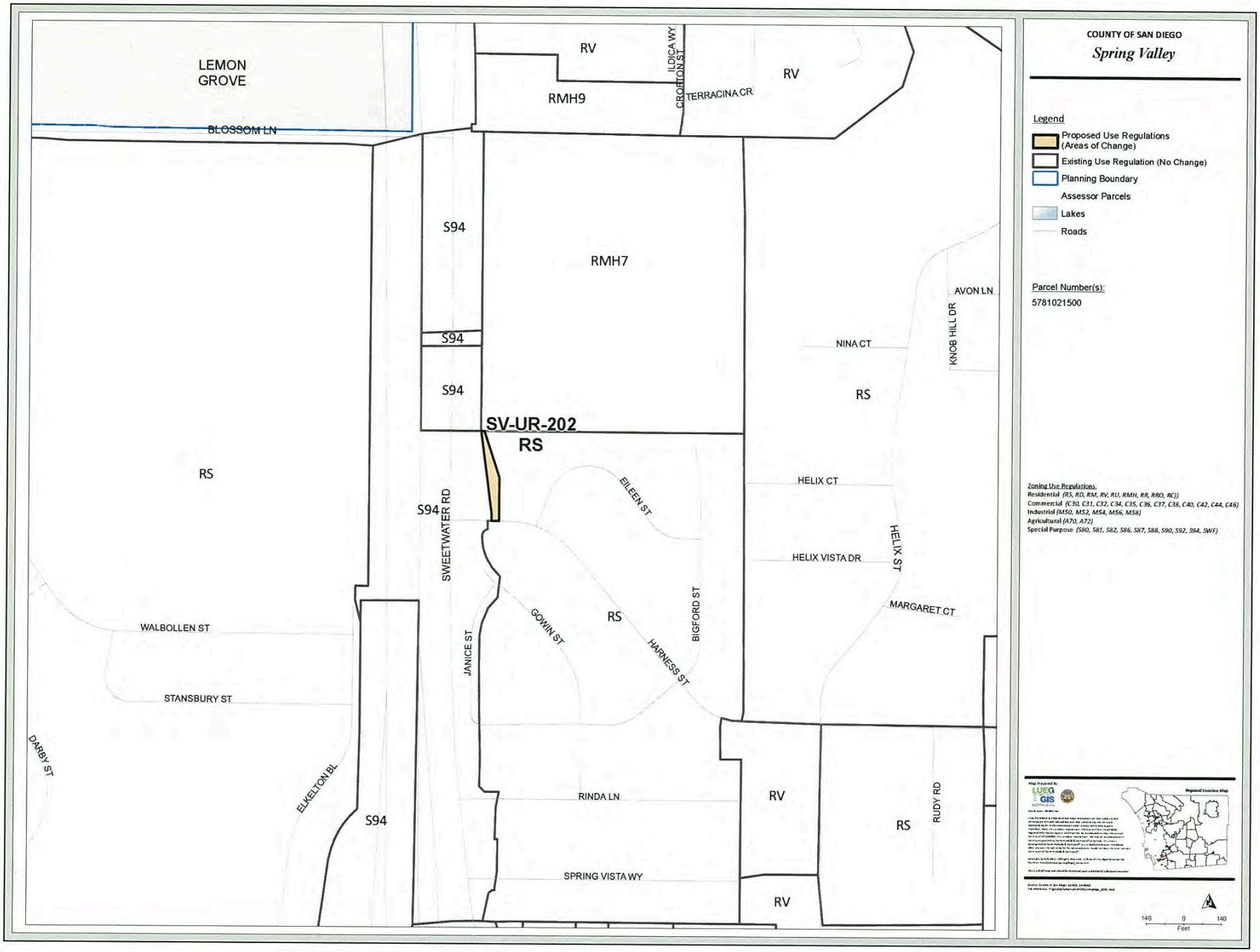

COUNTY OF SAN DIEGO
Spring Valley
Legend
Proposed Maximum Floor Area Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
5032621600 5032621700 5032621800
5032734800 5032734900 5032735000
Zoning Use Regulations:
Residential (RS, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
SV-MFA-201
LEMON GROVE
SWEETWATER RD
SANDY BEV LN
PAR DR
FAIRWAY DR
BERNIS CT
LAMAR ST
CENTRAL AV
MARSHALL LN
BANCROFT DR
MEGHAN CT
MAC LN
TROY ST
ROSEDALE DR
ROSEDALE WY
ROSEDALE PL
KIRSTEN PL
TISH CT
PALM ST
VALENCIA ST
RAE DR
KING VIEW CR
ARLINGDALE WY
CENTRAL WY
LEMON ST
Map Prepared by:
LUEG GIS
Regional Location Map
140 0 140
Feet

