

ORDINANCE NO. _____ (NEW SERIES)

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY
WITHIN THE COUNTY OF SAN DIEGO TO INCORPORATE NEW RAMONA VILLAGE
CENTER PLAN AND ALPINE VILLAGE CORE REGULATORY REQUIREMENTS AND TO
UPDATE THE FALLBROOK VILLAGE ZONE REGULATIONS**

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

Section 1. ALPINE VILLAGE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Alpine Use Regulation Changes Map attached hereto as Map AL-UR and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
AL-UR-1	RU	AL-V2
AL-UR-2	RV	AL-V2
AL-UR-3	C34	AL-V2
AL-UR-4	C36	AL-V2
AL-UR-5	C37	AL-V2
AL-UR-6	C31	AL-V1
AL-UR-7	C36	AL-V1
AL-UR-8	RU	AL-V1
AL-UR-9	RV	AL-V1
AL-UR-10	C36	AL-CD

Section 2. ALPINE VILLAGE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Alpine Lot Area Regulation Changes Map attached hereto as Map AL-LA and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Area Regulation Changes

Sub-Area No.	Old	New
AL-LA-1	6000	-

Section 3. ALPINE VILLAGE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Alpine Building Type Regulation Changes Map attached hereto as Map AL-BT and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Regulation Changes

Sub-Area No.	Old	New
AL-BT-1	A	-
AL-BT-2	B	-
AL-BT-3	C	-
AL-BT-4	F	-
AL-BT-5	K	-
AL-BT-6	L	-
AL-BT-7	T	-
AL-BT-8	W	-

Section 4. ALPINE VILLAGE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Alpine Height Regulation Changes Map attached hereto as Map AL-HT and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Height Regulations Changes

Sub-Area No.	Old	New
AL-HT-1	A	-
AL-HT-2	G	-

Section 5. ALPINE VILLAGE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Alpine Setback Regulation Changes Map attached hereto as Map AL-SB and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Regulations Changes

Sub-Area No.	Old	New
AL-SB-1	H	-
AL-SB-2	J	-
AL-SB-3	K	-
AL-SB-4	M	-
AL-SB-5	O	-
AL-SB-6	R	-
AL-SB-7	V	-

Section 6. ALPINE VILLAGE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Alpine Open Space Regulation Changes Map attached hereto as Map AL-OS and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Open Space Regulations Changes

Sub-Area No.	Old	New
AL-OS-1	A	-

Section 7. FALLBROOK VILLAGE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Fallbrook Village Use Regulation Changes Map identified as Map FBV UR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
FB-UR-1	A70	RMV1

Section 8. FALLBROOK VILLAGE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Fallbrook Village Animal Regulation Changes Map identified as Map FBV AR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Animal Regulation Changes

Sub-Area No.	Old	New
FB-AR-1	See Ordinance	-

Section 9. FALLBROOK VILLAGE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Fallbrook Village Density Changes Map identified as Map FBV DN1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
FB-DN-1	See Ordinance	-

Section 10. FALLBROOK VILLAGE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Fallbrook Village Lot Size Changes Map identified as Map FBV LS1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
FB-LS-1	See Ordinance	-

Section 11. FALLBROOK VILLAGE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Fallbrook Village Building Type Changes Map identified as Map FBV BT1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
FB-BT-1	See Ordinance	-

Section 12. FALLBROOK VILLAGE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Fallbrook Village Height Changes Map identified as Map FBV HT1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Height Changes

Sub-Area No.	Old	New
FB-HT-1	See Ordinance	-

Section 13. FALLBROOK VILLAGE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Fallbrook Village Setback Changes Map identified as Map FBV SB1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
FB-SB-1	See Ordinance	-

Section 14. FALLBROOK VILLAGE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Fallbrook Village Open Space Changes Map identified as Map FBV OS1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Open Space Changes

Sub-Area No.	Old	New
FB-OS-1	See Ordinance	-

Section 15. FALLBROOK VILLAGE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Fallbrook Village Special Area Regulations Changes Map identified as Map FBV SR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulations Changes

Sub-Area No.	Old	New
FB-SR-1	See Ordinance	B, C

Section 16. RAMONA VILLAGE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Ramona Village Center Use Regulation Changes Map identified as Map RMV UR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
RMV-UR-1	A70	RMV1
RMV-UR-2	A70	RMV2
RMV-UR-3	A70	RMCD
RMV-UR-4	S80	RMCD
RMV-UR-5	A70	RMV3
RMV-UR-6	C36	RMV3
RMV-UR-7	C36	RMV4
RMV-UR-8	C36	RMV5
RMV-UR-9	C36	RMCD
RMV-UR-10	RR	RMV3
RMV-UR-11	RS	RMV4
RMV-UR-12	RV	RMV3
RMV-UR-13	RV	RMV4
RMV-UR-14	RU	RMV4
RMV-UR-15	RU	RMV5
RMV-UR-16	C31	RMV4
RMV-UR-17	C31	RMV5
RMV-UR-18	C34	RMV4
RMV-UR-19	C34	RMV5
RMV-UR-20	C37	RMV5
RMV-UR-21	C37	RMCD
RMV-UR-22	C40	RMV4
RMV-UR-23	C40	RMV5
RMV-UR-24	S86	RMV5
RMV-UR-25	A70	RMV3
RMV-UR-26	RV	RMV1
RMV-UR-27	RS	RMV5
RMV-UR-28	C37	RMV4
RMV-UR-29	C30	RMV4
RMV-UR-30	RV	RMV5
RMV-UR-31	C31	RMV1
RMV-UR-32	C31	RMCD
RMV-UR-33	C37	RMV1
RMV-UR-34	RU	RMV2
RMV-UR-35	RU	RMV1
RMV-UR-36	C37	RMV2

Section 17. RAMONA VILLAGE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Ramona Village Center Density Changes Map identified as Map RMV DN1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
RMV-DN-1	-	14.5

Section 18. RAMONA VILLAGE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Ramona Village Center Lot Size Changes Map identified as Map RMV LS1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
RMV-LS-1	6000	-

Section 19. RAMONA VILLAGE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Ramona Village Center Building Type Changes Map identified as Map RMV BT1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
RMV-BT-1	C	-
RMV-BT-2	K	-
RMV-BT-3	L	-
RMV-BT-4	W	-
RMV-BT-5	T	-
RMV-BT-6	A	-
RMV-BT-7	G	-

Section 20. RAMONA VILLAGE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Ramona Village Center Height Changes Maps identified as Maps RMVC HT1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Height Changes

Sub-Area No.	Old	New
RMV-HT-1	G	-
RMV-HT-2	A	-

Section 21. RAMONA VILLAGE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Ramona Village Center

Setback Changes Maps identified as Maps RMVC SB1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
RMV-SB-1	C	-
RMV-SB-2	H	-
RMV-SB-3	O	-
RMV-SB-4	T	-
RMV-SB-5	G	-
RMV-SB-6	K	-
RMV-SB-7	J	-
RMV-SB-8	R	-
RMV-SB-9	P	-

Section 22. RAMONA VILLAGE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Ramona Village Center Open Space Changes Maps identified as Maps RMVC OS1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Open Space Changes

Sub-Area No.	Old	New
RMV-OS-1	G	-
RMV-OS-2	J	-
RMV-OS-3	E	-
RMV-OS-4	F	-

Section 23. RAMONA VILLAGE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Ramona Village Center Special Area Regulation Changes Map identified as Map RMVC SR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
RMV-SR-1	B, C, D1, POR F, S	B, C, POR F, S
RMV-SR-2	B, C, D1, POR F	B, C, POR F
RMV-SR-3	B, C, D, D4	B, C, D
RMV-SR-4	B, C, D4	B, C
RMV-SR-5	B, C, F, D2, D3	B, C, F, D2
RMV-SR-6	B, C, D3, D5	B, C
RMV-SR-7	B, C, D3, POR F	B, C, POR F
RMV-SR-8	B, C, D3	B, C

RMV-SR-9	C, D2, POR F	B, C, D2, POR F
RMV-SR-10	C, D2, F	B, C, D2 F
RMV-SR-11	-	B
RMV-SR-12	C	B, C
RMV-SR-13	C, POR F	B, C, POR F

Section 24. 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.

