

**Attachment E – Staff Recommended Zoning Ordinance
Amendment**

**An Ordinance Changing the Zoning Classification of Certain Property
Within the County of San Diego Related to the Property Specific Requests
General Plan Amendment and Rezone [GPA 12-005; REZ 14-006] [Staff
Recommended Ordinance]**

Form of Ordinance Zoning Classification

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN
DIEGO RELATED TO THE PROPERTY SPECIFIC
REQUESTS GENERAL PLAN AMENDMENT AND REZONE
[GPA 12-005; REZ 14-006]

*Maps showing proposed changes to the
Zoning Ordinance are located at the link below:*

<https://www.sandiegocounty.gov/content/sdc/pds/advance/PSR.html>

ORDINANCE NO. _____ (NEW SERIES)

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY
WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE PROPERTY SPECIFIC
REQUESTS GENERAL PLAN AMENDMENT AND REZONE [GPA 12-005; REZ 14-006]**

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

BO18+ (Staff Recommendation is the Alternative Land Use Map Option)

Section 1. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the BO18+ Analysis Area – Lot Size Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
BO-LS-18	4AC	2AC

Section 2. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the BO18+ Analysis Area – Special Regulation Changes Map from the October 31, 2018, 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
BO-SR-18A	-	D

CD14 (Staff Recommendation is the Alternative Land Use Map Option)

Section 3. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the CD14 – Lot Size Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
CD-LS-14A	2AC	1AC
CD-LS-14B	4AC	1AC

Section 4. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the CD14 – Special Regulation Changes Map from

the October 31, 2018, 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
CD-SR-14A	-	D
CD-SR-14B	D3	D3, D

DS8 – The Staff Recommendation is to maintain the existing Land Use Map for this Analysis Area, so there would be no zoning changes.

DS24 – The Staff Recommendation is to maintain the existing Land Use Map for this Analysis Area, so there would be no zoning changes.

FB2+ (Staff Recommendation is the Alternative Land Use Map Option)

Section 5. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the FB2 – Special Regulation Changes Map from the October 31, 2018, 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
FB-SR-2A	A	A, D
FB-SR-2B	-	D

FB17 (Staff Recommendation is the Alternative Land Use Map Option)

Section 6. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the FB17 – Lot Size Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents 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-17	2AC	1AC

Section 7. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the FB17 – Special Regulation Changes Map from the October 31, 2018, 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
FB-SR-17	-	D

FB21+ – The Staff Recommendation is to maintain the existing Land Use Map for this Analysis Area, so there would be no zoning changes.

ME30A (Staff Recommendation is the Alternative Land Use Map Option)

Section 8. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the ME30A – Special Regulation Changes Map from the October 31, 2018, 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
ME-SR-30A	-	D

NC3A (Staff Recommendation is the Proposed Land Use Map Option)

Section 9. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the NC3A – Special Regulation Changes Map from the October 31, 2018, 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
NC-SR-3A	-	D

NC18A (Staff Recommendation is the Alternative Land Use Map Option)

Section 10. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the NC18A – Special Regulation Changes Map from the October 31, 2018, 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
NC-SR-18A	A	A, D

NC22 – The Staff Recommendation is to maintain the existing Land Use Map for this Analysis Area, so there would be no zoning changes.

NC37 (Staff Recommendation is the Alternative Land Use Map Option)

Section 11. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the NC37 – Lot Size Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
NC-LS-37	4AC	2AC

Section 12. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the NC37 – Special Regulation Changes Map from the October 31, 2018, 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
NC-SR-37	-	D

NC38+ (Staff Recommendation is the Alternative Land Use Map Option)

Section 13. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the NC38+ – Lot Size Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
NC-LS-38	2AC	1AC
NC-LS-38A	2AC	0.5AC

Section 14. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the NC38+ – Special Regulation Changes Map from the October 31, 2018, 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
NC-SR-38A	C	C, D
NC-SR-38B	-	D
NC-SR-38C	A, C	A, C, D

PP30 (Staff Recommendation is the Alternative Land Use Map Option)

Section 15. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the PP30 – Special Regulation Changes Map from the October 31, 2018, 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
PP-SR-30A	-	D
PP-SR-30B	F	F, D

SD15 (Staff Recommendation is the Proposed Land Use Map Option)

Section 16. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the SD15 – Use Regulation Changes Map from the October 31, 2018, 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-15A	RR	C34
SD-UR-15B	S80	C34
SD-UR-15C	RR	RV
SD-UR-15D	S80	RV
SD-UR-15E	S80	RR

Section 17. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the SD15 – Density Changes Map from the October 31, 2018, 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-15	-	2

Section 18. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the SD15 – Lot Size Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
SD-LS-15A	1AC	6000SF
SD-LS-15B	2AC	6000SF
SD-LS-15C	1AC	0.5AC
SD-LS-15D	2AC	0.5AC

Section 19. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the SD15 – Building Type Changes Map from the October 31, 2018, 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
SD-BT-15	C	L

Section 20. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the SD15 – Height Changes Map from the October 31, 2018, 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
SD-HT-15	G	J

Section 21. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the SD15 – Lot Coverage Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Coverage Changes

Sub-Area No.	Old	New
SD-LC-15	-	0.6

Section 22. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the SD15 – Setback Changes Map from the October 31, 2018, 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-15A	B	O
SD-SB-15B	B	J

Section 23. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the SD15 – Special Regulation Changes Map from

the October 31, 2018, 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
SD-SR-15A	-	D, D1
SD-SR-15B	-	D

VC7+ (Staff Recommendation is the Alternative Land Use Map Option)

Section 24. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the VC7+ – Lot Size Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
VC-LS-7	2AC	1AC

Section 25. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the VC7+ – Special Regulation Changes Map from the October 31, 2018, 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
VC-SR-7	-	D

VC51 (Staff Recommendation is the Alternative Land Use Map Option)

Section 26. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the VC51 – Lot Size Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
VC-LS-51	10AC	2AC

Section 27. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the VC51 – Special Regulation Changes Map from the October 31, 2018, 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
VC-SR-51	A	A, D

VC57+ (Staff Recommendation is the Alternative Land Use Map Option)

Section 28. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the VC57+ – Lot Size Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
VC-LS-57A	2AC	1AC
VC-LS-57B	4AC	1AC

Section 29. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the VC57+ – Special Regulation Changes Map from the October 31, 2018, 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
VC-SR-57A	-	D
VC-SR-57B	F	F, D
VC-SR-57C	B	B, D

Western Champagne Gardens (Staff Recommendation is the Alternative Land Use Map Option, which is the same as the Proposed Map for this Analysis Area)

Section 30. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Western Champagne Gardens – Use Regulation Changes Map from the October 31, 2018, 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
CG-UR-1	S88	RR
CG-UR-6A	S88	RR
CG-UR-6B	S88	C42
CG-UR-7	S88	RR
CG-UR-8A	S90	RR

Section 31. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Western Champagne Gardens – Density Changes Map from the October 31, 2018, 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
CG-DN-8	-	0.5

Section 32. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Western Champagne Gardens – Lot Size Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
CG-LS-1	-	4AC
CG-LS-6A	-	4AC
CG-LS-6B	-	2AC
CG-LS-7	-	4AC
CG-LS-8A	-	4AC
CG-LS-8B	-	2AC

Section 33. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Western Champagne Gardens – Building Type Changes Map from the October 31, 2018, 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
CG-BT-1	W	C
CG-BT-6A	W	C
CG-BT-7	W	C
CG-BT-8A	T	C
CG-BT-8B	T	F

Section 34. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Western Champagne Gardens – Height Changes Map from the October 31, 2018, 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
CG-HT-6	J, G	G

Section 35. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Western Champagne Gardens – Setback Changes Map from the October 31, 2018, 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
CG-SB-1	V	C
CG-SB-6A	V	C
CG-SB-6B	V	Q
CG-SB-7	V	C
CG-SB-8A	O	C
CG-SB-8B	O	Q

Section 36. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Western Champagne Gardens – Special Regulation Changes Map from the October 31, 2018, 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
CG-SR-1	B, D	B, D
CG-SR-6	B, D	B, D
CG-SR-7	B, D	B, D
CG-SR-8	B	B, D

Eastern Champagne Gardens (Staff Recommendation is the Alternative Land Use Map Option)

Section 37. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Eastern Champagne Gardens – Use Regulation Changes Map from the October 31, 2018, 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
CG-UR-2	S88	A70
CG-UR-3	S88	A70

CG-UR-4	S88	A70
CG-UR-5	S88	RC

Section 38. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Eastern Champagne Gardens – Density Changes Map from the October 31, 2018, 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
CG-DN-4	0.4	-
CG-DN-5	0.4	-

Section 39. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Eastern Champagne Gardens – Lot Size Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
CG-LS-2	-	1AC
CG-LS-3	-	1AC
CG-LS-4A	-	1AC
CG-LS-4B	4AC	1AC
CG-LS-4C	2.5AC	1AC
CG-LS-5A	-	1AC
CG-LS-5B	2.5AC	1AC

Section 40. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Eastern Champagne Gardens – Building Type Changes Map from the October 31, 2018, 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
CG-BT-2	W	C
CG-BT-3	W	C
CG-BT-4	W	C
CG-BT-5	W	C

Section 41. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Eastern Champagne Gardens – Height Changes Map from the October 31, 2018, 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
CG-HT-4	R	G

Section 42. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Eastern Champagne Gardens – Setback Changes Map from the October 31, 2018, 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
CG-SB-2	V	C
CG-SB-3	V	C
CG-SB-4A	V	C
CG-SB-4B	D	C
CG-SB-5A	V	C
CG-SB-5B	D	C

Section 43. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Eastern Champagne Gardens – Special Regulation Changes Map from the October 31, 2018, 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
CG-SR-2	P, B, F	B, F, D
CG-SR-3	P, B	B, D
CG-SR-4A	P, B, F	B, F, D
CG-SR-4B	B	B, D
CG-SR-5A	B, D	B, D
CG-SR-5B	B	B, D

COUNTY OF SAN DIEGO

BO18+ Analysis Area

Bonsall

Legend

Lot Size

2AC

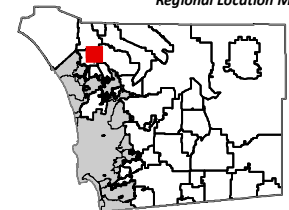
Existing Regulation
(No Change)

Community Planning
Area Boundary

Roads

Assessor Parcels

Regional Location Map



LUEGGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

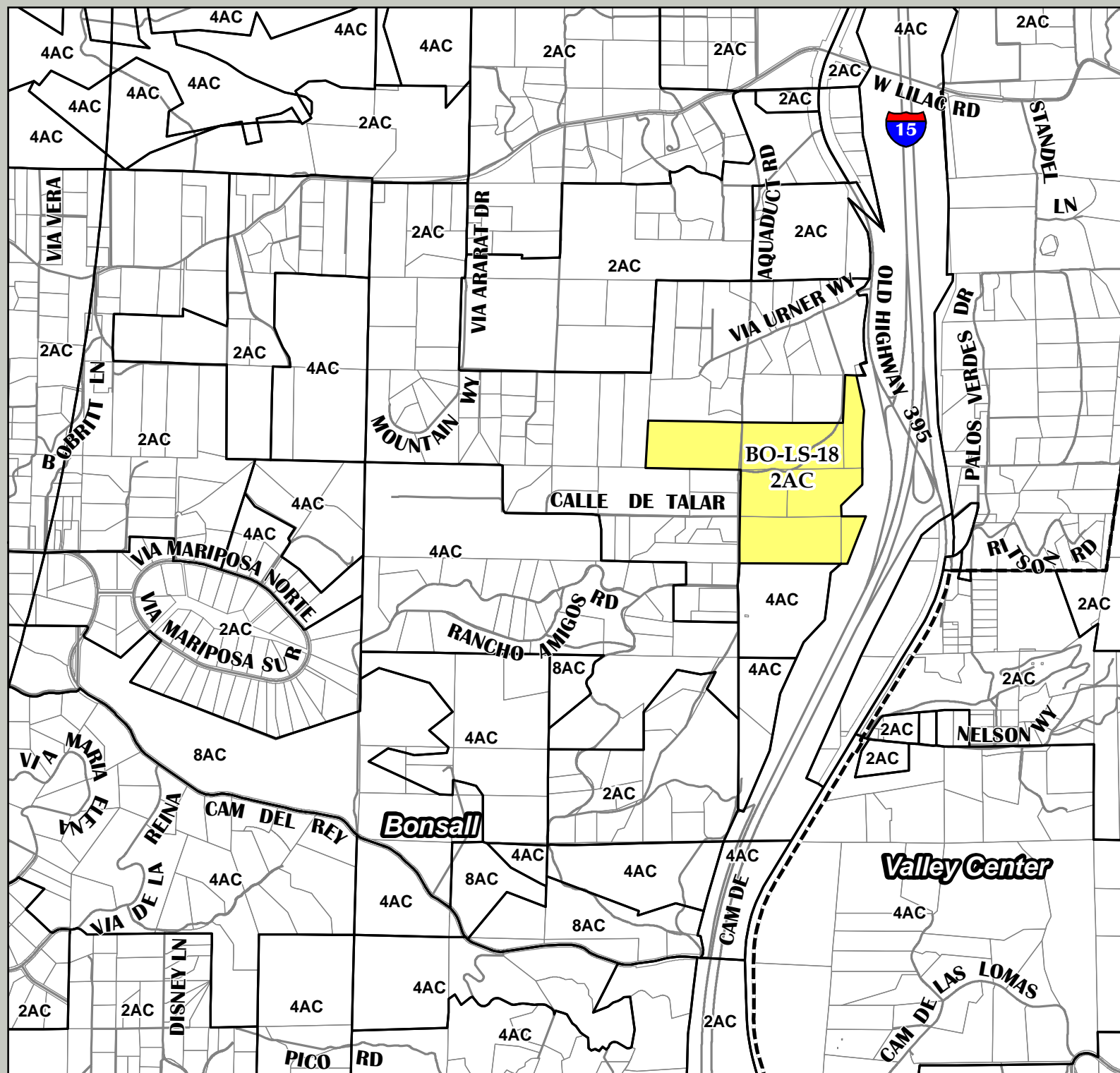
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This is a draft map and should be destroyed upon submittal of subsequent versions.

ALTERNATIVE MAP OPTION
Source: County of San Diego, SANGIS, SANDAG

0 400 800 Feet



COUNTY OF SAN DIEGO BO18+ Analysis Area

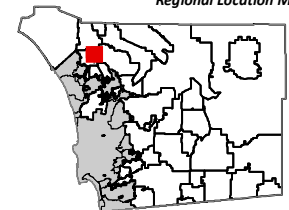
Bonsall

Legend

Special Area Regulations

- D
- Existing Regulation (No Change)
- Community Planning Area Boundary
- Roads
- Assessor Parcels

Regional Location Map



LUEGGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

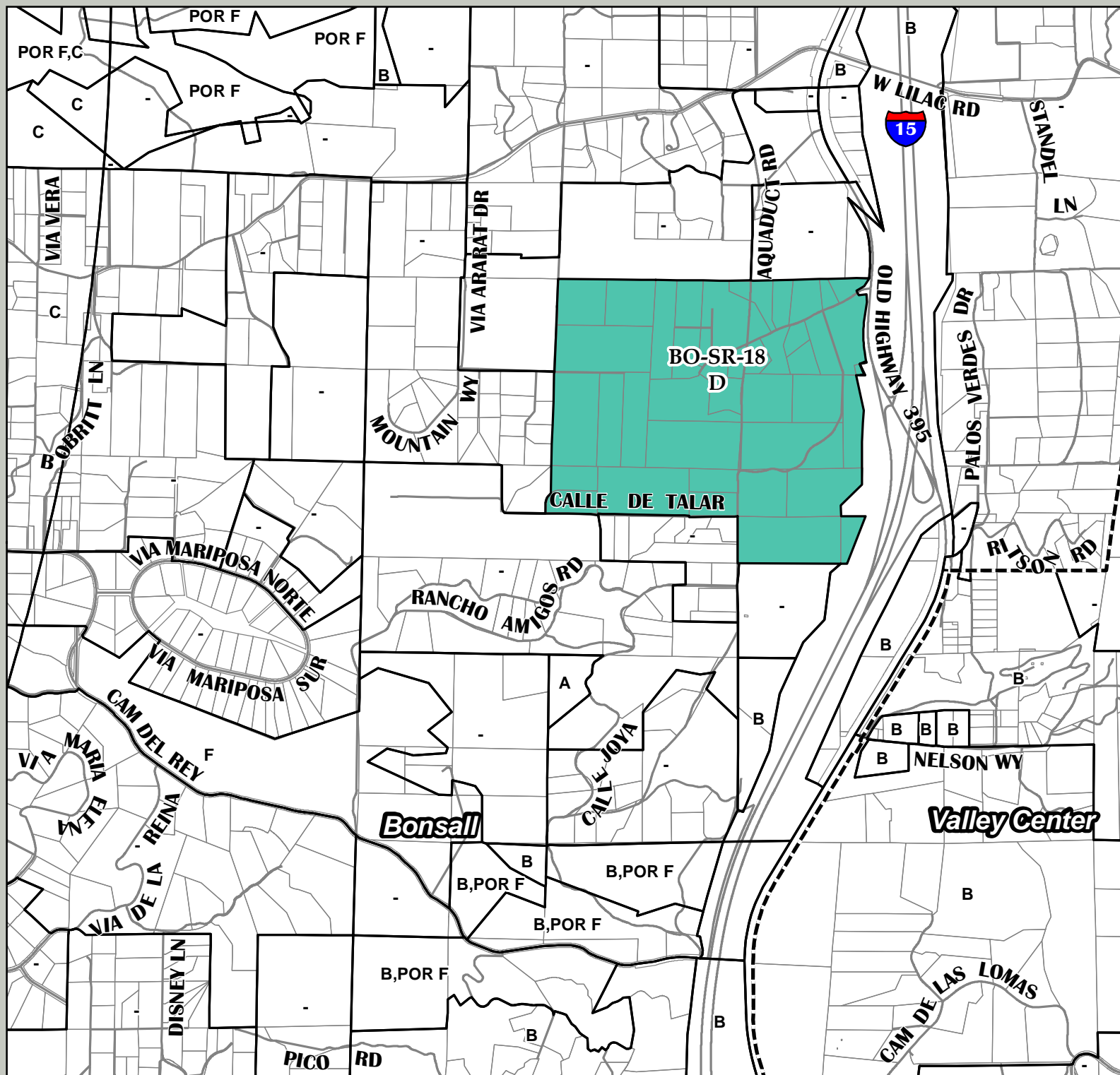
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ALTERNATIVE MAP OPTION
Source: County of San Diego, SANGIS, SANDAG

0 400 800 Feet



El Cajon

VISTA ABIERTA

2AC

4AC

**Crest
-Dehesa**

4AC

CD-LS-14A
1AC

CD-LS-14B
1AC

CD-LS-14A
1AC

4AC

1AC

1AC

1AC

4AC

COLINAS PASEO

1AC

COLINAS MIRA

DEHESA RD

COUNTY OF SAN DIEGO
CD14

Crest/Dehesa

Legend

Lot Size

1AC

Existing Regulation
(No Change)

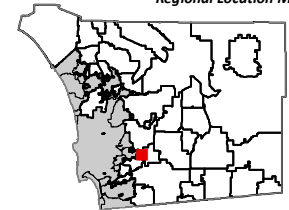
Community Planning
Area Boundary

Roads

Assessor Parcels

Line Separating Differences in
Existing Zone Box Regulation

Regional Location Map



LUeGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

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ALTERNATIVE MAP OPTION
Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet

COUNTY OF SAN DIEGO

CD14

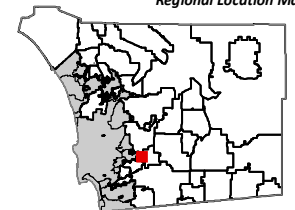
Crest/Dehesa

Legend

Special Area Regulations

- D
- D3,D
- Existing Regulation (No Change)
- Community Planning Area Boundary
- Roads
- Assessor Parcels

Regional Location Map



LUeGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

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ALTERNATIVE MAP OPTION
Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet

El Cajon

ABIERTA VISTA

Crest-Dehesa

CD-SR-14A
D

CD-SR-14B
D3,D

D3

D3

EUCLID AV

CD-SR-14A

D3

D

COLINAS PASEO

COLINAS MIRA

DEHESA RD

VALLEY VIEW BL

MY LAST PL

COUNTY OF SAN DIEGO

FB2+ Analysis Area


Fallbrook


Legend

Special Area Regulations


 A,D

 D

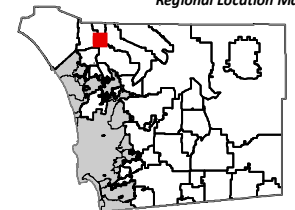
 Existing Regulation
(No Change)

 Community Planning
Area Boundary

 Roads

 Assessor Parcels

Regional Location Map



LUEGGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

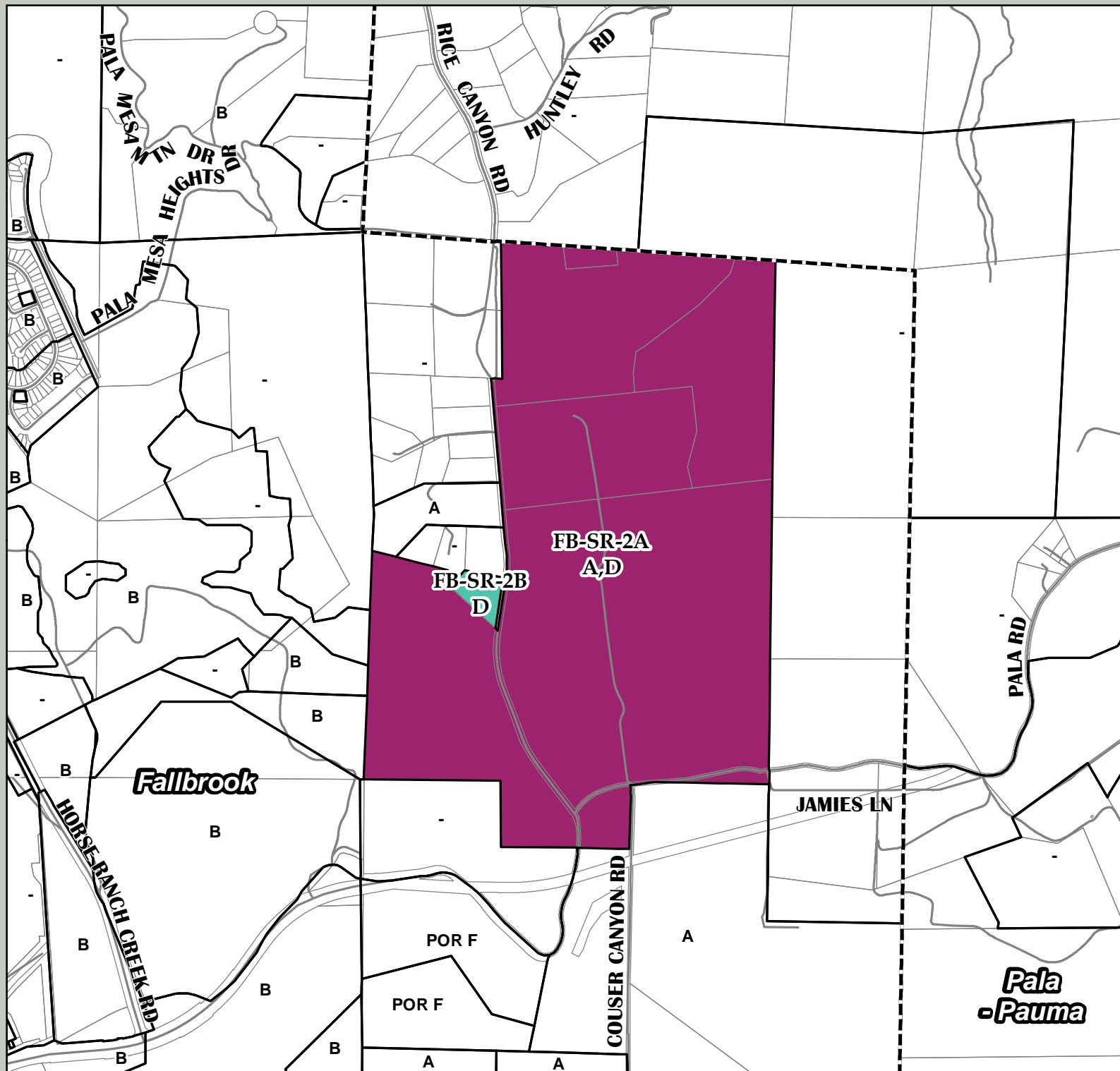
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ALTERNATIVE MAP OPTION
Source: County of San Diego, SANGIS, SANDAG

0 400 800 Feet



COUNTY OF SAN DIEGO

FB17

Fallbrook

Legend

Lot Size

1AC

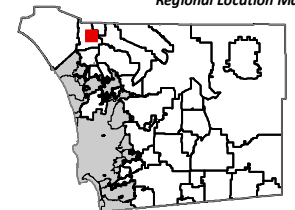
Existing Regulation
(No Change)