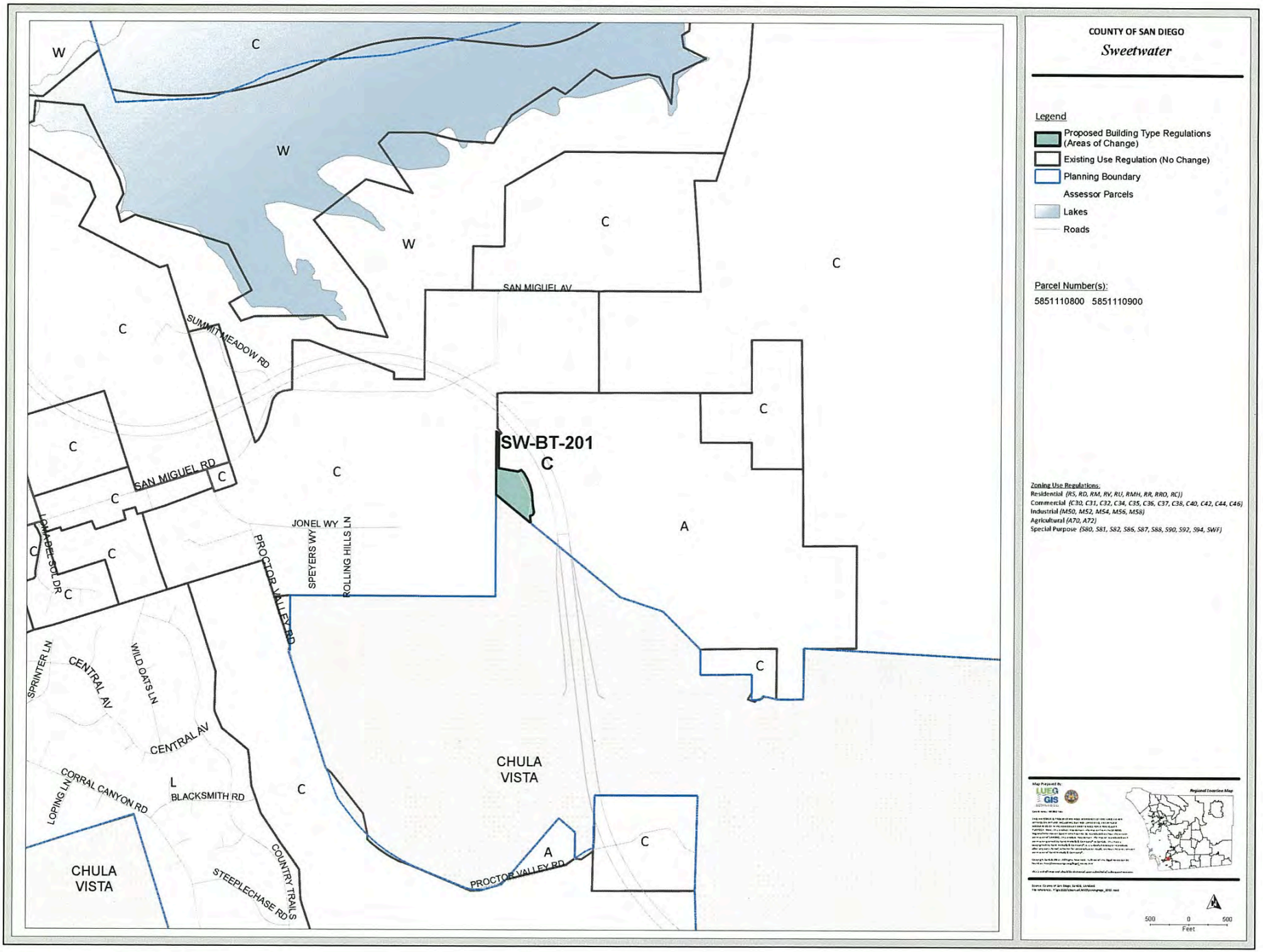

COUNTY OF SAN DIEGO
Spring Valley
Legend
Proposed Open Space Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
5032621600 5032621700 5032621800
5032734800 5032734900 5032735000
Zoning Use Regulations:
Residential (RS, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
SV-OS-201
LEMON GROVE
SWEETWATER RD
SANDY BEV LN
PAR DR
FAIRWAY DR
BERNIS CT
LAMAR ST
CENTRAL AV
MARSHALL LN
BANCROFT DR
MEGHAN CT
MAC LN
TROY ST
ROSEDALE DR
ROSEDALE WY
ROSEDALE PL
KIRSTEN PL
TISH CT
PALM ST
VALENCIA ST
BAE DR
KING VIEW CR
ARLINGDALE WY
CENTRAL WY
LEMON ST
Feet

