Attachment C – Zoning Ordinance Amendment

Attachment C

Form of Ordinance
Zoning Classification
(Staff Recommendation)

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 GENERAL 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 November 18, 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 November 18, 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 November 18, 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 November 18, 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 November 18, 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 November 18, 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 November 18, 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 November 18, 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 November 18, 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 November 18, 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 November 18, 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 November 18, 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
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 November 18, 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 November 18, 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 November 18, 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 November 18, 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 November 18, 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 November 18, 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 November 18, 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 November 18, 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 November 18, 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 November 18, 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 November 18, 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-HT-201 from the November 18, 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 November 18, 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-SB-201	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 November 18, 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 November 18, 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	B,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 November 18, 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 November 18, 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 November 18, 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 November 18, 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	RC

Section 32. 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 November 18, 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 33. 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 November 18, 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 34. 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 November 18, 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 35. 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 November 18, 2015 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

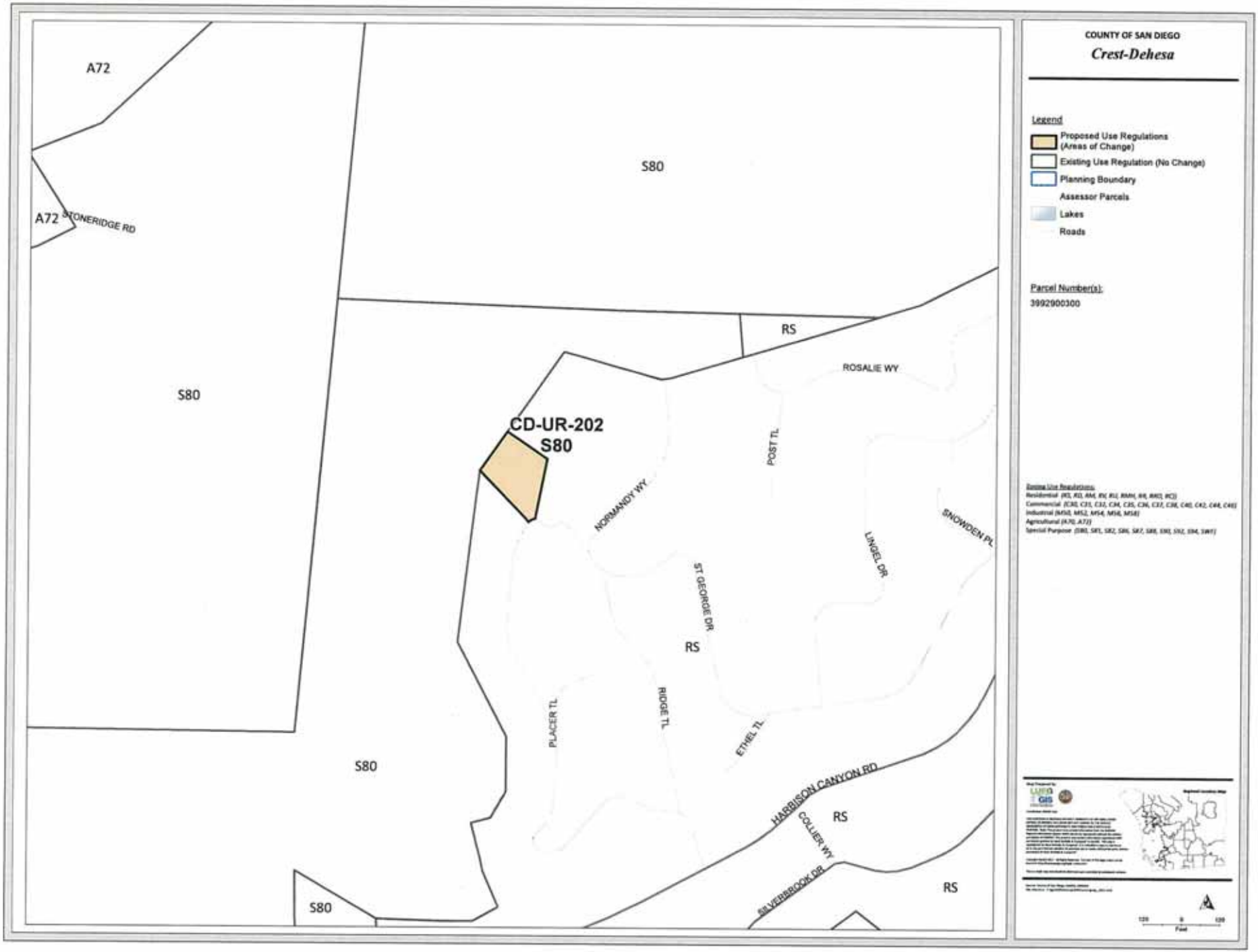
Minimum Lot Size Changes

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

Section 36. 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
4AC
4AC
4AC
4AC
STONERIDGE RD
CD-LS-202
10000
10000
10000
10000
10000
ROSALIE WY
POST TL
NORMANDY WY
SNOWDEN PL
LINGEL DR
ST GEORGE DR
PLACER TL
RIDGE TL
ETHEL TL
HARBISON CANYON RD
COLLIER WY
SILVERBROOK DR

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
CD-SB-202
C
H
STONERIDGE RD
ROSALIE WY
POST TL
NORMANDY WY
SNOWDEN PL
LINGEL DR
ST GEORGE DR
PLACER TL
RIDGE TL
ETHEL TL
HARBISON CANYON RD
COLLIER WY
SILVERBROOK DR


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
CD-UR-202
S80
A72
A72
STONERIDGE RD
S80
S80
S80
S80
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RS
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ROSALIE WY
POST TL
NORMANDY WY
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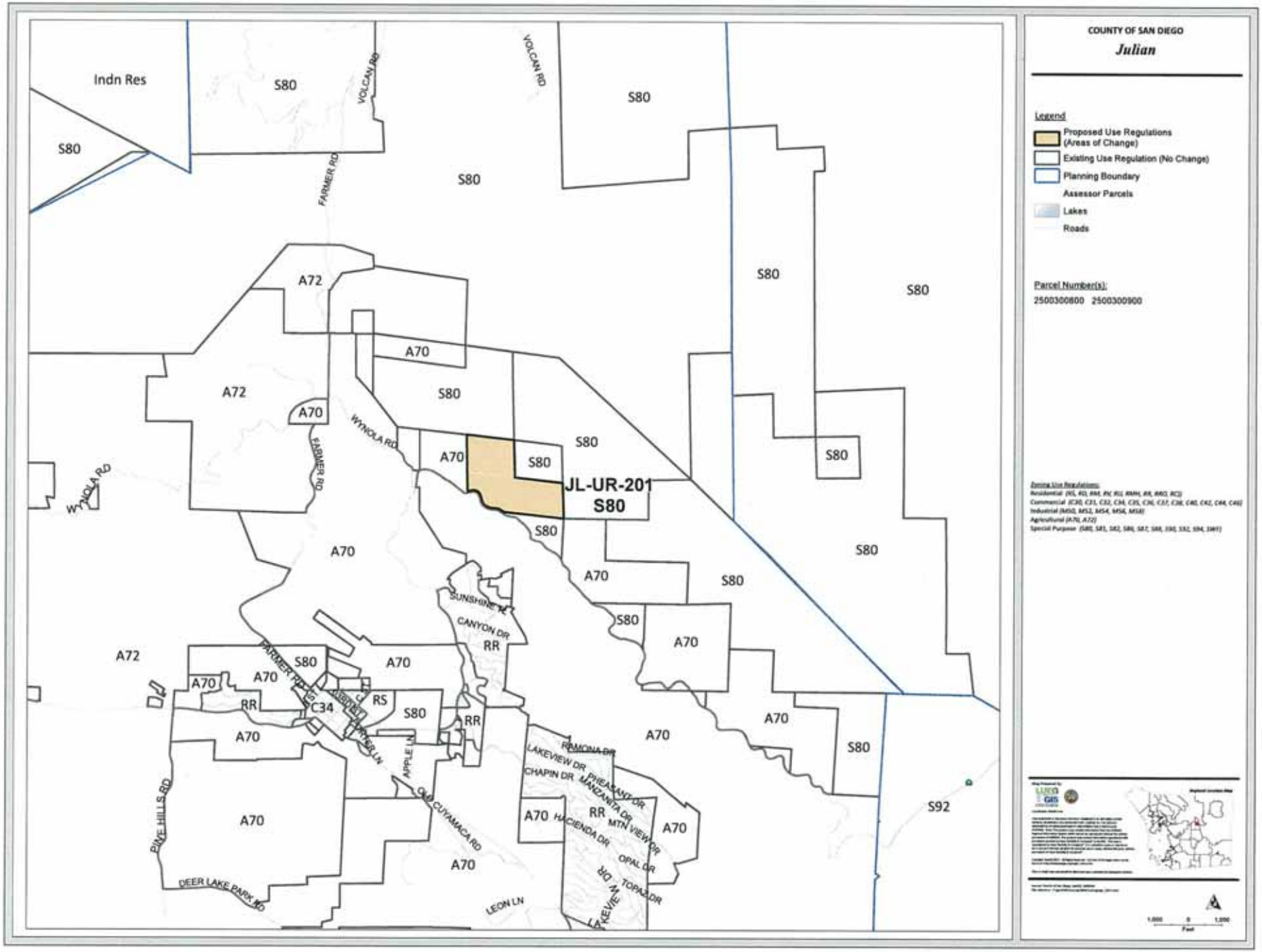
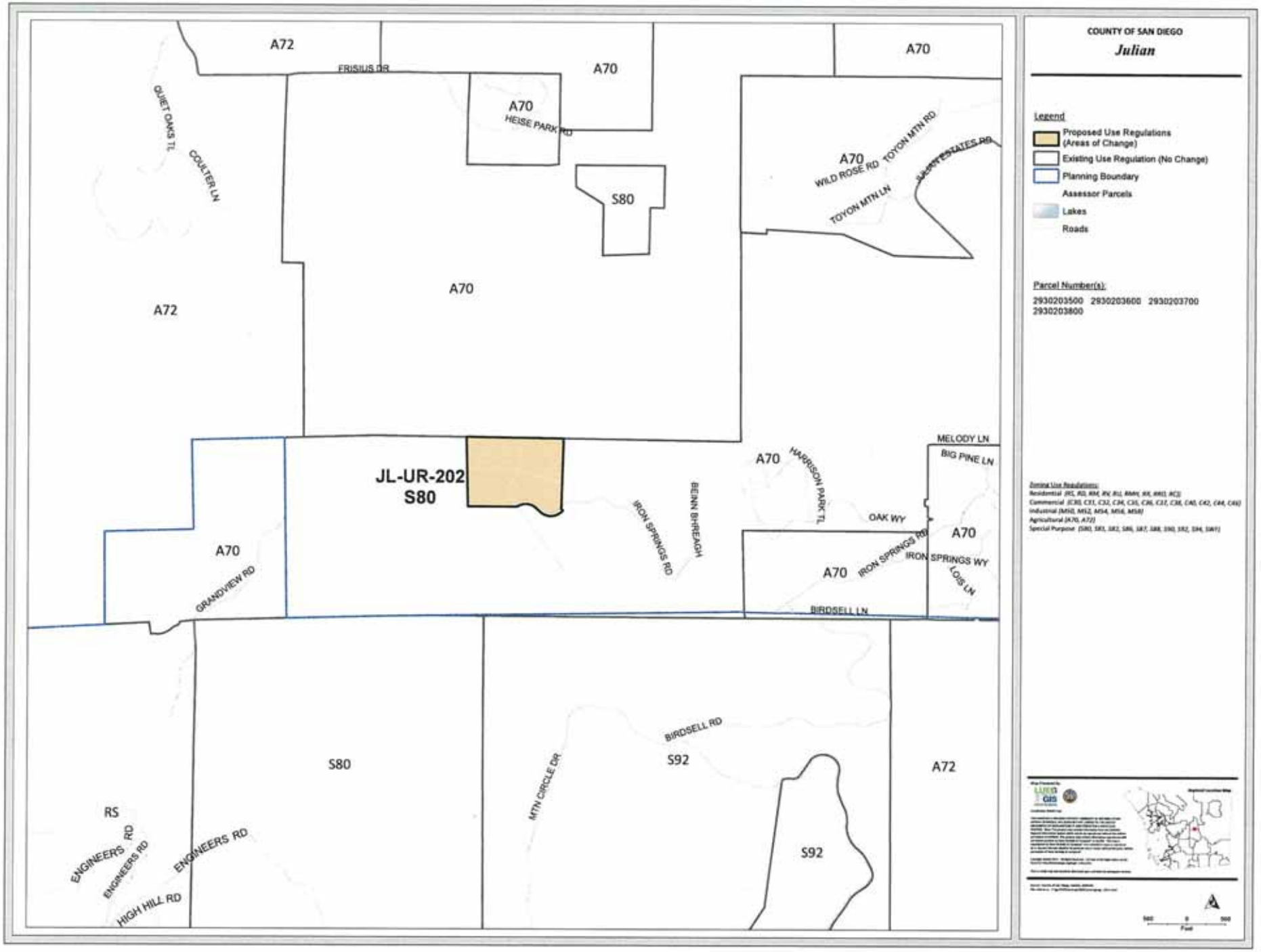
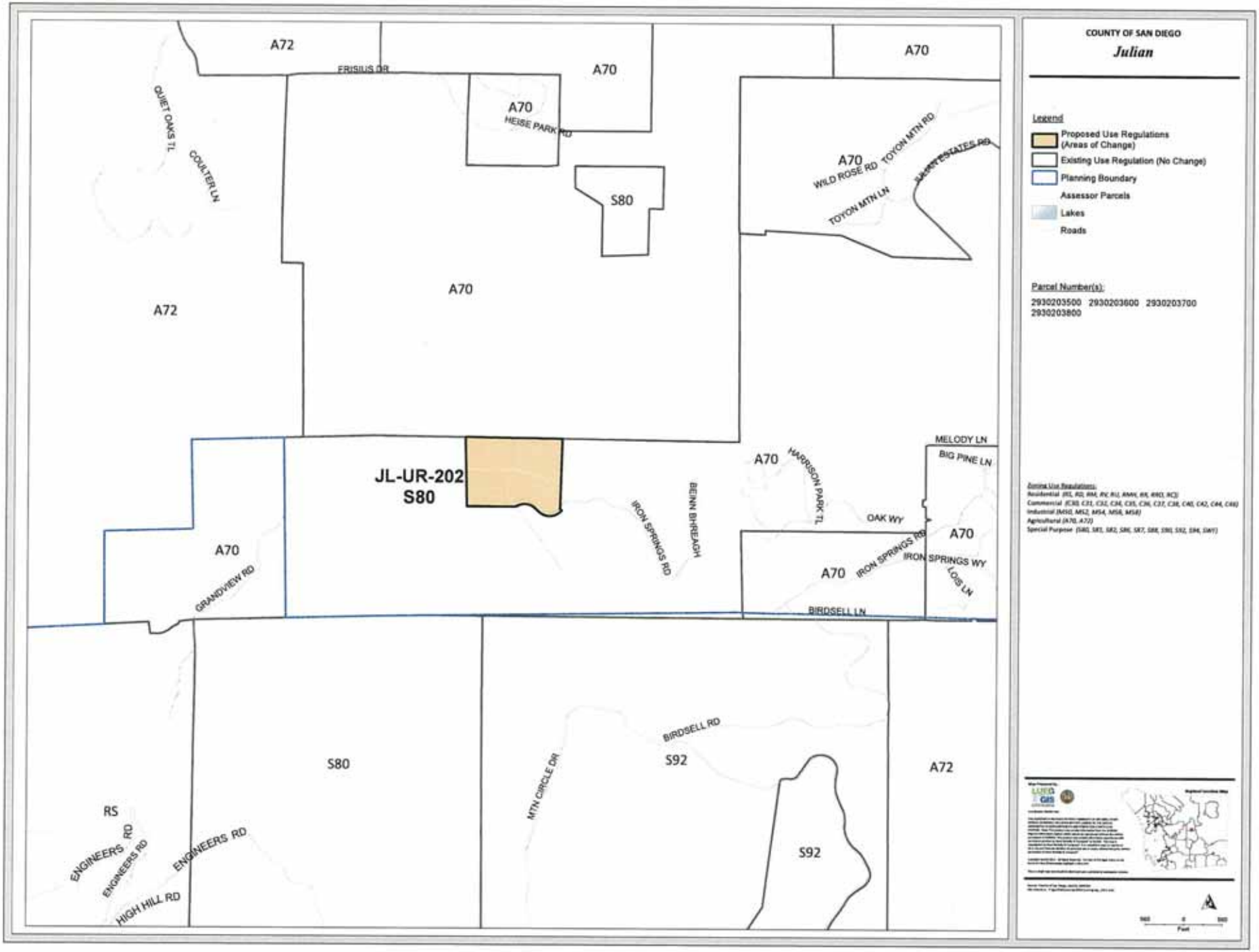
ETHEL TL
HARBISON CANYON RD
COLLIER WY
SILVERBROOK DR


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
JL-UR-201
S80
Indn Res
S80
A72
A70
RR
RS
C34
S92
VOLCAN RD
FARMER RD
WYNOLA RD
SUNSHINE
CANYON DR
RAMONA DR
LAKEVIEW DR
CHAPIN DR
PHEASANT DR
MANZANITA DR
MTN VIEW DR
HACIENDA DR
OPAL DR
TOPAZ DR
LAKEVIEW DR
OLD CUYAMACA RD
APPLE LN
PINE HILLS RD
DEER LAKE PARK RD
LEON LN


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):
2930203500 2930203600 2930203700
2930203800
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
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


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):
2930203500 2930203600 2930203700
2930203800
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
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