Community Planning
Area Boundary

Roads

Assessor Parcels

Regional Location Map



LUEGGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

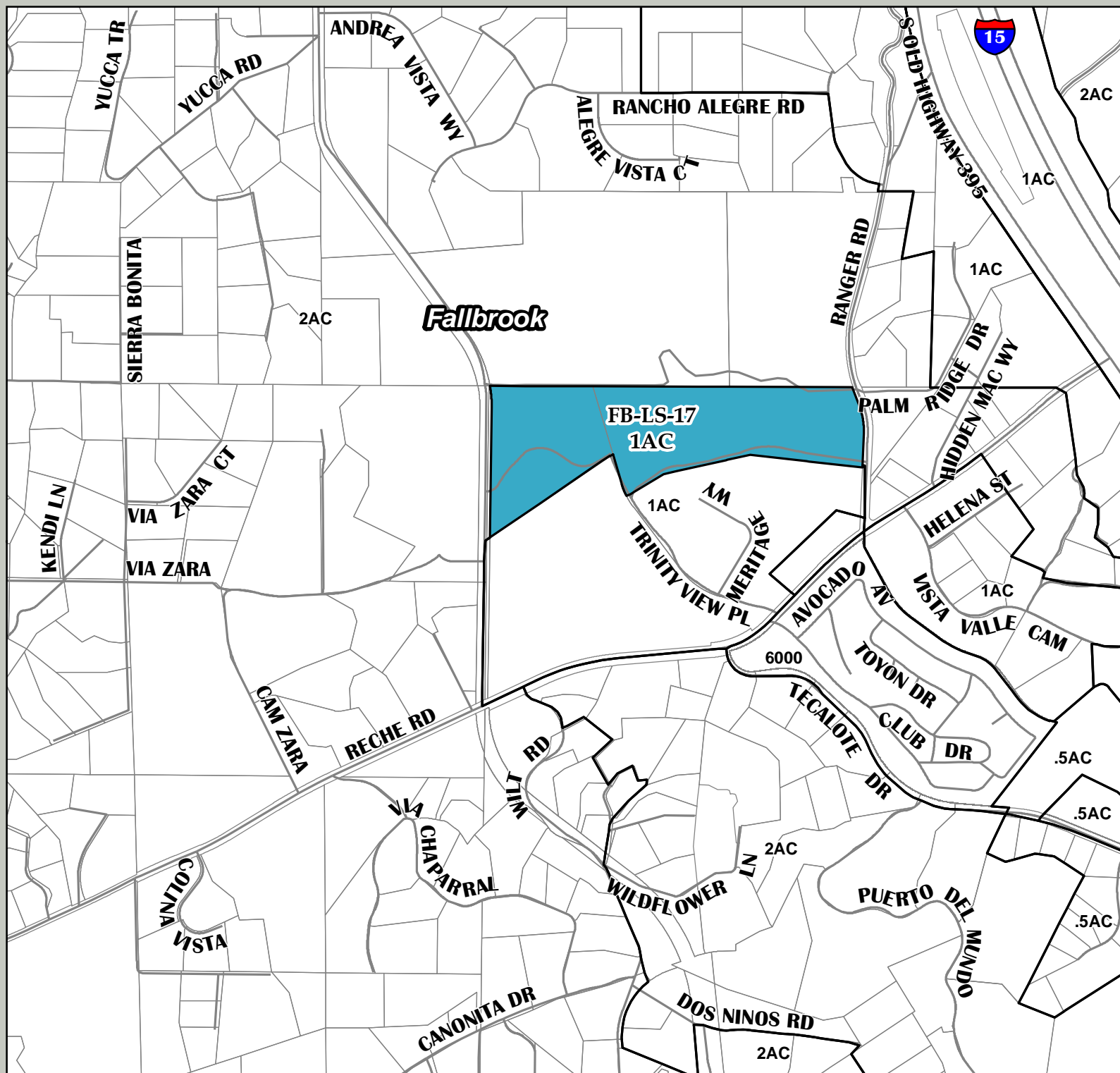
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ALTERNATIVE MAP OPTION
Source: County of San Diego, SANGIS, SANDAG

0 400 800 Feet



Legend

Special Area Regulations



D

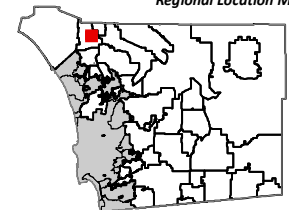
Existing Regulation
(No Change)

Community Planning
Area Boundary

Roads

Assessor Parcels

Regional Location Map



LUEGGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

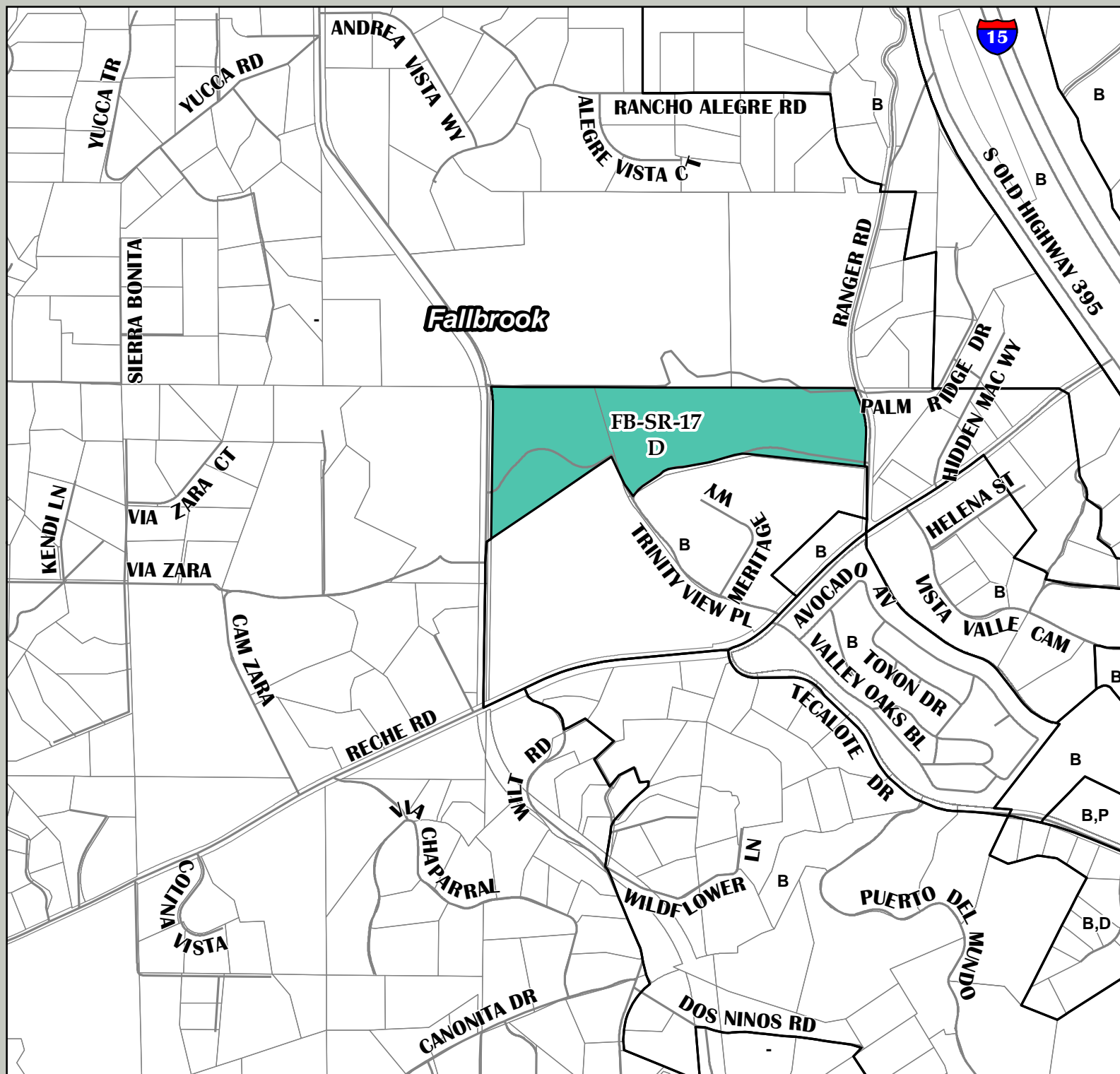
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ALTERNATIVE MAP OPTION
Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet




COUNTY OF SAN DIEGO

ME30A

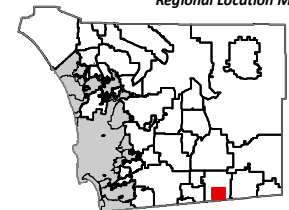
Mountain Empire

Legend

Special Area Regulations

-  D
-  Existing Regulation (No Change)
-  Community Planning Area Boundary
-  Roads
-  Assessor Parcels

Regional Location Map



LUeGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

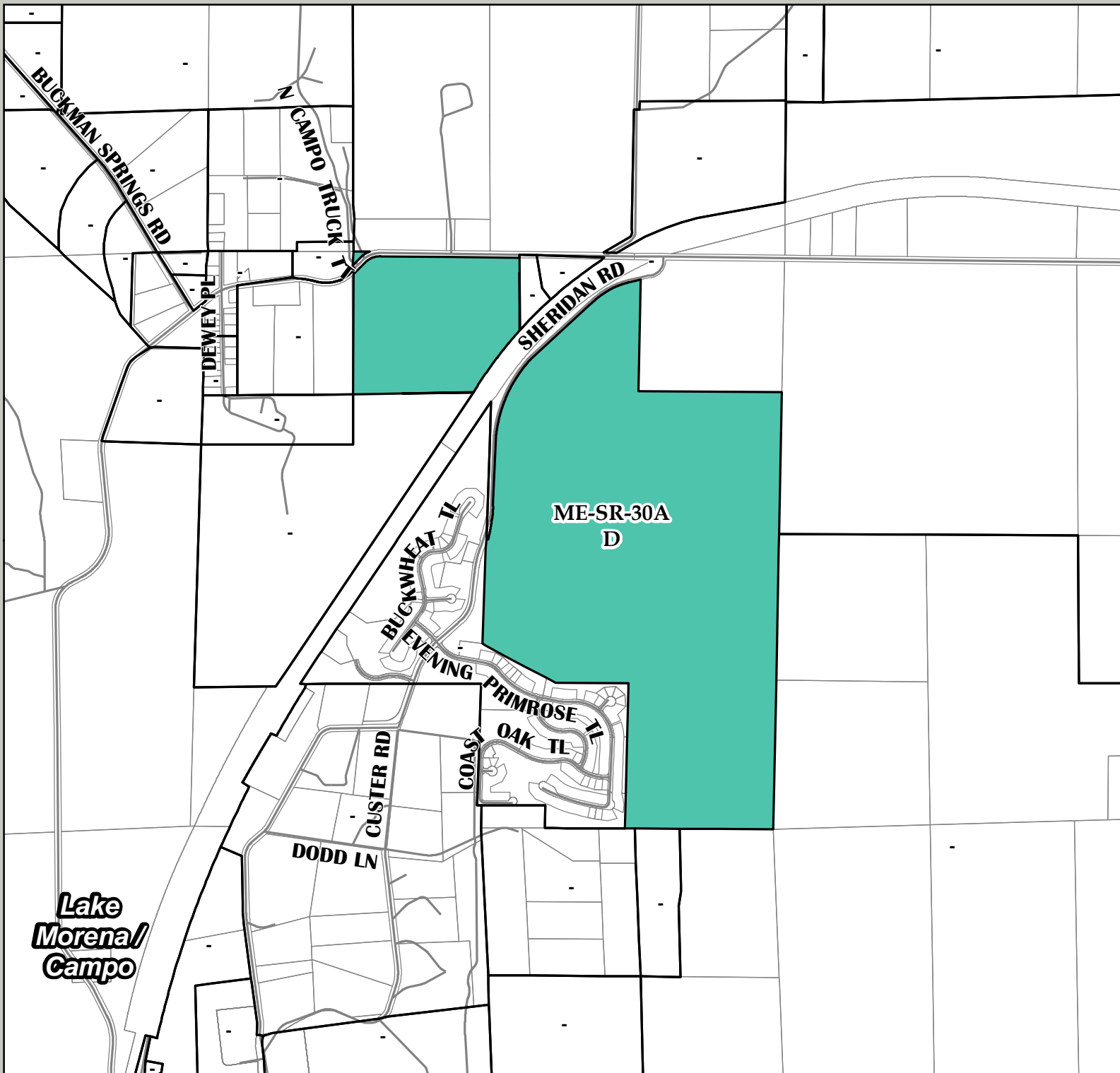
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ALTERNATIVE MAP OPTION
Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet



COUNTY OF SAN DIEGO

NC3A Analysis Area

North County Metro

Legend

Special Regulations

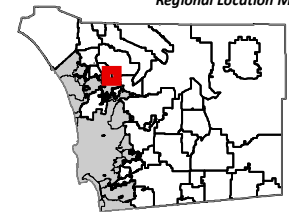
-  D
-  Existing Regulation (No Change)
-  Community Planning Area Boundary
-  Roads
-  Assessor Parcels

**North
County
Metro**

Escondido

NC-SR-3A
D

Regional Location Map



LUeGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

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PROPOSED MAP OPTION
Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet



Escondido

PUESTA DEL SOL

BIG PINE RD

CARROLL LN

ROYAL OAK DR

CANYON CREST DR

North County
Metro

MTN VIEW DR

BIRCH AV

NC-SR-18A
A,D

CITRUS HILLS LN

S CITRUS AV

CITRUS GLEN DR

VERDE VIA

IDAHO AV

SKYLINE DR

SUNNY SLOPE DR

SKYLINE TR

SUMMIT DR

ORO VERDE DR

VIA CASCABEL

VISTA LUCIA

VIA SINSONTE

CLOVERIDGE RD


COUNTY OF SAN DIEGO
NC18A


North County Metro

Legend


Special Area Regulations

 A,D

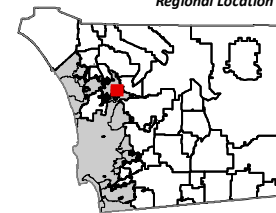
 Existing Regulation
(No Change)

 Community Planning
Area Boundary

 Roads

 Assessor Parcels

Regional Location Map



LUEGGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

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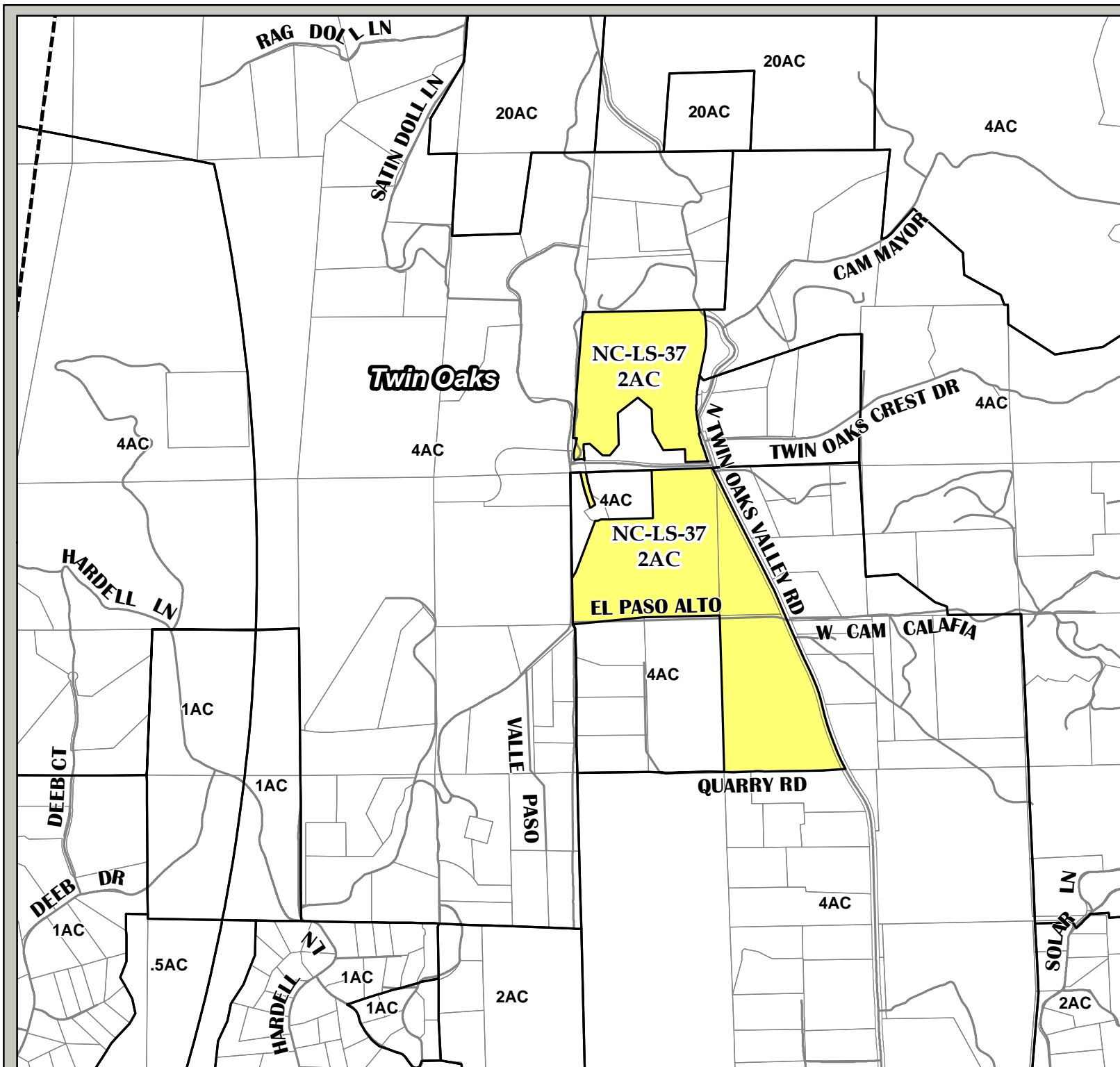
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ALTERNATIVE MAP OPTION

Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet



COUNTY OF SAN DIEGO

NC37 Analysis Area

North County Metro

Legend

Lot Size

2AC

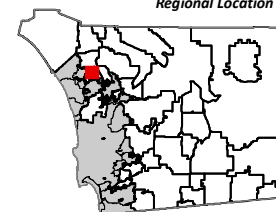
Existing Regulation
(No Change)

Community Planning
Area Boundary

Roads

Assessor Parcels

Regional Location Map



LUeGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

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ALTERNATIVE MAP OPTION
Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet

COUNTY OF SAN DIEGO

NC37 Analysis Area

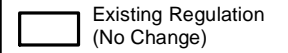
North County Metro

Legend

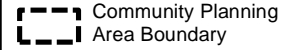
Special Area Regulations



D



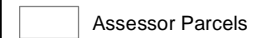
Existing Regulation
(No Change)



Community Planning
Area Boundary

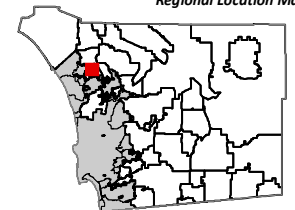


Roads



Assessor Parcels

Regional Location Map



Coordinates: NAD83 Feet

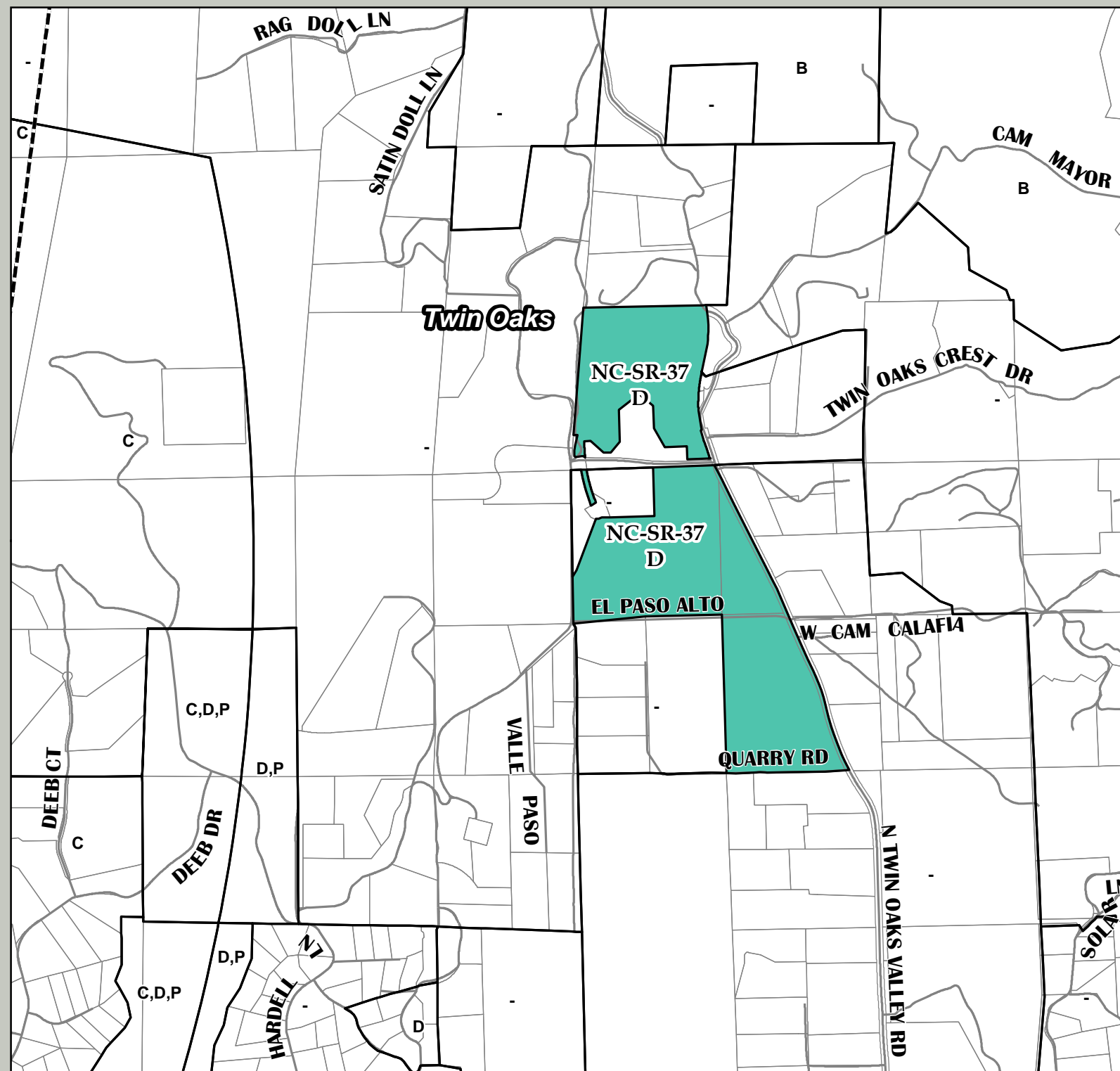
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ALTERNATIVE MAP OPTION
Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet



COUNTY OF SAN DIEGO

NC38+ Analysis Area

North County Metro

Legend

Lot Size

0.5AC

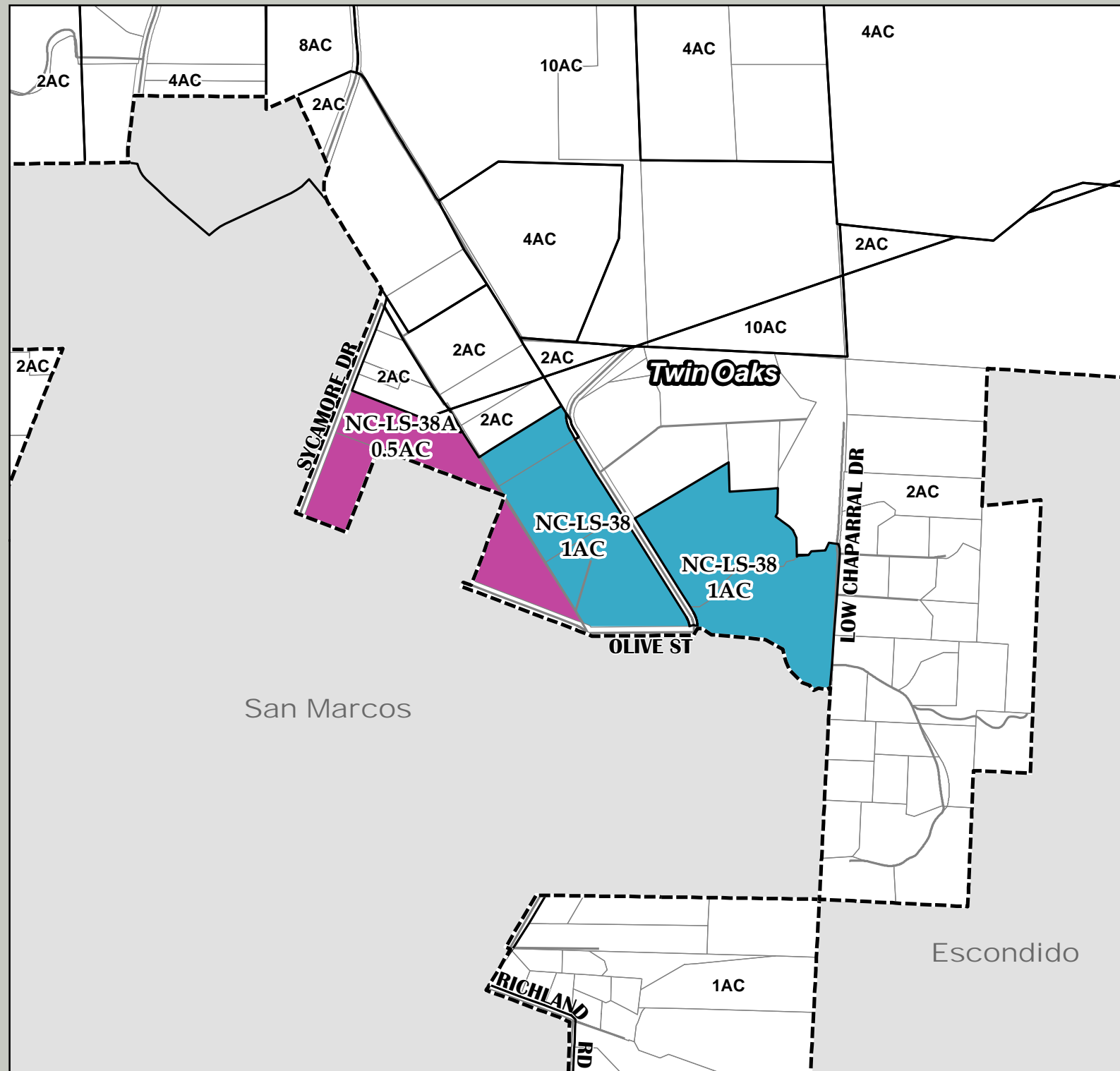
1AC

Existing Regulation
(No Change)