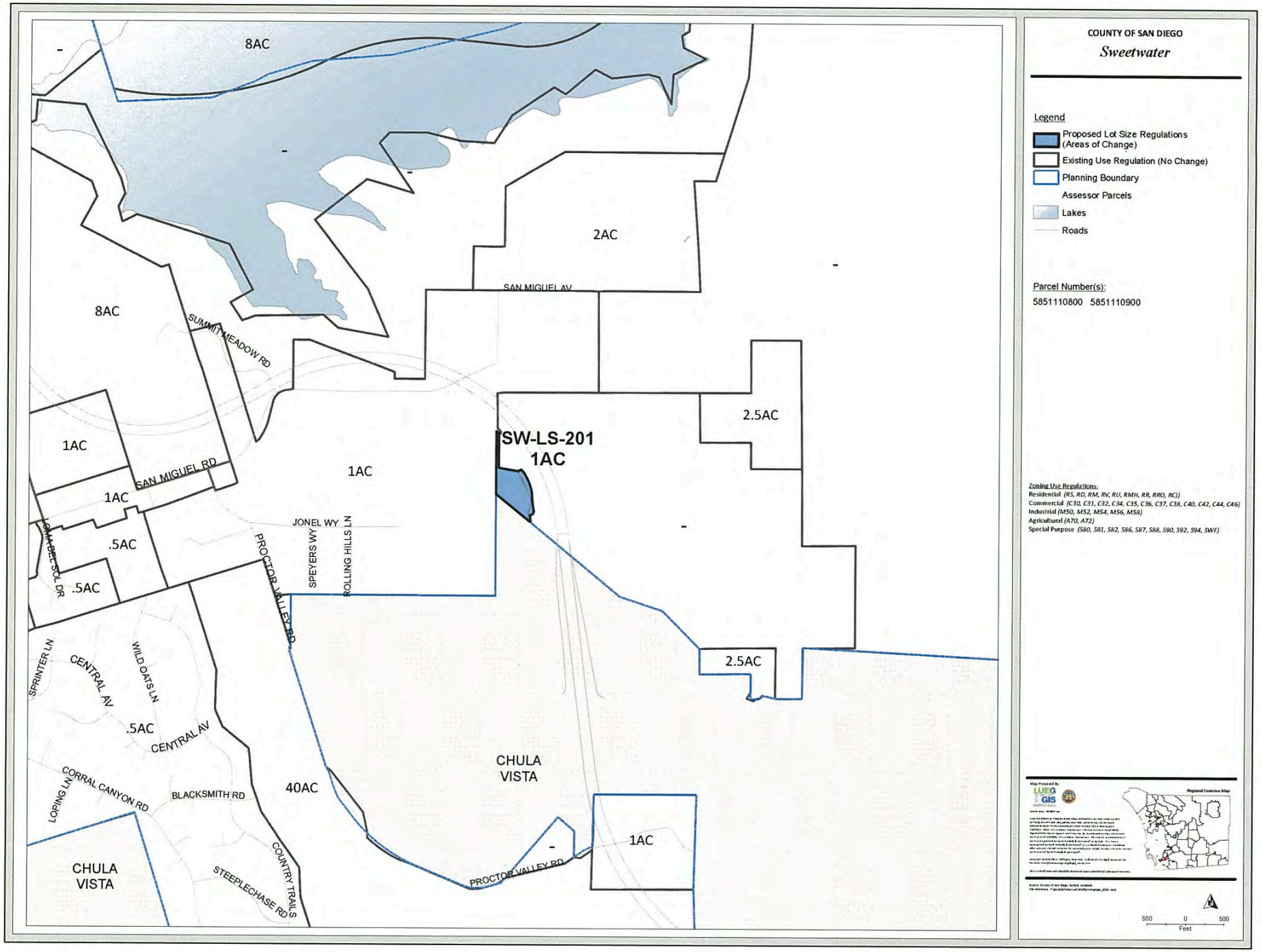

COUNTY OF SAN DIEGO
Spring Valley
Legend
Proposed Setback Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
5032621600 5032621700 5032621800
5032734800 5032734900 5032735000
Zoning Use Regulations:
Residential (RS, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
SV-SB-201
LEMON GROVE
SWEETWATER RD
SANDY BEV LN
PAR DR
FAIRWAY DR
BERNIS CT
LAMAR ST
CENTRAL AV
MARSHALL LN
BANCROFT DR
MEGHAN CT
MAC LN
TROY ST
ROSEDALE DR
ROSEDALE WY
ROSEDALE PL
KIRSTEN PL
TISH CT
PALM ST
VALENCIA ST
RAE DR
KING VIEW CR
ARLINGDALE WY
CENTRAL WY
LEMON ST
Map Prepared by:
Regional Location Map
140 0 140
Feet