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
LS-BT-201
ROYAL RD
SUNSET RD
HUNT RD
SIERRA MAR PL
GREEN GARDEN DR
WINTER VIEW PL
WINTER GARDENS BL
PALAE RD
PEPPER VALLEY LN
CAJON RD
PEPPER DR
MANOR DR
ADOBE LN
N 02ND ST
BRADDON WY
CRESTHILL RD
ROYAL PARK LN
KINGSFORD CT
MELROSE LN
TONE LN
WONDER LN
ORANGE VISTA LN
PEERLESS DR
SUNBURST DR
BIRDSONG PL
C
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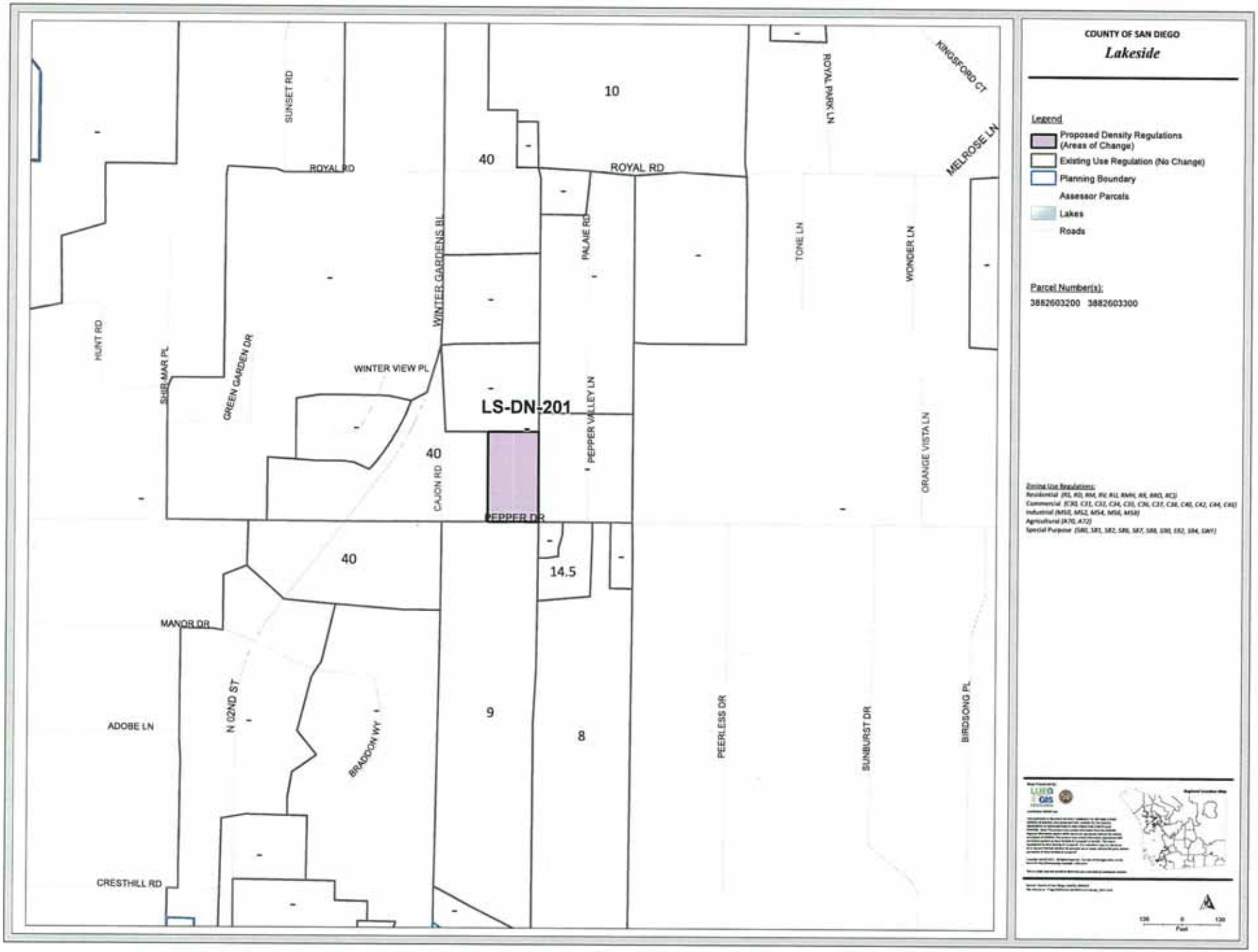
T
P
K
A
F
W


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):
3882603200 3882603300
LS-DN-201
ROYAL RD
SUNSET RD
HUNT RD
SHIR MAR PL
GREEN GARDEN DR
WINTER VIEW PL
WINTER GARDENS BL
CAJON RD
PEPPER DR
PEPPER VALLEY LN
PALAIE RD
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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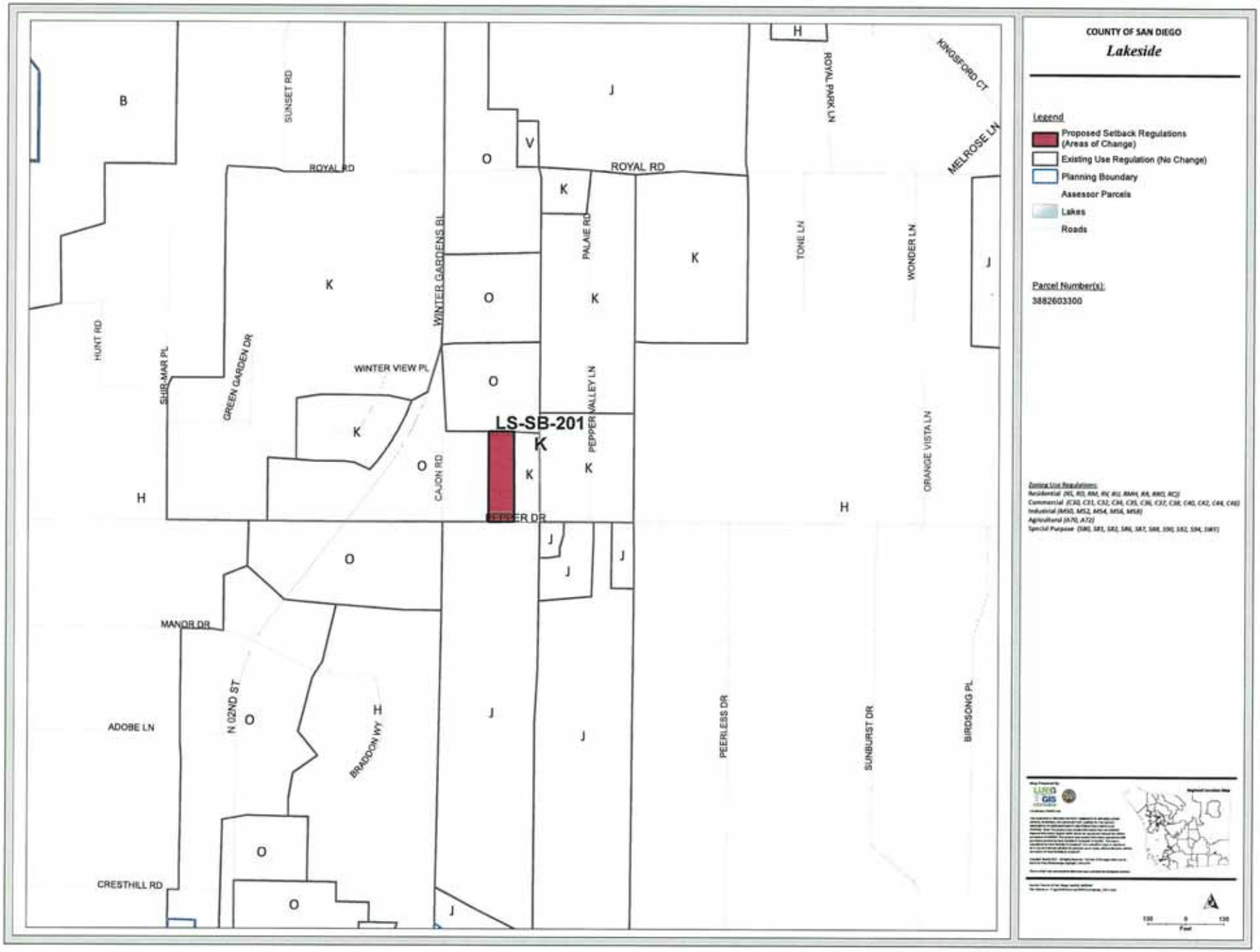
9
8


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
LS-SB-201
ROYAL RD
SUNSET RD
HUNT RD
SHIR-MAR PL
GREEN GARDEN DR
WINTER VIEW PL
WINTER GARDENS BL
CAJON RD
PALANE 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
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CRESTHILL RD
PEERLESS DR
SUNBURST DR
BIRDSONG PL
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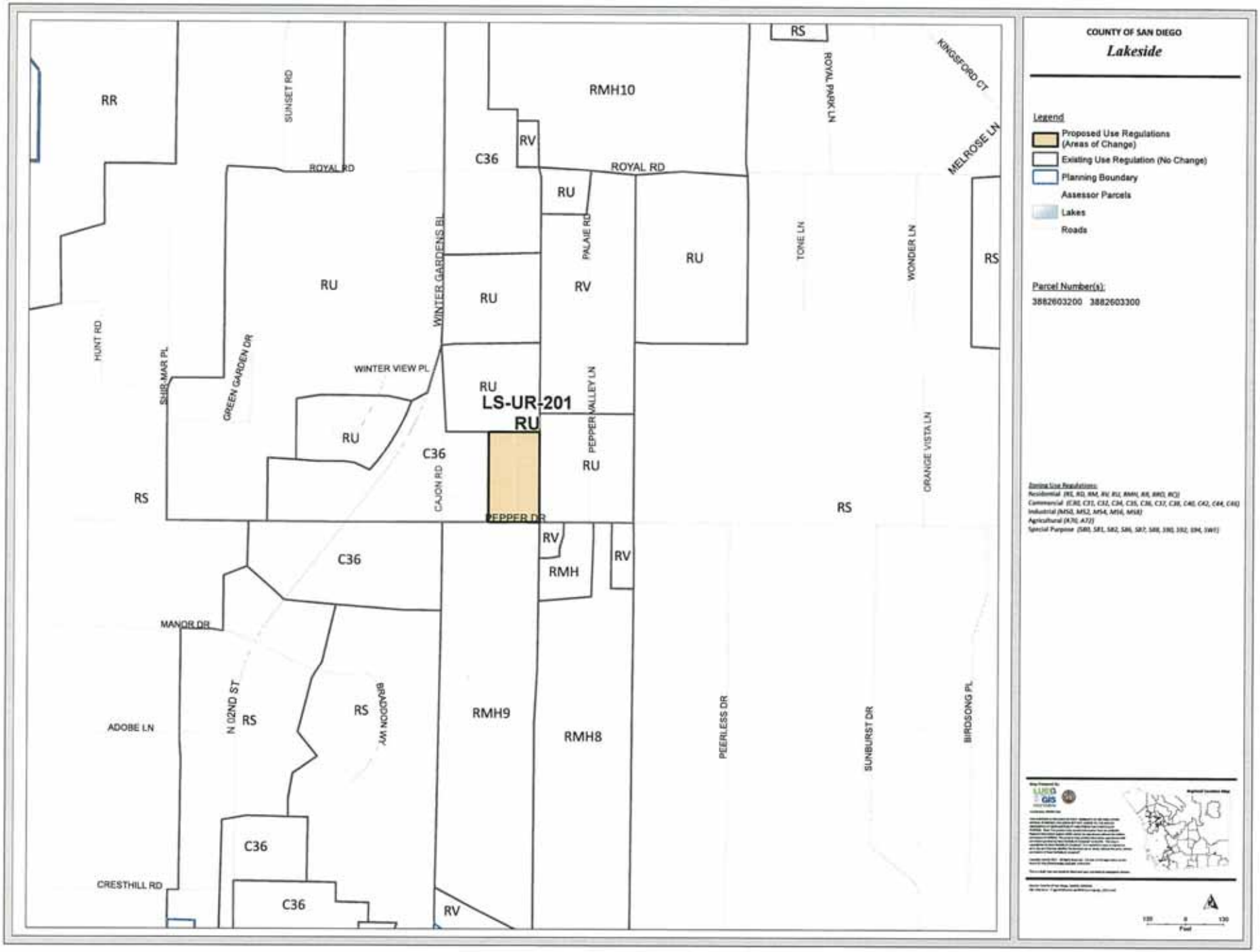
COUNTY OF SAN DIEGO
Lakeside
Legend
Proposed Use Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
3882603200 3882603300
LS-UR-201
RR
RU
RS
C36
RV
RMH10
RMH
RMH9
RMH8
SUNSET RD
ROYAL RD
HUNT RD
SHIR-MAR PL
GREEN GARDEN DR
WINTER GARDENS BL
WINTER VIEW PL
CAJON RD
PEPPER DR
PALAIE RD
PEPPER VALLEY LN
ROYAL PARK LN
KINGSFORD CT
MELROSE LN
TONE LN
WONDER LN
ORANGE VISTA LN
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ADOBE LN
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BRADDON WY
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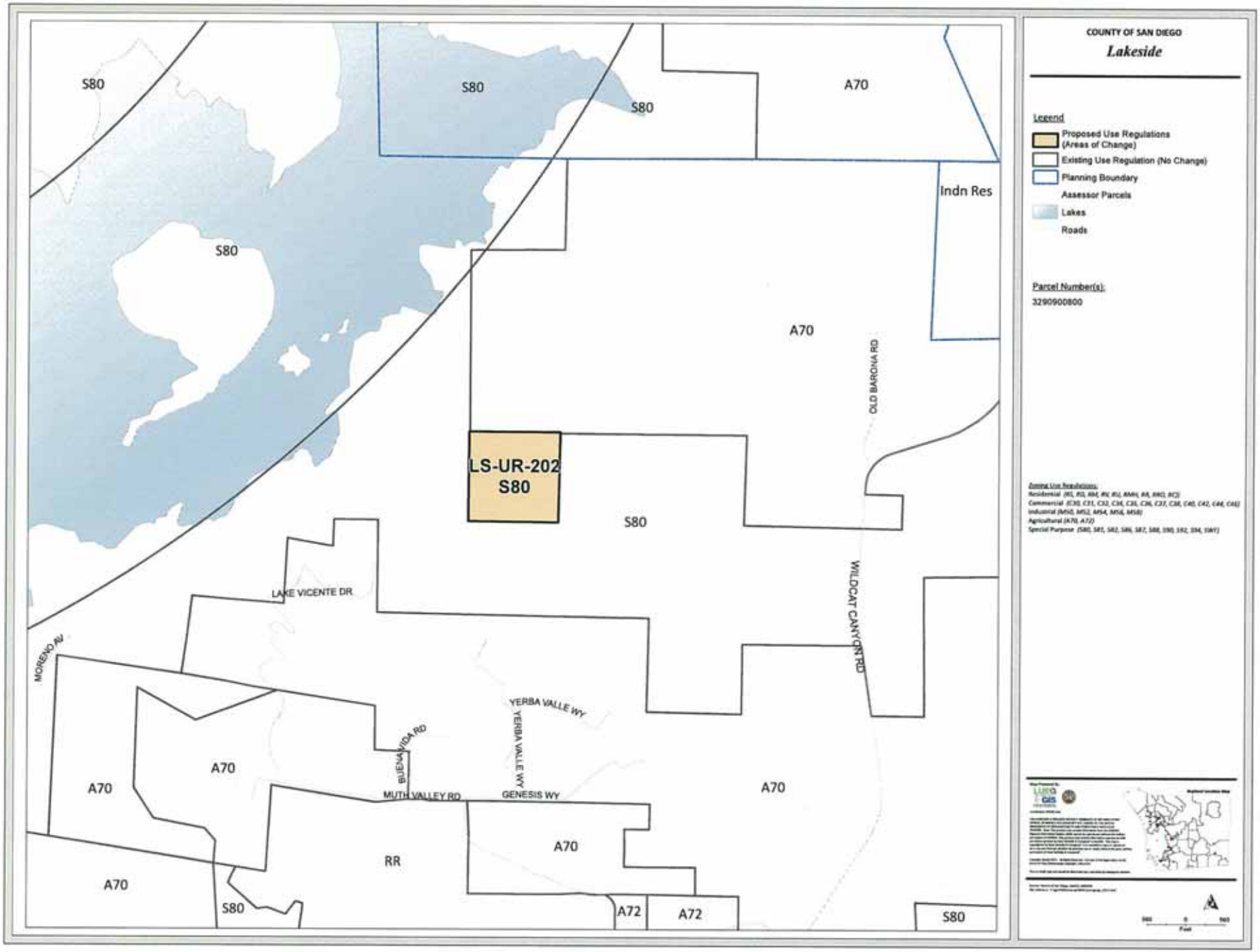
SUNBURST DR
BIRDSONG PL