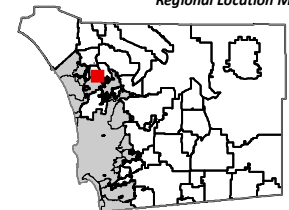
Community Planning
Area Boundary

Roads

Assessor Parcels



Regional Location Map



LUEGGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

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ALTERNATIVE MAP OPTION
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0 400 800 Feet

COUNTY OF SAN DIEGO NC38+ Analysis Area

North County Metro


Legend


Special Area Regulations

 A,C,D


 C,D

 D

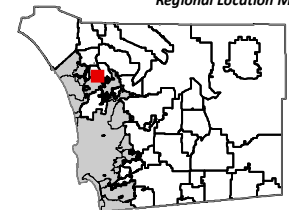
 Existing Regulation
(No Change)

 Community Planning
Area Boundary

 Roads

 Assessor Parcels

Regional Location Map



LUEGGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

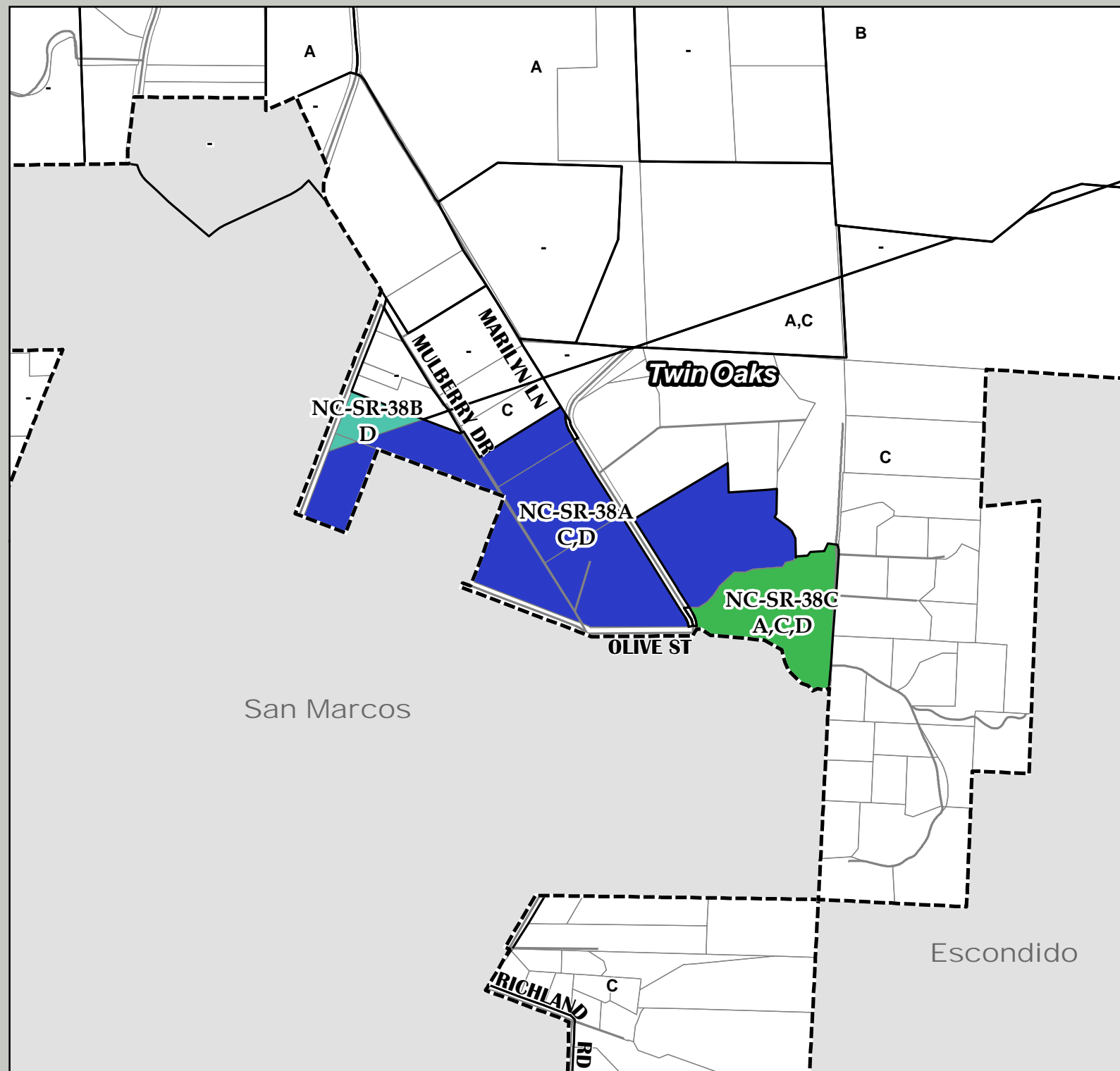
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0 400 800 Feet

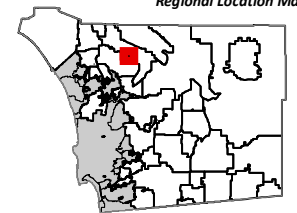


Legend

Special Area Regulations

- D
- F,D
- Existing Regulation (No Change)
- Community Planning Area Boundary
- Roads
- Assessor Parcels

Regional Location Map



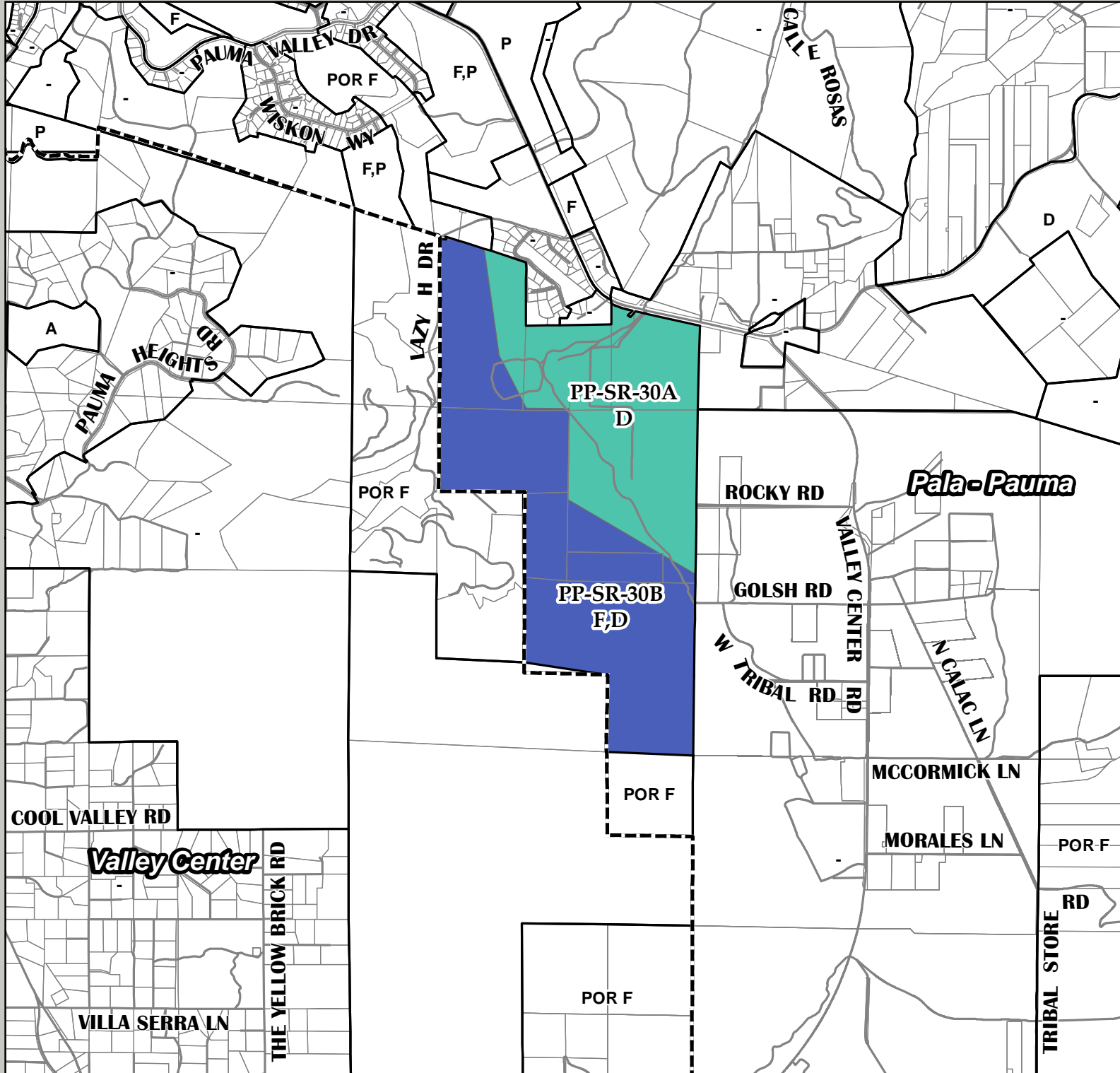
Coordinates: NAD83 Feet

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Source: County of San Diego, SANGIS, SANDAG

0 400 800 Feet



COUNTY OF SAN DIEGO

SD15

San Dieguito

Legend

Use Regulations

C34

RR

RV

Existing Regulation
(No Change)

Community Planning
Area Boundary

Roads

Assessor Parcels

Line Separating Differences in
Existing Zone Box Regulation

San Marcos

S80

SD-UR-15A

C34

SD-UR-15C

RV

SD-UR-15B

C34

SD-UR-15D

RV

SD-UR-15E

RR

RR

San Dieguito

RR

S80

DENNING DR

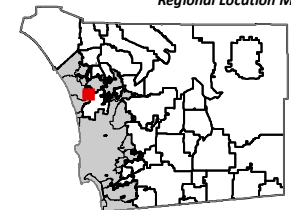
S80

S80

RR

RR

Regional Location Map



LUEGGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

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Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet

COUNTY OF SAN DIEGO

SD15

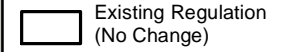
San Dieguito

Legend

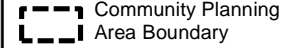
Density



2



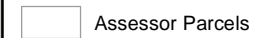
Existing Regulation
(No Change)



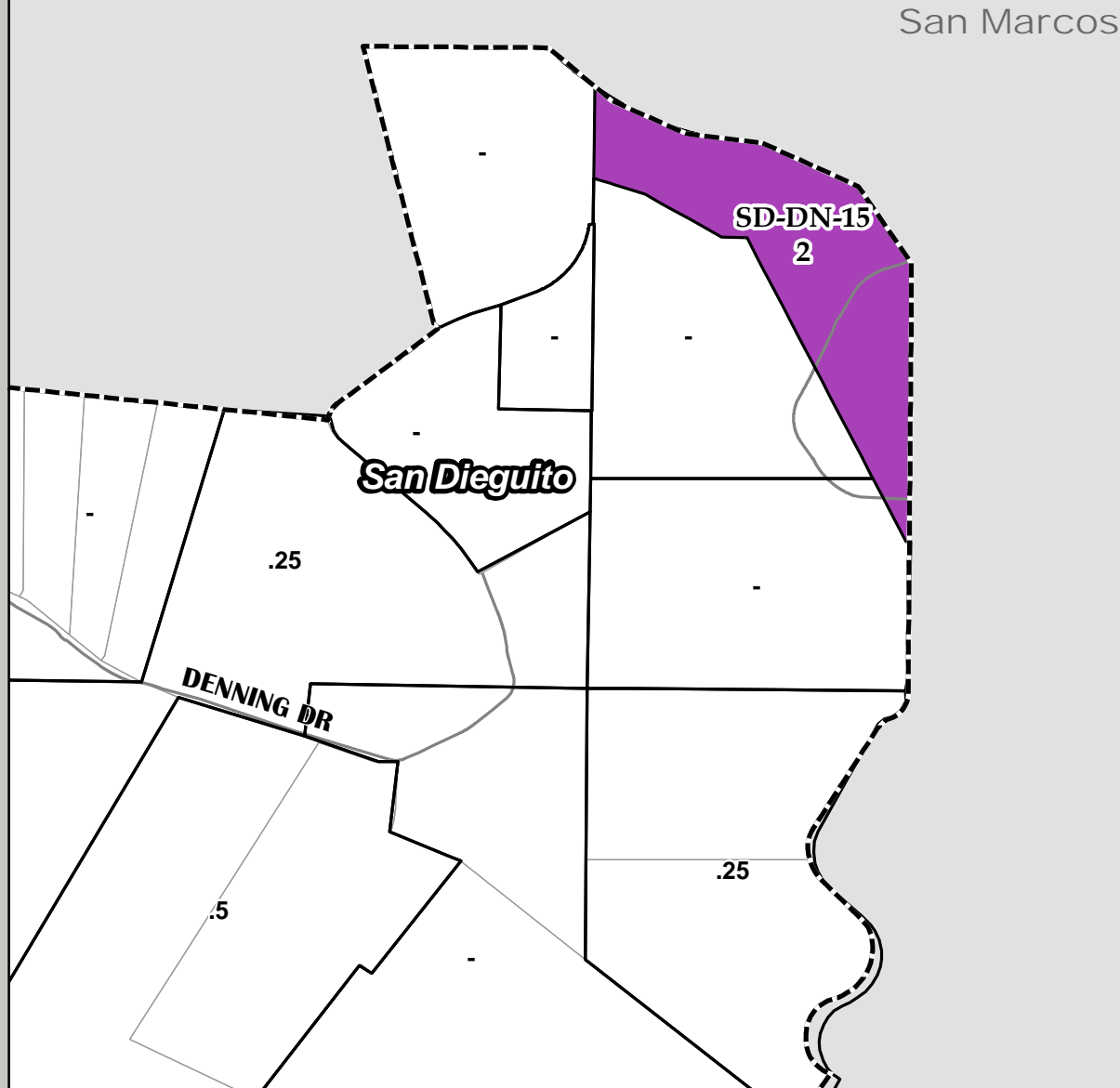
Community Planning
Area Boundary



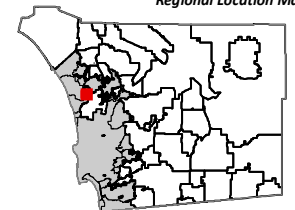
Roads



Assessor Parcels



Regional Location Map



Coordinates: NAD83 Feet

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PROPOSED MAP OPTION
Source: County of San Diego, SanGIS, SANDAG



COUNTY OF SAN DIEGO

SD15

San Dieguito

Legend

Lot Size

0.5AC

6000sf

Existing Regulation
(No Change)

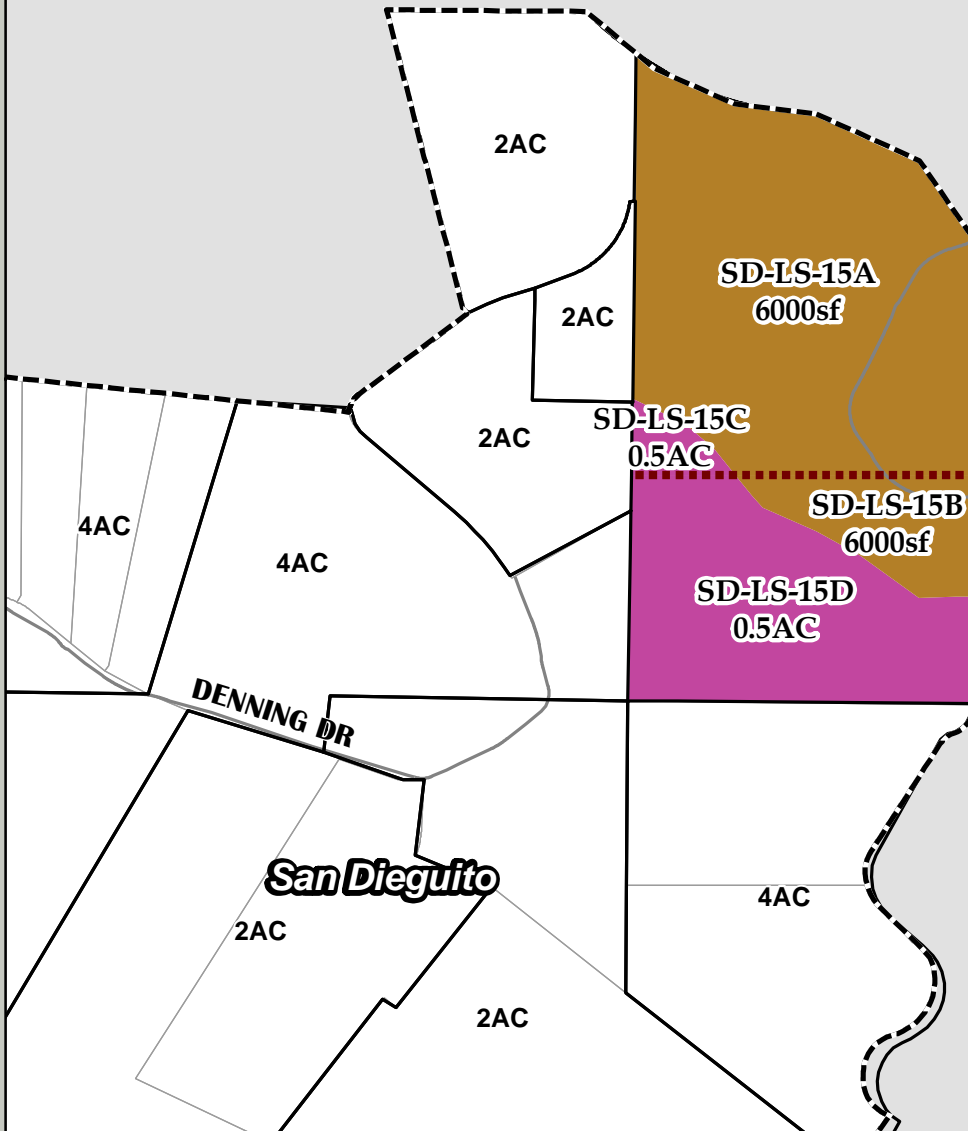
Community Planning
Area Boundary

Roads

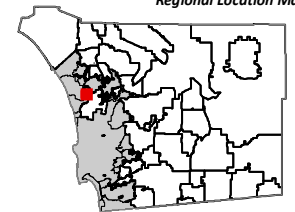
Assessor Parcels

Line Separating Differences in
Existing Zone Box Regulation

San Marcos



Regional Location Map



LUEGGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

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PROPOSED MAP OPTION
Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet

COUNTY OF SAN DIEGO

SD15

San Dieguito

Legend

Build Type



L



Existing Regulation
(No Change)



Community Planning
Area Boundary



Roads



Assessor Parcels

San Marcos

**SD-BT-15
L**

C

C

C

C

C

C

DENNING DR

San Dieguito

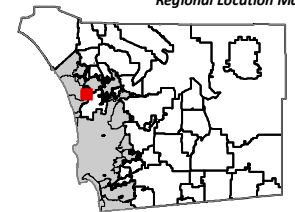
C

C

C

C

Regional Location Map



LUEGGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

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PROPOSED MAP OPTION
Source: County of San Diego, SanGIS, SANDAG

0 250 500 Feet

COUNTY OF SAN DIEGO

SD15

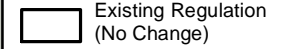
San Dieguito

Legend

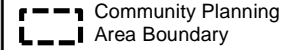
Heigth



J



Existing Regulation
(No Change)



Community Planning
Area Boundary

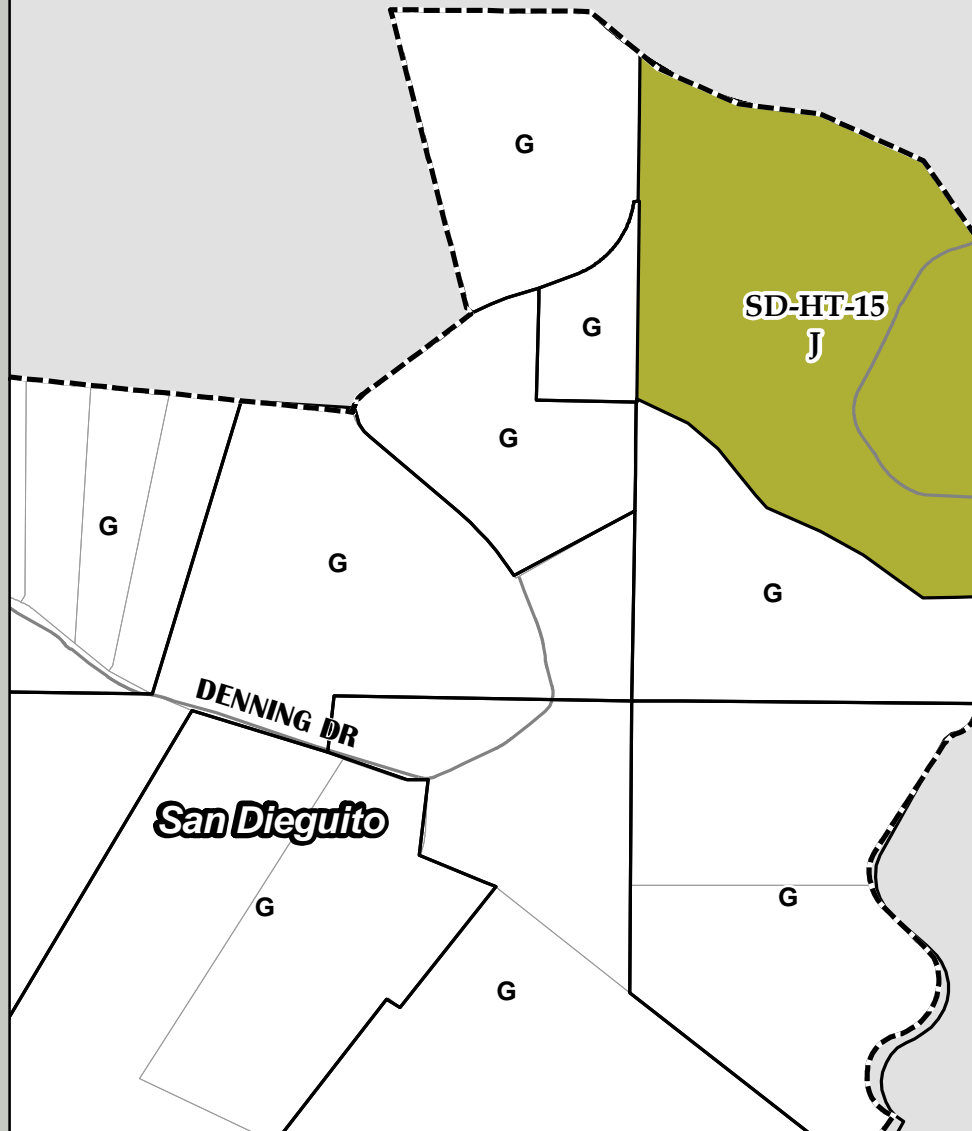


Roads

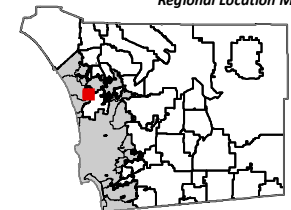


Assessor Parcels

San Marcos



Regional Location Map



Coordinates: NAD83 Feet

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PROPOSED MAP OPTION
Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet

COUNTY OF SAN DIEGO


SD15


San Dieguito

Legend


Lot Coverage

 0.6

 Existing Regulation
(No Change)

 Community Planning
Area Boundary

 Roads

 Assessor Parcels

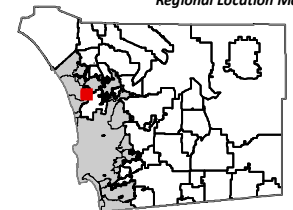
San Marcos

SD-LC-15
0.6

San Dieguito

DENNING DR

Regional Location Map



LUEGGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

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PROPOSED MAP OPTION
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0 400 800 Feet

COUNTY OF SAN DIEGO

SD15

San Dieguito

Legend

Setback



J



O



Existing Regulation
(No Change)