COUNTY OF SAN DIEGO
Spring Valley
Legend
Proposed Special Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
5032621600 5032621700 5032621800
5032734800 5032734900 5032735000
Zoning Use Regulations:
Residential (RS, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
SV-SR-201
B,C,D1,D2
LEMON GROVE
SWEETWATER RD
SANDY BEV LN
PAR DR
FAIRWAY DR
BERNIS CT
LAMAR ST
CENTRAL AV
MARSHALL LN
BANCROFT DR
MEGHAN CT
MAC LN
TROY ST
ROSEDALE DR
ROSEDALE WY
ROSEDALE PL
KIRSTEN PL
TISH CT
PALM ST
VALENCIA ST
BAE DR
KING VIEW CR
CENTRAL WY
ARLINGDALE WY
LEMON ST
Feet


COUNTY OF SAN DIEGO
Spring Valley
Legend
Proposed Use Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
5032621600 5032621700 5032621800
5032734800 5032734900 5032735000
Zoning Use Regulations:
Residential (RS, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
SV-UR-201
RV
LEMON GROVE
SWEETWATER RD
SANDY BEV LN
PAR DR
FAIRWAY DR
BERNIS CT
LAMAR ST
CENTRAL AV
MARSHALL LN
BANCROFT DR
MEGHAN CT
MAC LN
TROY ST
ROSEDALE DR
ROSEDALE WY
ROSEDALE PL
KIRSTEN PL
TISH CT
PALM ST
VALENCIA ST
GAE DR
KING VIEW CR
ARLINGDALE WY
CENTRAL WY
LEMON ST
RS
RV
S80
C32
M54
C36
C35
S86
RMH9
Feet


COUNTY OF SAN DIEGO
Spring Valley
Legend
Proposed Use Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
5781021500
Zoning Use Regulations:
Residential (RS, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
LEMON GROVE
BLOSSOM LN
RV
RMH9
ILDICA WY
CROFTON ST
TERRACINA CR
RV
S94
RMH7
S94
S94
SV-UR-202
RS
RS
AVON LN
KNOB HILL DR
NINA CT
RS
HELIX CT
HELIX ST
HELIX VISTA DR
MARGARET CT
S94
SWEETWATER RD
EILEEN ST
GOWIN ST
RS
HARNESS ST
BIGFORD ST
JANICE ST
WALBOLLEN ST
STANSBURY ST
DARBY ST
ELKELTON BL
S94
RINDA LN
RV
RS
RUDY RD
SPRING VISTA WY
RV
140 0 140
Feet


COUNTY OF SAN DIEGO
Sweetwater
Legend
Proposed Building Type Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
5851110800 5851110900
Zoning Use Regulations:
Residential (R5, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
SW-BT-201
C
A
L
W
SAN MIGUEL AV
SUMMIT MEADOW RD
SAN MIGUEL RD
JONEL WY
SPEYERS WY
ROLLING HILLS LN
PROCTOR VALLEY RD
LOMA DEL SOL DR
SPRINTER LN
CENTRAL AV
WILD OATS LN
CORRAL CANYON RD
LOPING LN
BLACKSMITH RD
STEEPLECHASE RD
COUNTRY TRAILS
CHULA VISTA
Map Prepared By:
Regional Overview Map
500 0 500
Feet


COUNTY OF SAN DIEGO
Sweetwater
Legend
Proposed Lot Size Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
5851110800 5851110900
Zoning Use Regulations:
Residential (RS, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
SW-LS-201
1AC
8AC
8AC
2AC
2.5AC
2.5AC
1AC
1AC
1AC
.5AC
.5AC
.5AC
40AC
1AC
SAN MIGUEL AV
SUMMIT MEADOW RD
SAN MIGUEL RD
JONEL WY
SPEYERS WY
ROLLING HILLS LN
PROCTOR VALLEY RD
LOMA DEL SOL DR
SPRINTER LN
CENTRAL AV
WILD OATS LN
CENTRAL AV
CORRAL CANYON RD
BLACKSMITH RD
LOPING LN
STEEPLECHASE RD
COUNTRY TRAILS
CHULA VISTA
CHULA VISTA
500 0 500
Feet

COUNTY OF SAN DIEGO

Valley Center

Planning Group Recommendation

Legend

- Proposed Animal Regulations (Areas of Change)
- Existing Use Regulation (No Change)
- Planning Boundary
- Assessor Parcels
- Lakes
- Roads

Parcel Number(s):