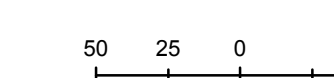
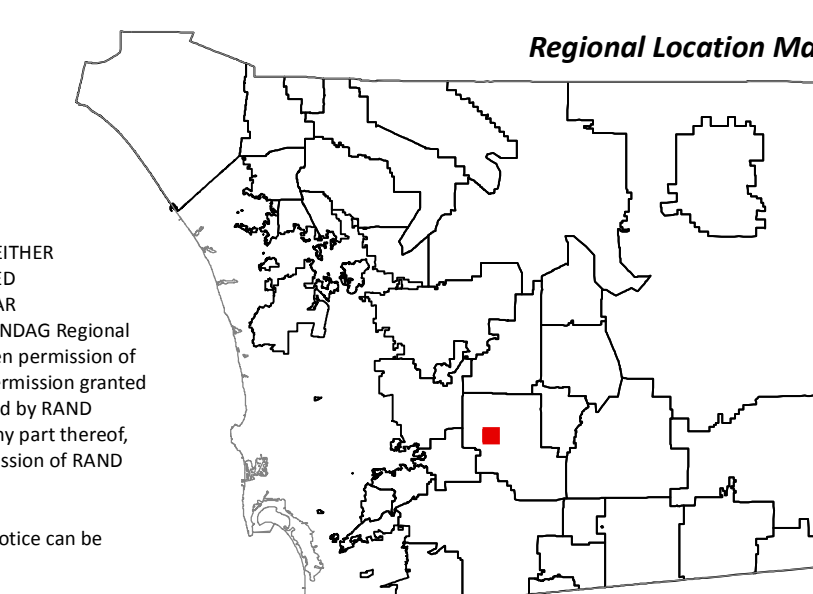
Legend

Existing Userreg Regulations
Assessor Parcels

Residential (RS, RD, RM, RV, RU, RMH, RR, RRO, RCJ)
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)

Coordinates: NAD83 Feet

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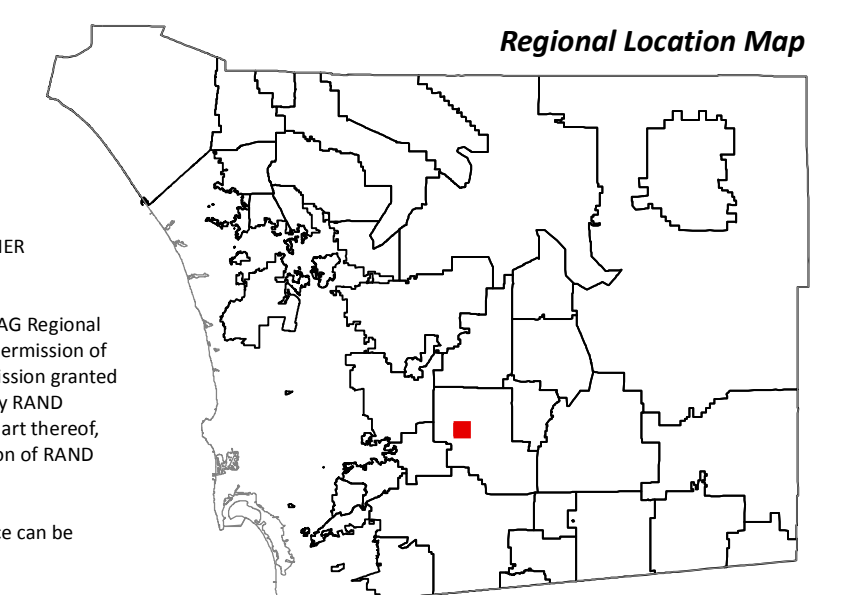
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Sub-Area No.	Old	New
AL-OS-1	A	-
Existing Open Space Regulations		
Assessor Parcels		

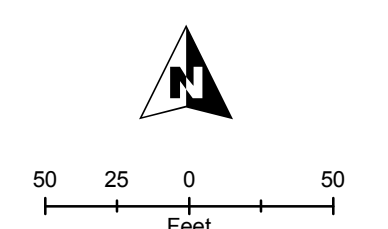


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File reference: S:\land_use\gpubdate_maps\arcmap\zoning\openspace_inset.mxd



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ACRES





COUNTY OF SAN DIEGO

Alpine

Form Based Code Zoning - Height Regulations

Legend

Sub-Area No.	Old	New
AL-HT-1	A	-
AL-HT-2	G	-

Existing Height Regulations

Assessor Parcels

Map Prepared By:
LUEG
GIS
Local Urban Elevation
Geographic Information Systems

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Regional Location Map

Source: County of San Diego, SanGIS, SANDAG
File reference: S:\land_use\group08\maps\arcmap\zoning\height_inset.mxd

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ACRES

50 25 0 50
Feet

Legend

Sub-Area No.	Old	New
AL-SB-1	H	-
AL-SB-2	J	-
AL-SB-3	K	-
AL-SB-4	M	-
AL-SB-5	O	-
AL-SB-6	R	-
AL-SB-7	V	-

 Existing Setback Type Regulations

 Assessor Parcels

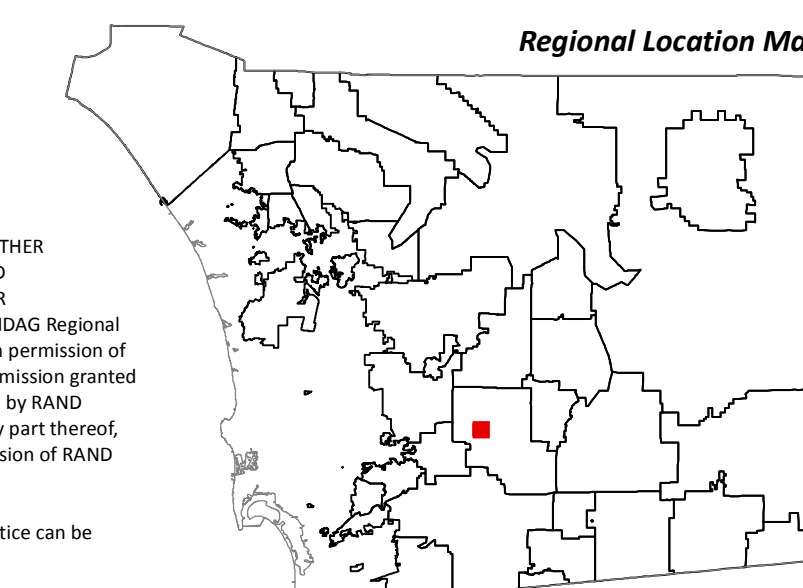


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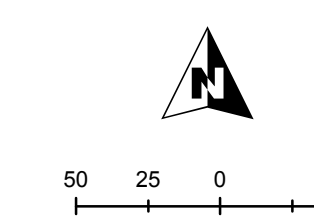
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File reference: S:\land use\gpubupdate maps\arcmsp\zoning\setback inset.mxd



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ACRES





COUNTY OF SAN DIEGO

Alpine

Form Based Code Zoning - Building Type

Legend

Sub-Area	Old	New
AL-BT-1	A	-
AL-BT-2	B	-
AL-BT-3	C	-
AL-BT-4	F	-
AL-BT-5	K	-
AL-BT-6	L	-
AL-BT-7	T	-
AL-BT-8	W	-

Existing Building Type Regulations

Assessor Parcels

Map Prepared By:

LUEG

GIS

County of San Diego

Coordinates: NAD83 Feet

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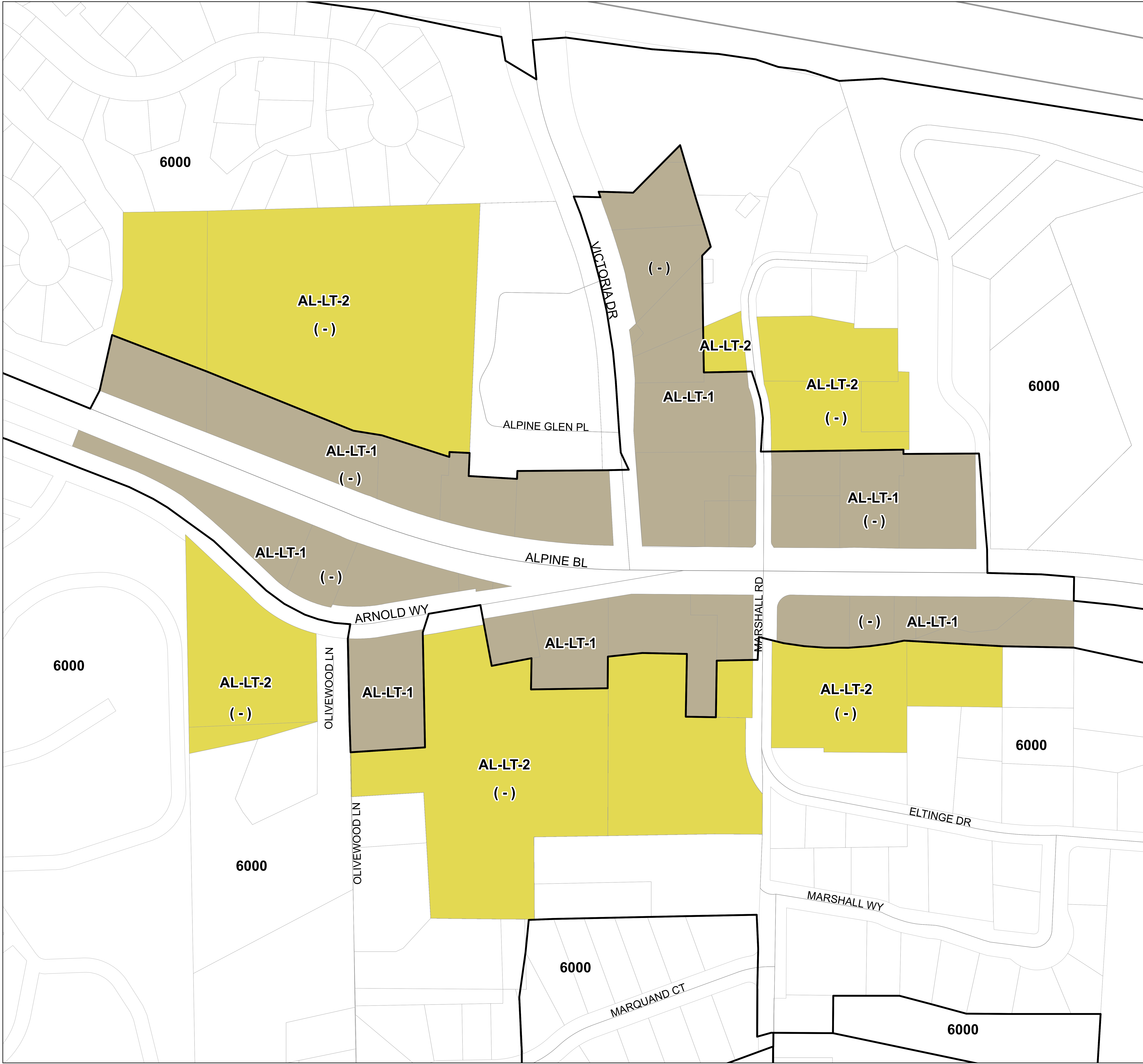
Regional Location Map

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ACRES

50 25 0 50

Feet



Form Based Code Lot Area - Use Regulations

Legend

Sub-Area	Old	New
AL-LT-1	-	-
AL-LT-2	6000	-
Existing Lot Area Regulations		
Assessor Parcels		

Map Prepared By:



Coordinates: NAD83 Feet

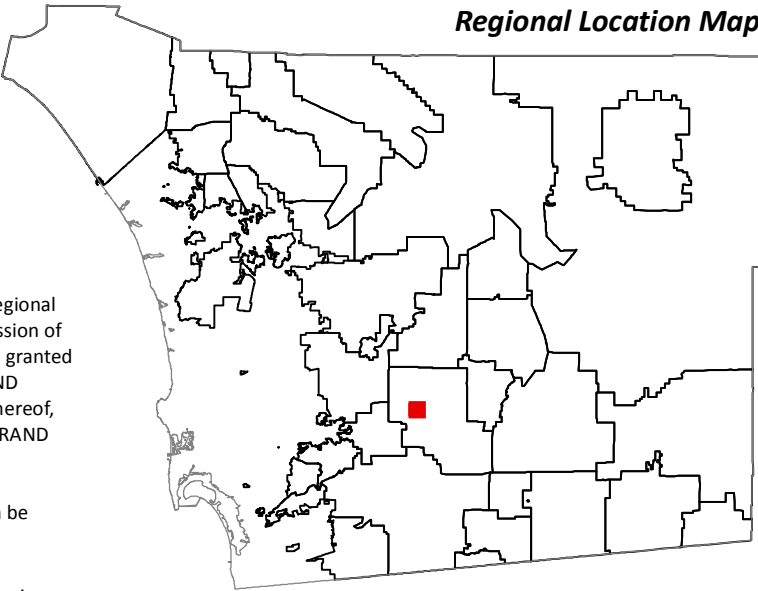
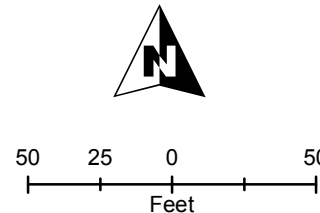
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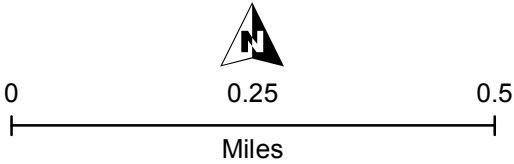
ACRES