Community Planning
Area Boundary

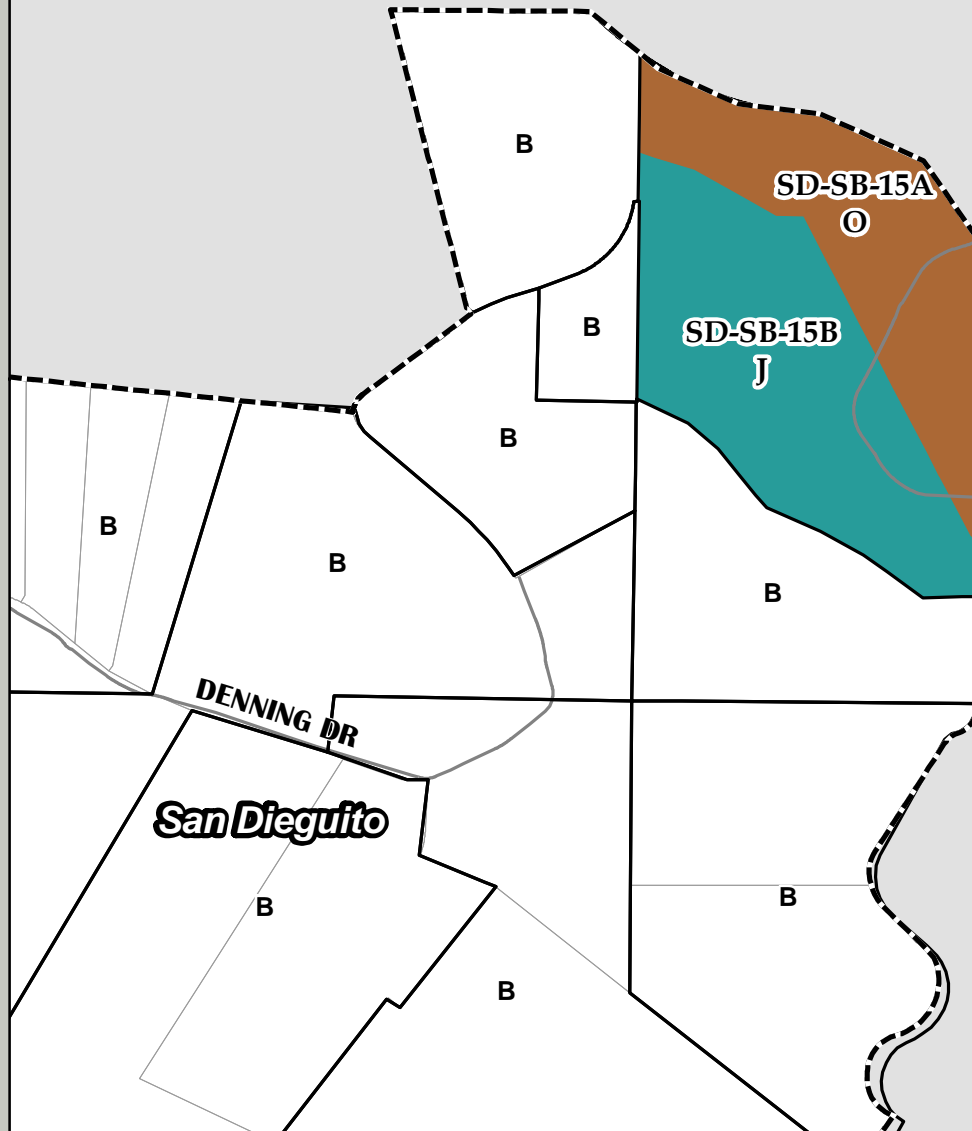


Roads

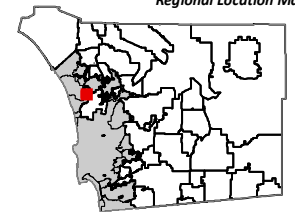


Assessor Parcels

San Marcos



Regional Location Map



LUEGGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

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PROPOSED MAP OPTION
Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet

COUNTY OF SAN DIEGO

SD15

San Dieguito

Legend

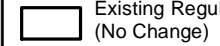
Special Regulations



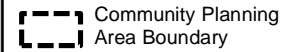
D



D,D1



Existing Regulation
(No Change)



Community Planning
Area Boundary

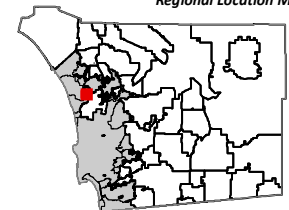


Roads



Assessor Parcels

Regional Location Map



Coordinates: NAD83 Feet

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0 400 800 Feet

San Marcos

**San
Dieguito**

DENNING DR

SD-SR-15A
D,D1

SD-SR-15B
D

COUNTY OF SAN DIEGO

VC7+ Analysis Area

Valley Center

Legend

Lot Size

1AC

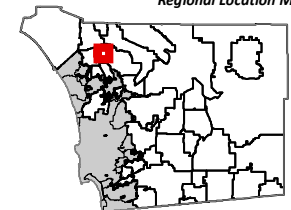
Existing Regulation
(No Change)

Community Planning
Area Boundary

Roads

Assessor Parcels

Regional Location Map



LUeGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

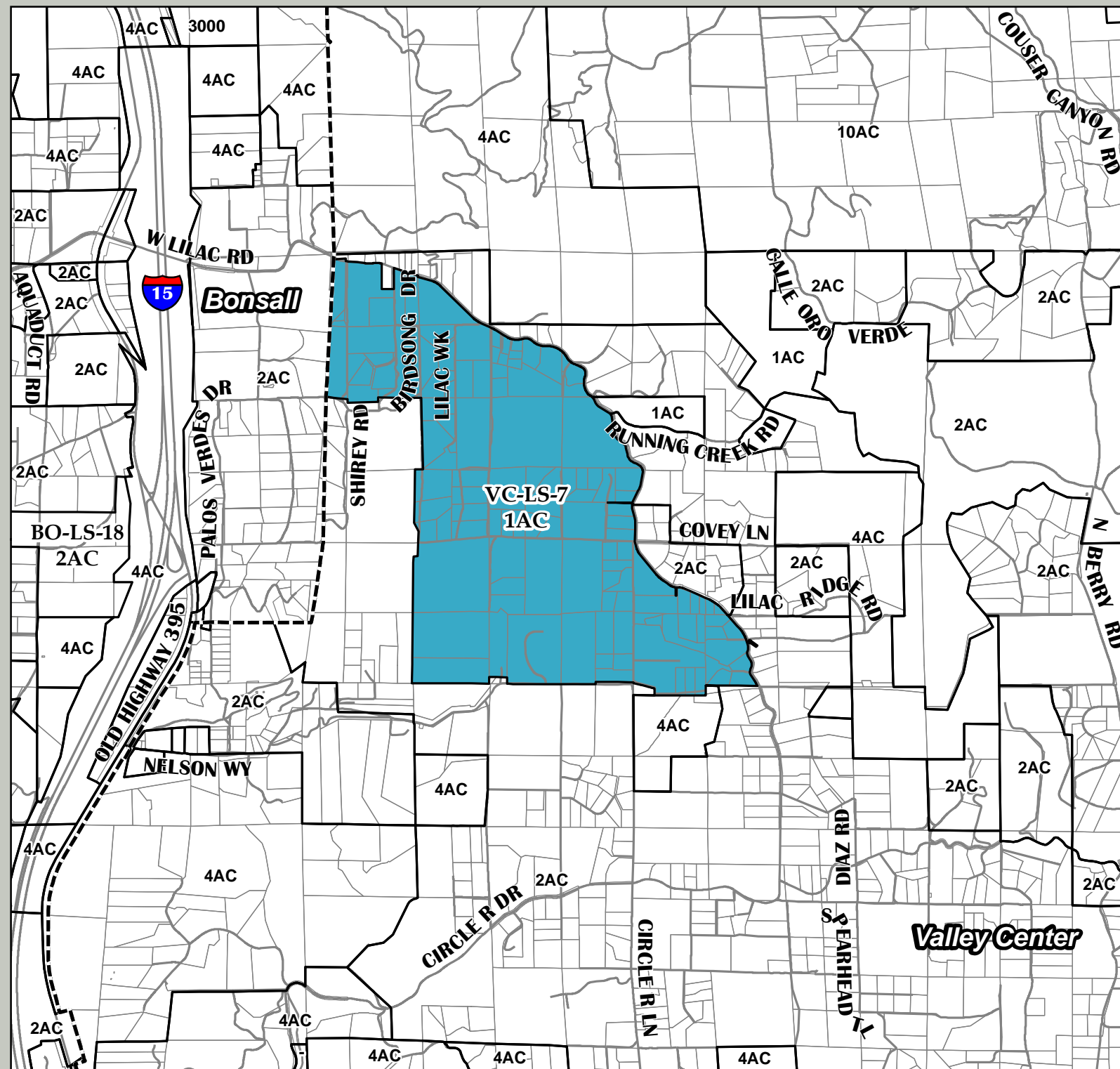
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ALTERNATIVE MAP OPTION
Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet



COUNTY OF SAN DIEGO VC7+ Analysis Area

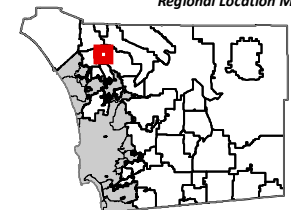
Valley Center

Legend

Special Area Regulations

- D
- Existing Regulation (No Change)
- Community Planning Area Boundary
- Roads
- Assessor Parcels

Regional Location Map



LUEGGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

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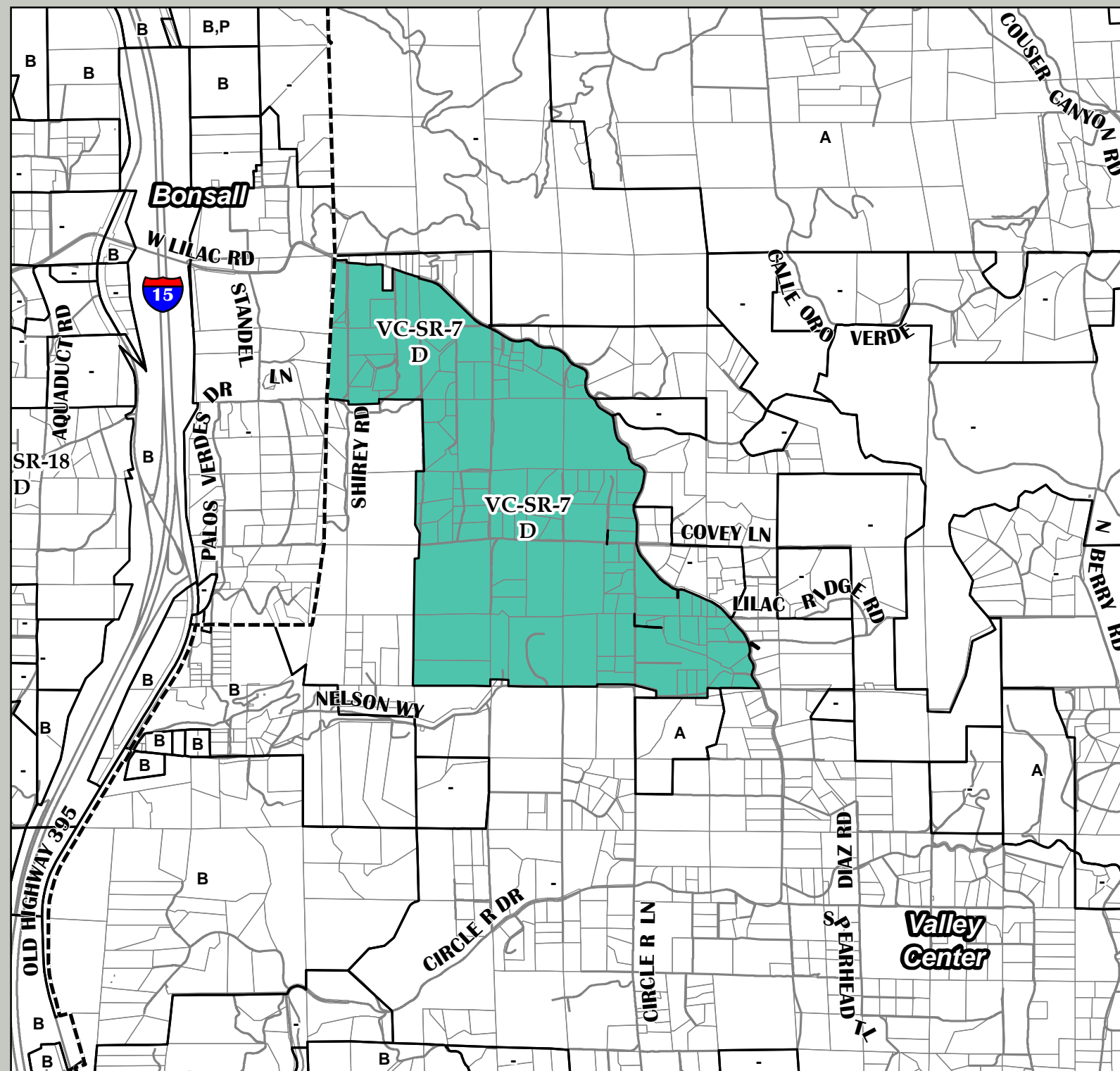
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Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet



COUNTY OF SAN DIEGO


VC51 Analysis Area


Valley Center

Legend


Lot Size

 2AC

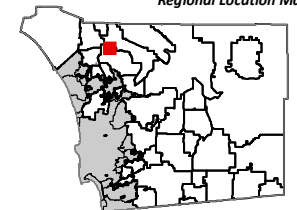
 Existing Regulation
(No Change)

 Community Planning
Area Boundary

 Roads

 Assessor Parcels

Regional Location Map



LUEGGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

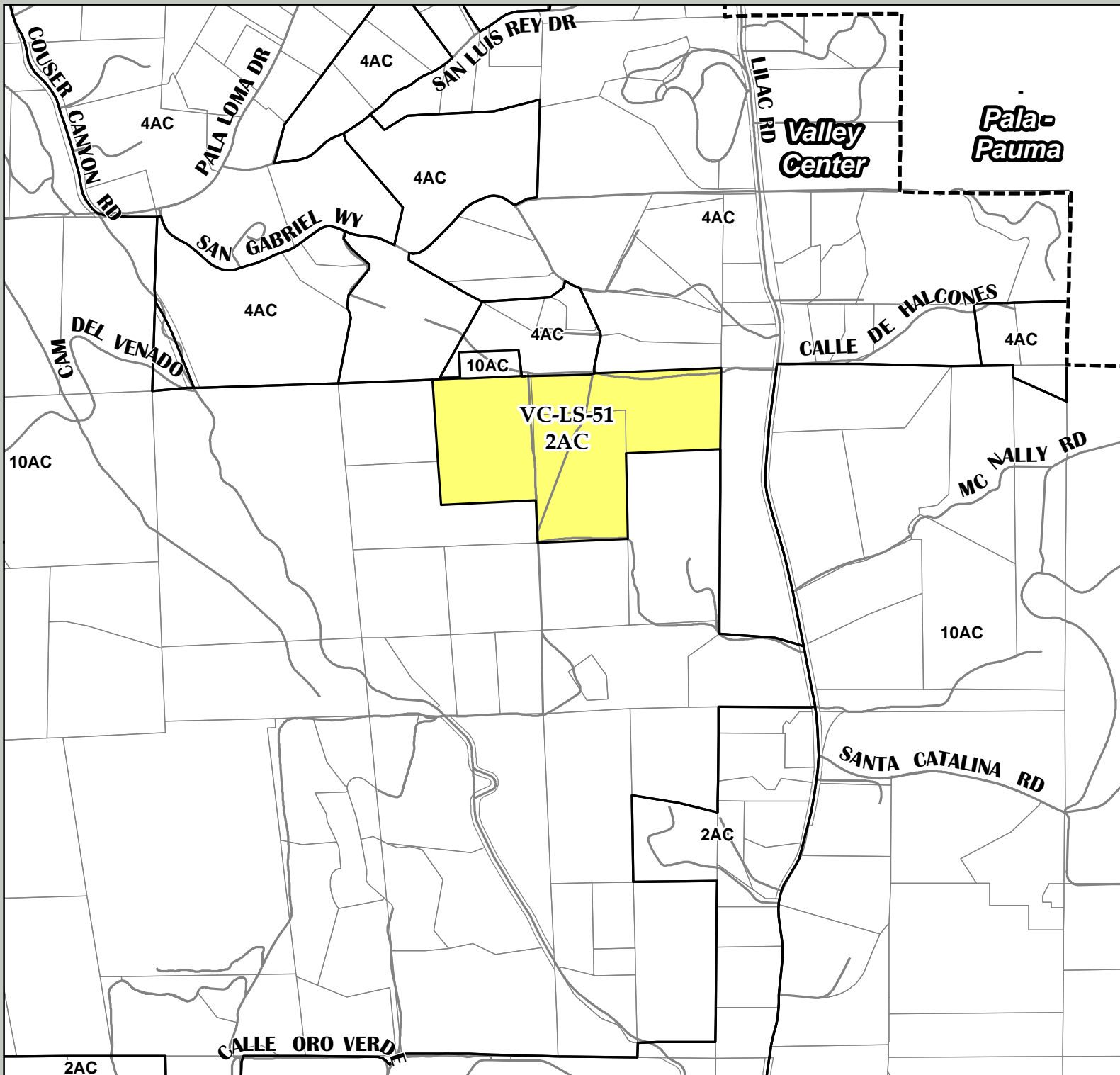
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ALTERNATIVE MAP OPTION
Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet



COUNTY OF SAN DIEGO
VC51 Analysis Area

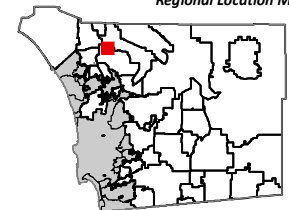
Valley Center

Legend

Special Area Regulations

- A,D
- Existing Regulation (No Change)
- Community Planning Area Boundary
- Roads
- Assessor Parcels

Regional Location Map



LUEGGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

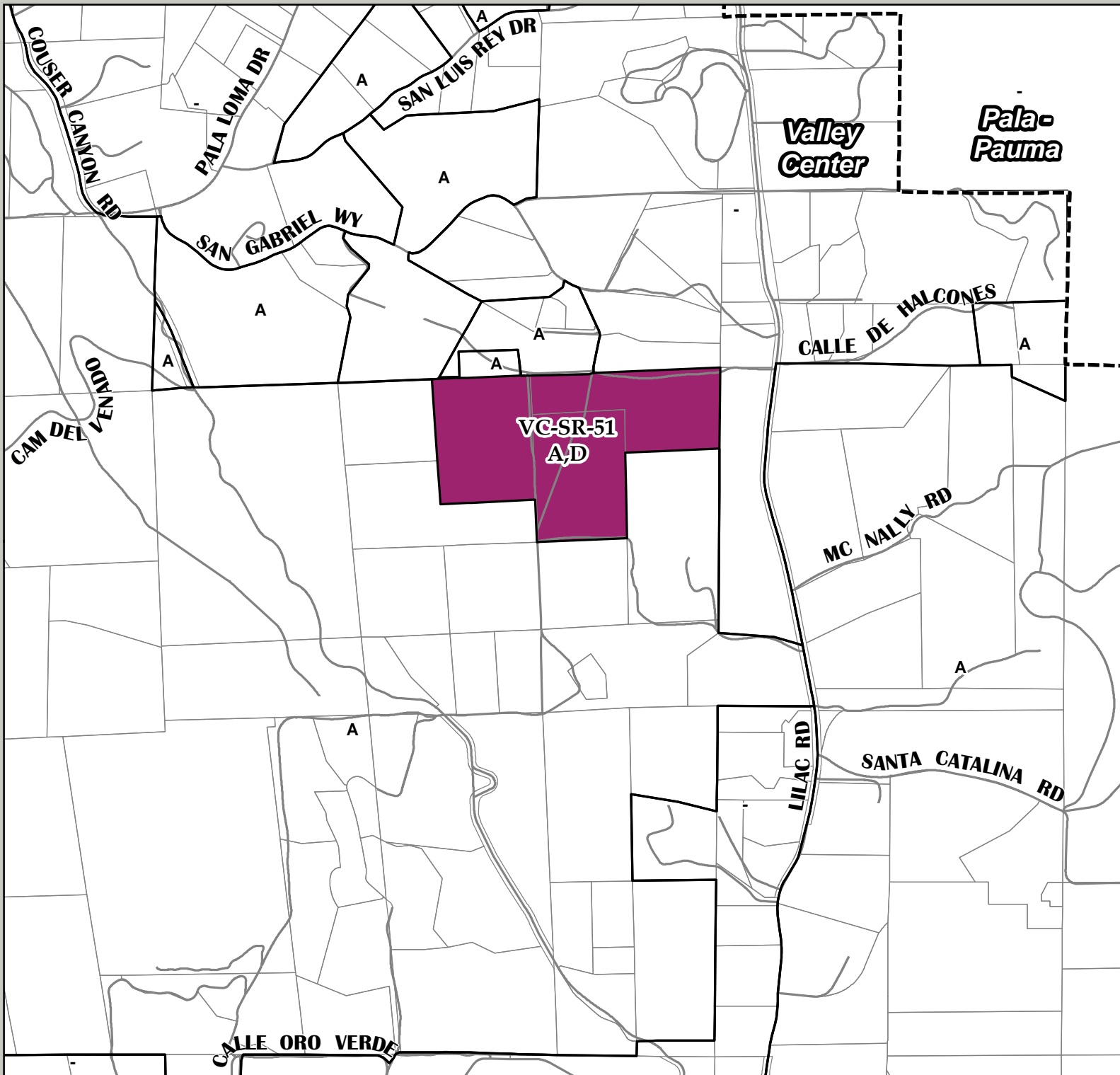
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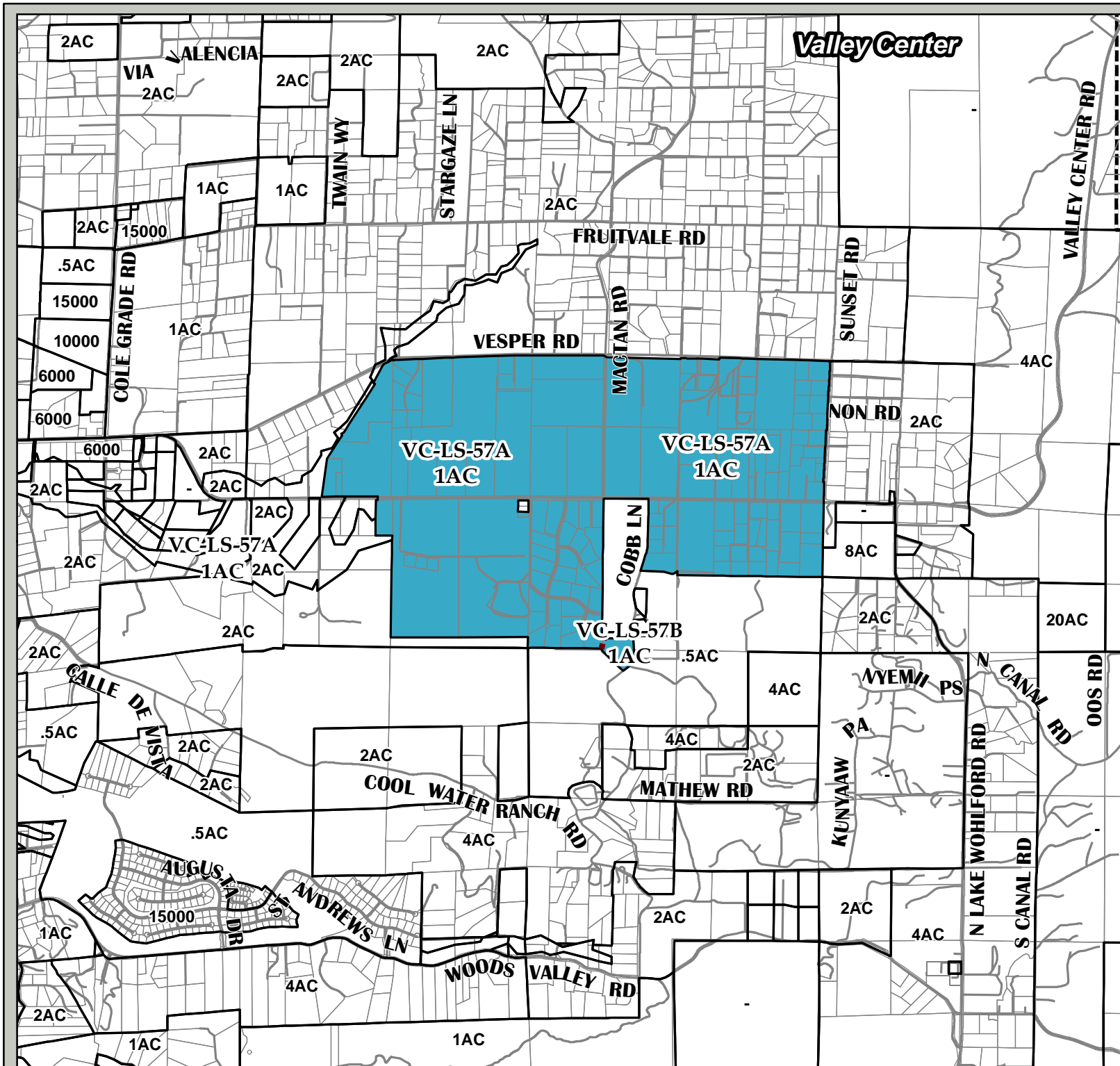
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0 400 800 Feet





COUNTY OF SAN DIEGO VC57+ Analysis Area

Valley Center

Legend

Lot Size

1AC

Existing Regulation
(No Change)