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
LS-UR-202
S80
S80
S80
S80
S80
S80
S80
S80
A70
A70
A70
A70
A70
A70
A70
A70
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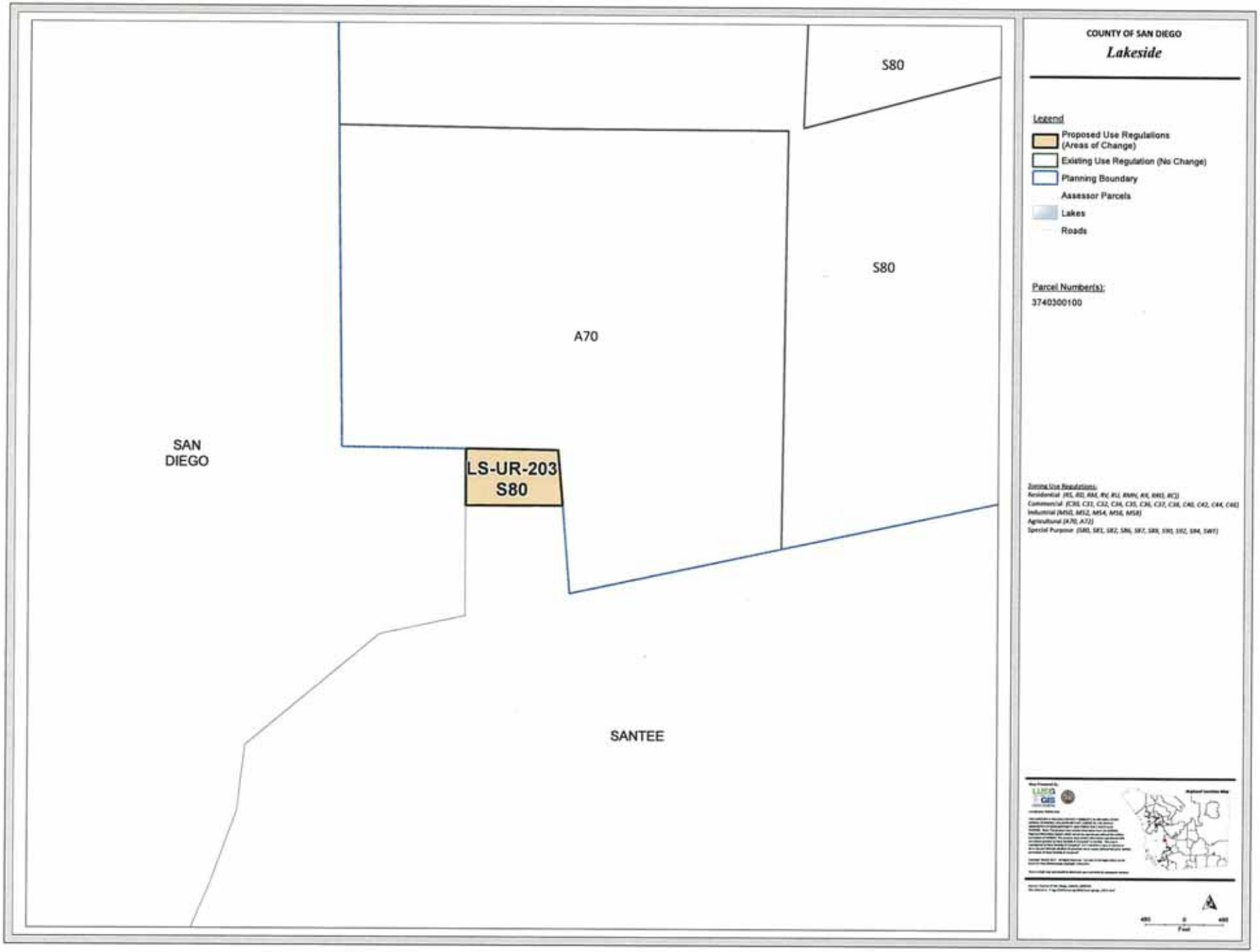
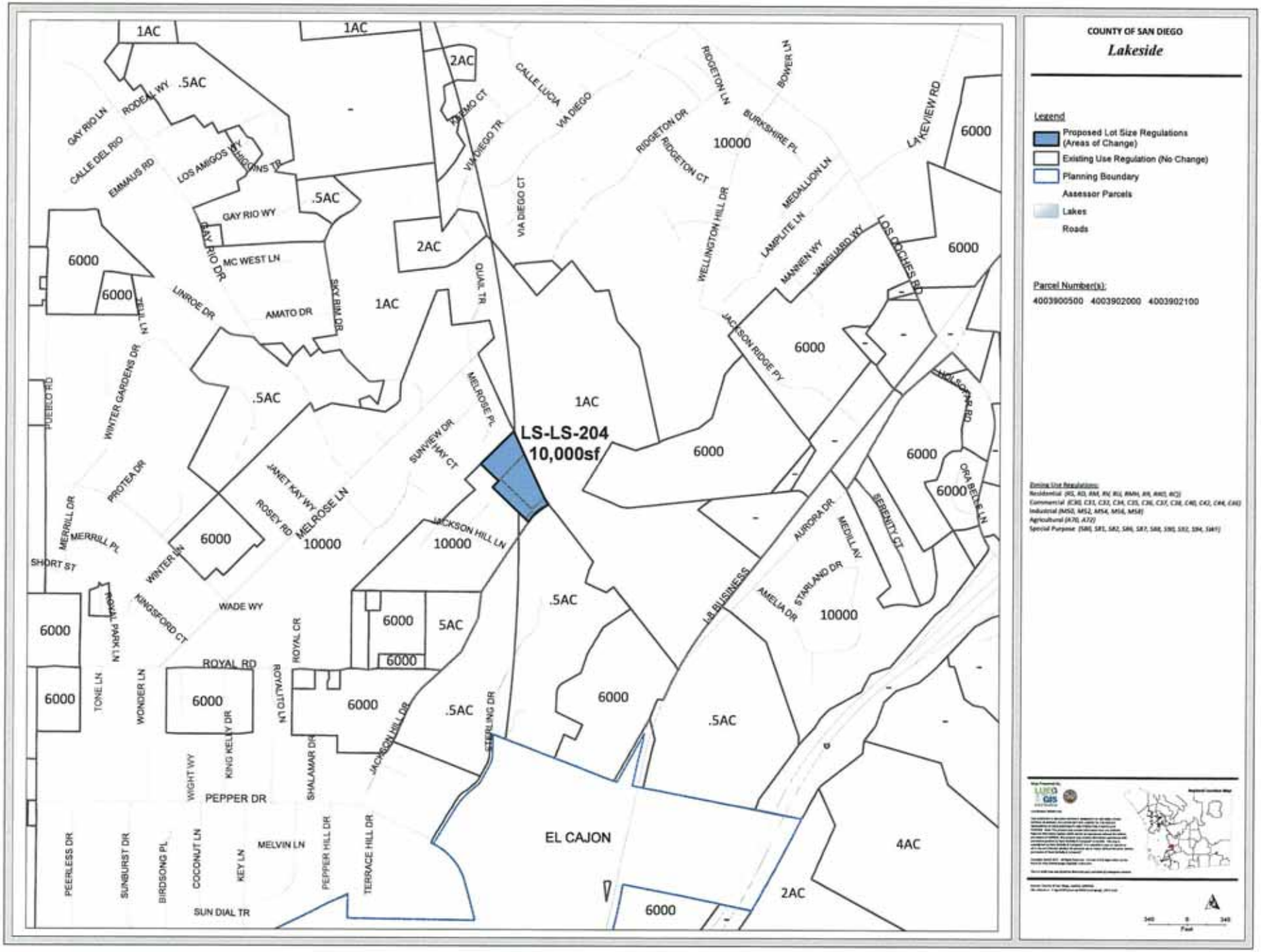
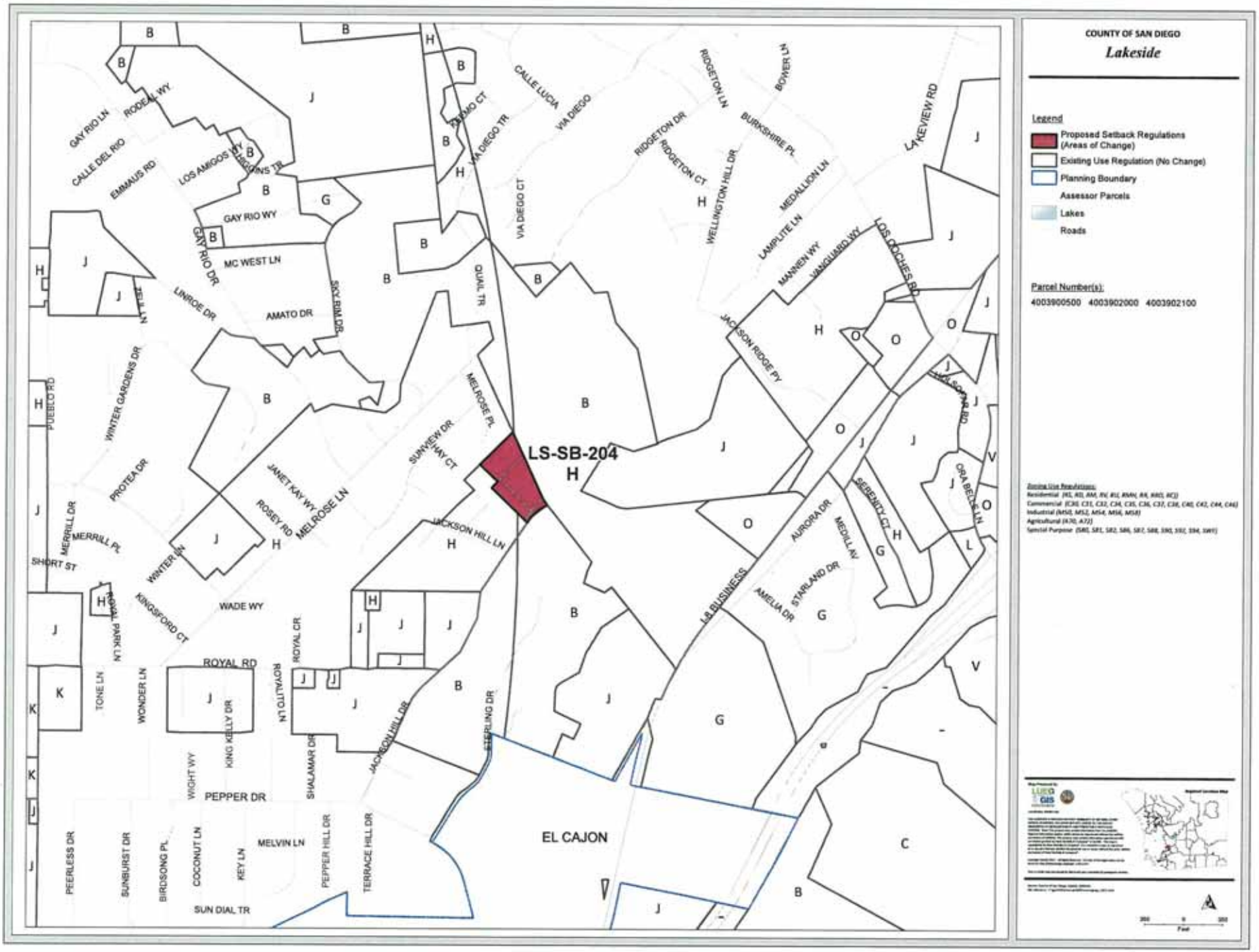
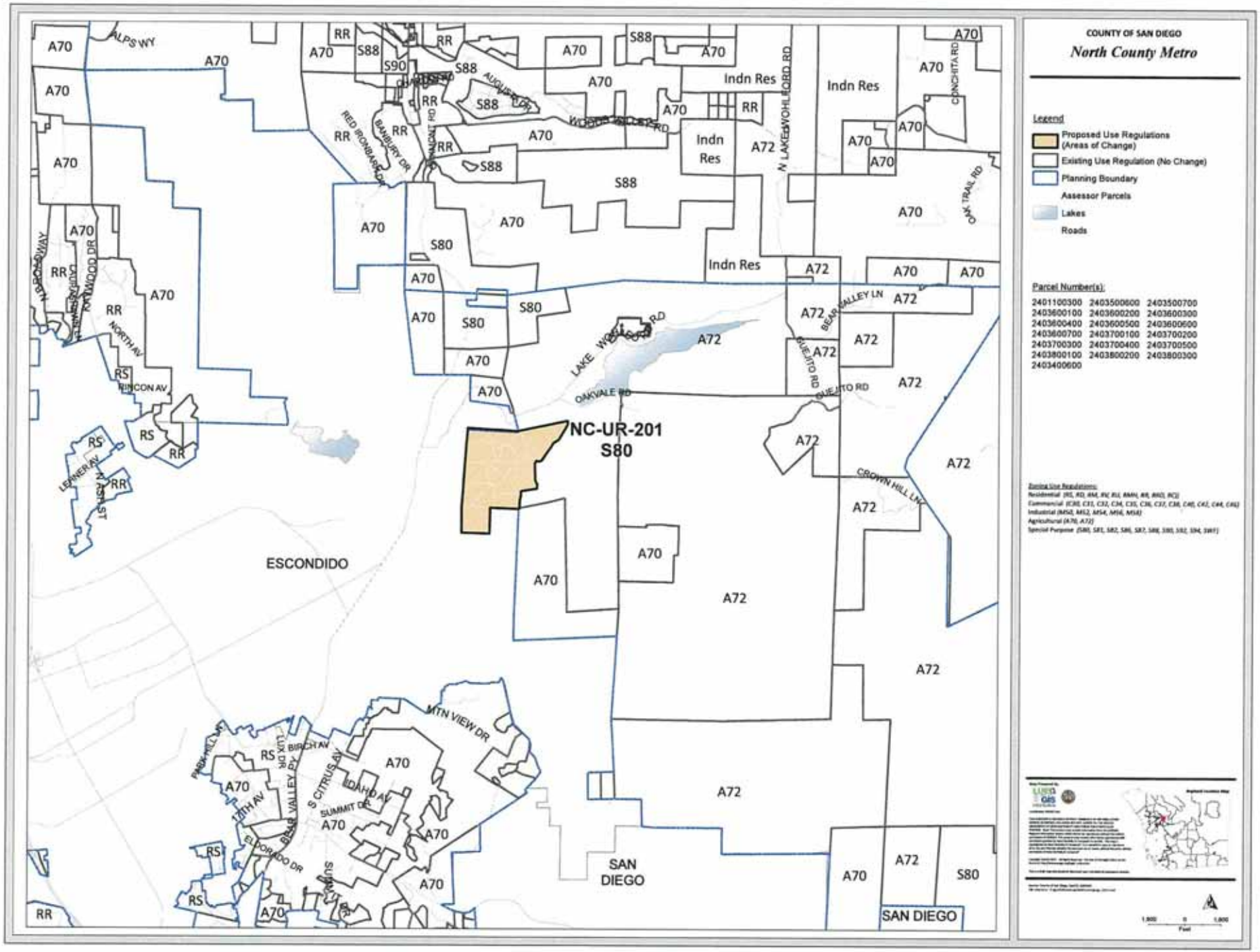
A72
RR
Indn Res
OLD BARONA RD
WILDCAT CANYON RD
LAKE VICENTE DR
MORENO AV
YERBA VALLE WY
YERBA VALLE WY
BUENAVIDA RD
MUTH VALLEY RD
GENESIS WY


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
S80
S80
A70
SAN DIEGO
LS-UR-203
S80
SANTEE


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
LS-LS-204
10,000sf
EL CAJON
1AC
2AC
.5AC
4AC
5AC
6000
10000
GAY RIO LN
RODEAL WY
CALLE DEL RIO
EMMAUS RD
LOS AMIGOS WY
GAY RIO WY
GAY RIO DR
MC WEST LN
LINROE DR
AMATO DR
SKY RIM DR
TELL 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
ROYALTO 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
JANET KAY WY
MELROSE LN
SUNVIEW DR
HAY CT
MELROSE PL
JACKSON HILL LN
QUAIL TR
VIA DIEGO TR
VIA DIEGO CT
CALLE LUCIA
VIA DIEGO
RIDGETON DR
RIDGETON CT
RIDGETON LN
BOWER LN
BURKSHIRE PL
WELLINGTON HILL DR
MEDALLION LN
LAMPLITE LN
MANNEN WY
VANGUARD WY
LOS COCHES RD
JACKSON RIDGE PY
LAKEVIEW RD
HOLSCHER RD
ORA BELLE LN
SERENITY CT
AURORA DR
MEDILLAV
STARLAND DR
AMELIA DR
I-8 BUSINESS


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
LS-SB-204
H
EL CAJON
ROYAL RD
PEPPER DR
LAKEVIEW RD
LA BUSINESS
JACKSON RIDGE PY
LOS COCHES RD
GAY RIO LN
RODEAL WY
CALLE DEL RIO
EMMAUS RD
LOS AMIGOS WY
GAY RIO WY
GAY RIO DR
MC WEST LN
LINROE DR
AMATO DR
SKY RIM DR
QUAIL TR
VIA DIEGO TR
VIA DIEGO CT
CALLE LUCIA
VIA DIEGO
RIDGETON DR
RIDGETON CT
RIDGETON LN
WELLINGTON HILL DR
BURKSHIRE PL
BOWER LN
MEDALLION LN
LAMPLITE LN
MANNEN WY
VANGUARD WY
MELROSE PL
SUNVIEW DR
HAY CT
JACKSON HILL LN
JACKSON HILL DR
STERLING DR
JANET KAY WY
ROSEY RD
MELROSE LN
WINTER GARDENS DR
PUEBLO RD
PROTEA DR
MERRILL DR
MERRILL PL
SHORT ST
WINTER LN
KINGSFORD CT
WADE WY
ROYAL PARK LN
TONE LN
WONDER LN
KING KELLY DR
WIGHT WY
ROYAL CR
ROYALITO LN
SHALAMAR DR
AURORA DR
MEDILLAN
SERENITY CT
STARLAND DR
AMELIA DR
ORA BELLE LN
PEERLESS DR
SUNBURST DR
BIRDSONG PL
COCONUT LN
KEY LN
MELVIN LN
PEPPER HILL DR
TERRACE HILL DR
SUN DIAL TR