Planning Commission/Staff Recommendation
Zoning: Use Regulation

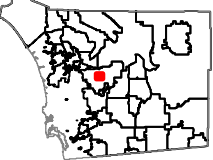
Proposed Use Regulation

- RMCD
- RMV1
- RMV2
- RMV3
- RMV4
- RMV5

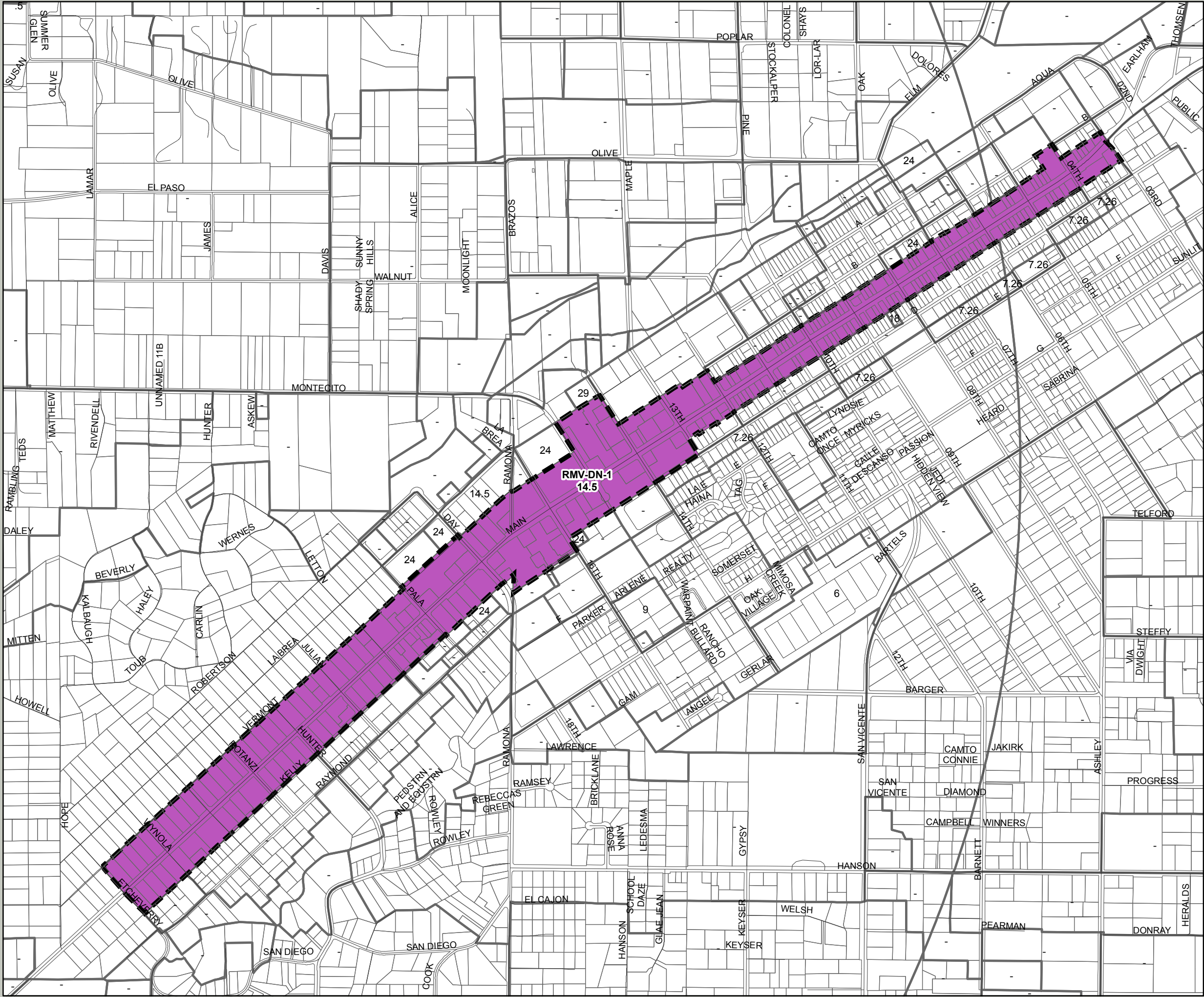


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Regional Location Map



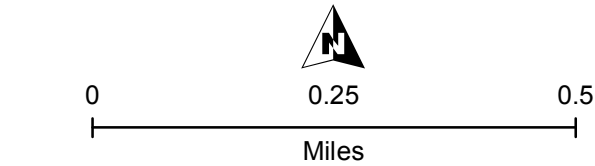
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Projection: State Plane, Zone VI, Datum NAD 83, Units Feet.
Path: P:\g2020\20130308_Ramona_Village_zoning\Ramona_Village_userreg_V2.mxd
County of San Diego, LUEGIS 4/9/2014



COUNTY OF SAN DIEGO
PROPOSED ZONING
APRIL 2014
Ramona Village

Planning Commission/Staff Recommendation
Zoning: Density

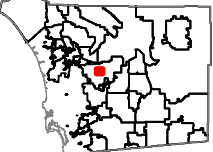
Proposed Density
 14.5





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County of San Diego, LUEGIS 4/9/2014

Regional Location Map



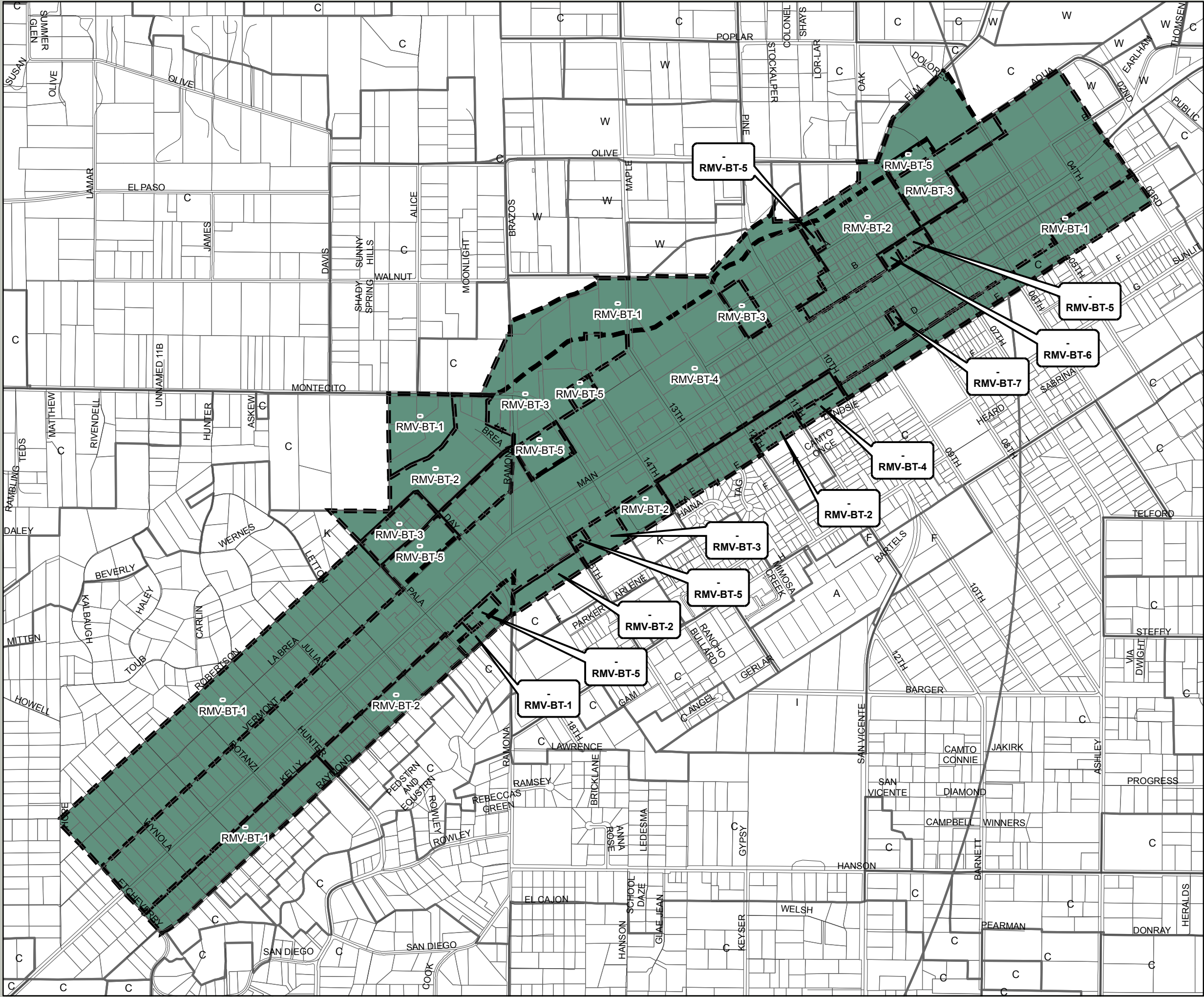
Planning Commission/Staff Recommendation
Zoning: Lot Size



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Projection: State Plane, Zone VI, Datum NAD 83, Units Feet
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City of San Diego, LUGS GIS 4/9/2014

Planning Commission/Staff Recommendation
Zoning: Building Type

Proposed Building Type



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Projection: State Plane, Zone VI, Datum NAD 83, Units Feet.
Path: P:\g2020\20130308_Ramona_Village_zoning\Ramona_Village_buildingtype_V2.mxd
County of San Diego, LUEGIS 4/9/2014