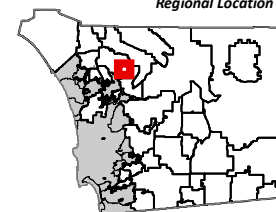
Community Planning
Area Boundary

Roads

Assessor Parcels

Line Separating Differences in
Existing Zone Box Regulation

Regional Location Map



LUEGGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

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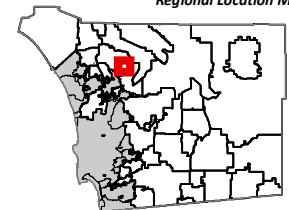
Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet



Valley Center

Special Area Regulations



Coordinates: NAD83 Feet

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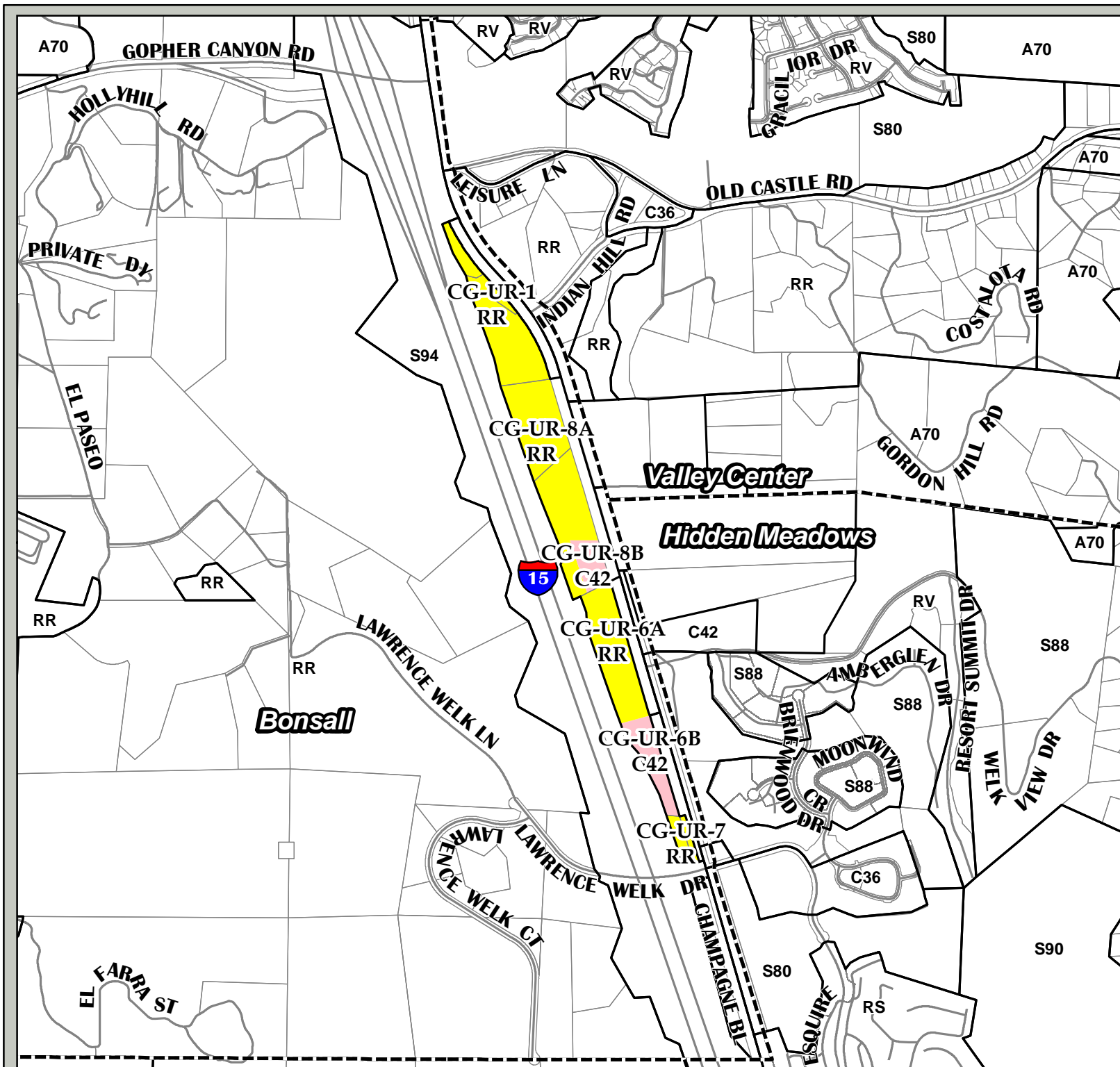
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ALTERNATIVE MAP OPTION
Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet





COUNTY OF SAN DIEGO Western Champagne Gardens

Bonsall

Legend

Use Regulations

C42

RR

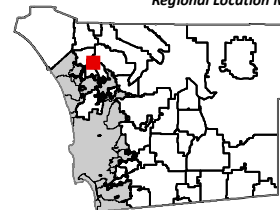
Existing Regulation
(No Change)

Community Planning
Area Boundary

Roads

Assessor Parcels

Regional Location Map



LUEGGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

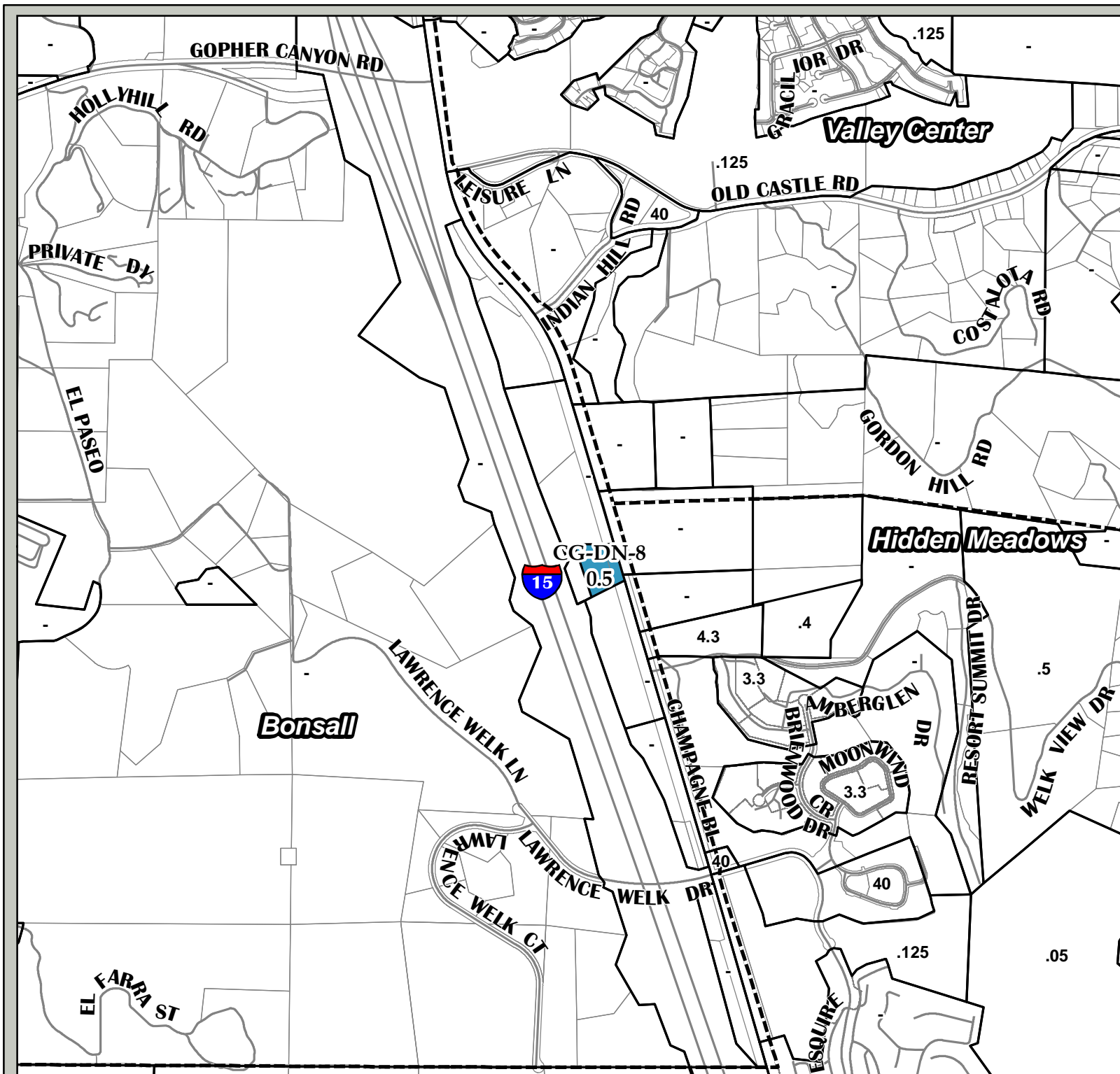
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Source: County of San Diego, SANGIS, SANDAG

0 400 800 Feet



COUNTY OF SAN DIEGO


Western Champagne Gardens


Bonsall

Legend


Density

 0.5

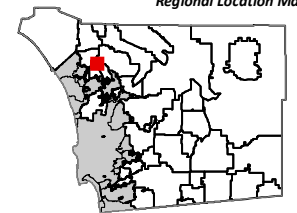
 Existing Regulation
(No Change)

 Community Planning
Area Boundary

 Roads

 Assessor Parcels

Regional Location Map



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Coordinates: NAD83 Feet

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Source: County of San Diego, SANGIS, SANDAG

0 400 800 Feet



COUNTY OF SAN DIEGO
Western Champagne Gardens
Bonsall

Legend

Lot Size

2AC

4AC

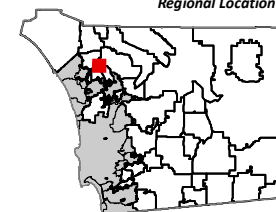
Existing Regulation
(No Change)

Community Planning
Area Boundary

Roads

Assessor Parcels

Regional Location Map



LUEGGIS
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Coordinates: NAD83 Feet

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ALTERNATIVE MAP OPTION
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0 400 800 Feet

COUNTY OF SAN DIEGO
Western Champagne Gardens

Bonsall

Legend

Build Type

C

F

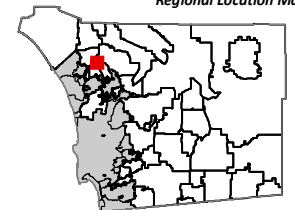
Existing Regulation
(No Change)

Community Planning
Area Boundary

Roads

Assessor Parcels

Regional Location Map



LUEGGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

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ALTERNATIVE MAP OPTION

Source: County of San Diego, SANGIS, SANDAG

0 200 400 Feet



COUNTY OF SAN DIEGO
Western Champagne Gardens

Bonsall

Legend

Height



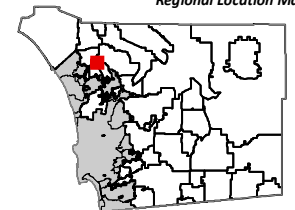
Existing Regulation
(No Change)

Community Planning
Area Boundary

Roads

Assessor Parcels

Regional Location Map



LUEGGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

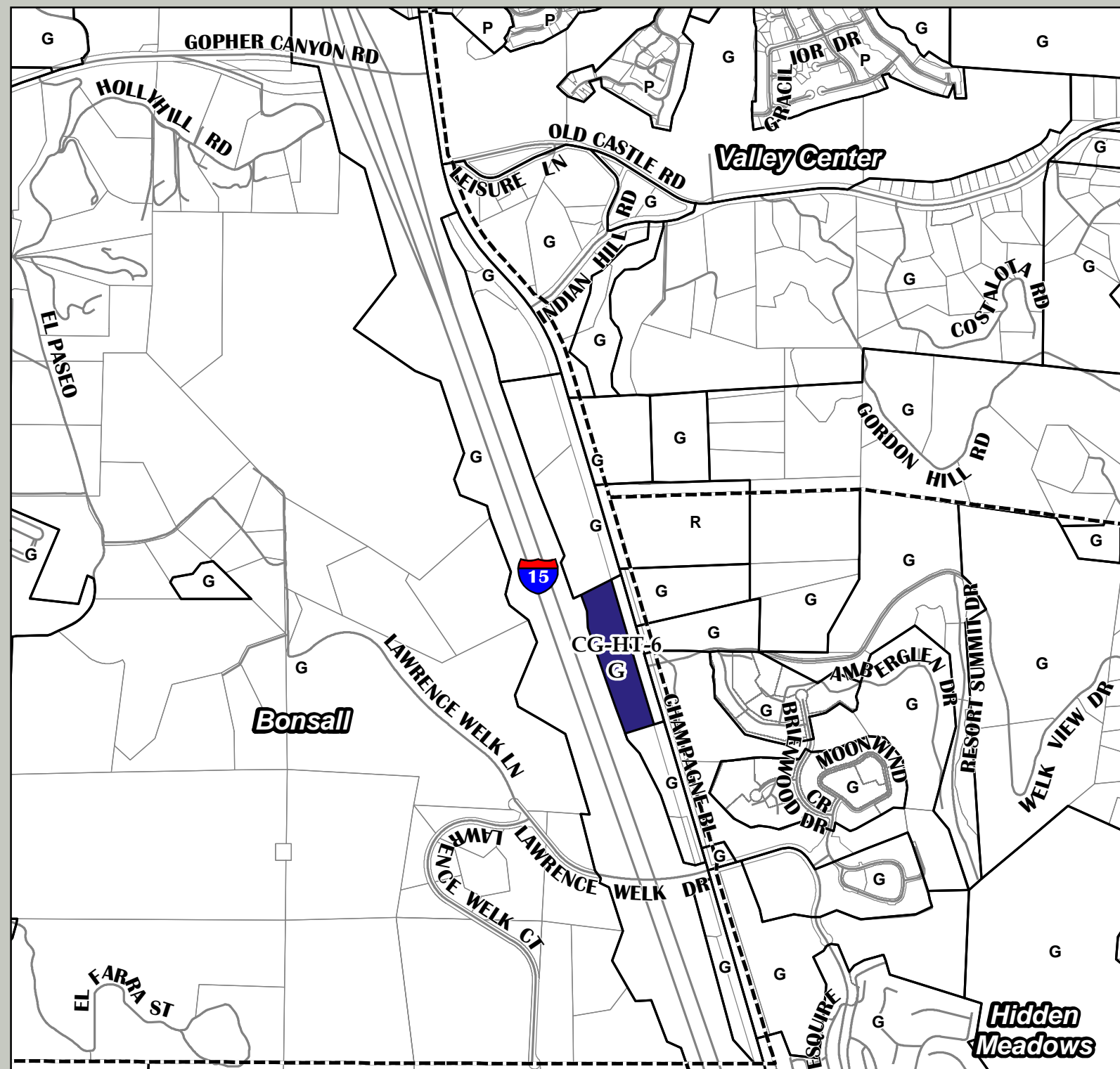
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ALTERNATIVE MAP OPTION
Source: County of San Diego, SANGIS, SANDAG

0 400 800 Feet



COUNTY OF SAN DIEGO
Western Champagne Gardens

Bonsall

Legend

Setback

C

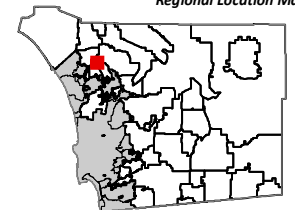
Q

Existing Regulation
(No Change)

Roads

Assessor Parcels

Regional Location Map



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Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

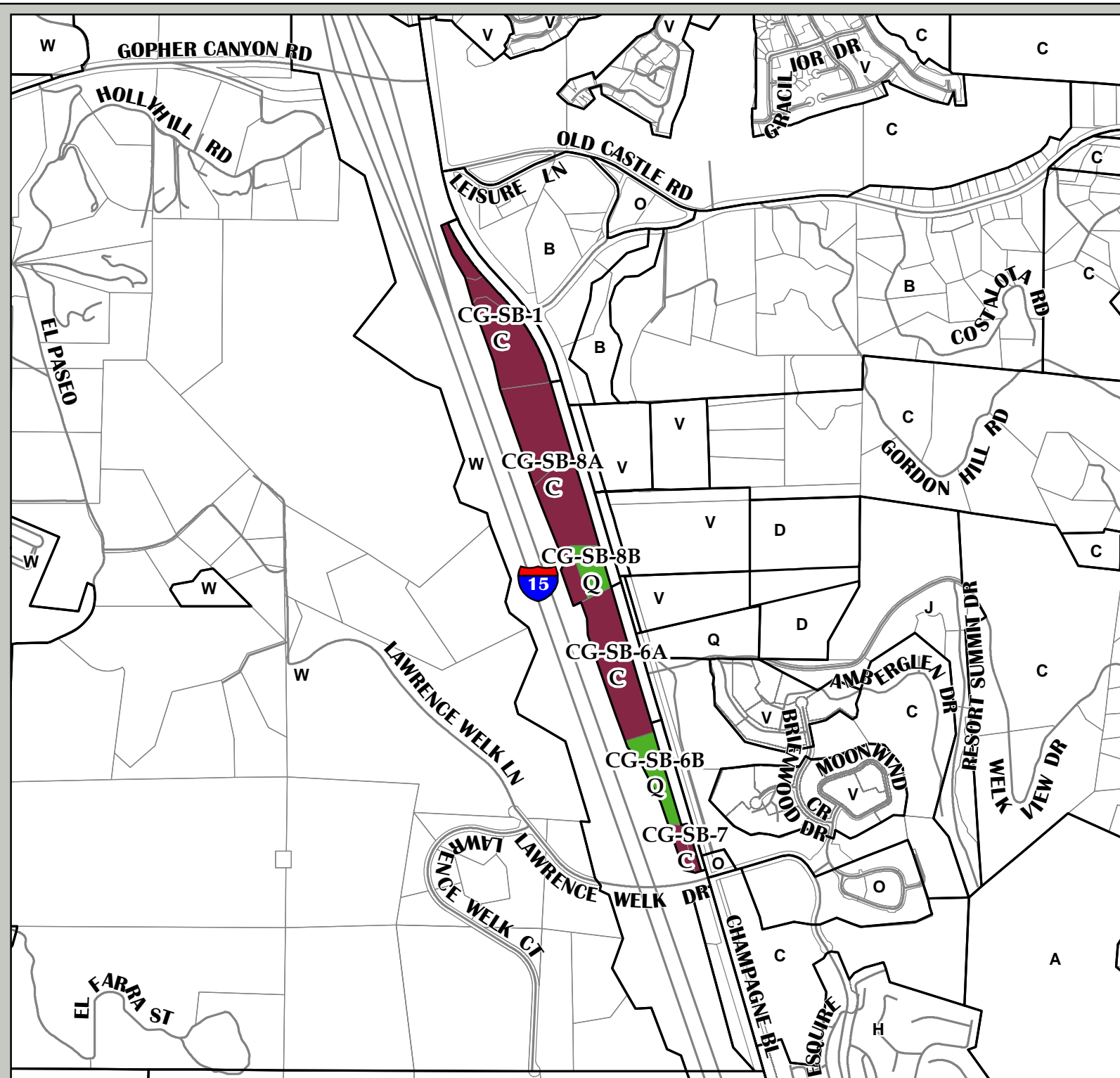
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ALTERNATIVE MAP OPTION
Source: County of San Diego, SANGIS, SANDAG

0 400 800 Feet








COUNTY OF SAN DIEGO
Western Champagne Gardens

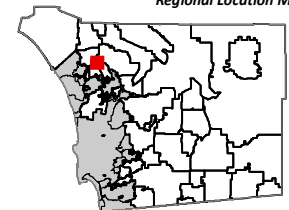
Bonsall

Legend

Special Area Regulations

-  B,D
-  Existing Regulation (No Change)
-  Community Planning Area Boundary
-  Roads
-  Assessor Parcels

Regional Location Map



LUEGGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

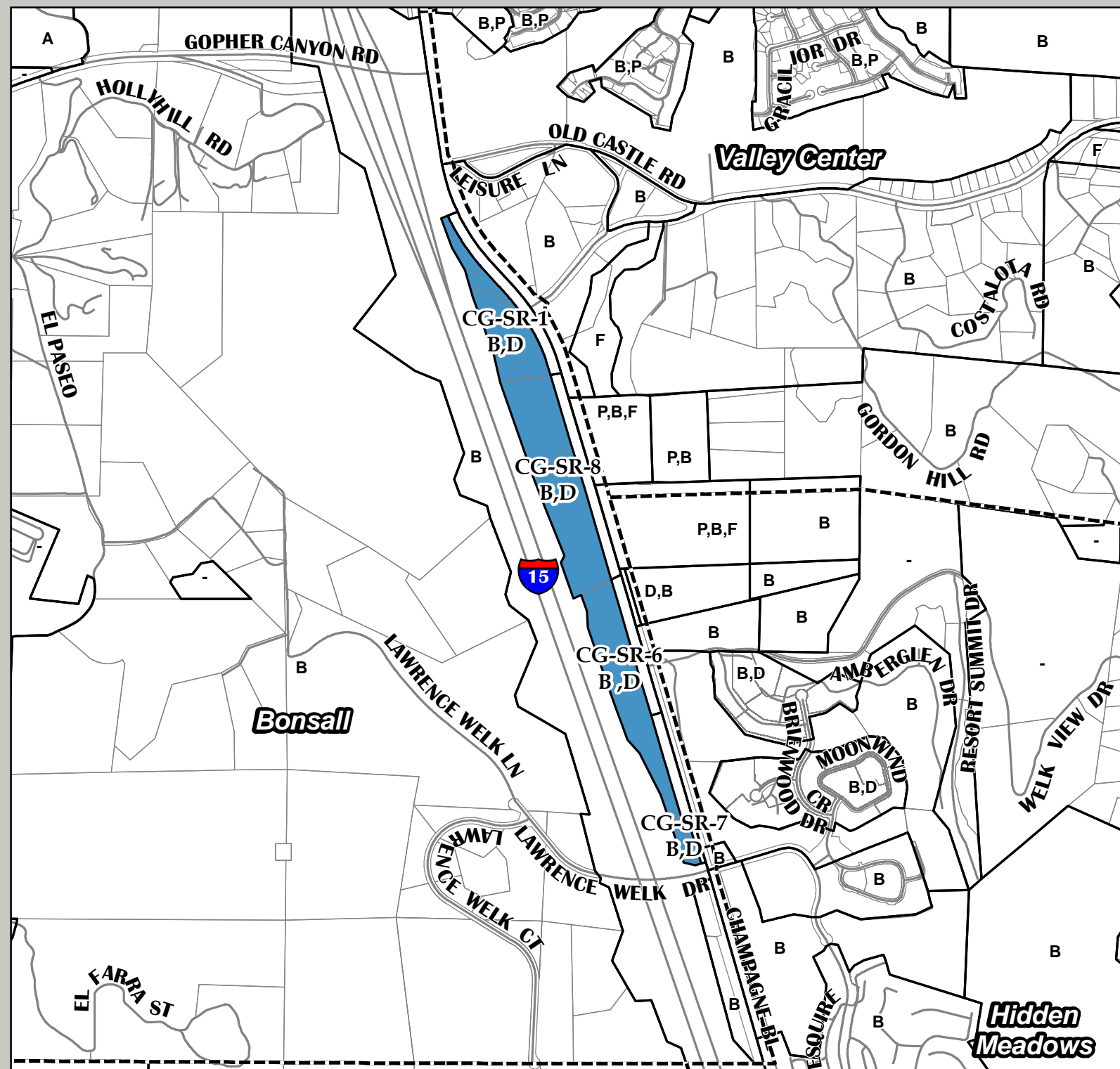
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ALTERNATIVE MAP OPTION
Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet



COUNTY OF SAN DIEGO

Eastern Champagne Gardens


Valley Center/Hidden Meadows


Legend

Use Regulations


 A70

 RC

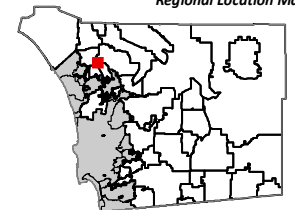
 Existing Regulation
(No Change)