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
NC-UR-201
S80
ESCONDIDO
SAN DIEGO
LAKE WOHLFORD RD
OAKVALE RD
BEAR VALLEY LN
CROWN HILL LN
N LAKE WOHLFORD RD
CONCHITA RD
OAK TRAIL RD
MTN VIEW DR
S CITRUS AV
BEAR VALLEY PY
ALPS WY
NORTH AV
RINCON AV
Indn Res
A70
A72
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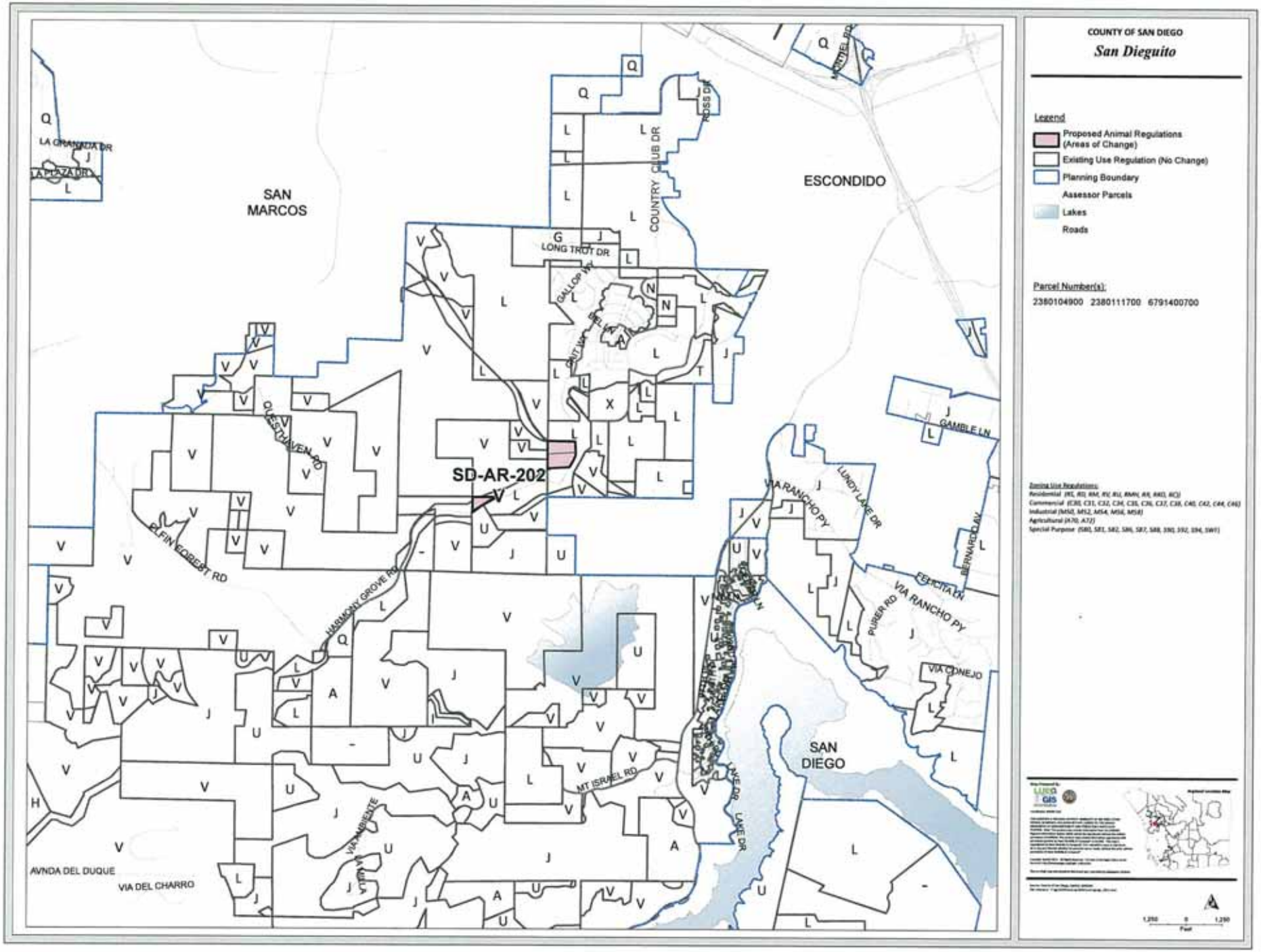
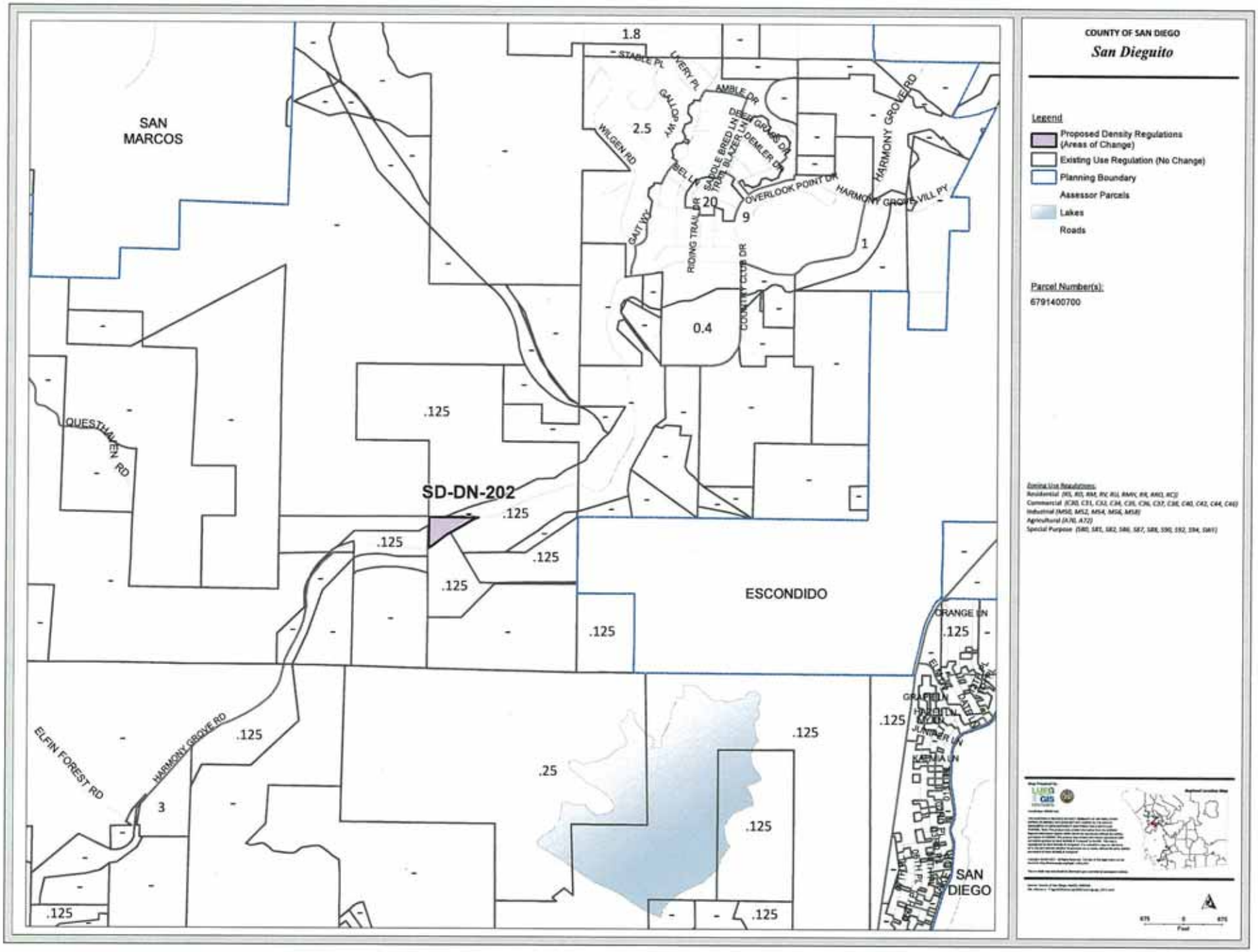
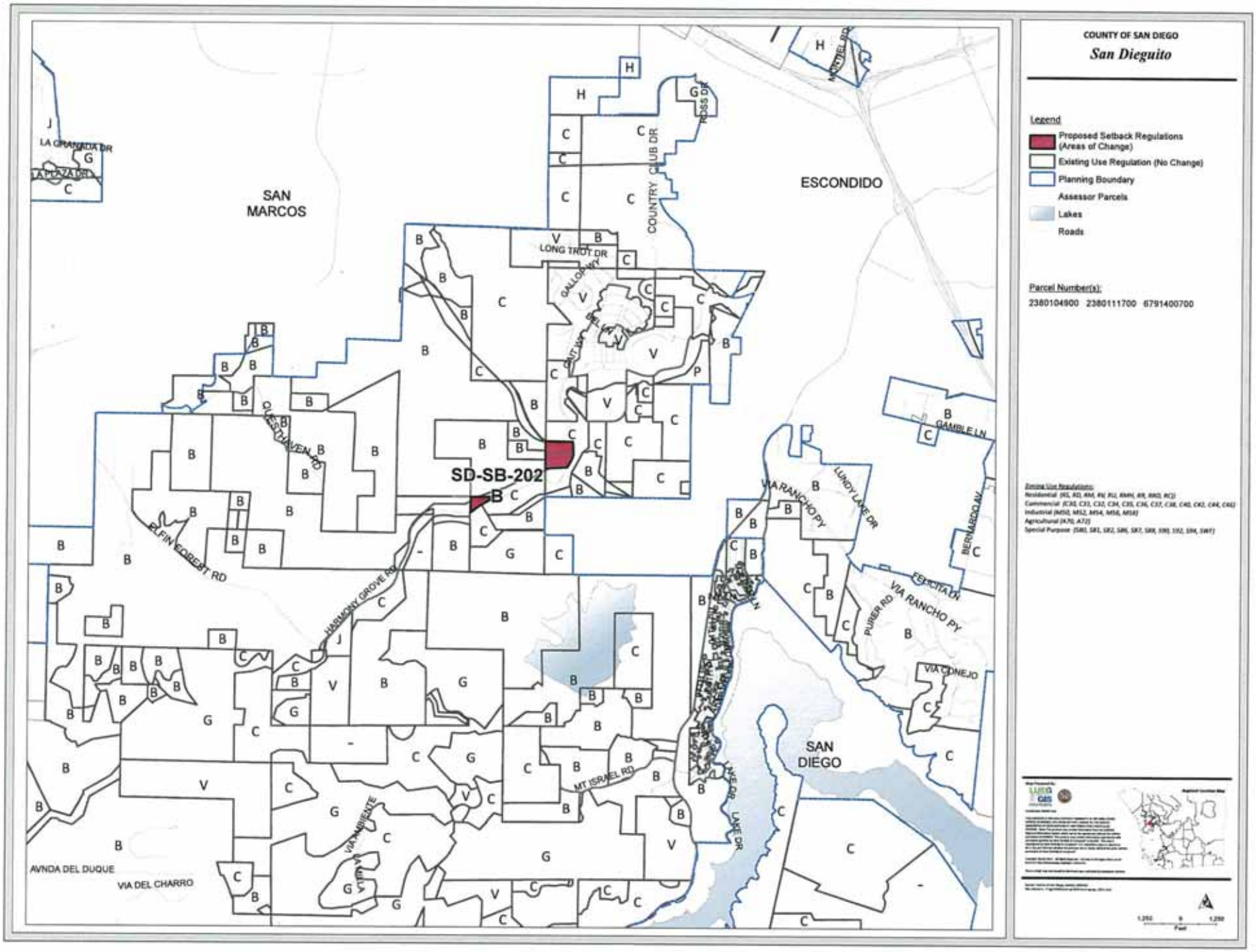
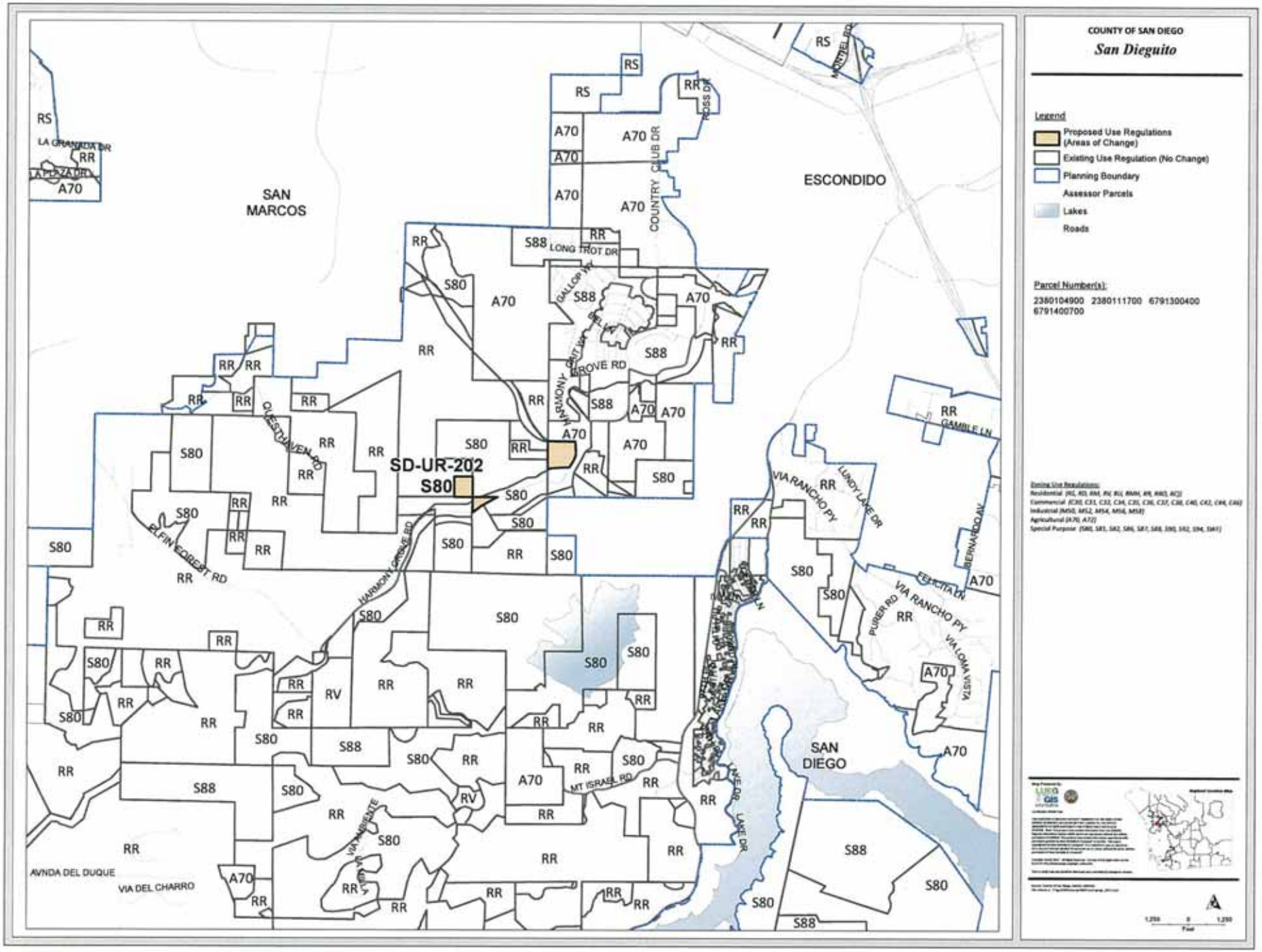
S90
RR
RS


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
SD-AR-202
SAN MARCOS
ESCONDIDO
SAN DIEGO
LA GRANADA DR
LA PLAZA DR
LONG TROT DR
COUNTRY CLUB DR
ROSS DR
MONTEL DR
GALLOP WY
OLESTHAVEN 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


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
SD-DN-202
SAN MARCOS
ESCONDIDO
SAN DIEGO
QUESTHAVEN RD
ELFIN FOREST RD
HARMONY GROVE RD
WILGEN RD
STABLE PL
LIVERY PL
AMBLE DR
GALLOP WY
SADDLE BRED LN
TRAIL BLAZER LN
DEER GRAZE DR
DEMLER DR
OVERLOOK POINT DR
HARMONY GROVE VILL PY
GAIT WY
RIDING TRAIL DR
COUNTY CLUB DR
ORANGE LN
GRAFTON
JUNIPER LN
KARINA LN
1.8
2.5
20
9
1
0.4
.125
.25
3


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
SD-SB-202
SAN MARCOS
ESCONDIDO
SAN DIEGO
LA GRANADA DR
LA PLAZA DR
LONG TROT DR
COUNTRY CLUB DR
GALLOPWAY
OLD TOWN RD
ELFIN FOREST RD
HARMONY GROVE RD
MT ISRAEL RD
VIA AMBIENTE
AVNDA DEL DUQUE
VIA DEL CHARRO
VIA RANCHO PY
LUNDY LAKE DR
GAMBLE LN
BERNARDO AV
FELICITA DR
PUBER RD
VIA CONEJO
LAKE DR