Regional Location Map



Planning Commission/Staff Recommendation
Zoning: Height

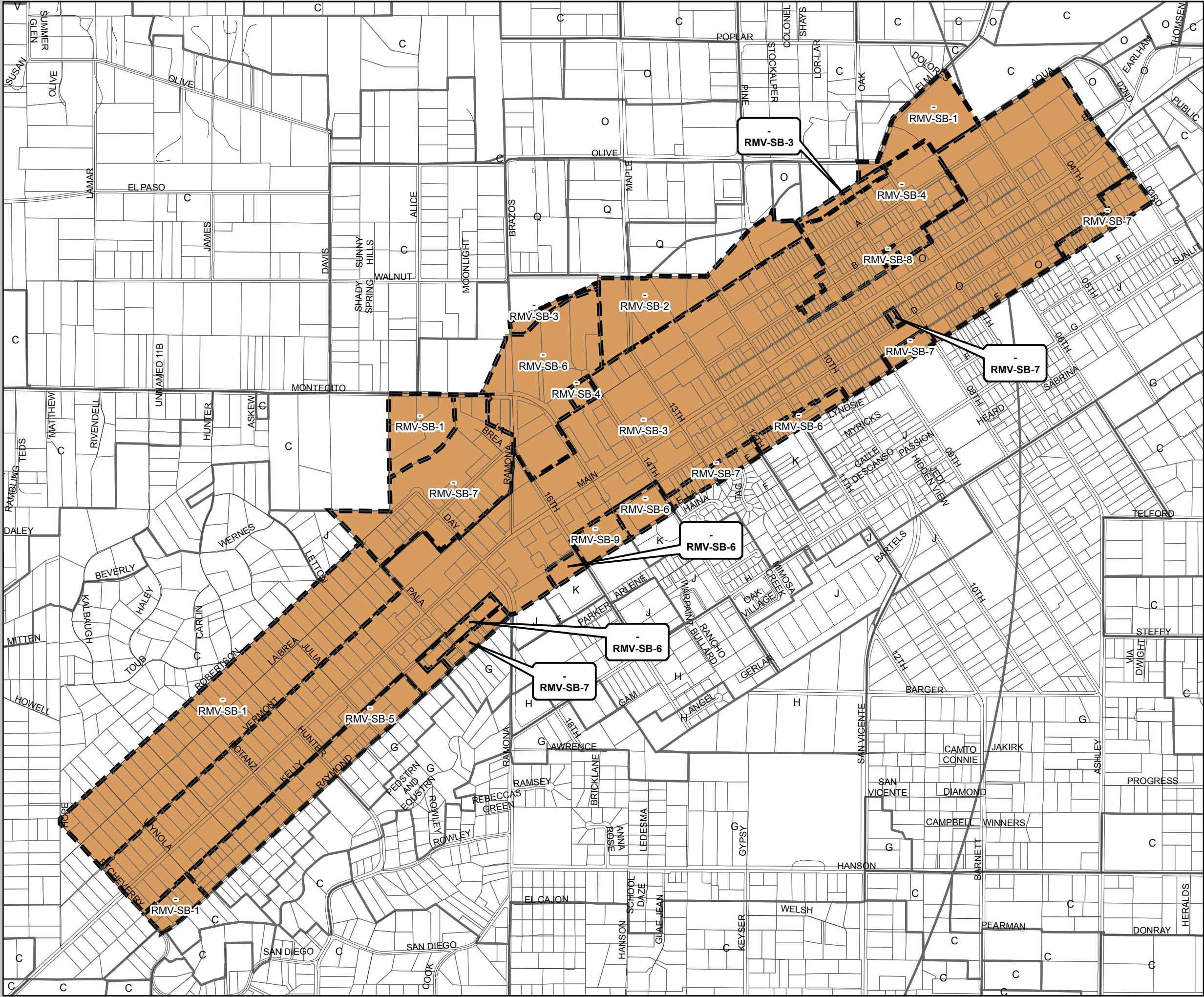


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Projection: State Plane, Zone 9, Datum NAD 83, Units: Feet,
Part: P:\sgis\2012\0313018_RandMcNallyZone9.joning\Hanna_Village_height_V2_mxd
Date: 3/1/2013, User: GJG
Project: State Plane, UTM Zone 9, Datum NAD 83, Units: Feet,
Part: P:\sgis\2012\0313018_RandMcNallyZone9.joning\Hanna_Village_height_V2_mxd
Date: 3/1/2013, User: GJG

Planning Commission/Staff Recommendation
Zoning: Setback

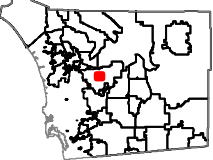
Proposed Setback

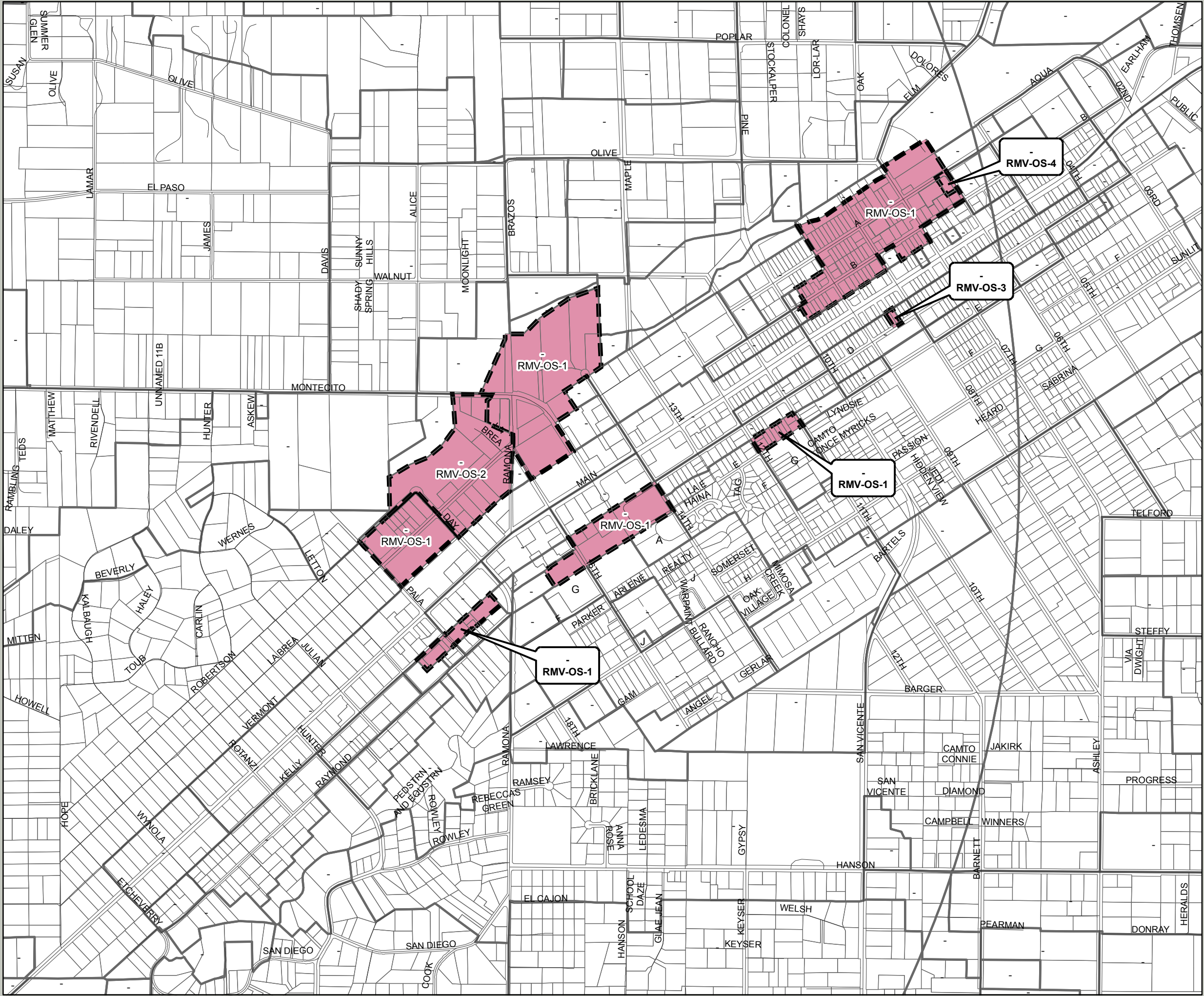


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Projection: State Plane, Zone VI, Datum NAD 83, Units Feet.
Path: P:\gpo2020\20130308_Ramona_Village_zoning\Ramona_Village_setback_v2.mxd
County of San Diego, LUEGIS 4/10/2014

Regional Location Map





Planning Commission/Staff Recommendation
Zoning: Open Space

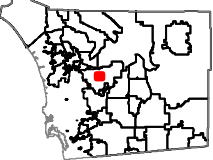
Proposed Open Space



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Projection: State Plane, Zone VI, Datum NAD 83, Units Feet.
Path: P:\g2020\20130308_Ramona_Village_zoning\Ramona_Village_openspace_V2.mxd
County of San Diego, LUEGIS 4/10/2014