 Community Planning
Area Boundary

 Roads

 Assessor Parcels

Regional Location Map



LUEGGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

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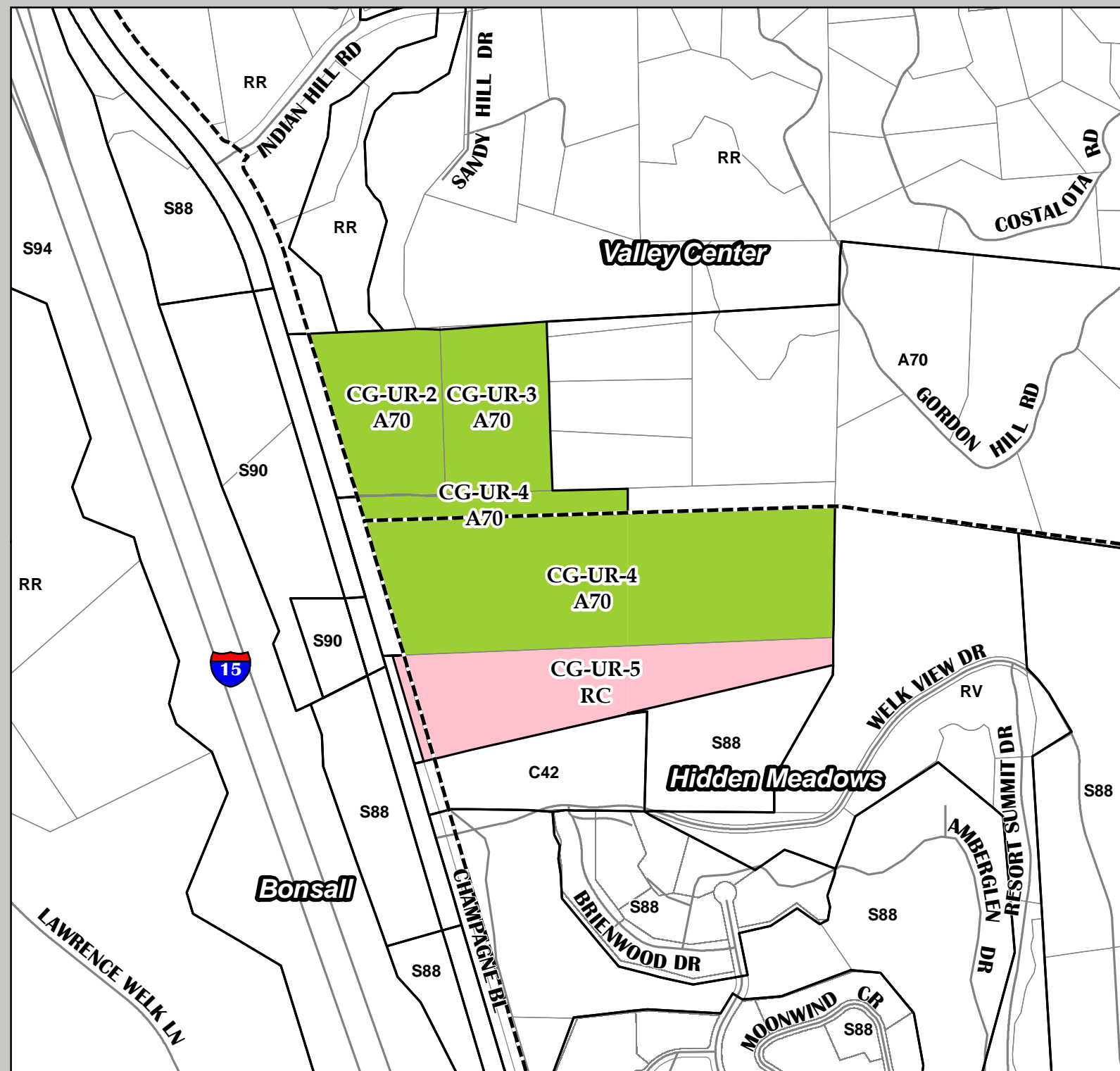
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ALTERNATIVE MAP OPTION

Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet



COUNTY OF SAN DIEGO

Eastern Champagne Gardens

Valley Center/Hidden Meadows

Legend

Density



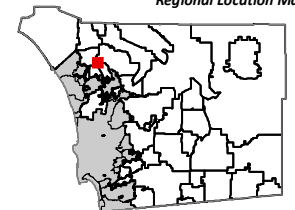
Existing Regulation
(No Change)

Community Planning
Area Boundary

Roads

Assessor Parcels

Regional Location Map



LUEGGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

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ALTERNATIVE MAP OPTION

Source: County of San Diego, SANGIS, SANDAG

0 400 800 Feet



COUNTY OF SAN DIEGO
Eastern Champagne Gardens

Valley Center/Hidden Meadows

Legend

Lot Size

1AC

Existing Regulation
(No Change)

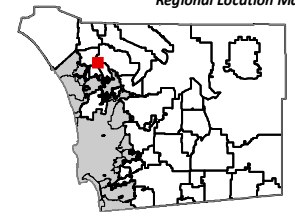
Community Planning
Area Boundary

Roads

Assessor Parcels

Line Separating Differences in
Existing Zone Box Regulation

Regional Location Map



LUEGGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

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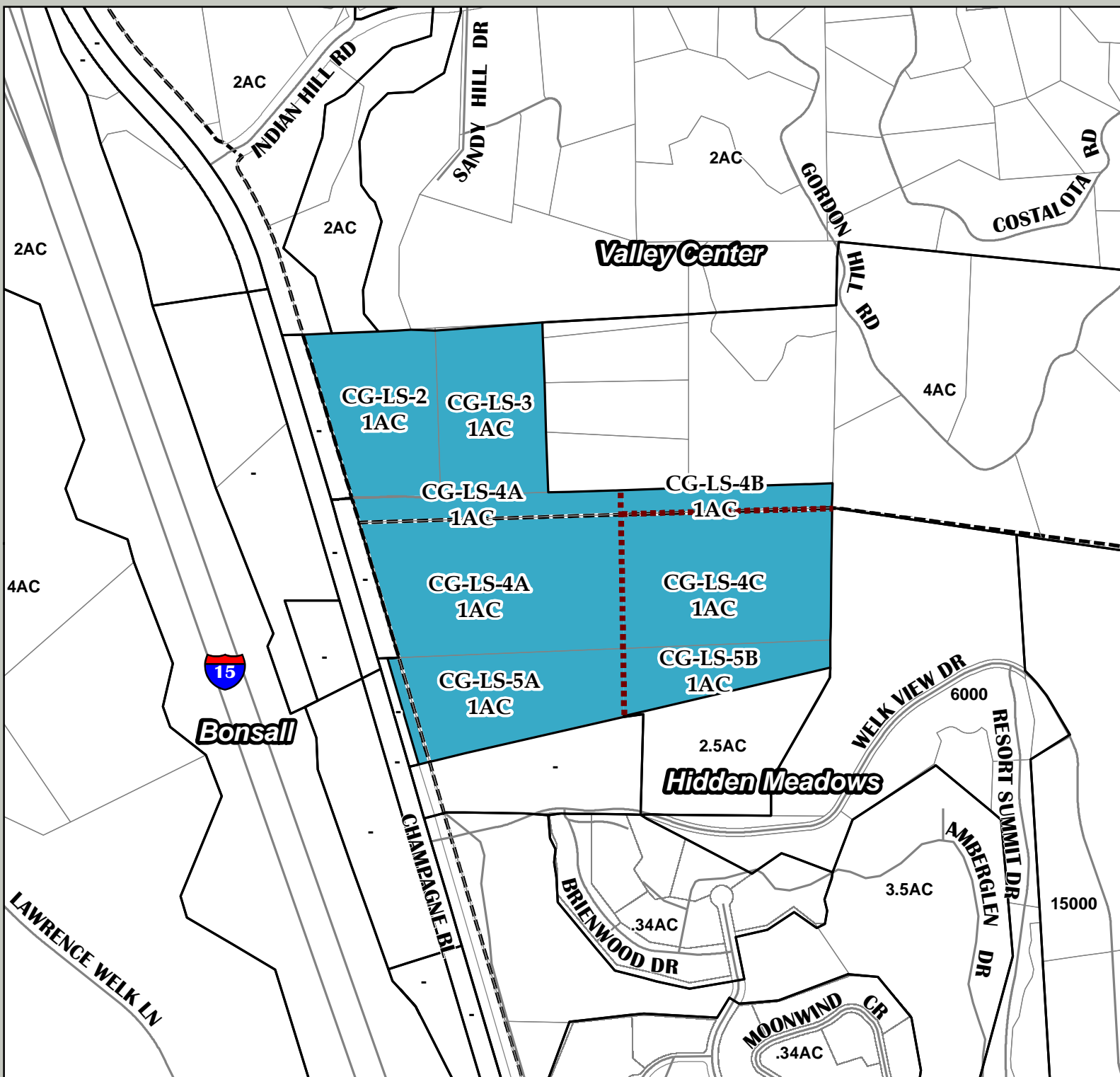
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ALTERNATIVE MAP OPTION

Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet



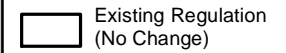
COUNTY OF SAN DIEGO
Eastern Champagne Gardens
Valley Center/Hidden Meadows

Legend

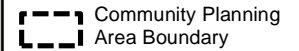
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C



Existing Regulation
(No Change)



Community Planning
Area Boundary

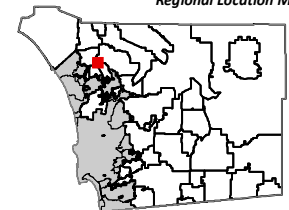


Roads



Assessor Parcels

Regional Location Map



Coordinates: NAD83 Feet

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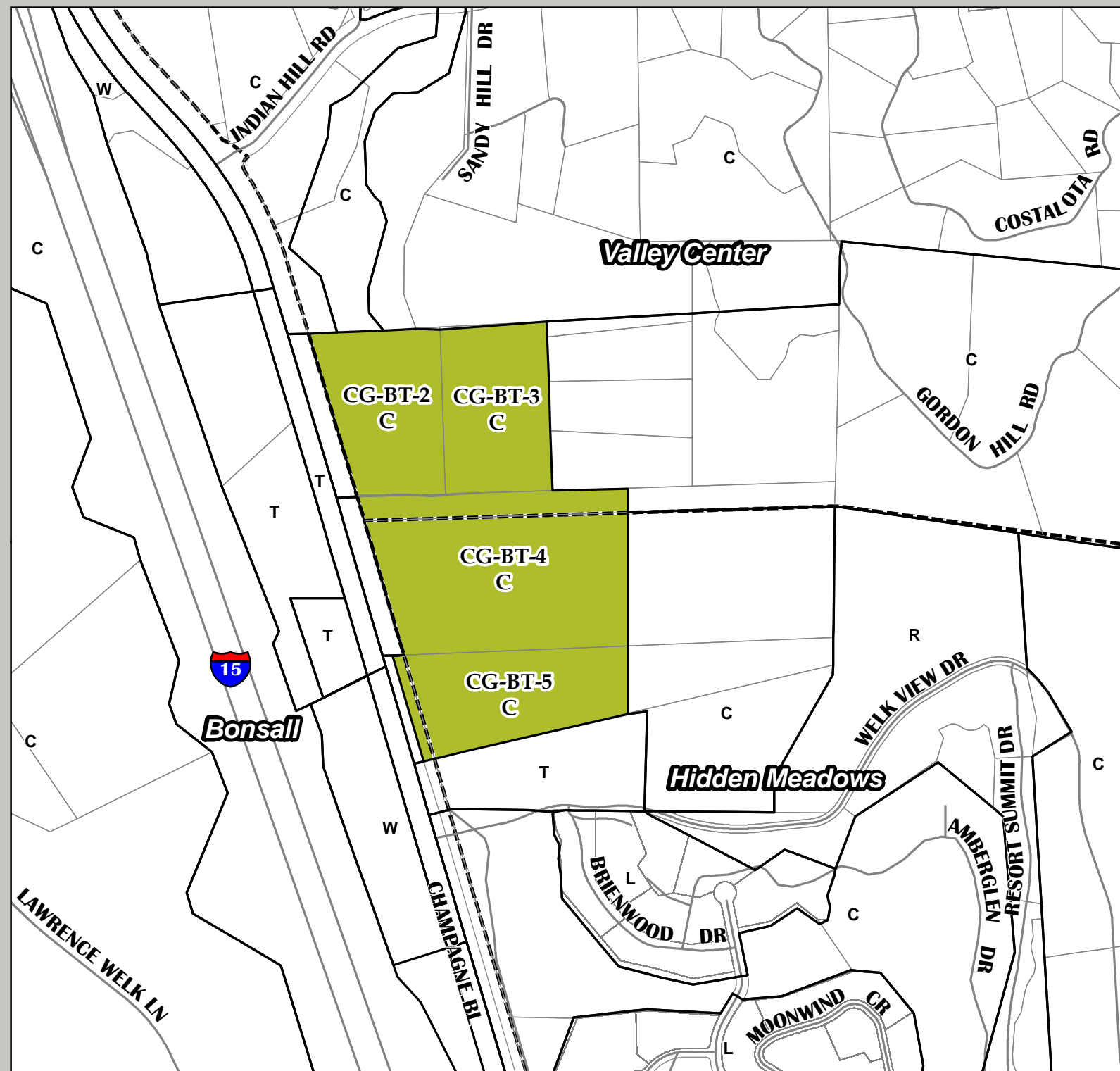
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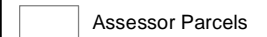
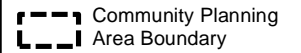
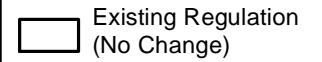
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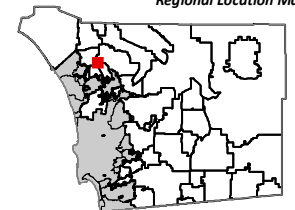
COUNTY OF SAN DIEGO
Eastern Champagne Gardens
Valley Center/Hidden Meadows

Legend

Height



Regional Location Map



Coordinates: NAD83 Feet

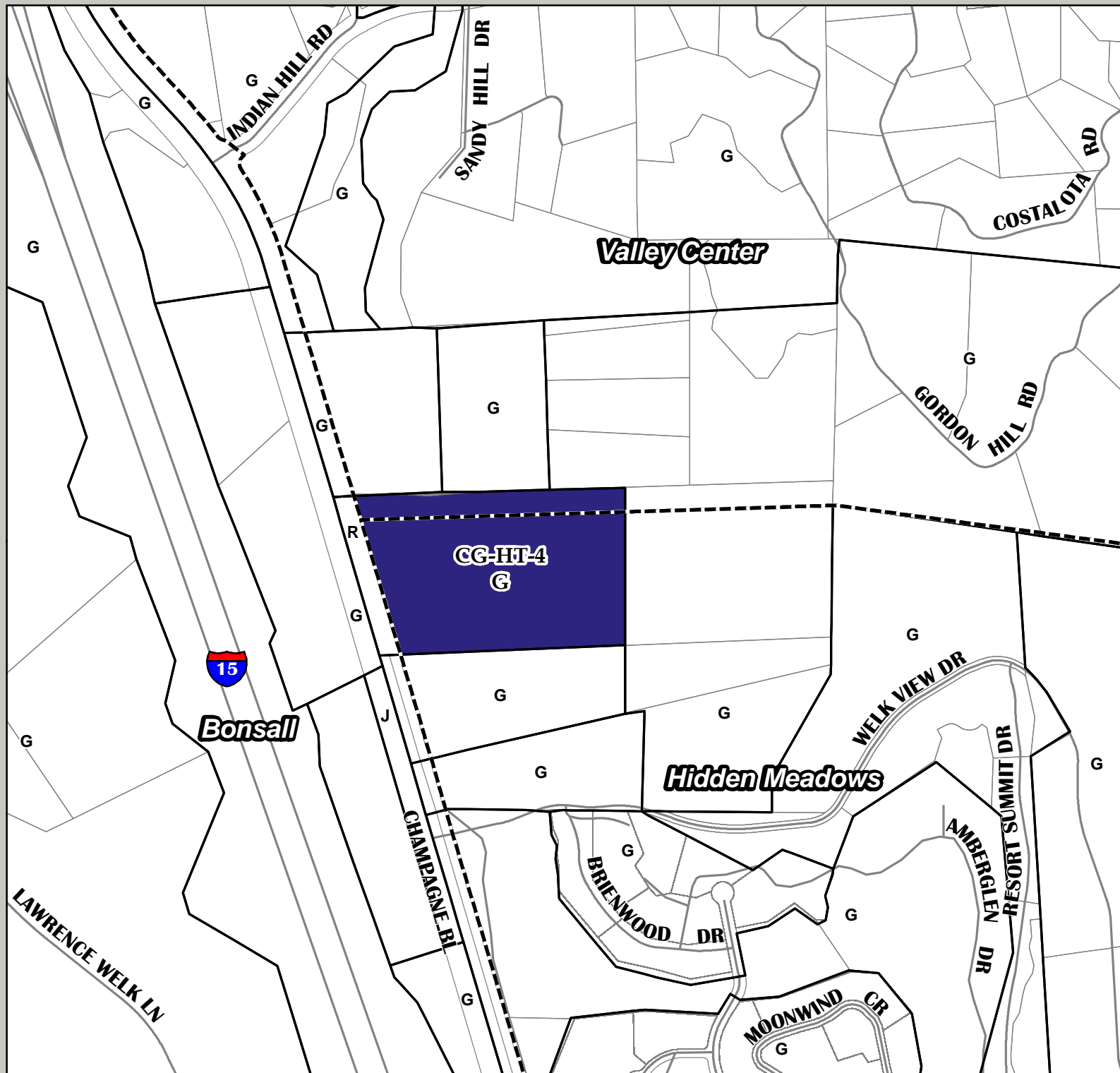
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ALTERNATIVE MAP OPTION

Source: County of San Diego, SanGIS, SANDAG



COUNTY OF SAN DIEGO
Eastern Champagne Gardens

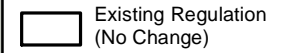
Valley Center/Hidden Meadows

Legend

Setback



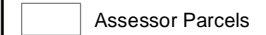
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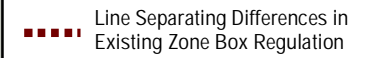
Existing Regulation
(No Change)



Roads

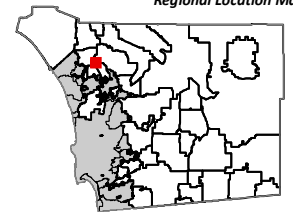


Assessor Parcels



Line Separating Differences in
Existing Zone Box Regulation

Regional Location Map



LUEGGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

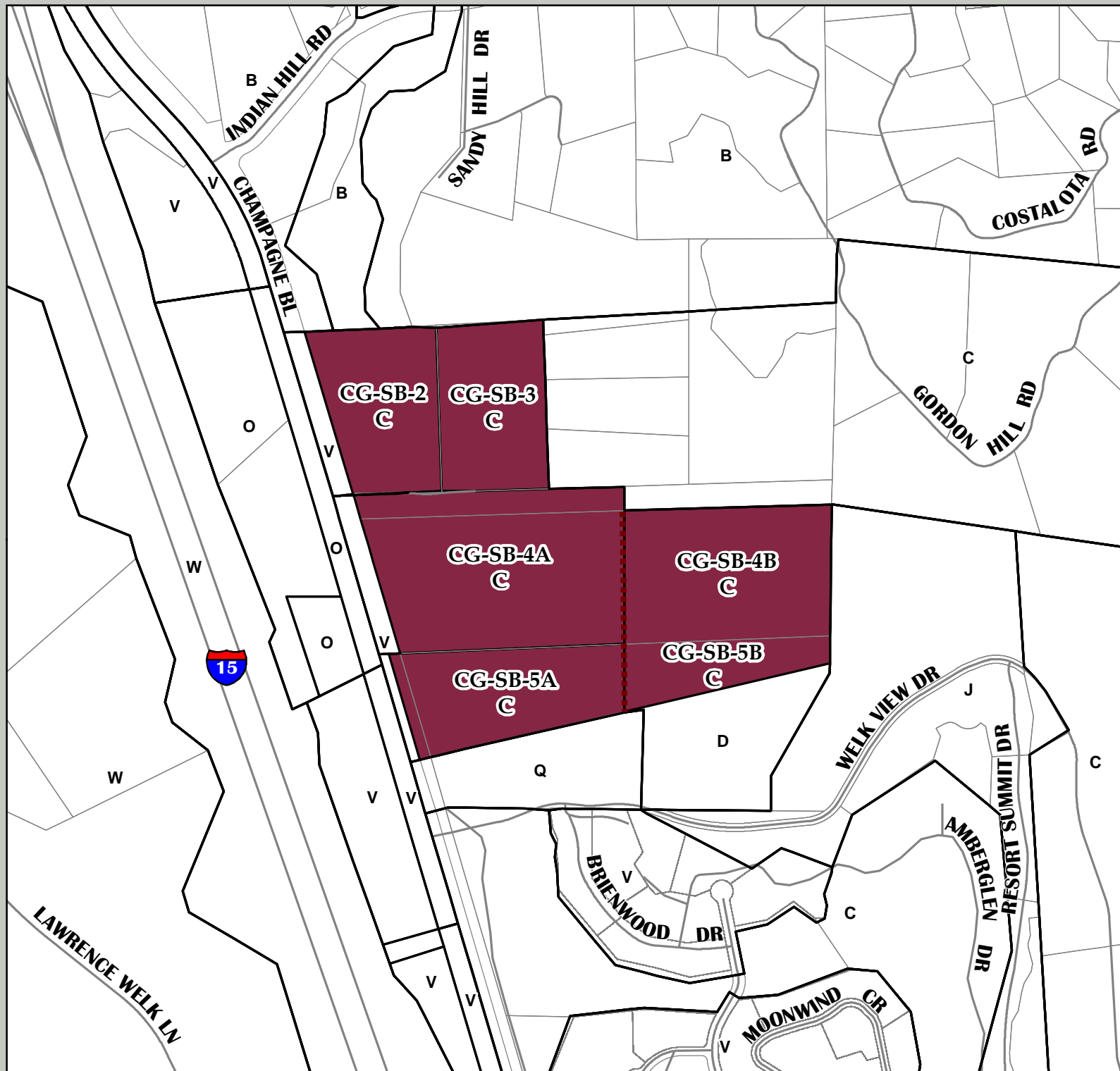
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ALTERNATIVE MAP OPTION
Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet



COUNTY OF SAN DIEGO
Eastern Champagne Gardens

Valley Center/Hidden Meadows

Legend

Special Area Regulations



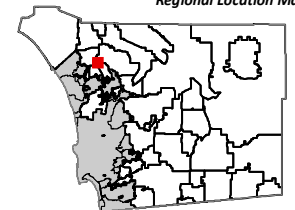
Existing Regulation
(No Change)

Community Planning
Area Boundary

Roads

Assessor Parcels

Regional Location Map



LUEGGIS
Land Use & Environment Group
Geographic Information Services



Coordinates: NAD83 Feet

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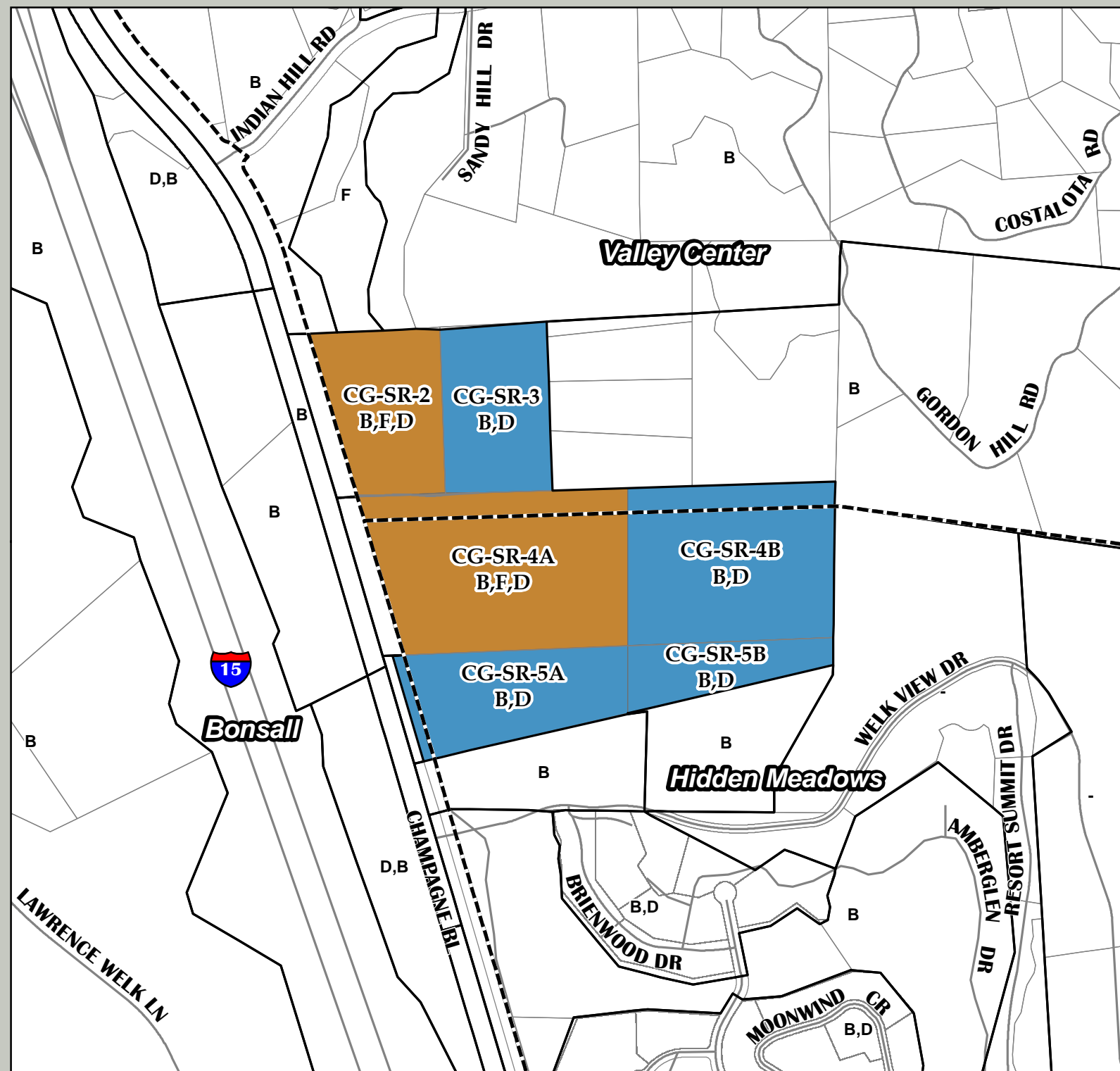
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ALTERNATIVE MAP OPTION

Source: County of San Diego, SanGIS, SANDAG

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PROPERTY SPECIFIC REQUESTS GPA/REZONE

PROPOSED D DESIGNATOR – GHG MITIGATION

One Component of the Proposed Mitigation for Climate Change/GHG and Air Quality Impacts

Ordinance No. _____ (New Series)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES RELATED TO THE PROPERTY SPECIFIC REQUESTS GENERAL PLAN AMENDMENT AND REZONE

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

Section 1

The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Property Specific Requests Special Area Regulation Changes Maps attached hereto and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

D Special Area Regulations Designator – Mitigation for Air Quality and Greenhouse Gas (GHG)/Climate Change impacts associated with increased residential densities and/or development intensities adopted as part of the Property Specific Requests General Plan Amendment and Rezone (GPA12-005; REZ14-006).