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
SD-UR-202
S80
SAN MARCOS
ESCONDIDO
SAN DIEGO
LA GRANADA DR
LA PLAZA DR
COUNTRY CLUB DR
LONG TROT DR
GALLOP WY
HARMONY GROVE RD
OLDSTHAVEN RD
ELFIN FOREST RD
VIA RANCHO PY
LUNDY LAKE DR
GAMBLE LN
BERNARDO LN
FELICITA LN
PUSER RD
VIA LOMA VISTA
MT ISRAEL RD
LAKE DR
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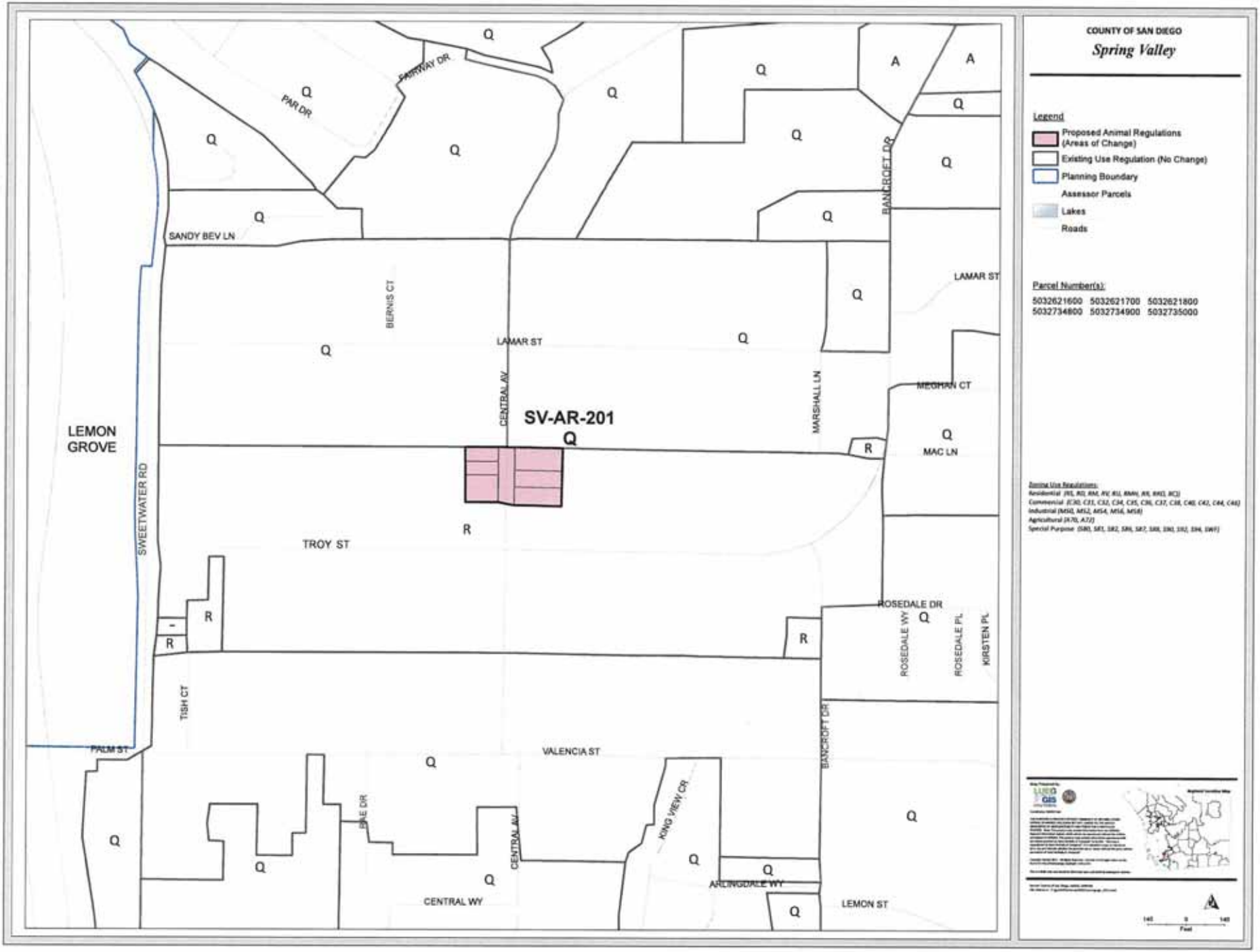
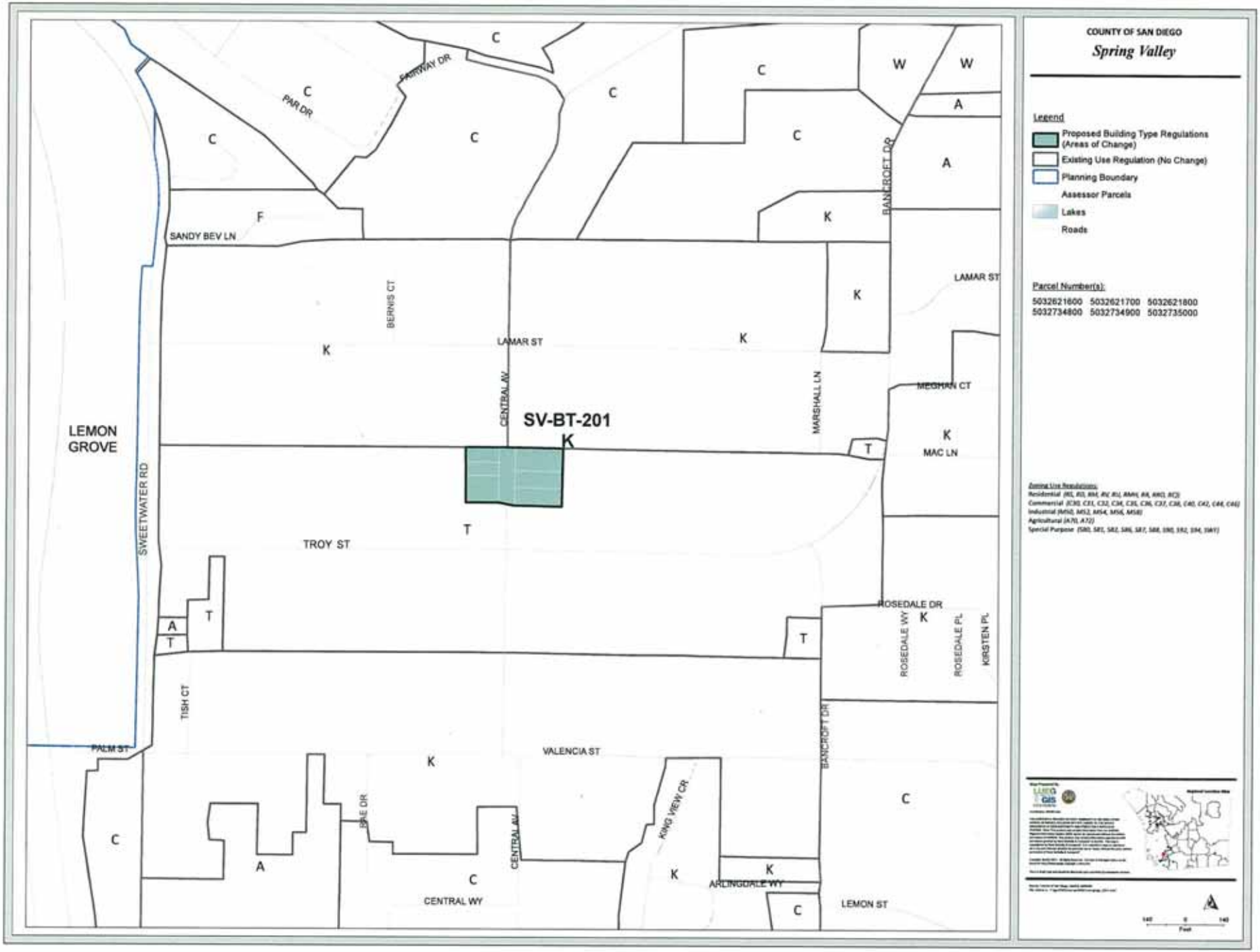
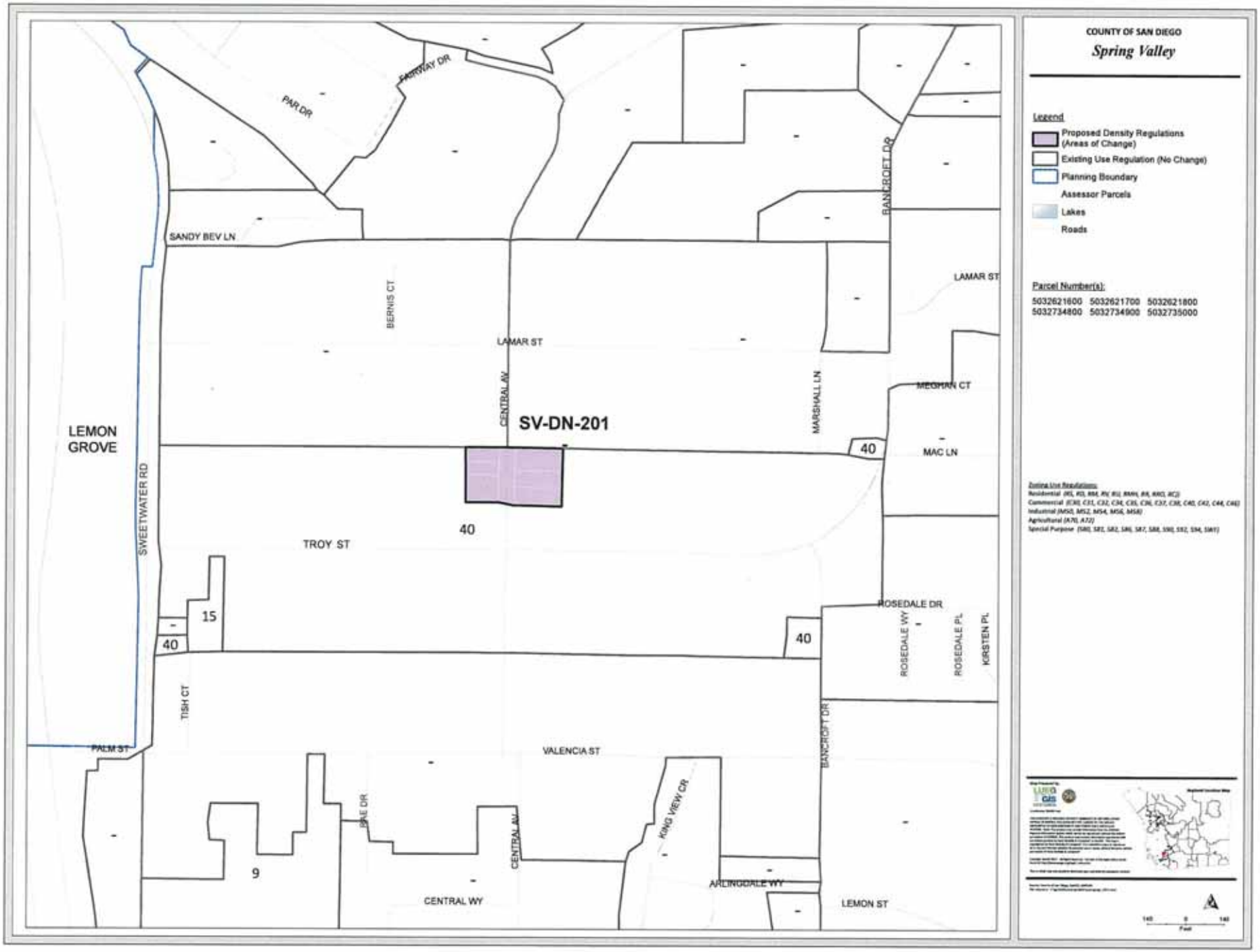
AVNDA DEL DUQUE
VIA DEL CHARRO
MONTIEL RD
ROSS DR
RS
RR
A70
S88
S80
RV


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
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
KING VIEW CR
ARLINGDALE WY
CENTRAL WY
LEMON ST


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
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


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
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
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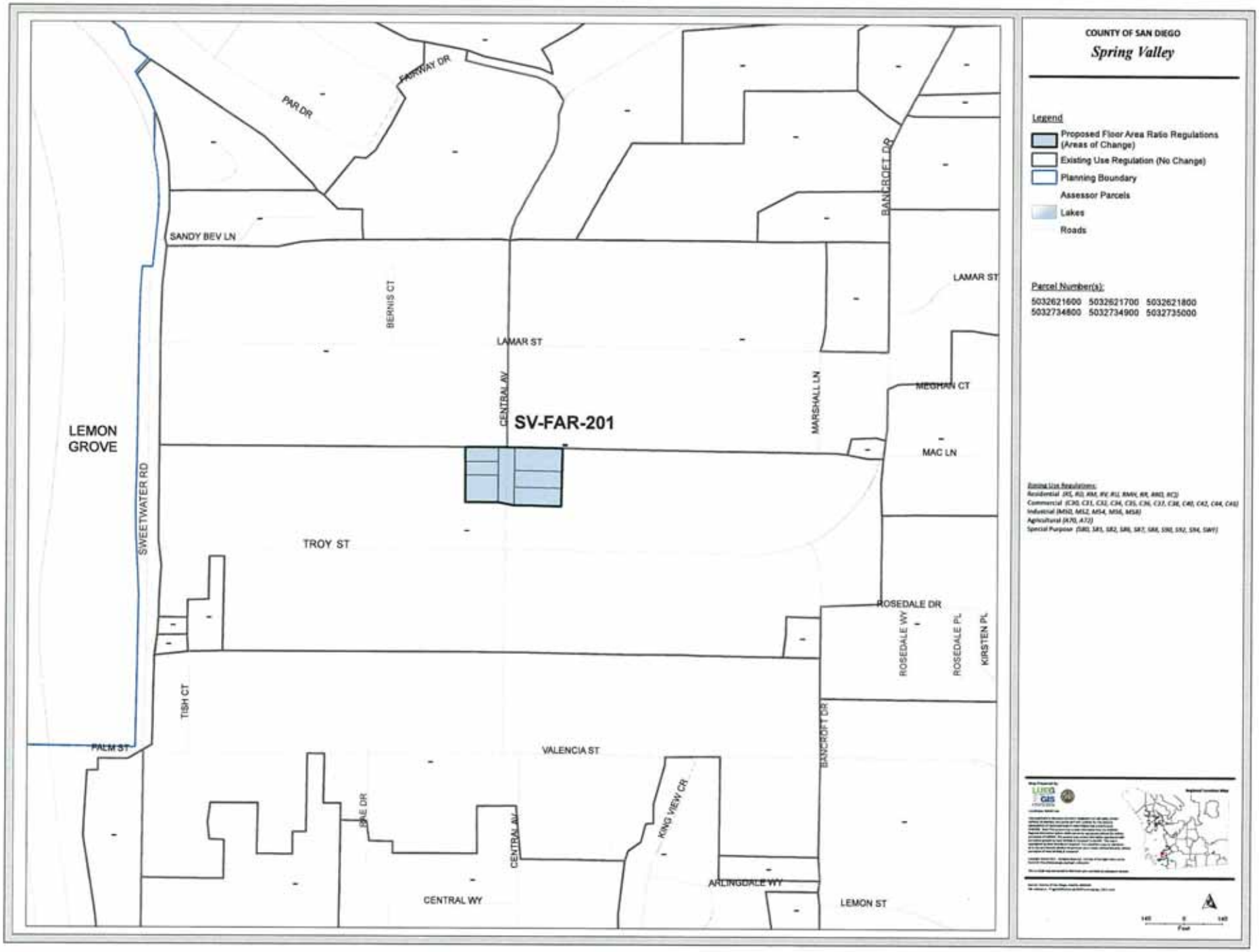
PALM ST
VALENCIA ST
KING VIEW CR
ARLINGDALE WY
LEMON ST
CENTRAL WY
40
15
9