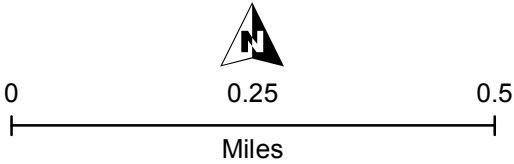
Regional Location Map



Planning Commission/Staff Recommendation
Zoning: Special Regulation

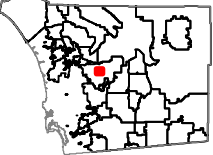
Proposed Special Regulation

- B
- B,C
- B,C,D
- B,C,D2,F
- B,C,D2,POR F
- B,C,F,D2
- B,C,POR F
- B,C,POR F,S



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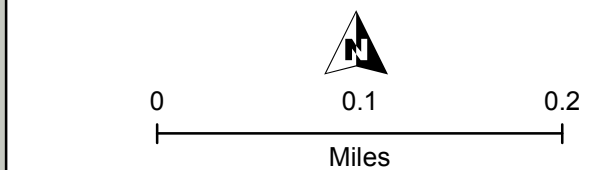
Regional Location Map



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Projection: State Plane, Zone VI, Datum NAD 83, Units Feet.
Path: P:\g2020\20130308_Ramona_Village_zoning\Ramona_Village_specialreg_V2.mxd
County of San Diego, LUEGIS 4/10/2014

Planning Commission/Staff Recommendation
Zoning: Use Regulation

Figure 1 displays five FBV variants, labeled FBV1 through FBV5, each represented by a 5x5 grid of colored squares. The colors are: FBV1 (green), FBV2 (orange), FBV3 (yellow), FBV4 (brown), and FBV5 (red). The grids are arranged vertically, with the labels to the right of each grid.

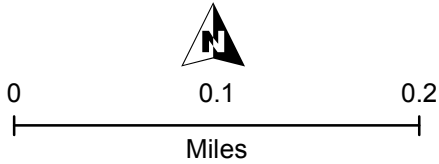
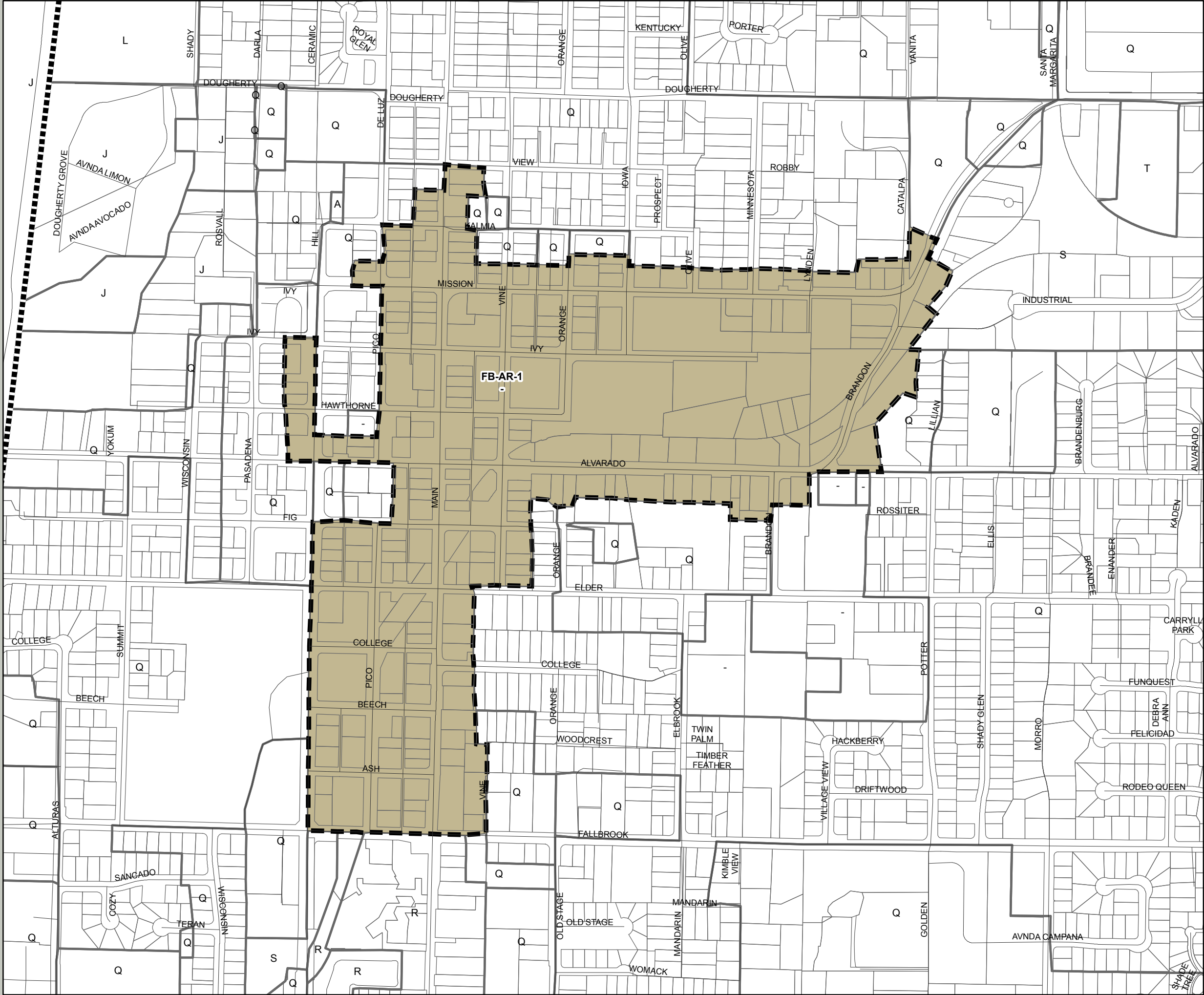


Regional Location Map

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Projection: State Plane, Zone 5, Datum NAD 83, Units Feet
Pgm: P:\gis2012\30108_Rand_McNally\gis_data\sanjones\fillage_village_usage_v2.mxd
Date: 3/20/2014
User: GIS, LUEG GIS/AV/01/2014