Objective:

This D designator shall serve as one component of the mitigation required for Air Quality and GHG/Climate Change impacts associated with increased residential densities and/or development intensities adopted as part of the Property Specific Requests (PSRs) General Plan Amendment and Rezone (GPA12-005; REZ14-006).

This D designator is applied to all properties that have been approved for a change in the General Plan land use designation or zoning use regulation as part of the final adoption of the above referenced project. For these properties, any future development projects that propose a residential density or commercial/industrial development intensity higher than what was allowed under the land use designation and/or zoning adopted with the General Plan Update of 2011 shall:

- A. Be prohibited from including wood burning fireplaces or wood burning stoves in the construction of all structures; and,
- B. Be required to mitigate GHG impacts associated with this additional development potential to no net increase or net zero in GHG emissions.

Section 2

Standards:

When any development is proposed on a property subject to this D designator, Planning & Development Services (PDS) staff shall first determine whether the project proposes either a) a

residential density higher than what would have been allowed under the General Plan land use designation or zoning density (where applicable) adopted with the General Plan Update of August 3, 2011 (2011 GPU); or, b) a use that would not have been permitted under the zoning use regulation adopted with the 2011 GPU (a use that would have been permitted includes only Permitted Uses and Permitted Uses Subject to Limitations as defined by the zoning use regulation adopted with the 2011 GPA). **If the project includes a proposal for either of the above, this D designator shall apply to the project.** An application for a single-family residence on an existing legal lot (may also include structures accessory to the single-family residential use) shall not be subject to this D designator, as such a project is not affected by the allowed General Plan density. Maps showing the General Plan land use designations and zoning use regulations adopted with the 2011 GPU (for properties subject to this D designator) are attached.

For residential projects within the slope-dependent Semi-Rural land use designations, a Civil Engineer's slope analysis provided by the project applicant shall be used to determine the current allowed density and the density that was allowed under the General Plan land use designation adopted with the 2011 GPU.

If completion of the first step results in a determination that the D designator does apply to the project, a Site Plan application shall be required to ensure compliance with the standards below, and the project shall not be eligible for a Site Plan waiver. The second and third steps of the process below shall be applied through the discretionary project review process.

PDS staff shall secondly apply the following standard:

1. The use of wood burning stoves shall be prohibited and any fireplaces shall be fueled by natural gas. This restriction shall be noted on the building plans for all proposed structures.

As the third step in establishing compliance, PDS staff shall determine the extent of development proposed that is beyond what would have been allowed under the General Plan land use designation and/or zoning use regulation adopted with the 2011 GPU, and the GHG emissions associated with the increased development.

For residential projects, this shall be determined by calculating the difference in the number of dwelling units between the number proposed by the development permit application and the maximum number that would have been allowed under the General Plan land use designation and/or zoning use regulation adopted with the 2011 GPU. For non-residential projects, proposed uses that would not have been allowed under the zoning use regulation adopted with the 2011 GPU shall be the basis of quantifying new GHG emissions. The GHG emissions associated with the increased development for either a residential or non-residential project shall be determined as part of a GHG emissions report that would be prepared for the project by an air quality specialist listed on the County's CEQA Consultants List and reviewed by County staff including an air quality/GHG specialist.

Once the GHG emissions associated with the increased development have been determined, PDS staff shall fourthly apply either standard 2a or 2b below:

- 2a. Project applicants shall achieve no net increase in GHG emissions from additional density or development intensity (e.g., new zoning use categories not previously allowed) above the 2011 GPU/zoning over the life of the project (30 years). Applicants shall be required in their respective CEQA documents to quantify the GHG emissions from their projects that exceed the GHG emissions for the 2011 GPU density or intensity forming the basis of the County of San Diego Draft Climate Action Plan (CAP) emission forecasts (i.e., projections). This increase in emissions shall be reduced through on-site design features

and mitigation measures, and by off-site mitigation, including purchase of carbon offset credits by the applicant, if needed. Applicants shall demonstrate compliance with relevant CAP measures as identified in the "CAP Consistency Review Checklist" in addition to all feasible on-site design features and mitigation measures. Off-site mitigation, including purchase of carbon offset credits, would be allowed after all feasible on-site design features and mitigation measures have been incorporated.

- 2b. Project applicants shall reduce all project GHG emissions to net zero to achieve no net increase over baseline conditions (i.e., carbon neutrality). Project emissions shall be reduced to zero through on-site design features and mitigation measures and off-site mitigation, including purchase of carbon offset credits by the applicant or its designee. Applicants shall demonstrate compliance with relevant CAP measures as identified in the "CAP Consistency Review Checklist" before considering additional feasible on-site design features and mitigation measures. Off-site mitigation, including purchase of carbon offset credits, would be allowed after all feasible on-site design features and mitigation measures have been incorporated.

The following four paragraphs are applicable to standard 2a or 2b above:

The County will consider, to the satisfaction of the Director of Planning & Development Services (PDS), the following geographic priorities for GHG reduction features, and GHG reduction projects and programs: 1) project design features/on-site reduction measures; 2) off-site within the unincorporated areas of the County of San Diego; 3) off-site within the County of San Diego; 4) off-site within the State of California; 5) off-site within the United States; and 6) off-site internationally.

If carbon offset credits are provided as mitigation after all feasible measures are provided on site, the applicant, or its designee, shall purchase and retire carbon offsets in a quantity sufficient to offset the net increase from GHG emissions above the density or intensity allowed in the 2011 GPU for the life of the project (i.e., 30 years). This includes all GHG emissions from construction (including sequestration loss from vegetation removal) and operations.

Carbon offset credits must be purchased through any of the following: (i) a CARB-approved registry, such as the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard, (ii) any registry approved by CARB to act as a registry under the state's cap-and-trade program, (iii) through the CAPCOA GHG Rx and the SDAPCD, or (iv) if no registry is in existence as identified in options (i), (ii), or (iii), above, then any other reputable registry or entity that issues carbon offsets consistent with California Health & Safety Code section 38562(d)(1)), to the satisfaction of the Director of PDS.

If utilizing the purchase of carbon credits to fulfill the requirement to offset GHG emissions associated with the increased development, prior to County's issuance of the project's first grading permit (for construction GHG emissions) or first building permit (for operations GHG emissions) the applicant, or its designee, shall provide evidence to the satisfaction of the Director of PDS that the project applicant or its designee has purchased and retired carbon offsets in a quantity sufficient to offset the net increase of construction and operations GHG emissions generated by the project. Operations emissions may be offset in phases, commensurate with the overall phasing of the project.

Property Specific Requests General Plan Amendment













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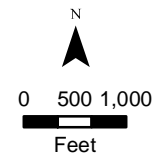
Bonsall

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan Land Use Designation(s)
-  Community Planning Area Boundary
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-4)
-  Semi-Rural Residential (SR-10)
-  Rural Lands (RL-20)
-  Rural Lands (RL-40)
-  General Commercial
-  Limited Impact Industrial
-  Medium Impact Industrial
-  Public/Semi-Public Facilities



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Land Use & Environment Group
Geographic Information Services

Property Specific Requests General Plan Amendment










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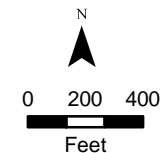
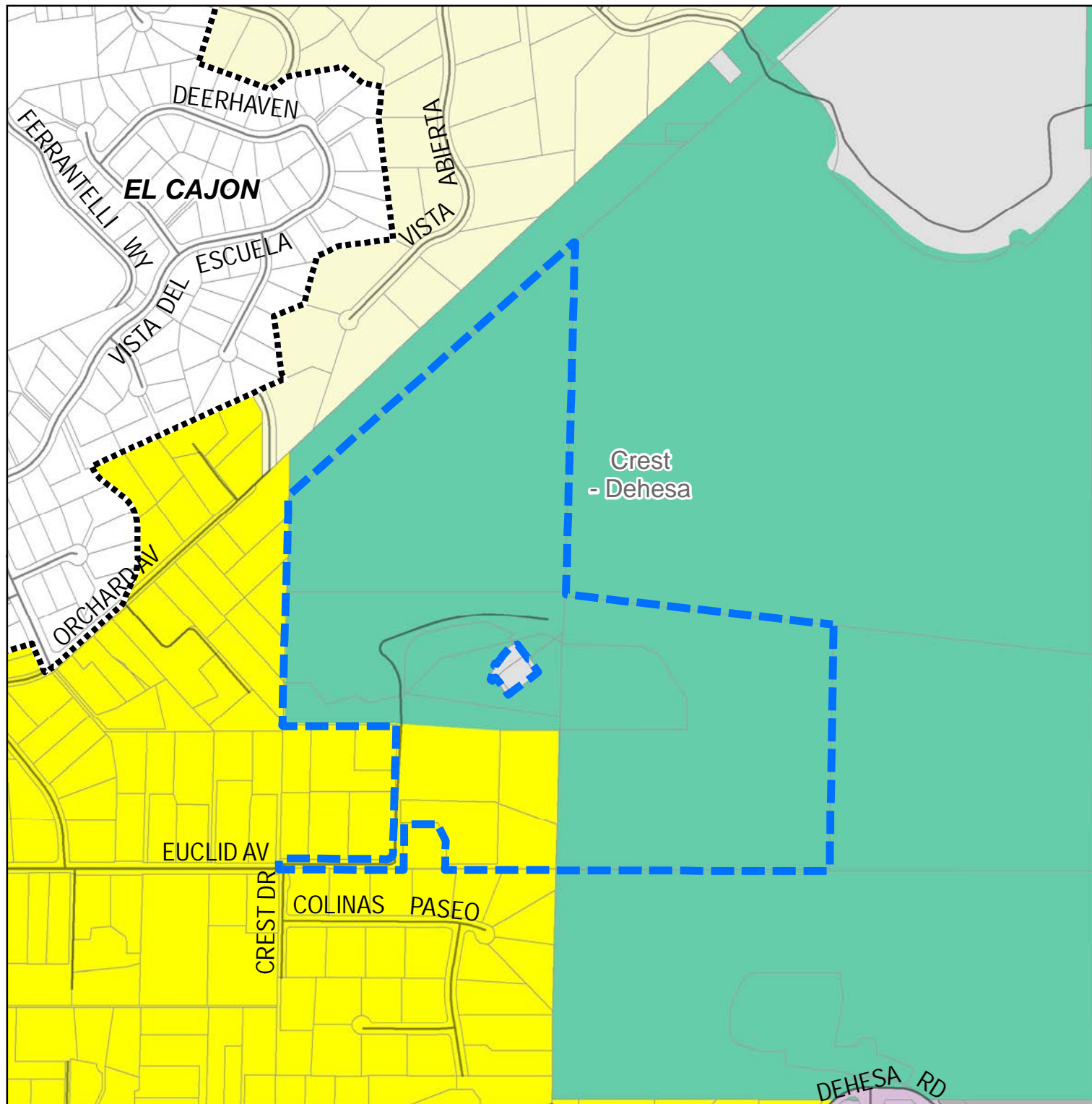
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2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan
Land Use Designation(s)
-  Community Planning
Area Boundary
-  Semi-Rural Residential (SR-1)
-  Semi-Rural Residential (SR-4)
-  Rural Lands (RL-20)
-  Specific Plan Area
-  Public/Semi-Public Facilities
-  Public Agency Lands



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Property Specific Requests General Plan Amendment


















DS8 Analysis Area

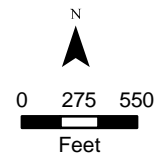
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2011 General Plan Update

General Plan Designations

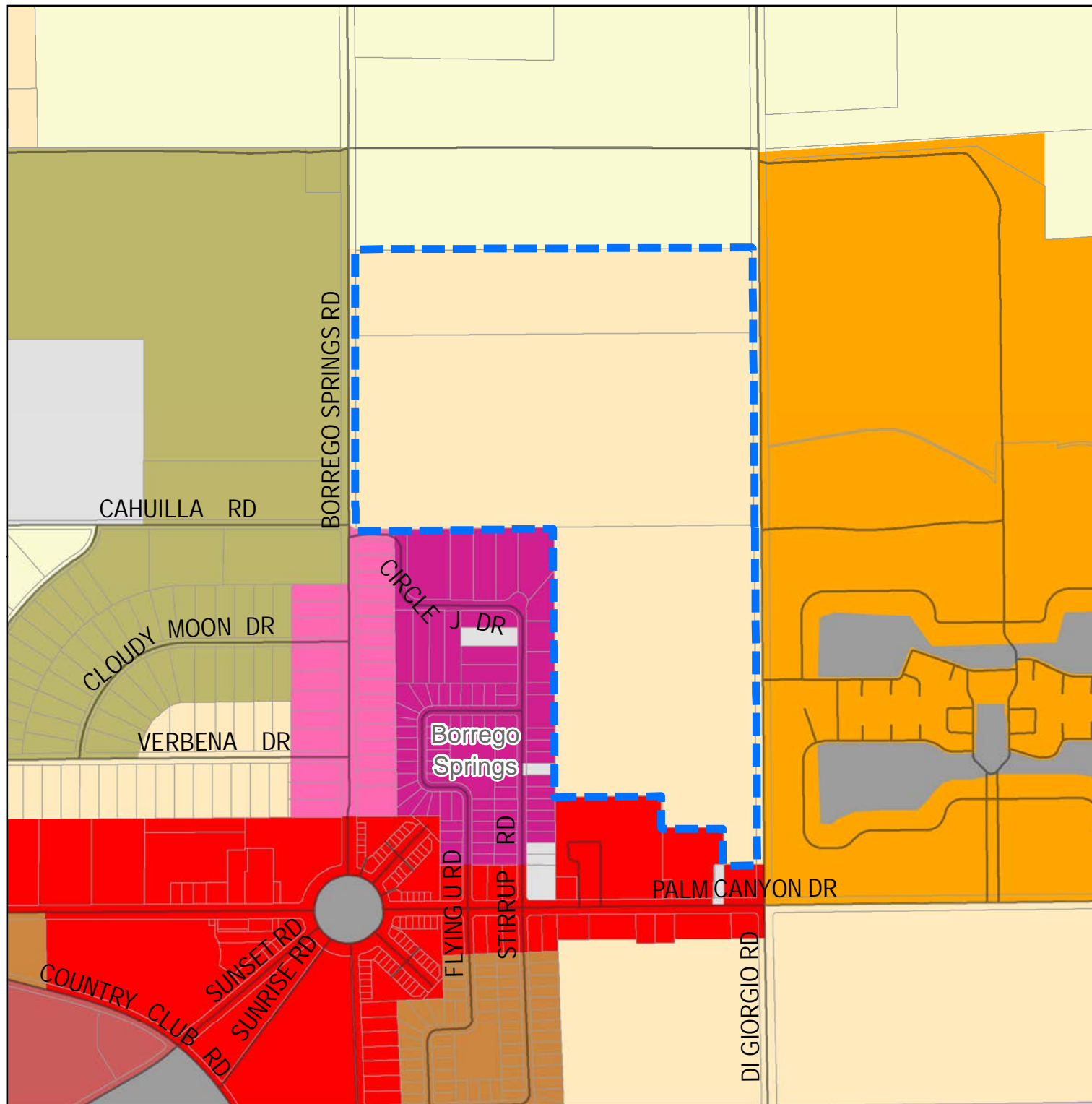
(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan
-  Land Use Designation(s)
-  Community Planning
-  Area Boundary
-  Village Residential (VR-24)
-  Village Residential (VR-7.3)
-  Village Residential (VR-4.3)
-  Village Residential (VR-2)
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-4)
-  Specific Plan Area
-  Office Professional
-  General Commercial
-  Rural Commercial
-  Public/Semi-Public Facilities
-  Open Space (Recreation)



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Property Specific Requests General Plan Amendment












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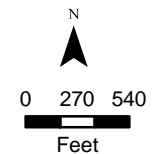
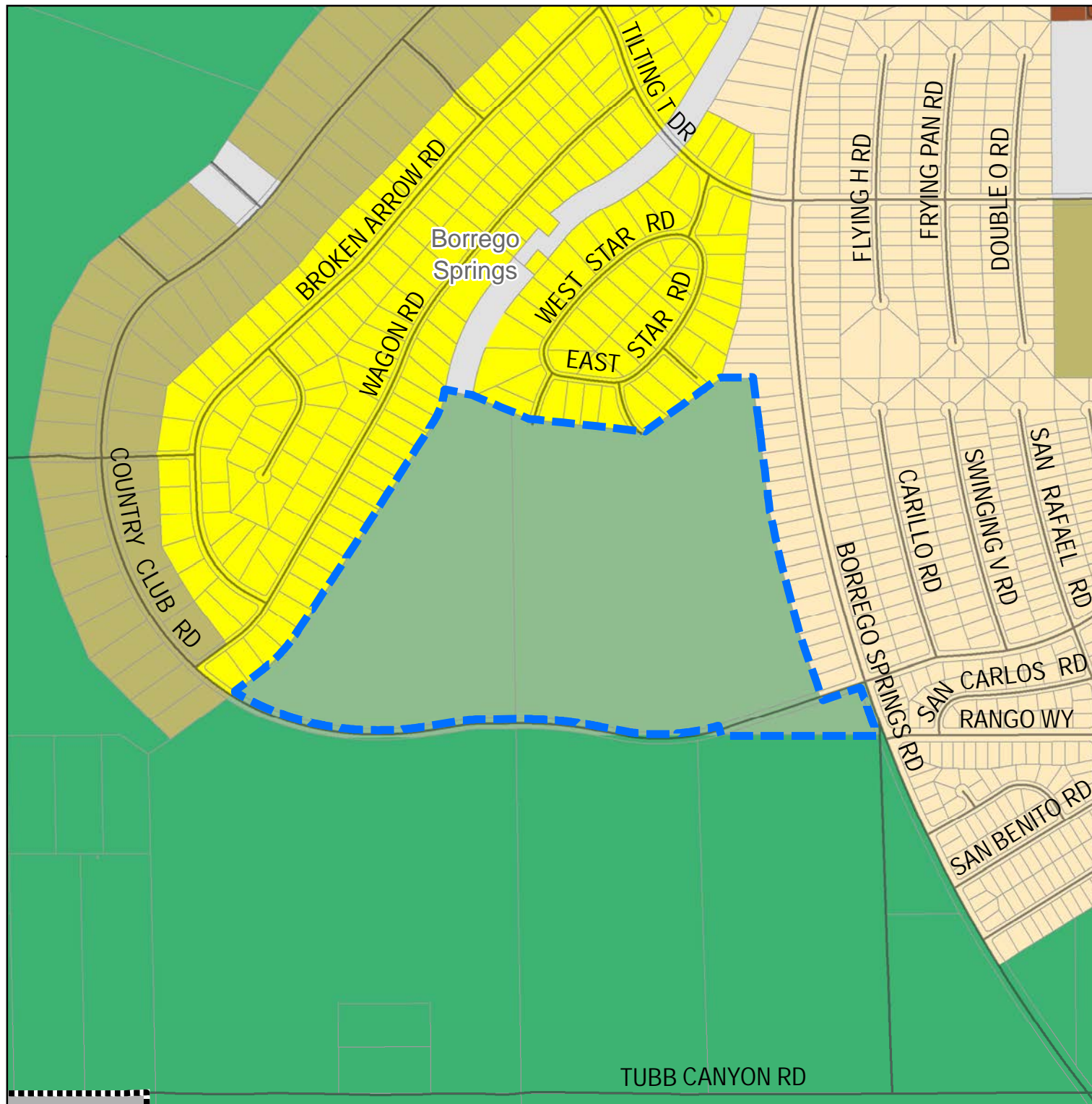
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2011 General Plan Update

General Plan Designations

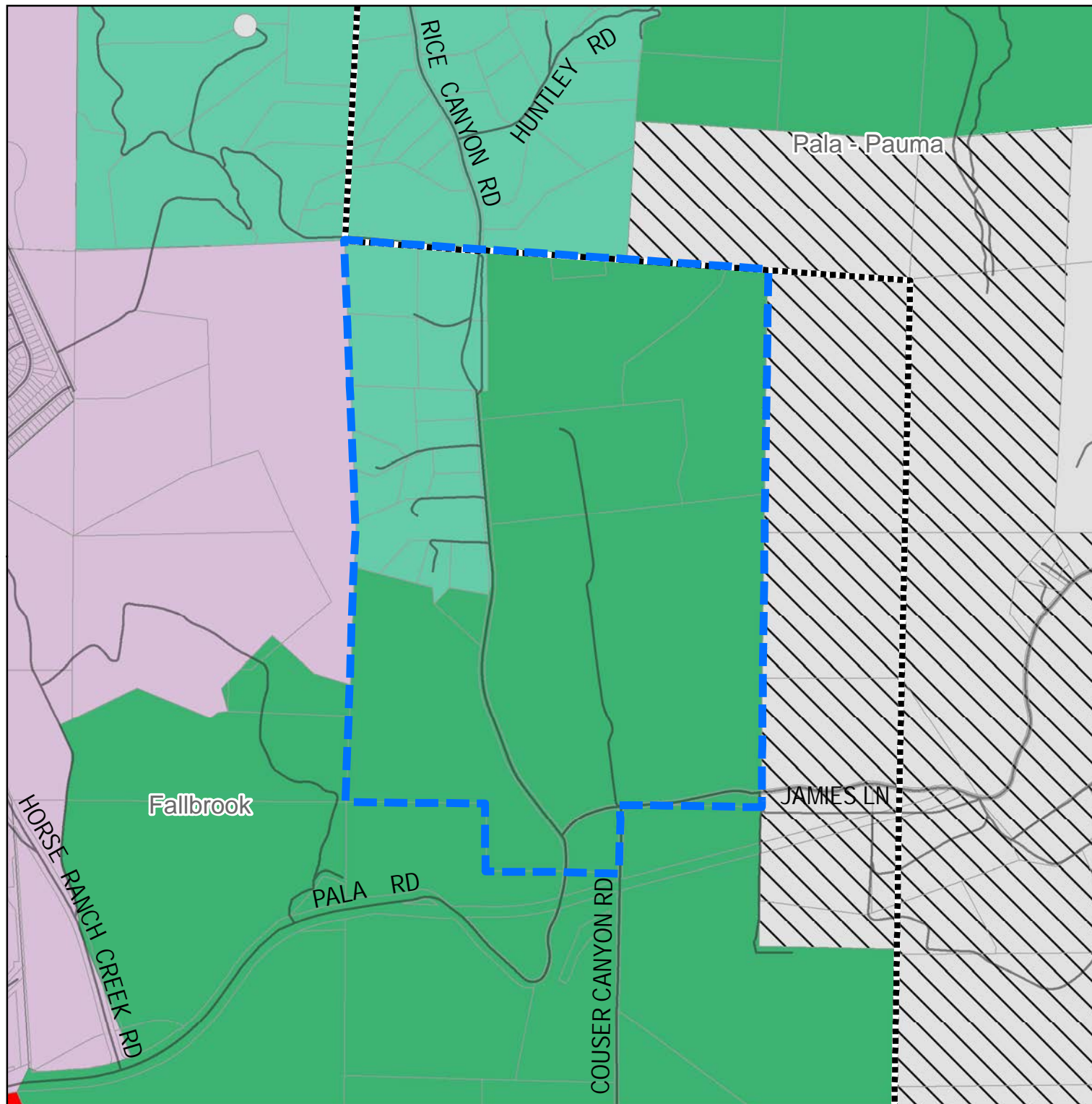
(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan Land Use Designation(s)
-  Community Planning Area Boundary
-  Village Residential (VR-15)
-  Village Residential (VR-2)
-  Semi-Rural Residential (SR-1)
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-10)
-  Rural Lands (RL-40)
-  Public/Semi-Public Facilities
-  Public Agency Lands



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Property Specific Requests General Plan Amendment