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
SV-FAR-201
LEMON GROVE
SWEETWATER RD
PALM ST
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
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VALENCIA ST
JANE DR
KING VIEW CR
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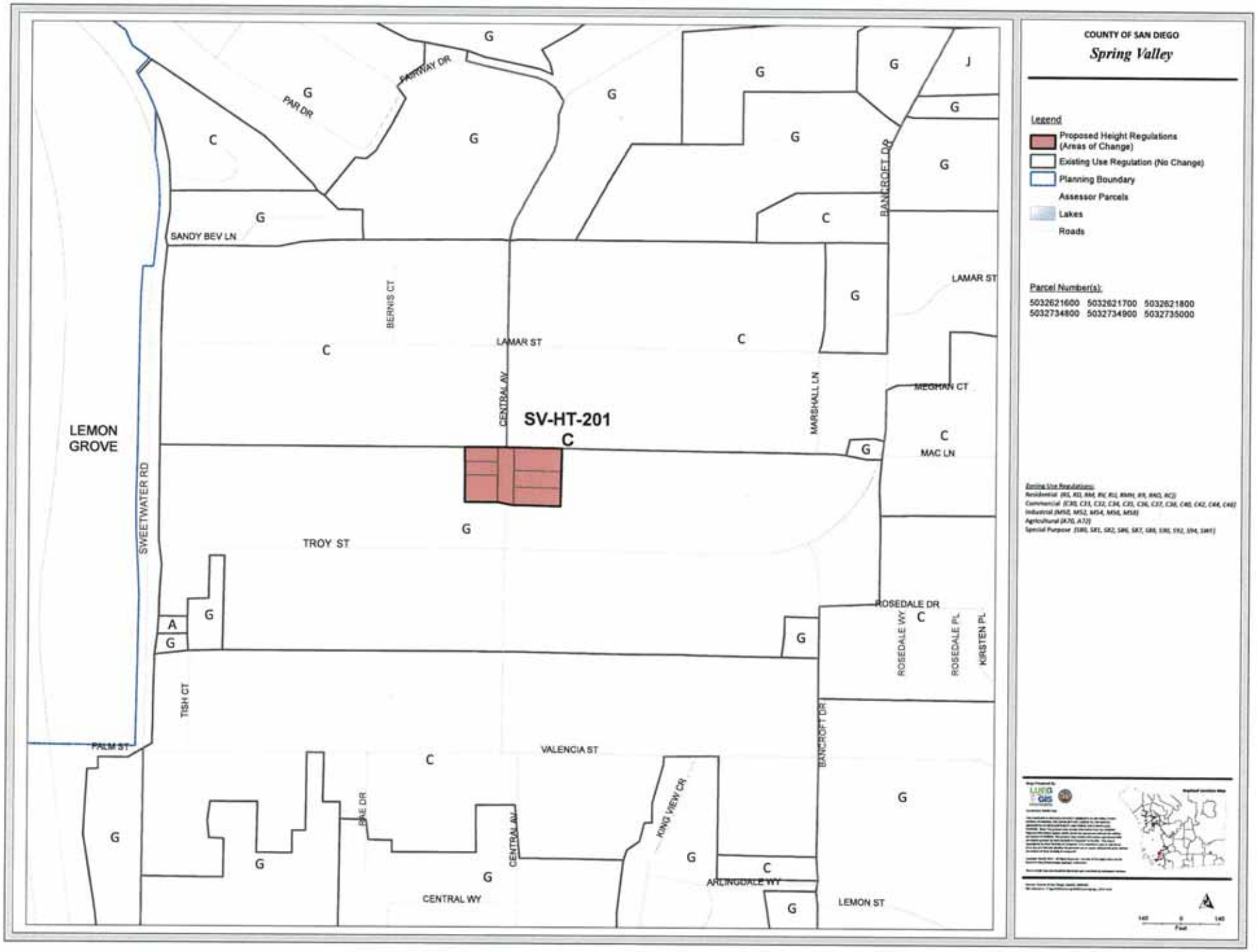
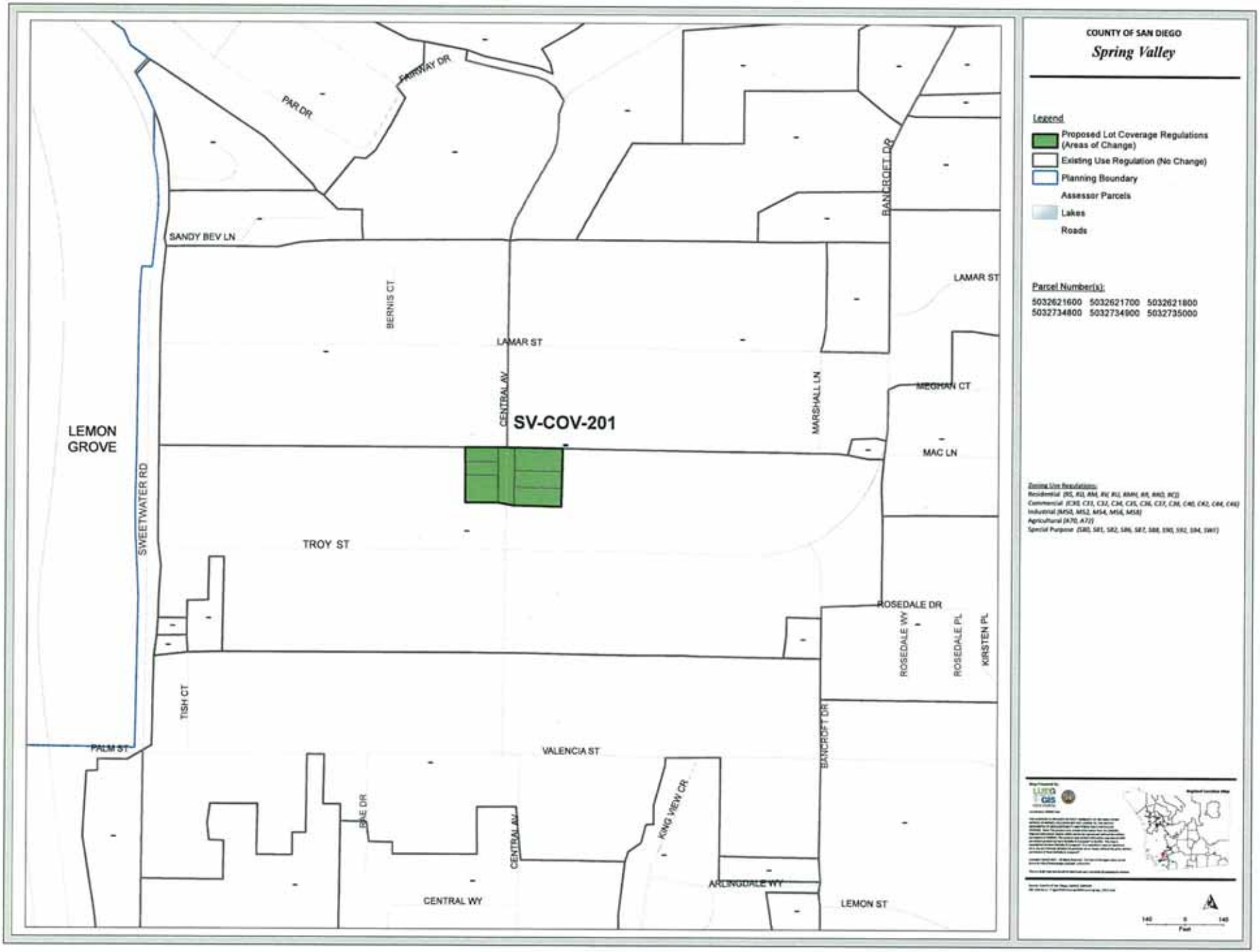
CENTRAL WY
LEMON ST


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
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 DR
ARLINGDALE WY
CENTRAL WY
LEMON ST


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
SV-COV-201
LEMON GROVE
SWEETWATER RD
PAR DR
FAIRWAY DR
SANDY BEV LN
BERNIS CT
LAMAR ST
CENTRAL AV
BANCROFT DR
MARSHALL LN
MEGHAN CT
MAC LN
TROY ST
ROSEDALE DR
ROSEDALE WY
ROSEDALE PL
KIRSTEN PL
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VALENCIA ST
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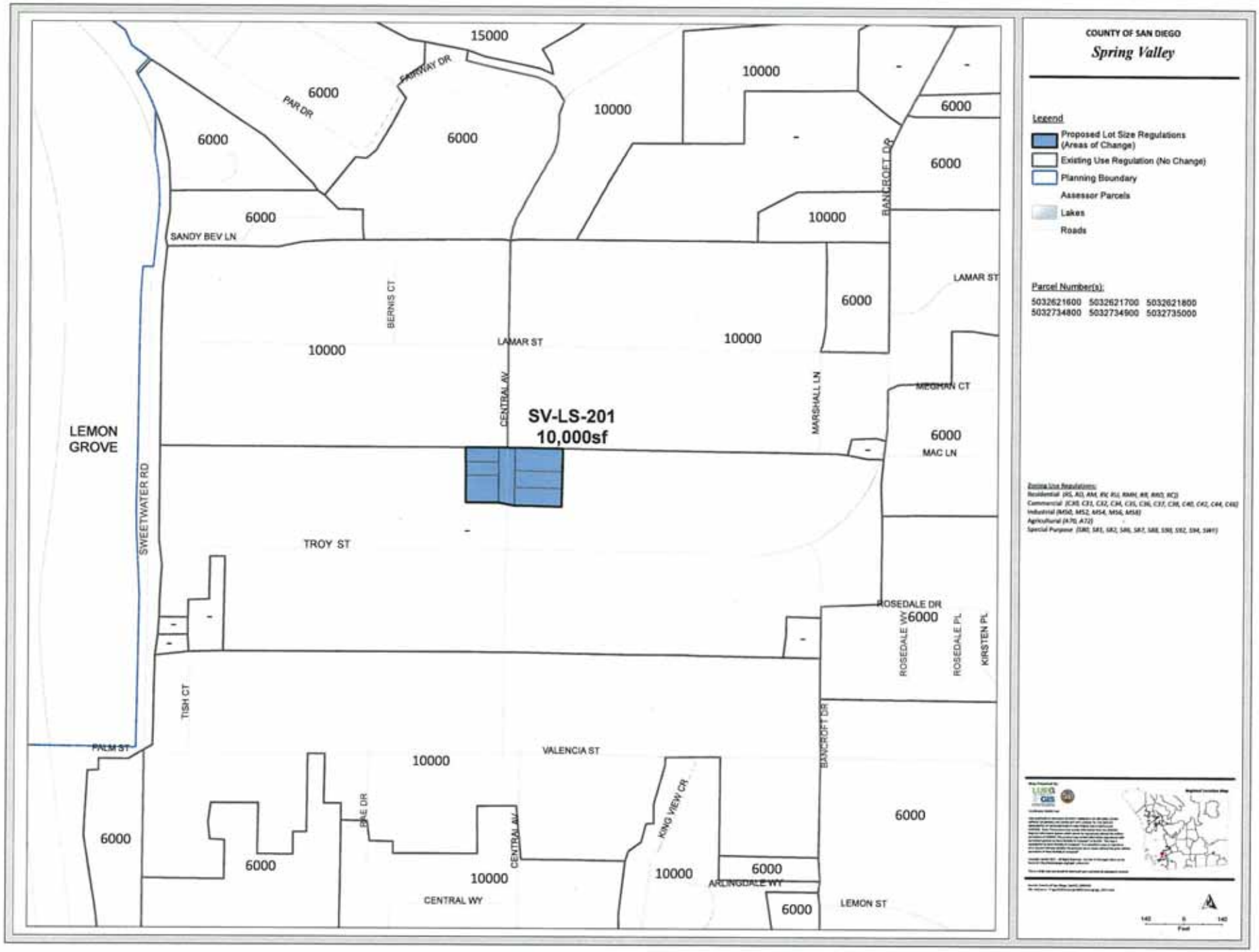
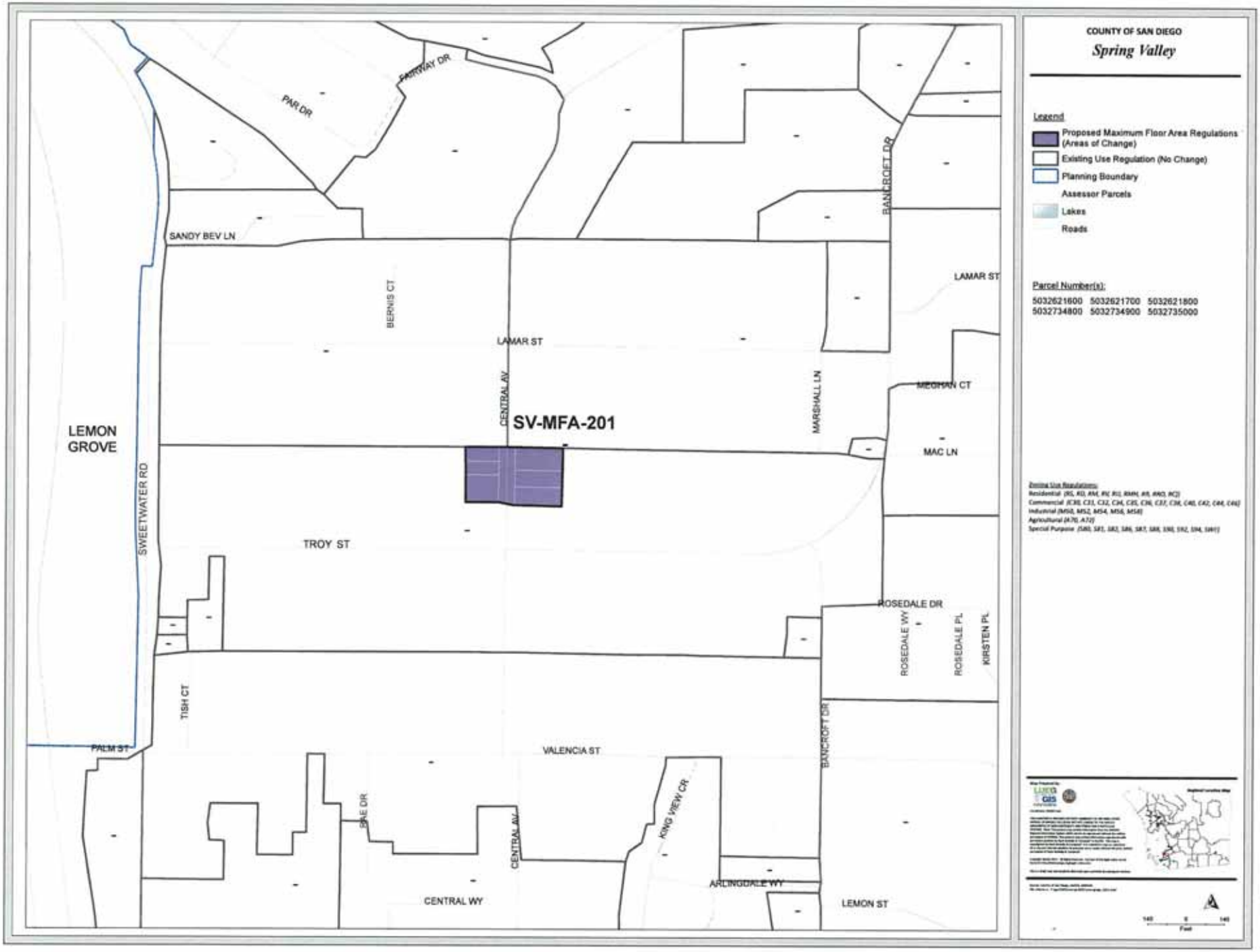
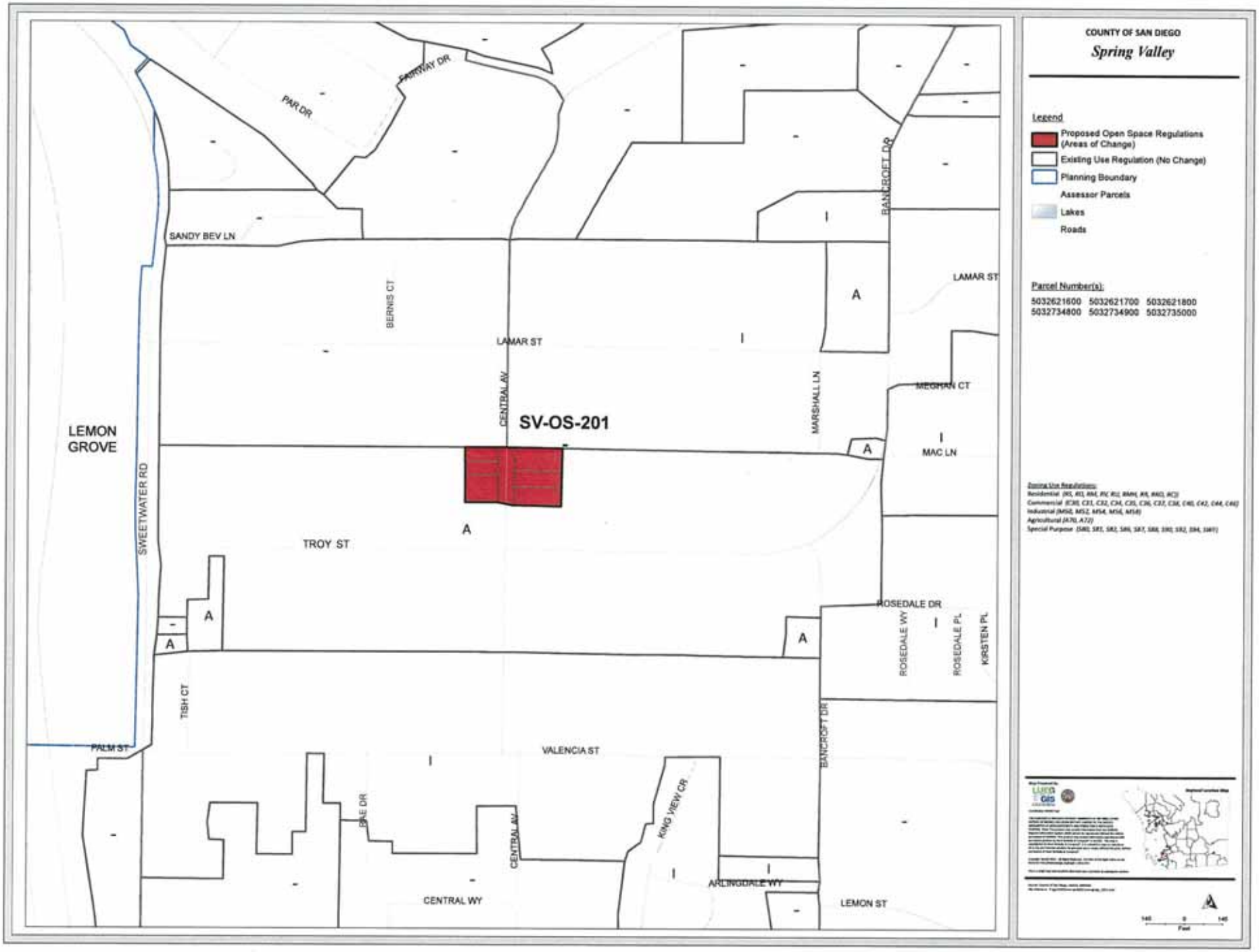
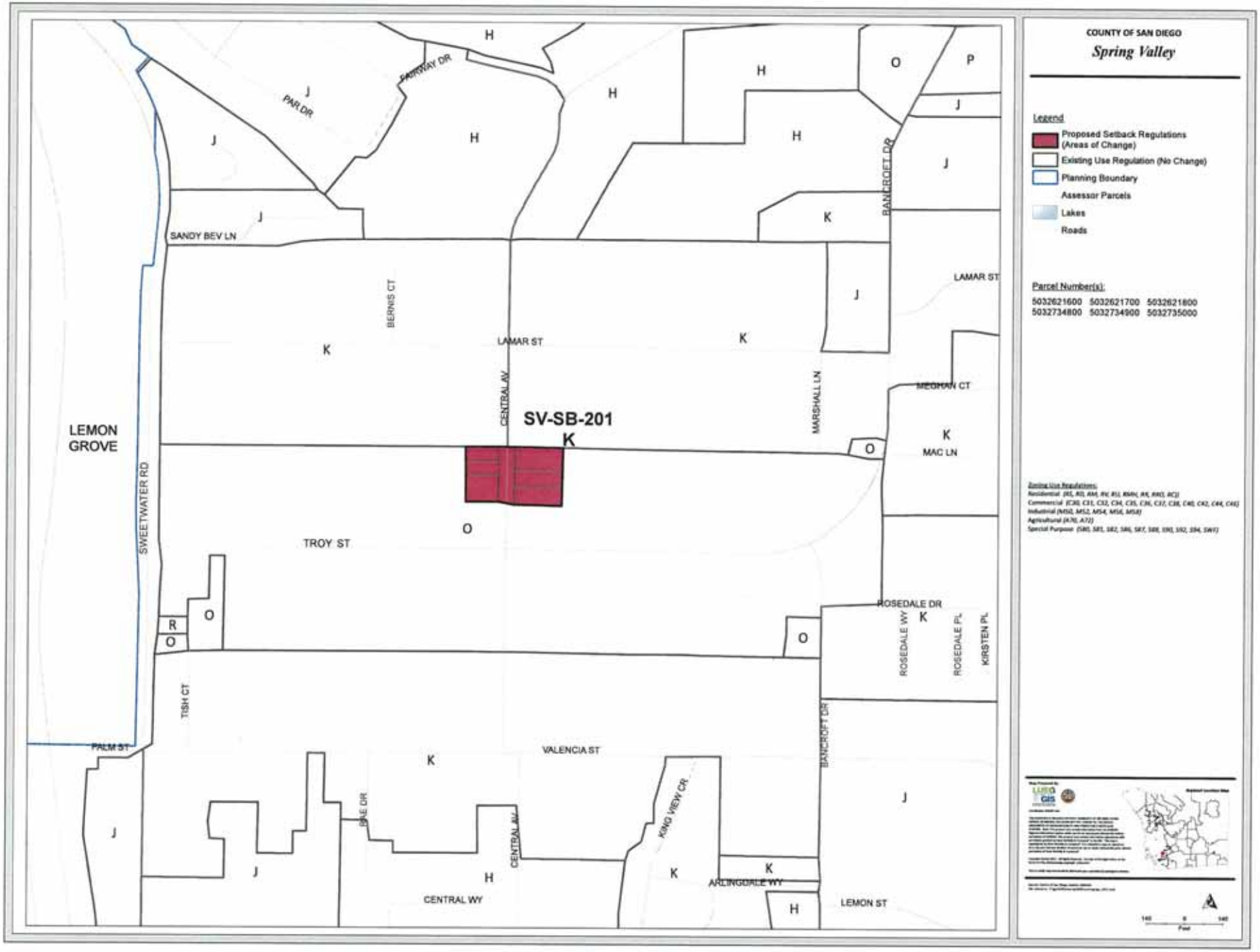
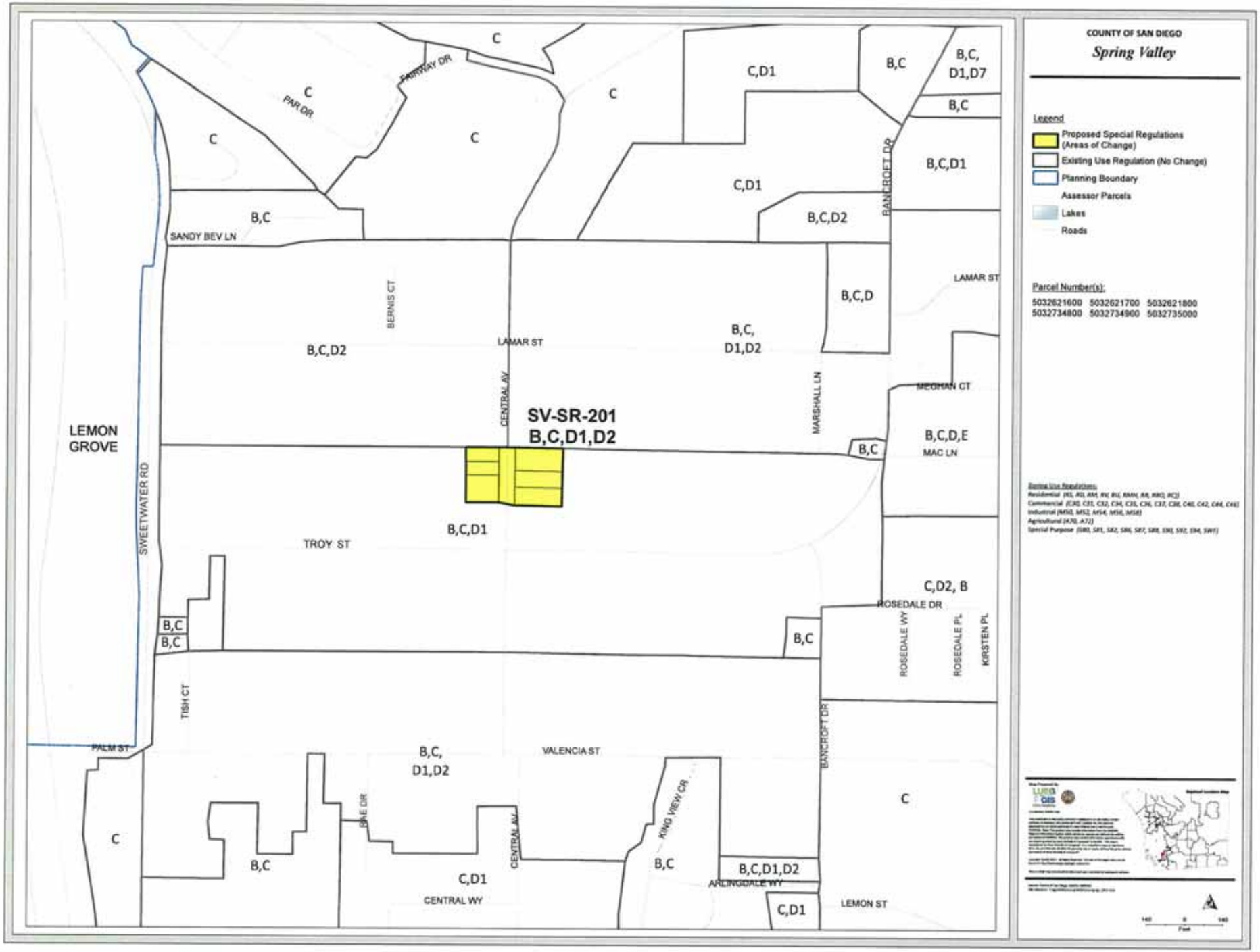
KING VIEW DR
ARLINGDALE WY
CENTRAL WY
LEMON ST