1851431600

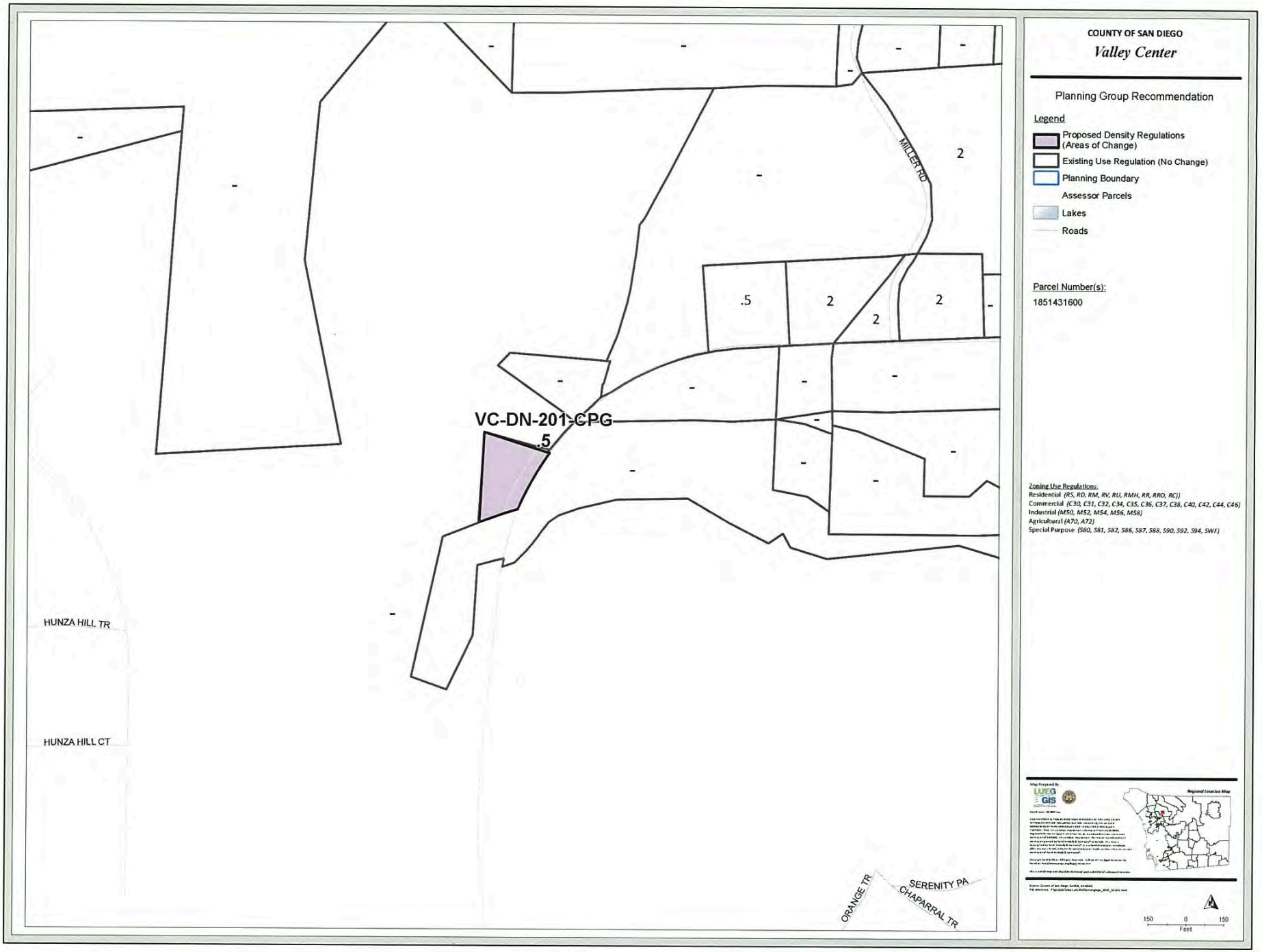
Zoning Use Regulations:

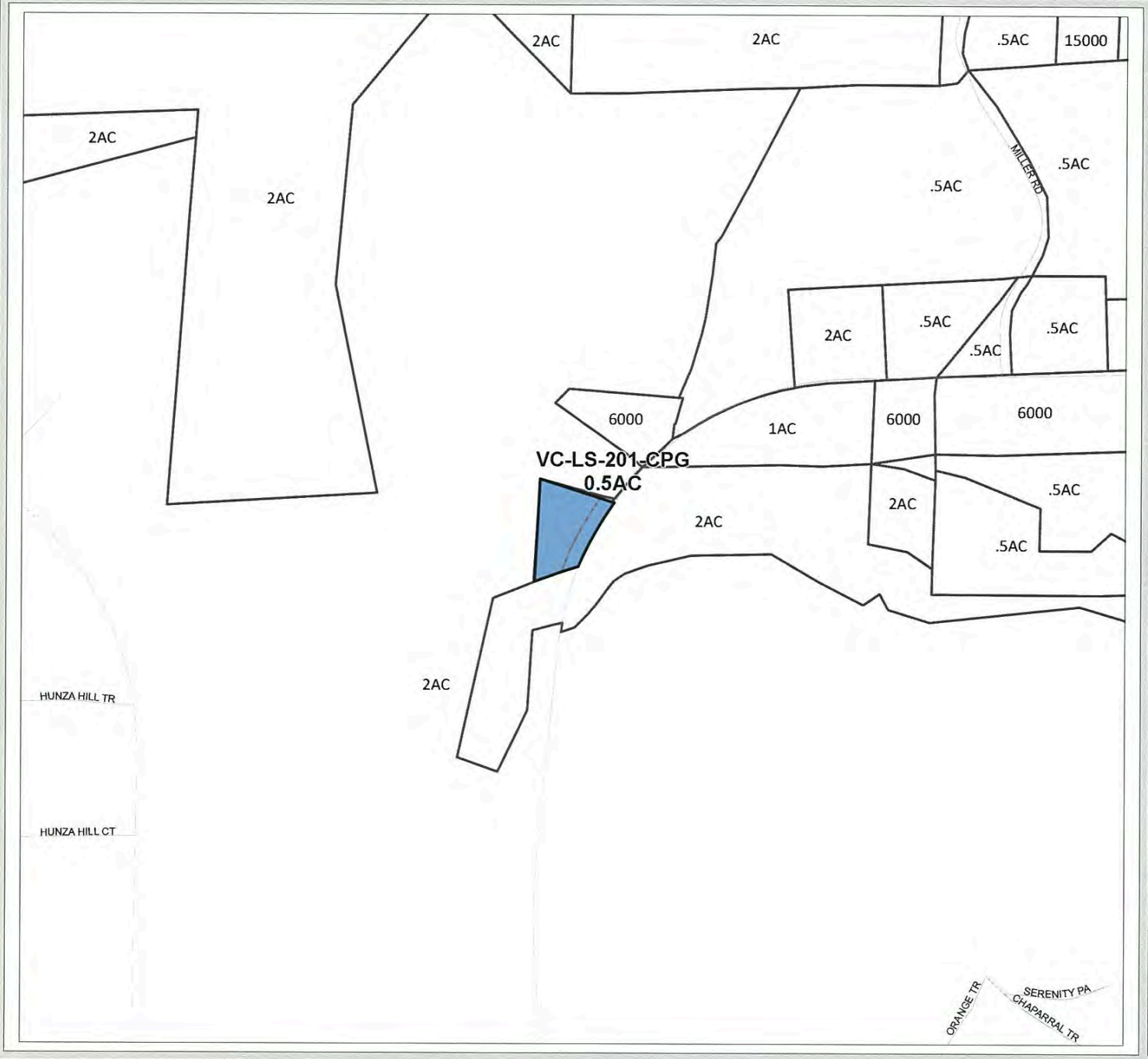
Residential *(R5, RD, RM, RV, RU, RMH, RR, RRO, RC))*
Commercial *(C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)*
Industrial *(M50, M52, M54, M56, M58)*
Agricultural *(A70, A72)*
Special Purpose *(S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)*

Map Prepared by:

Regional Location Map

150 0 150
Feet


COUNTY OF SAN DIEGO
Valley Center
Planning Group Recommendation
Legend
Proposed Density Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
1851431600
Zoning Use Regulations:
Residential (R5, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
VC-DN-201-CPG
.5
2
.5
2
2
2
MILLER RD
HUNZA HILL TR
HUNZA HILL CT
ORANGE TR
SERENITY PA
CHAPARRAL TR
Map Prepared By:
LUEG
GIS
Regional Location Map
150
0
150
Feet



COUNTY OF SAN DIEGO

Valley Center

Planning Group Recommendation

Legend

- Proposed Lot Size Regulations (Areas of Change)
- Existing Use Regulation (No Change)
- Planning Boundary
- Assessor Parcels
- Lakes
- Roads

Parcel Number(s):

1851431600

Zoning Use Regulations:

Residential *(RS, RD, RM, RV, RU, RMH, RR, RRO, RC))*
Commercial *(C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)*
Industrial *(M50, M52, M54, M56, M58)*
Agricultural *(A70, A72)*
Special Purpose *(S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)*

Map Prepared by:

Regional Location Map

150 0 150
Feet

COUNTY OF SAN DIEGO

Valley Center

Planning Group Recommendation

Legend

- Proposed Setback Regulations (Areas of Change)
- Existing Use Regulation (No Change)
- Planning Boundary
- Assessor Parcels
- Lakes
- Roads

Parcel Number(s):

1851431600

Zoning Use Regulations:

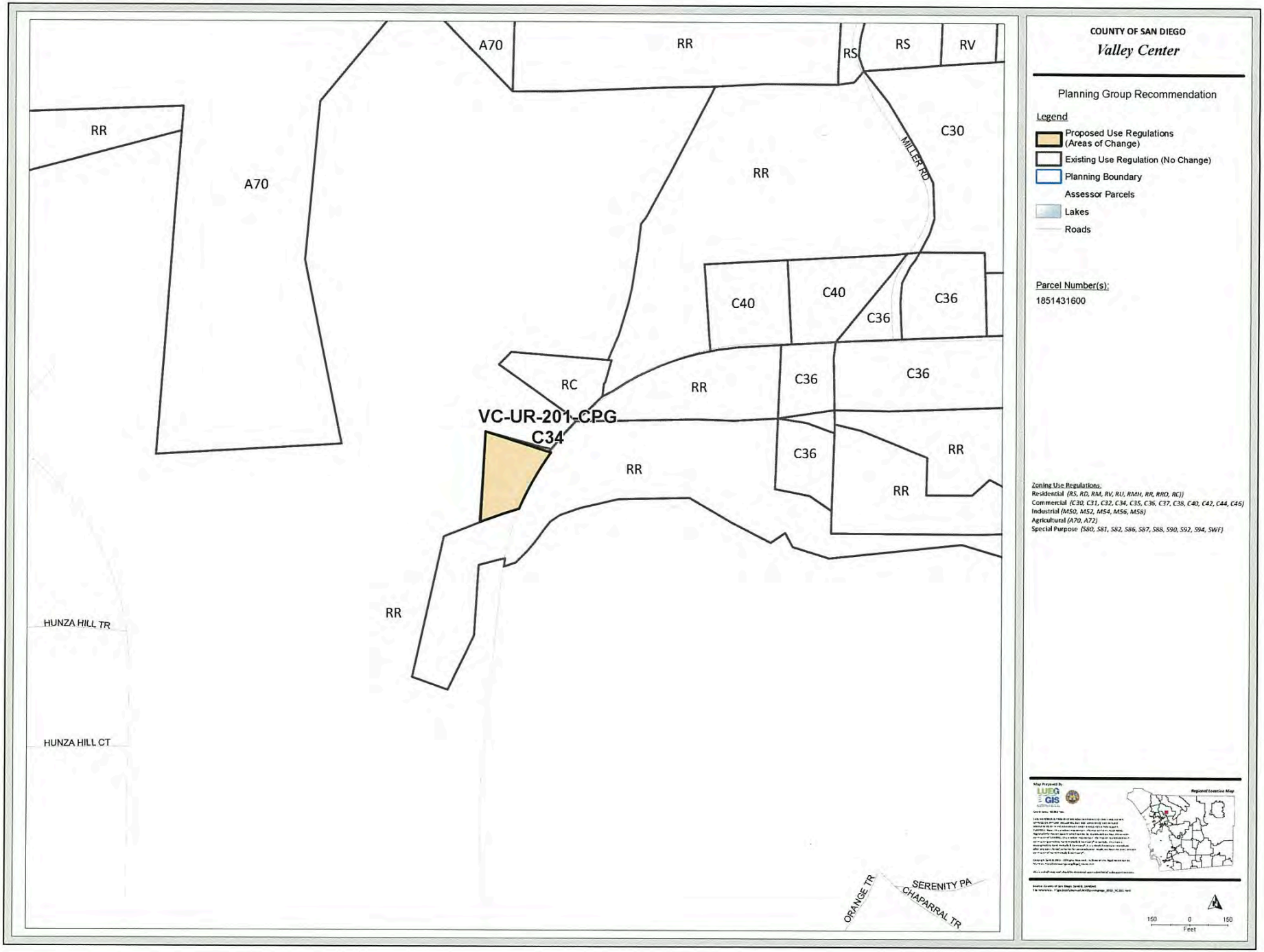
Residential *(R5, RD, RM, RV, RU, RMH, RR, RRO, RC))*
Commercial *(C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)*
Industrial *(M50, M52, M54, M56, M58)*
Agricultural *(A70, A72)*
Special Purpose *(S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)*