Planning Commission/Staff Recommendation
Zoning: Use Regulation

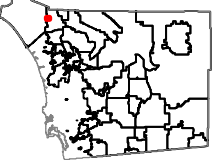
Proposed Animal Regulation

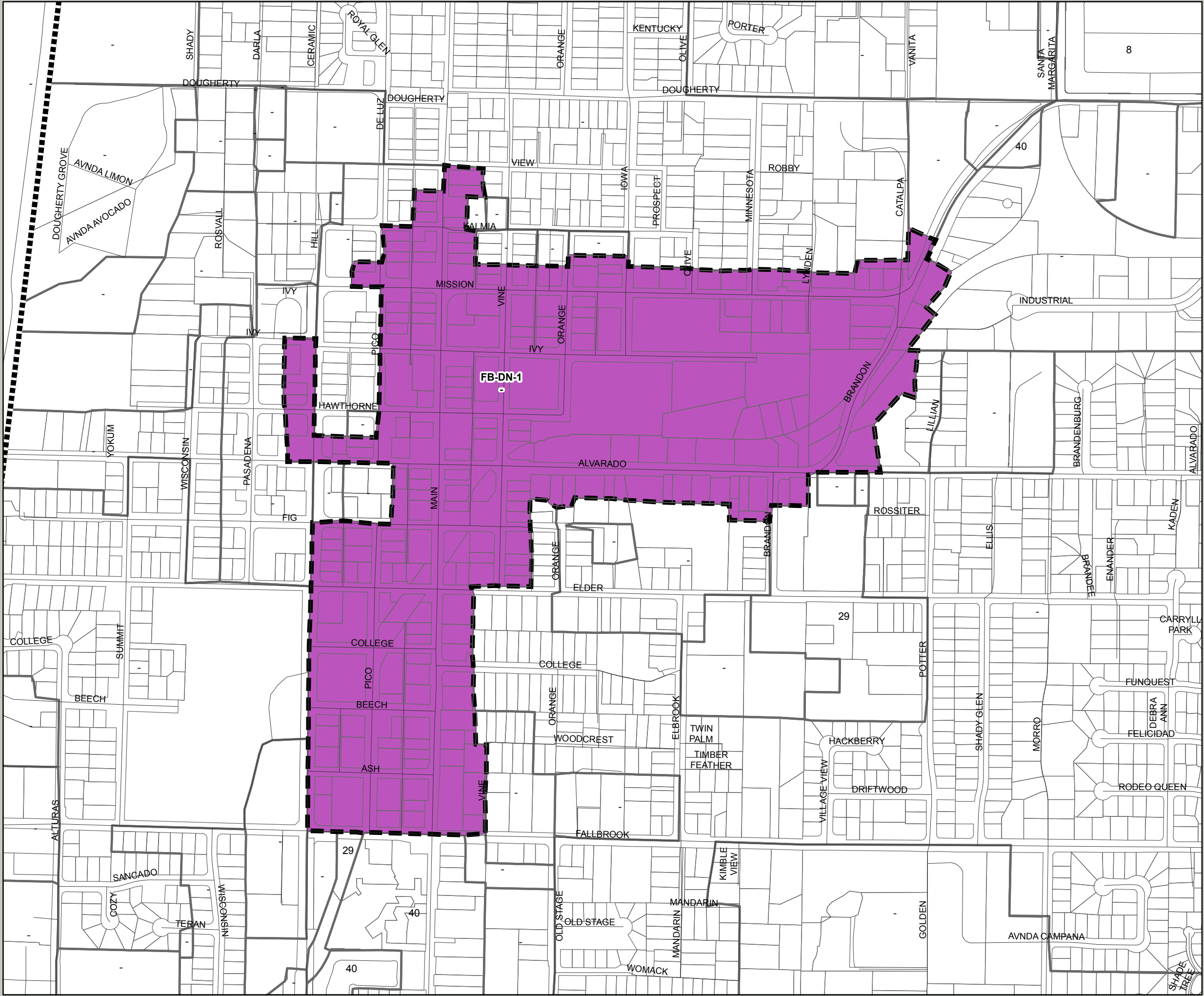


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Projection: State Plane, Zone VI, Datum NAD 83, Units Feet.
Path: P:\g2020\20130308_Ramona_Village_zoning\Fallbrook_Village_animal_V2.mxd
County of San Diego, LUEG GIS 4/10/2014

Regional Location Map





Planning Commission/Staff Recommendation
Zoning: Density

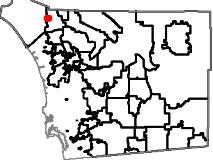
Proposed Density



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Path: P:\gpn2020\20130308_Ramona_Village_zoning\Fallbrook_Village_density_V2.mxd
County of San Diego, LUEG GIS 4/10/2014

Regional Location Map



Planning Commission/Staff Recommendation
Zoning: Density



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Projection: State Plane, Zone V, Datum NAD 83, Units Feet
Part: P:\sgo\2010\30388_Rand_McNally_Sandag_Joint_Village_Jotsie_V2.mxd
Date: 10/20/14
Location: SANDAG, LUEG GIS 401/10/2014

Planning Commission/Staff Recommendation
Zoning: Building Type



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Project: State Plane, Zone VI, Datum NAD 83, Units Feet
Path: P:\gis\2012\301301\301301_Village_nosing\Final\Figure_Village_nosing_V2.mxd
Project: State Plane, Zone VI, Datum NAD 83, Units Feet
Project: State Plane, UTM GCS 4014/2014

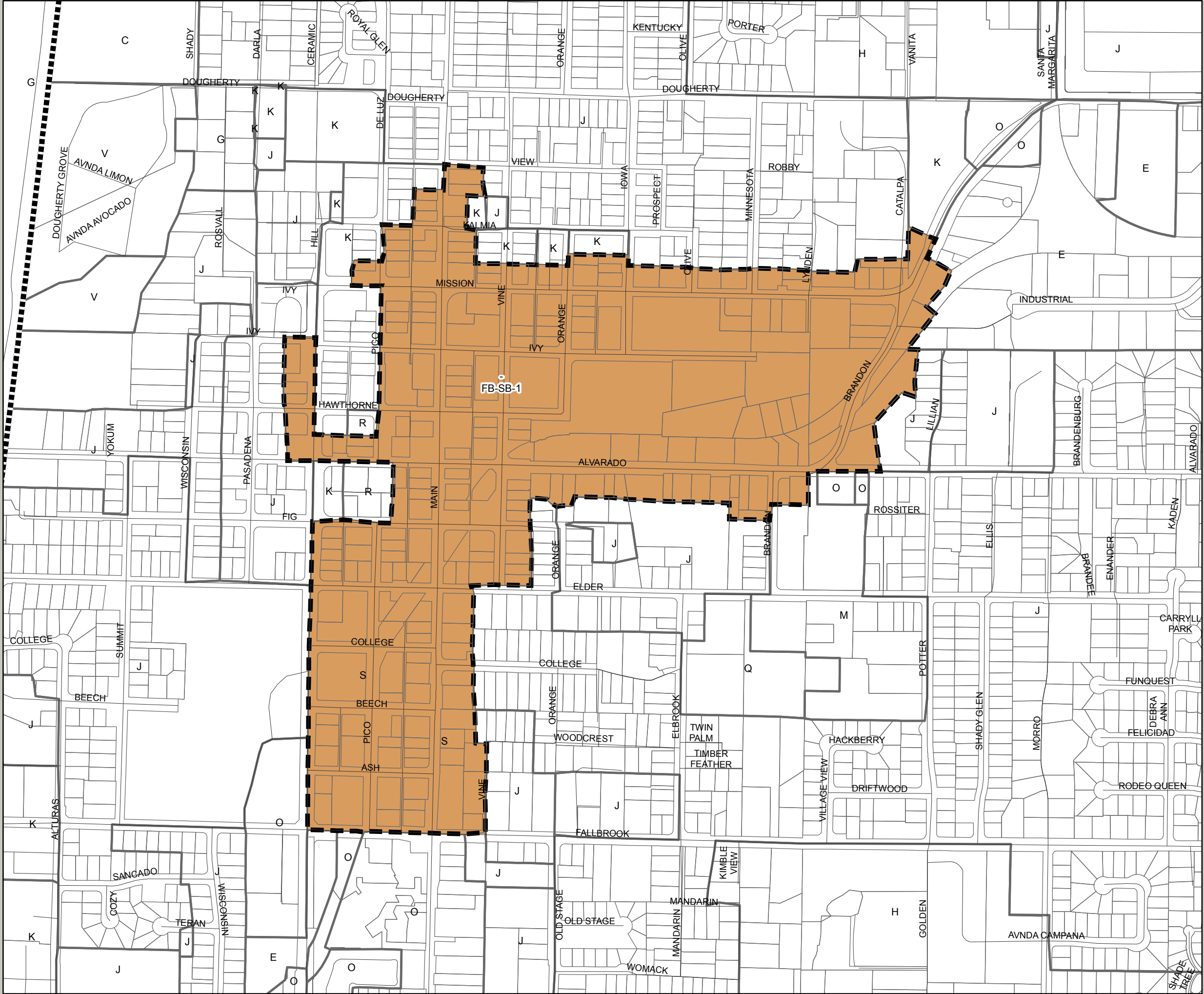
Planning Commission/Staff Recommendation
Zoning: Height



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Projection: State Plane, NAD 83, Unit: Datum NAD 83, Units Feet
P:\gis\2010\0101301\0101301_Ran_Village_Height_V2.mxd
County of San Diego, LUEG GIS 4/01/2014