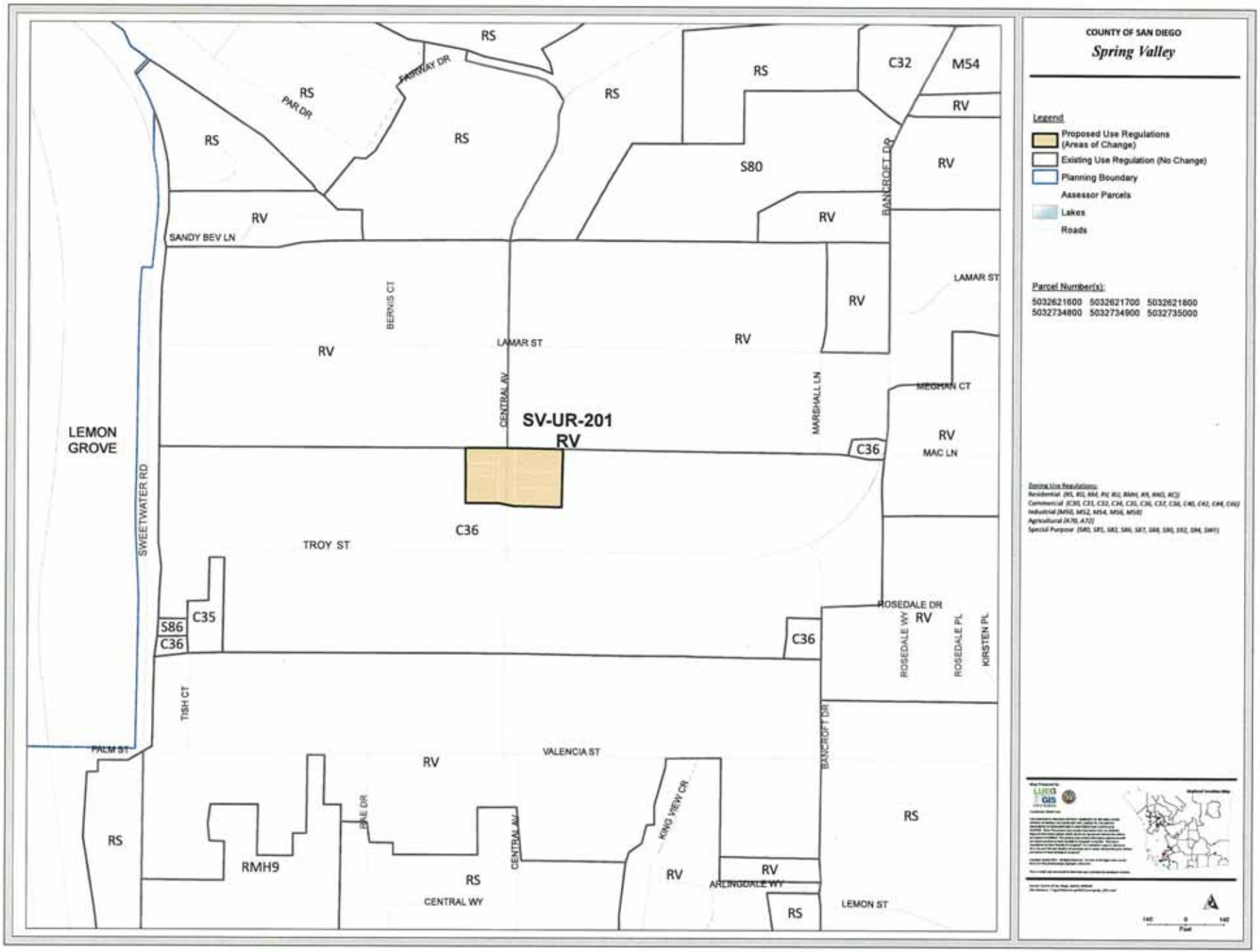

COUNTY OF SAN DIEGO
Spring Valley
Legend
Proposed Lot Size Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
5032621600 5032621700 5032621800
5032734800 5032734900 5032735000
SV-LS-201
10,000sf
LEMON GROVE
SWEETWATER RD
PALM ST
TISH CT
TROY ST
SANDY BEV LN
PAR DR
FAIRWAY DR
BERNIS CT
LAMAR ST
CENTRAL AV
MARSHALL LN
BANCROFT DR
MEGHAN CT
MAC LN
ROSEDALE DR
ROSEDALE WY
ROSEDALE PL
KIRSTEN PL
VALENCIA ST
DALE DR
KING VIEW CR
ARLINGDALE WY
CENTRAL WY
LEMON ST
15000
10000
6000
-

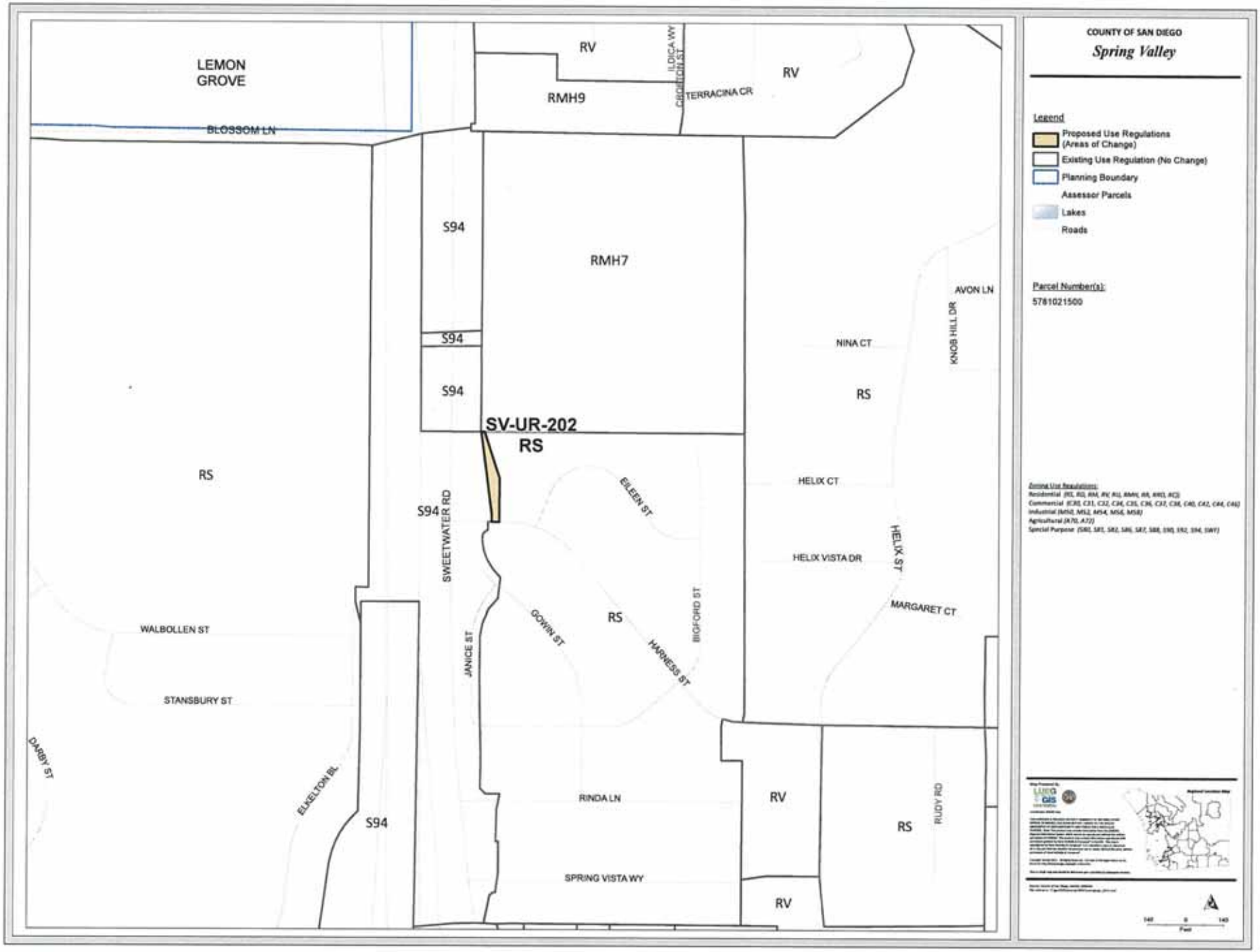

COUNTY OF SAN DIEGO
Spring Valley
Legend
Proposed Maximum Floor Area Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
5032621600 5032621700 5032621800
5032734800 5032734900 5032735000
SV-MFA-201
LEMON GROVE
SWEETWATER RD
PAR DR
FAIRWAY DR
SANDY BEV LN
BERNIS CT
LAMAR ST
CENTRAL AV
BANCROFT DR
MARSHALL LN
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
LEMON ST
CENTRAL WY

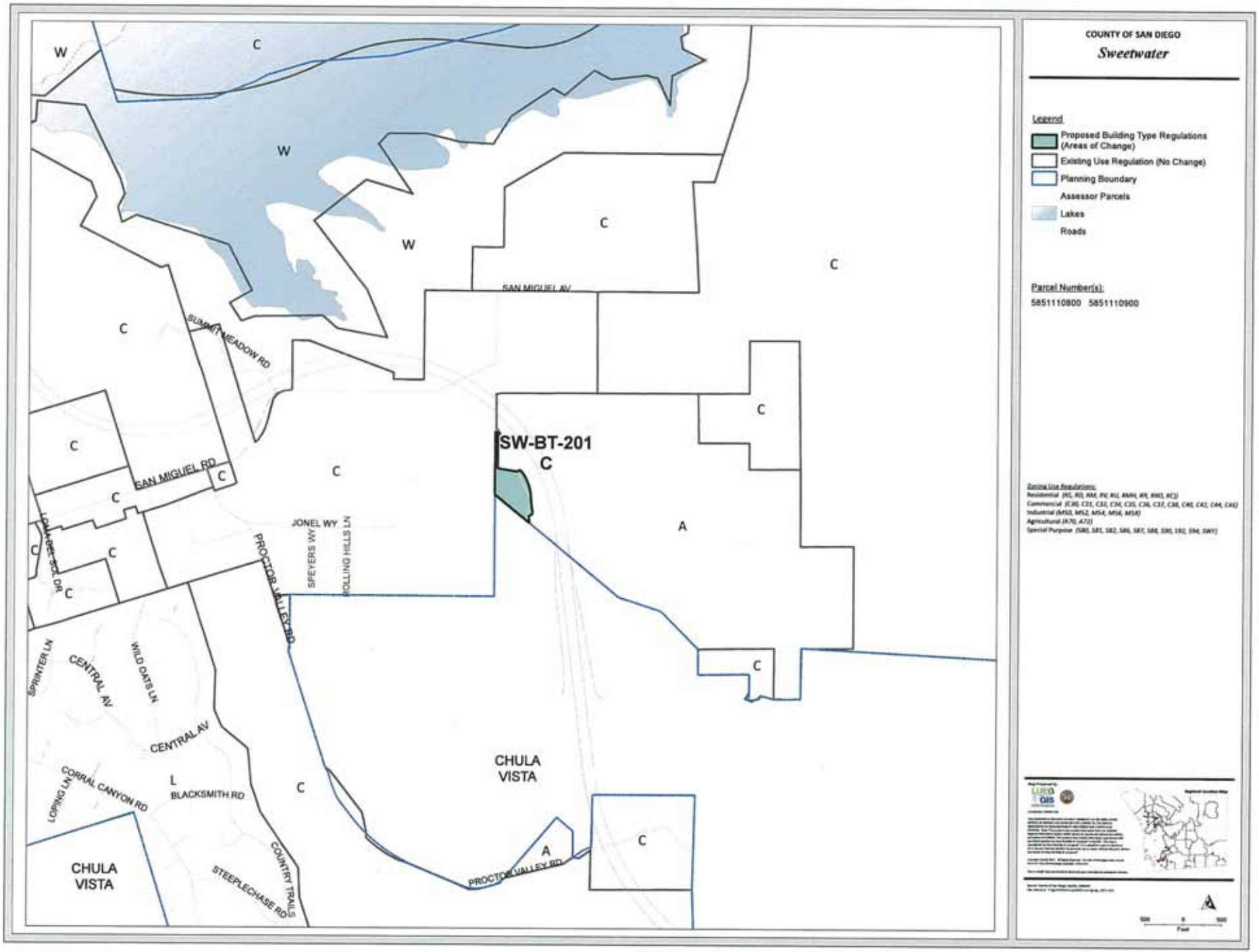

COUNTY OF SAN DIEGO
Spring Valley
Legend
Proposed Open Space Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
5032621600 5032621700 5032621800
5032734800 5032734900 5032735000
SV-OS-201
LEMON GROVE
SWEETWATER RD
PAR DR
FAIRWAY DR
SANDY BEV LN
BERNIS CT
LAMAR ST
CENTRAL AV
BANCROFT DR
MARSHALL LN
MEGHAN CT
MAC LN
TROY ST
ROSEDALE DR
ROSEDALE WY
ROSEDALE PL
KIRSTEN PL
TISH CT
PALM ST
VALENCIA ST
DALE DR
KING VIEW DR
ARLINGDALE WY
CENTRAL WY
LEMON ST
A
I