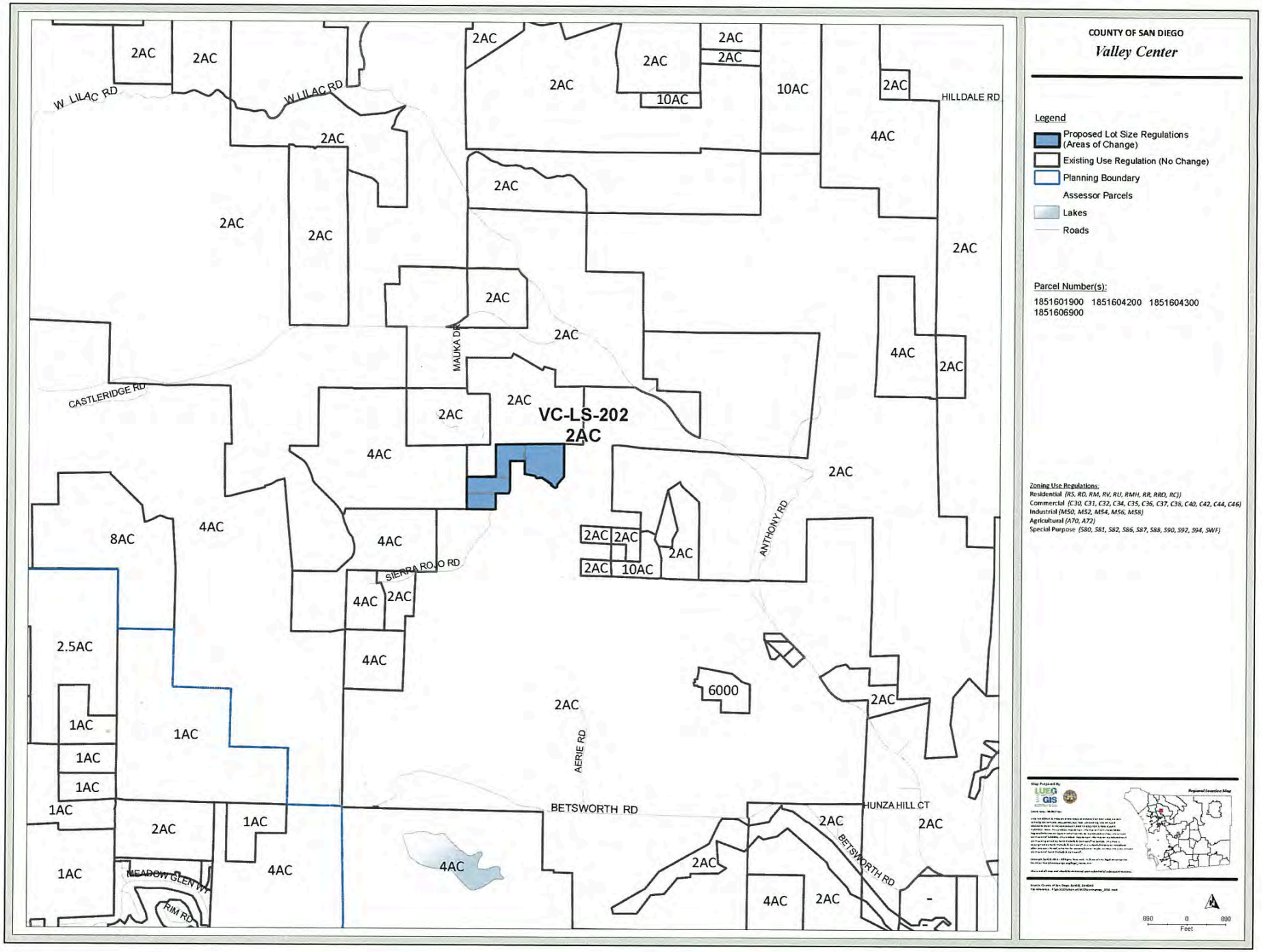
Map Prepared By:

LUEG GIS

Regional Location Map

150 0 150
Feet


COUNTY OF SAN DIEGO
Valley Center
Planning Group Recommendation
Legend
Proposed Use Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
1851431600
Zoning Use Regulations:
Residential (RS, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
VC-UR-201-CPG
C34
A70
RR
RS
RV
C30
MILLER RD
C40
C36
RC
HUNZA HILL TR
HUNZA HILL CT
ORANGE TR
SERENITY PA
CHAPARRAL TR
150
0
150
Feet


COUNTY OF SAN DIEGO
Valley Center
Legend
Proposed Lot Size Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
1851601900 1851604200 1851604300
1851606900
Zoning Use Regulations:
Residential (R5, RD, RM, RV, RU, RMH, RR, RRO, RC))
Commercial (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46)
Industrial (M50, M52, M54, M56, M58)
Agricultural (A70, A72)
Special Purpose (S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF)
VC-LS-202
2AC
W LILAC RD
HILLDALE RD
CASTLERIDGE RD
MAUKA DR
SIERRA ROJO RD
ANTHONY RD
AERIE RD
BETSWORTH RD
HUNZA HILL CT
MEADOW GLEN WY
RIM RD
10AC
4AC
8AC
2.5AC
1AC
6000
890 0 890
Feet