FIGURE 1-33
School District Boundaries

Newland Sierra Environmental Impact Report
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Proximity to Major Employment Centers


FIGURE 1-34

Newland Sierra Environmental Impact Report
Existing Land Use

AAS: Abandoned Air Strip
AQ: Abandoned Quarry
AcQ: Active Quarry
CCCC: Castle Creek Country Club
GR: Groves
GS: ARCO Gas Station
HM: Hidden Meadows
LWV: Lawrence Welk Village
MHP: Mobile Home Park
N: Nursery
RA: Ranch
RE: Residential
RH: Resort Hotel
SFGC: South Fork Gopher Canyon
SFMC: South Fork Moosa Canyon
SP: Specialty Plants
U: Undeveloped
WT: Water Tank

FIGURE 1-37
Aerial Map and Surrounding Land Uses
Newland Sierra Environmental Impact Report
Regional Category Map
DATED INFORMATION
Information contained on this map has been or is in the process of being modified and is subject to change.

SOURCE: COUNTY OF SAN DIEGO

FIGURE 1-38
Existing Regional Land Use Categories
Newland Sierra Environmental Impact Report
Proposed Regional Land Use Categories

Regional Category Map
DATED INFORMATION
Information contained on this map has been or is in the process of being modified and is subject to change.

Legend

SOURCE: COUNTY OF SAN DIEGO
FIGURE 1-39
Newland Sierra Environmental Impact Report
SOURCE: COUNTY OF SAN DIEGO

FIGURE 1-40

Existing Community Plan Land Use Designations

Newland Sierra Environmental Impact Report

General Plan Land Use Designations

Adopted August 2011

- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-5)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Semi-Rural Residential (SR-10)
- Rural Lands (RL-20)
- Rural Lands (RL-40)
- Rural Lands (RL-80)
- Specific Plan Area (residential densities in its/its)
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands (Solid Waste Facility)
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)
- County Water Authority Boundary
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Bonsall
North County Metro

Proposed Community Plan Land Use Designations

General Plan Land Use Designations
Adopted August 2011

Newland Sierra Environmental Impact Report

FIGURE 1-41
Proposed Community Plan Land Use Designations

SOURCE: COUNTY OF SAN DIEGO
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FIGURE 1-42
Existing Zoning

Newland Sierra Environmental Impact Report
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**ZONING SOURCE:** SANGIS

**FIGURE 1-43**

**Proposed Zoning**

- Open Space (S80)
- Single-Family Residential (RS)
- General Commercial/Residential Use (C34)
- Agriculture (A70)

**Zoning Codes**

- A70 - Limited Agriculture
- A72 - General Agriculture
- C30 - Office-Professional
- C35 - General Commercial/Limited Residential
- C36 - General Commercial
- C42 - Visitor Service Commercial
- RMH - Mobilehome Residential
- RR - Rural Residential
- RS - Single-Family Residential
- RV - Variable Family Residential
- S80 - Open Space
- S82 - Extractive Use
- S86 - Parking
- S88 - Specific Plan
- S90 - Holding Area
- S92 - General Rural

**Project Site**

**Community Plan Boundary**

**Project Proposed Zoning**
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FIGURE 1-44
Existing North County Metropolitan I-15 Design Corridor

Newland Sierra Environmental Impact Report
FIGURE 1--45
Proposed North County Metropolitan I-15 Design Corridor
Newland Sierra Environmental Impact Report
FIGURE 1-46
Cumulative Projects Map

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