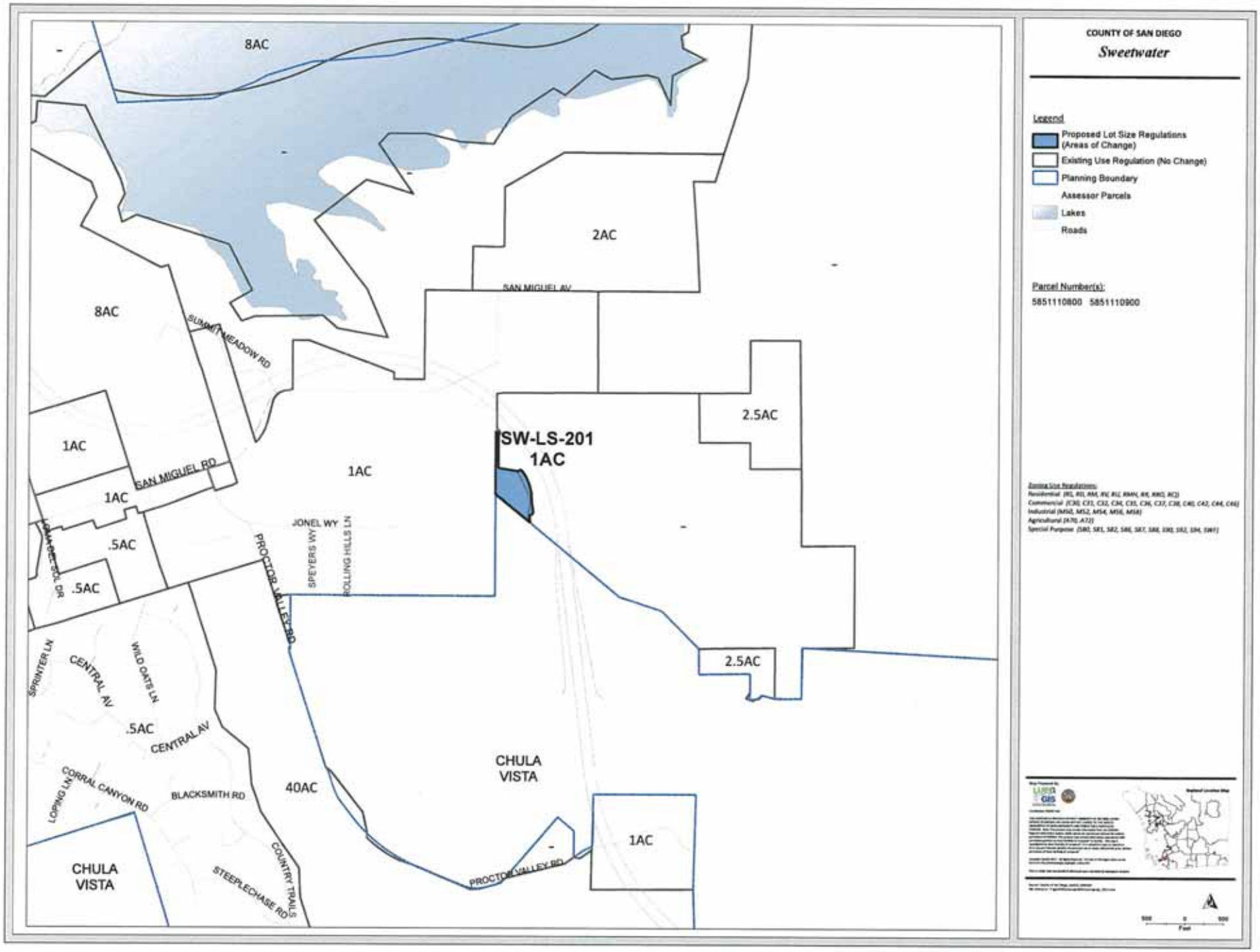

COUNTY OF SAN DIEGO
Spring Valley
Legend
Proposed Setback Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
5032621600 5032621700 5032621800
5032734800 5032734900 5032735000
SV-SB-201
LEMON GROVE
SWEETWATER RD
SANDY BEV 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
BINE DR
KING VIEW CR
ARLINGDALE WY
CENTRAL WY
LEMON ST
Feet

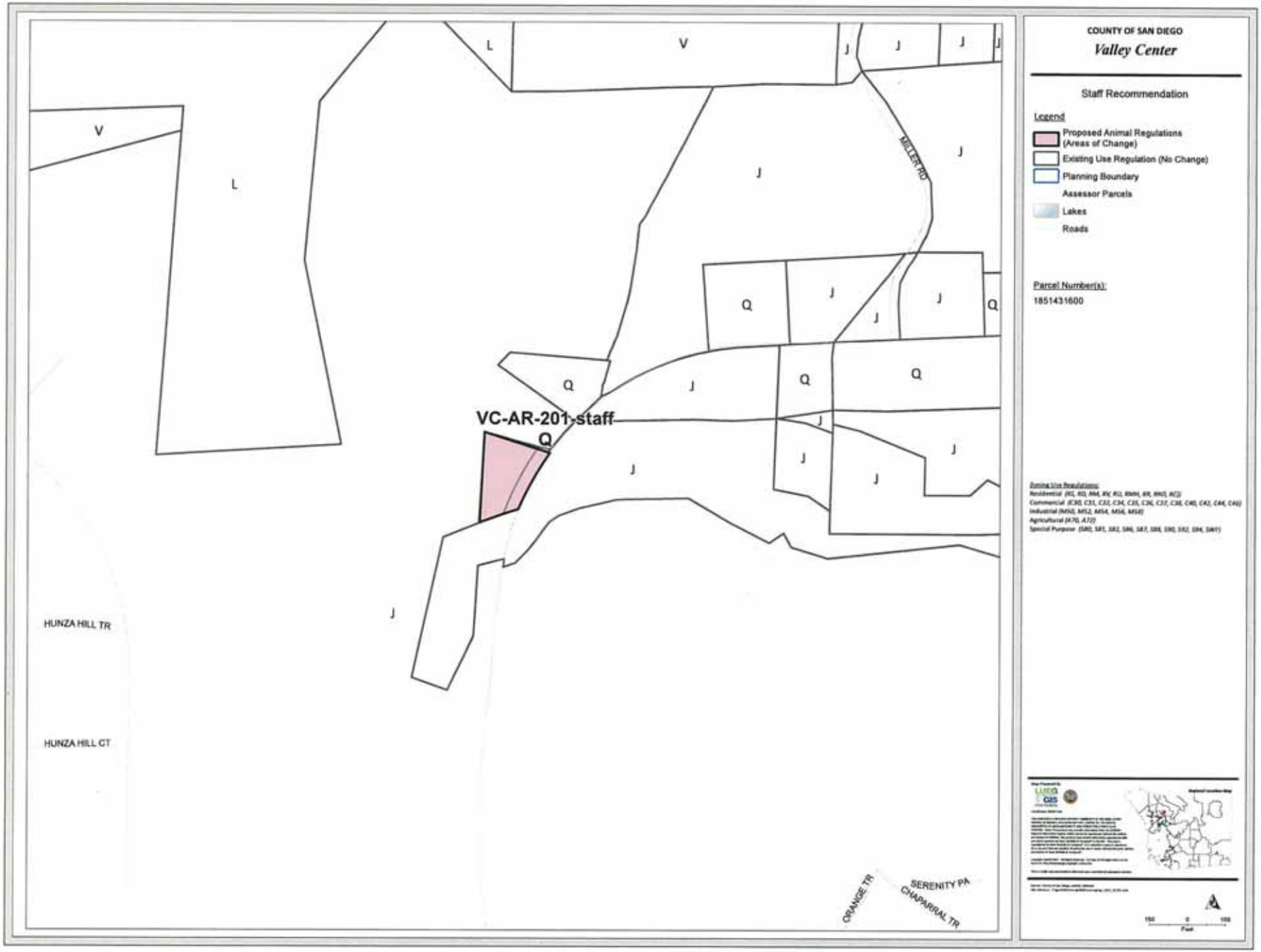

COUNTY OF SAN DIEGO
Spring Valley
Legend
Proposed Special Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
5032621600 5032621700 5032621800
5032734800 5032734900 5032735000
SV-SR-201
B,C,D1,D2
LEMON GROVE
SWEETWATER RD
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
BIKE DR
KING VIEW DR
ARLINGDALE WY
CENTRAL WY
LEMON ST
C
C,D1
B,C
B,C,D1,D7
B,C,D1
B,C,D2
B,C,D
B,C,D,E
C,D2, B
B,C,D1
B,C,D2
B,C,
D1,D2
B,C,D1,D2
C,D1
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
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
KING VIEW CR
ARLINGDALE WY
CENTRAL WY
LEMON ST
RMH9
RS
RV
S80
C32
M54
C36
C35
S86


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
LEMON GROVE
BLOSSOM LN
RV
RMH9
ILDICA WY
CRESTON ST
TERRACINA CR
RV
S94
RMH7
S94
S94
SV-UR-202
RS
AVON LN
KNOB HILL DR
NINA CT
RS
RS
HELIX CT
S94
SWEETWATER RD
EILEEN ST
HELIX VISTA DR
HELIX ST
MARGARET CT
WALBOLLEN ST
JANICE ST
GOWIN ST
RS
HARNESS ST
BIGFORD ST
STANSBURY ST
DARBY ST
ELKELTON BL
S94
RINDA LN
RV
RS
RUDY RD
SPRING VISTA WY
RV


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
SW-BT-201
C
W
A
L
SAN MIGUEL AV
SUMMIT MEADOW RD
SAN MIGUEL RD
LOMA DEL SOL DR
JONEL WY
SPEYERS WY
ROLLING HILLS LN
PROCTOR VALLEY RD
SPRINTER LN
CENTRAL AV
WILD OATS LN
LOPING LN
CORRAL CANYON RD
BLACKSMITH RD
STEEPLECHASE RD
COUNTRY TRAILS
CHULA VISTA
Feet

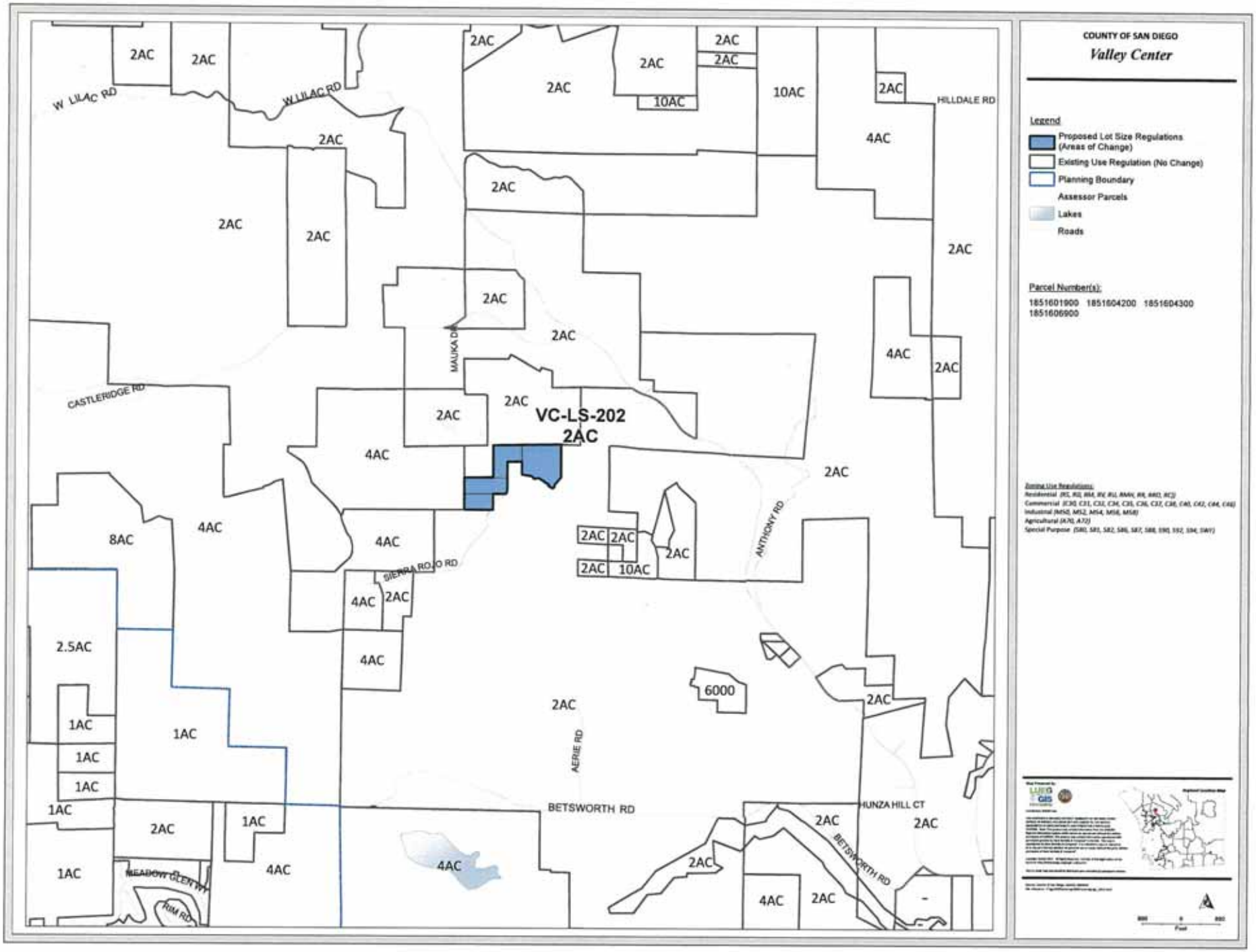

COUNTY OF SAN DIEGO
Sweetwater
Legend
Proposed Lot Size Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
5851110800 5851110900
SW-LS-201
1AC
8AC
8AC
2AC
2.5AC
2.5AC
1AC
1AC
1AC
.5AC
.5AC
.5AC
40AC
1AC
CHULA VISTA
CHULA VISTA
SAN MIGUEL AV
SUMMIT MEADOW RD
SAN MIGUEL RD
JONEL WY
SPEYERS WY
ROLLING HILLS LN
PROCTOR VALLEY RD
LOUNSBERY DR
SPRINTER LN
CENTRAL AV
WILD OATS LN
CENTRAL AV
LOPING LN
CORRAL CANYON RD
BLACKSMITH RD
STEEPLECHASE RD
COUNTRY TRAILS
PROCTOR VALLEY RD


COUNTY OF SAN DIEGO
Valley Center
Staff Recommendation
Legend
Proposed Animal Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
1851431600
VC-AR-201-staff
Q
L
V
J
Q
MILLER RD
HUNZA HILL TR
HUNZA HILL CT
ORANGE TR
SERENITY PA
CHAPARRAL TR

COUNTY OF SAN DIEGO
Valley Center
Staff Recommendation
Legend
Proposed Lot Size Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
1851431600
VC-LS-201-staff
0.5AC
2AC
2AC
2AC
2AC
.5AC
15000
.5AC
.5AC
MILLER RD
2AC
.5AC
.5AC
.5AC
6000
1AC
6000
6000
2AC
.5AC
.5AC
2AC
2AC
HUNZA HILL TR
HUNZA HILL CT
ORANGE TR
SERENITY PA
CHAPARRAL TR

COUNTY OF SAN DIEGO
Valley Center
Staff Recommendation
Legend
Proposed Setback Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
1851431600
VC-SB-201-staff
P
MILLER RD
HUNZA HILL TR
HUNZA HILL CT
ORANGE TR
SERENITY PA
CHAPARRAL TR

COUNTY OF SAN DIEGO
Valley Center
Staff Recommendation
Legend
Proposed Use Regulations (Areas of Change)
Existing Use Regulation (No Change)
Planning Boundary
Assessor Parcels
Lakes
Roads
Parcel Number(s):
1851431600
VC-UR-201-staff
RC
A70
RR
RS
RV
C30
C40
C36
RC
MILLER RD
HUNZA HILL TR
HUNZA HILL CT
ORANGE TR
SERENITY PA
CHAPARRAL TR


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
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 TR
RIM RD
2AC
10AC
4AC
8AC
2.5AC
1AC
6000