COUNTY OF SAN DIEGO
PROPOSED ZONING
APRIL 2014
Fallbrook Village

Planning Commission/Staff Recommendation
Zoning: Setback

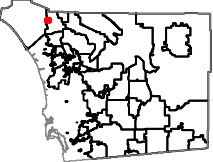
Proposed Setback



LUEG GIS

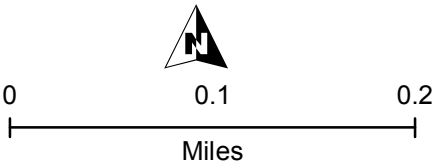
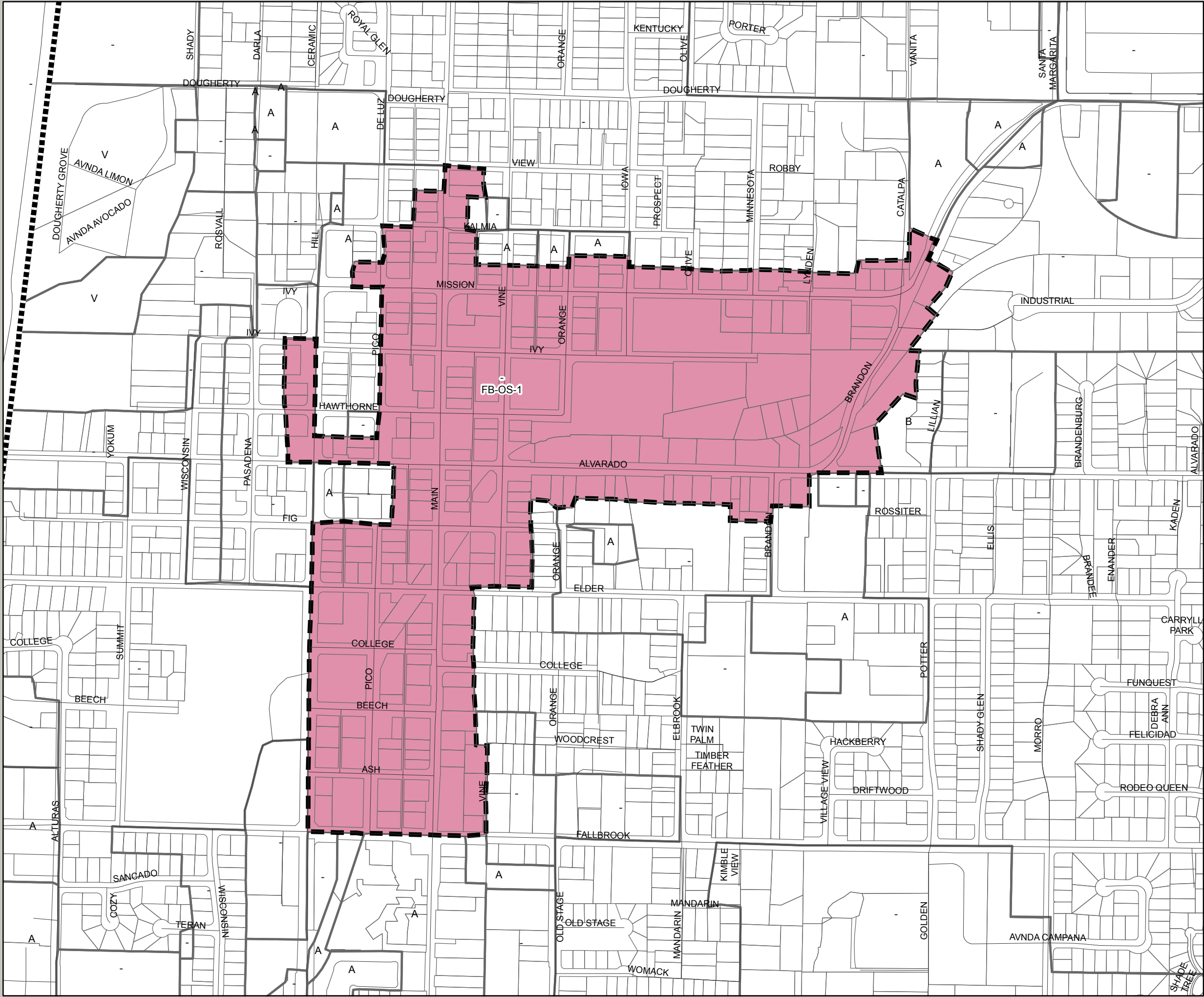
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Path: P:\gpo2020\20130308_Ramona_Village_zoning\Fallbrook_Village_setback_V2.mxd
County of San Diego, LUEG GIS 4/28/2014

Regional Location Map



Planning Commission/Staff Recommendation
Zoning: Open Space

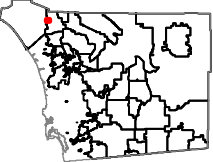
Proposed Open Space



LUEG GIS

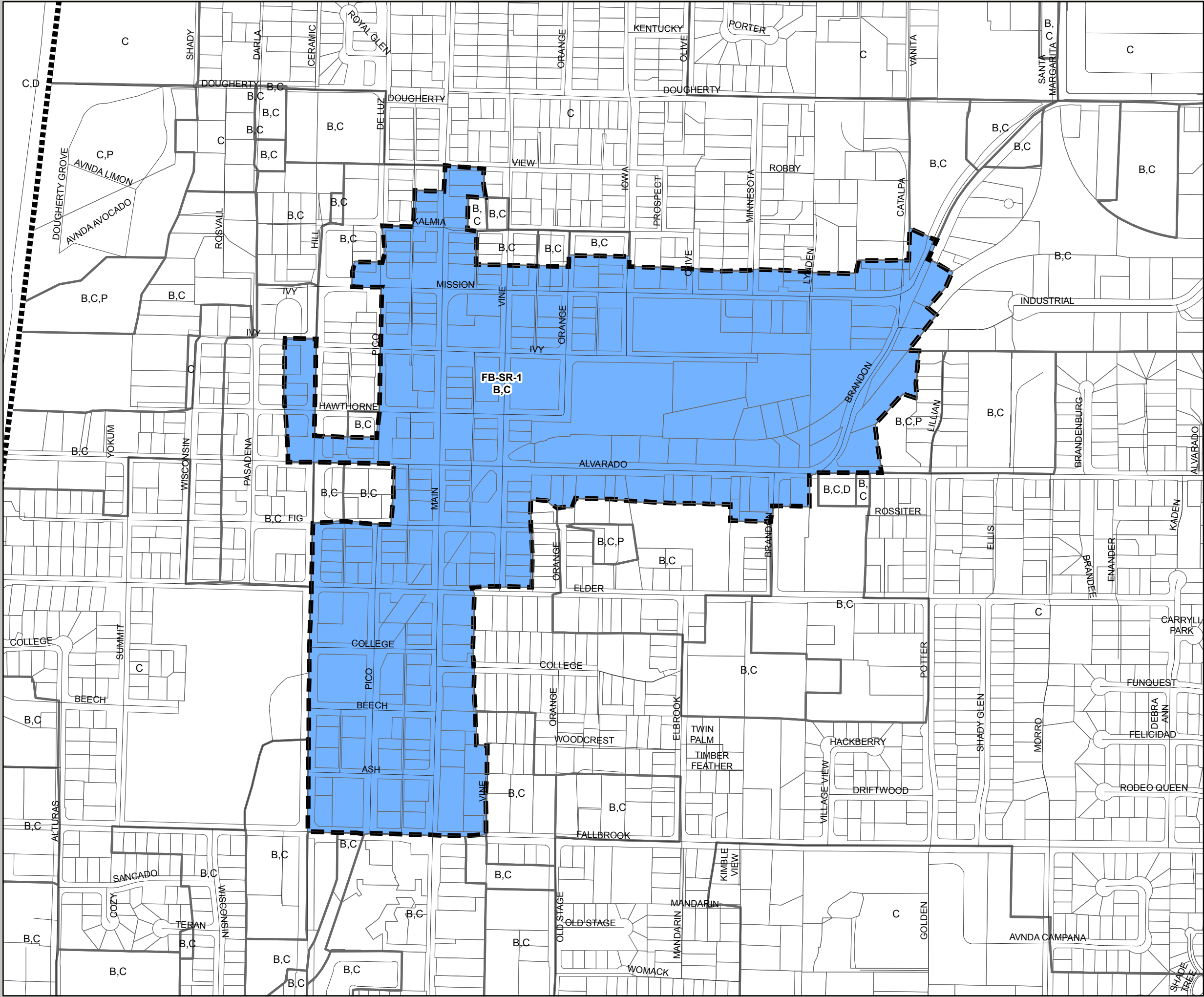
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County of San Diego, LUEG GIS 4/10/2014

Regional Location Map



Planning Commission/Staff Recommendation
Zoning: Special Regulation

Proposed Special Regulation



LUEG GIS

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County of San Diego, LUEG GIS 4/10/2014

Regional Location Map