FB2+ Analysis Area

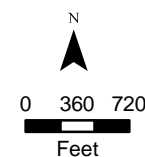
Fallbrook

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

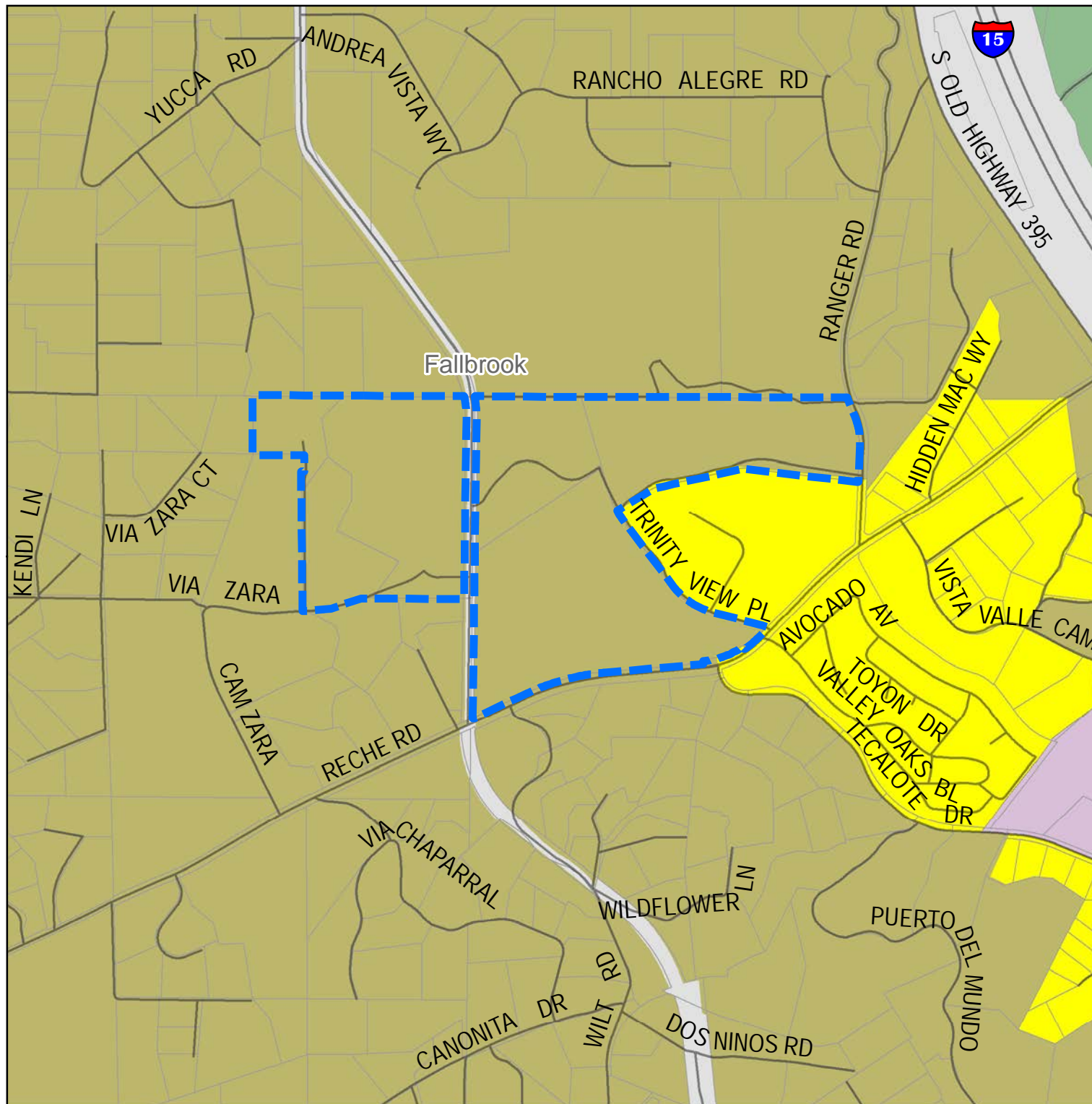
- Parcels
- Proposed General Plan Land Use Designation(s)
- Community Planning Area Boundary
- Rural Lands (RL-20)
- Rural Lands (RL-40)
- Specific Plan Area
- General Commercial
- Public/Semi-Public Facilities
- Public/Semi-Public Lands (Solid Waste Facility)



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FB17 Analysis Area

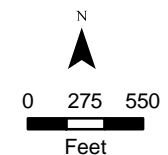
Fallbrook

2011 General Plan Update

General Plan Designations

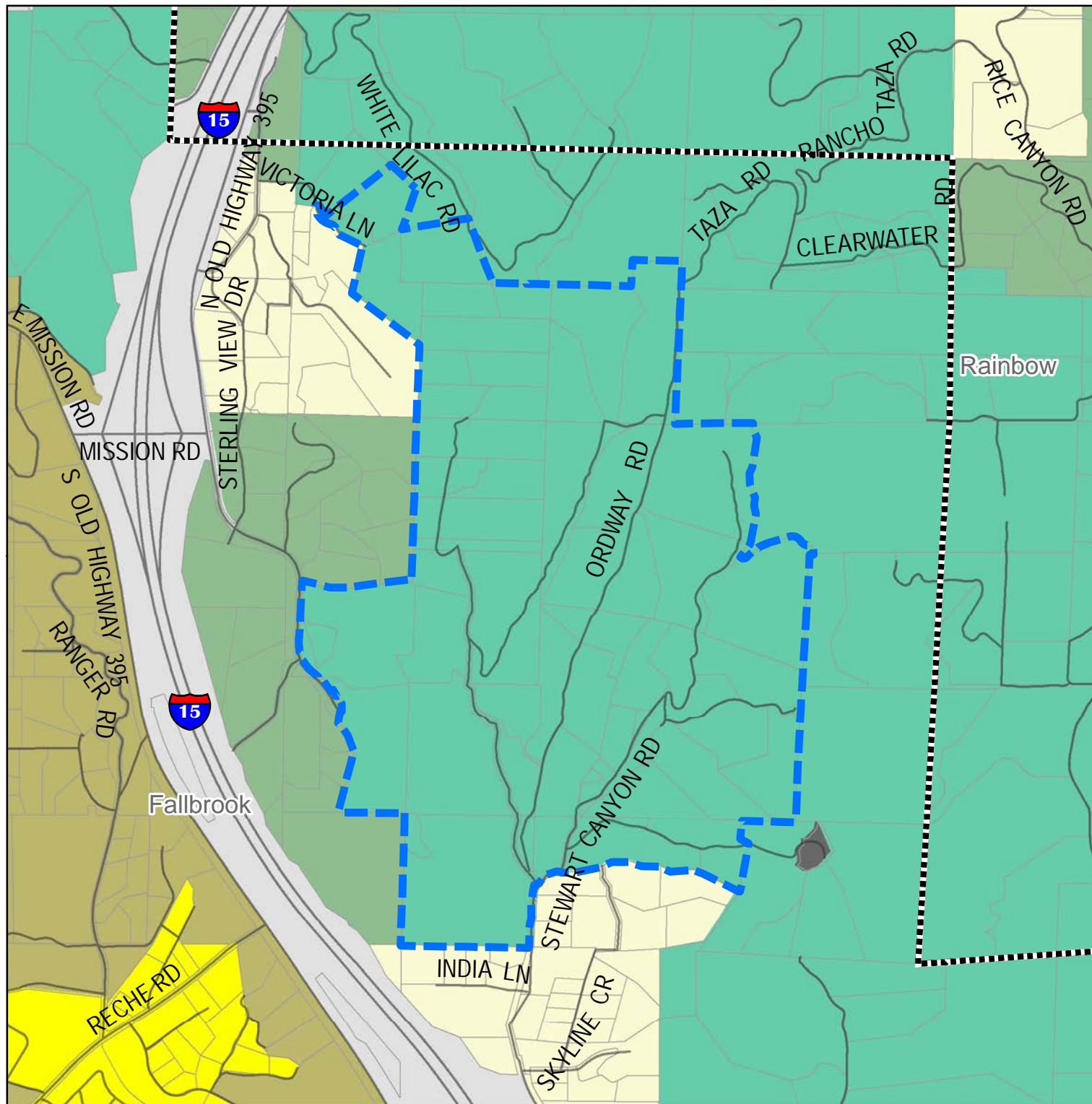
(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan Land Use Designation(s)
-  Community Planning Area Boundary
-  Village Residential (VR-2.9)
-  Semi-Rural Residential (SR-1)
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-10)
-  Specific Plan Area
-  Public/Semi-Public Facilities



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Property Specific Requests General Plan Amendment











FB19+ Analysis Area

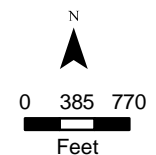
Fallbrook

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan Land Use Designation(s)
-  Community Planning Area Boundary
-  Semi-Rural Residential (SR-1)
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-4)
-  Semi-Rural Residential (SR-10)
-  Rural Lands (RL-20)
-  Public/Semi-Public Facilities
-  Open Space (Conservation)



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FB21+ Analysis Area

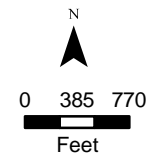
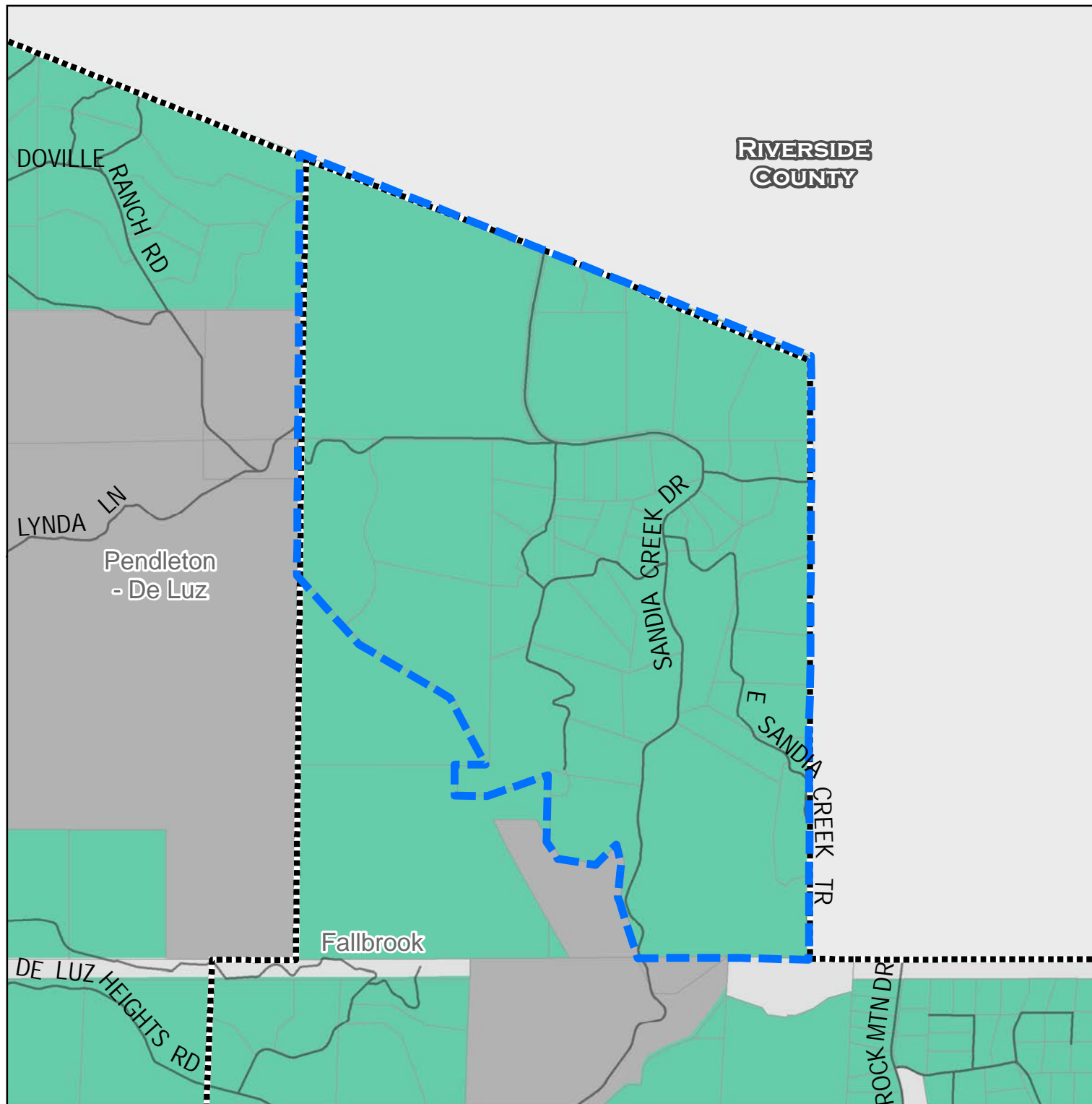
Fallbrook

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan
-  Land Use Designation(s)
-  Community Planning
-  Area Boundary
-  Rural Lands (RL-20)
-  Public/Semi-Public Facilities
-  Public Agency Lands



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ME26 Analysis Area

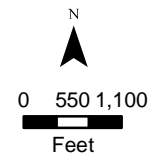
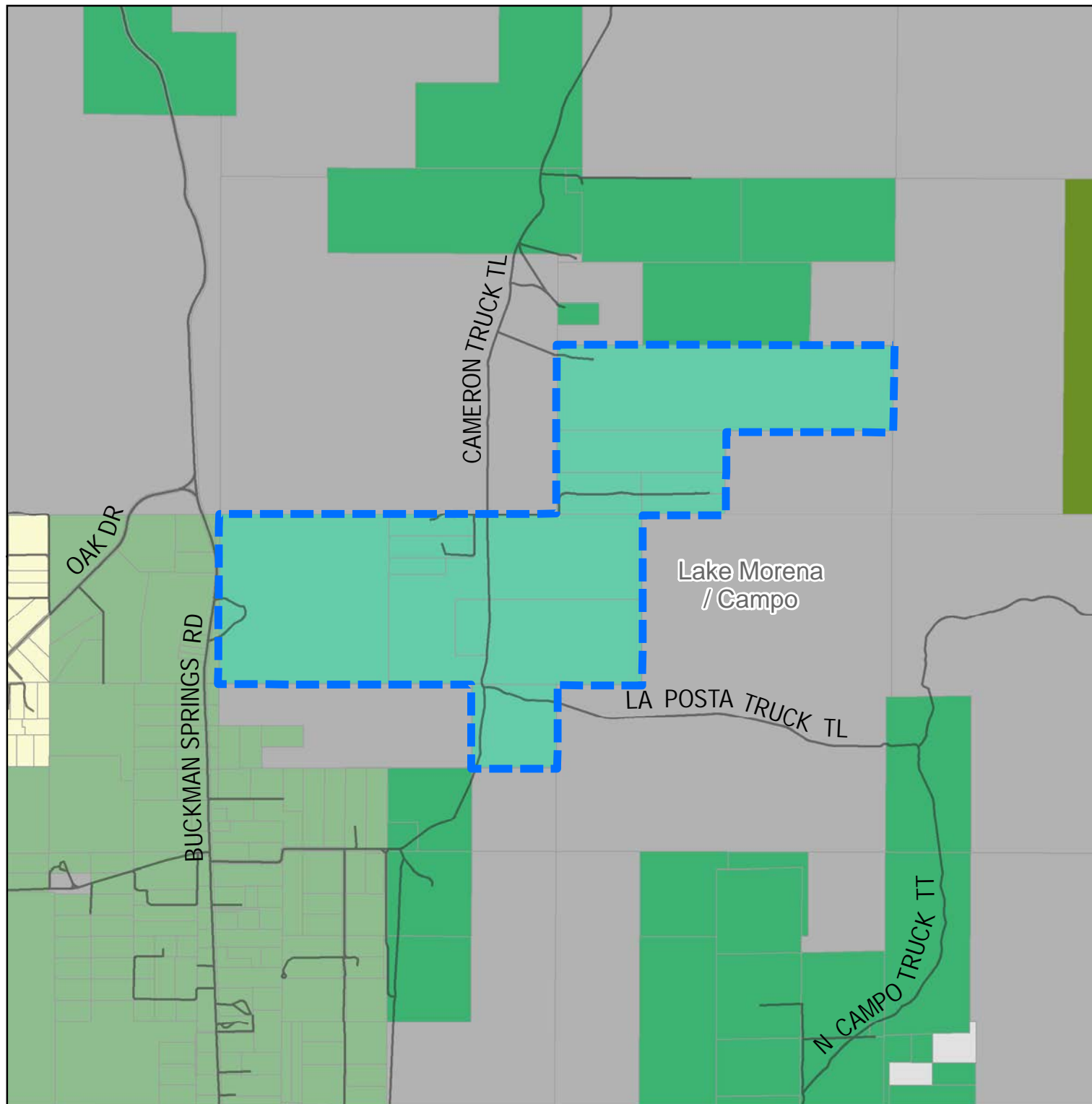
Mountain Empire

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan
-  Land Use Designation(s)
-  Community Planning
-  Area Boundary
-  Semi-Rural Residential (SR-4)
-  Semi-Rural Residential (SR-10)
-  Rural Lands (RL-20)
-  Rural Lands (RL-40)
-  Rural Lands (RL-80)
-  Public/Semi-Public Facilities
-  Public Agency Lands



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Property Specific Requests General Plan Amendment















ME30A Analysis Area

Mountain Empire

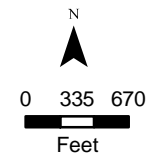
2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

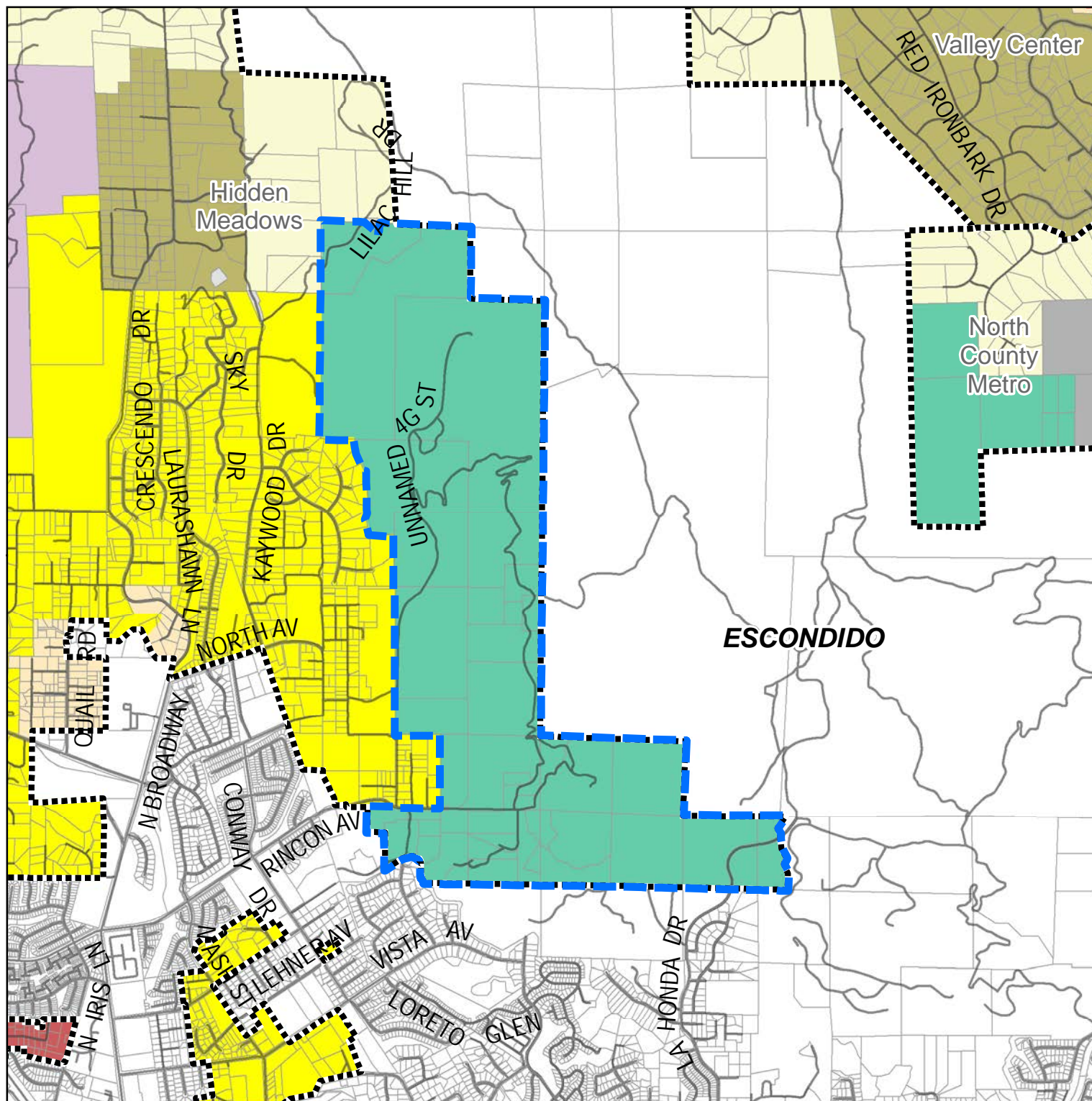
-  Parcels
-  Proposed General Plan Land Use Designation(s)
-  Community Planning Area Boundary
-  Village Residential (VR-2)
-  Semi-Rural Residential (SR-1)
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-4)
-  Semi-Rural Residential (SR-10)
-  Rural Lands (RL-40)
-  Rural Commercial
-  Limited Impact Industrial
-  Medium Impact Industrial
-  Public/Semi-Public Facilities
-  Tribal Lands

Lake Morena
/ Campo



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NC3A Analysis Area

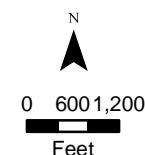
North County Metro

2011 General Plan Update

General Plan Designations

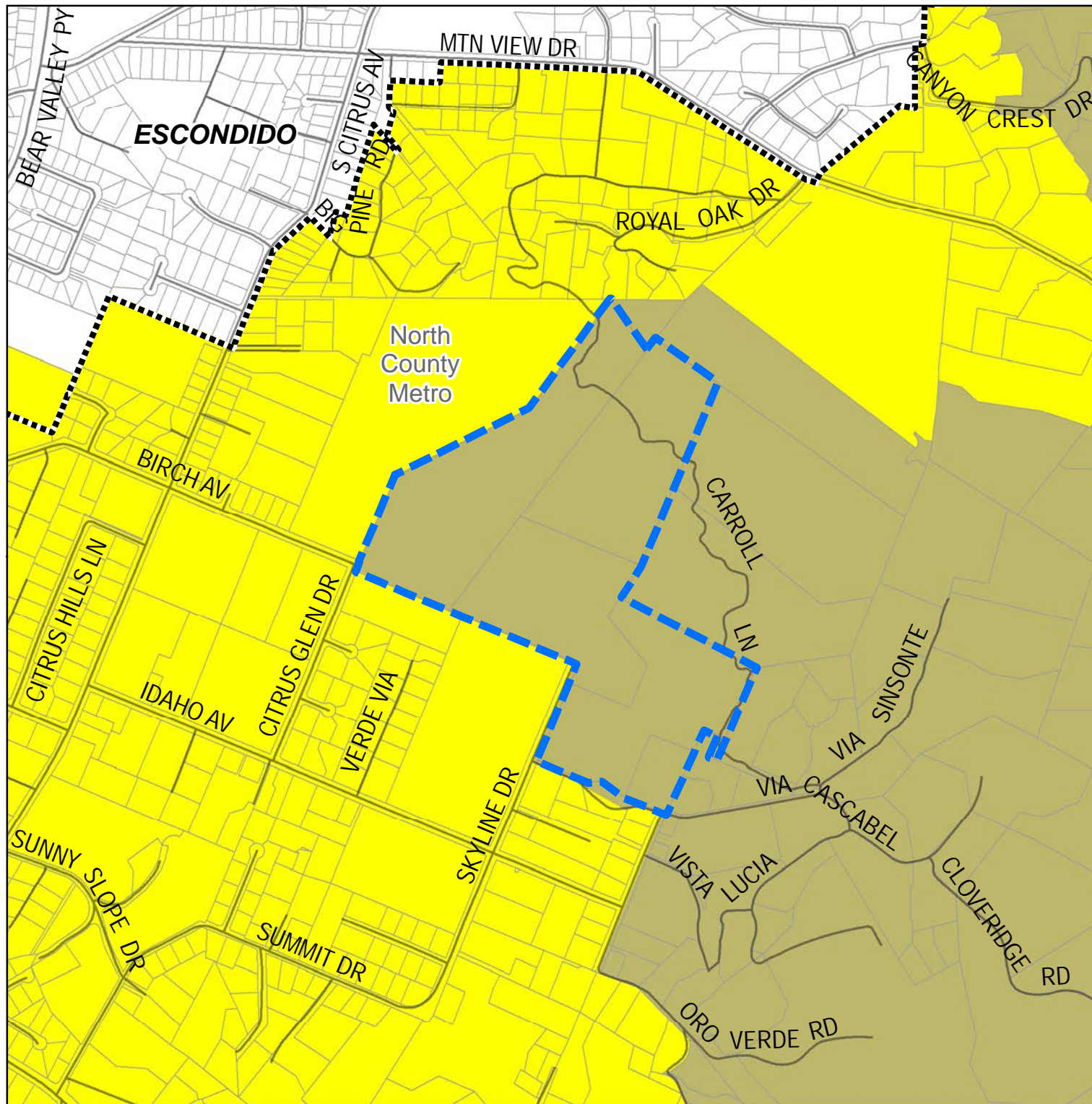
(Existing prior to the adoption of the PSRs GPA)

- Parcels
- Proposed General Plan Land Use Designation(s)
- Community Planning Area Boundary
- Village Residential (VR-24)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Rural Lands (RL-20)
- Specific Plan Area
- General Commercial
- Public/Semi-Public Facilities
- Public Agency Lands



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Property Specific Requests General Plan Amendment






NC18A Analysis Area

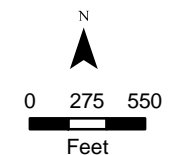
North County Metro

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan Land Use Designation(s)
-  Community Planning Area Boundary
-  Semi-Rural Residential (SR-1)
-  Semi-Rural Residential (SR-2)



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NC22 Analysis Area

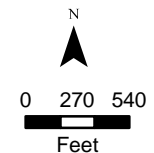
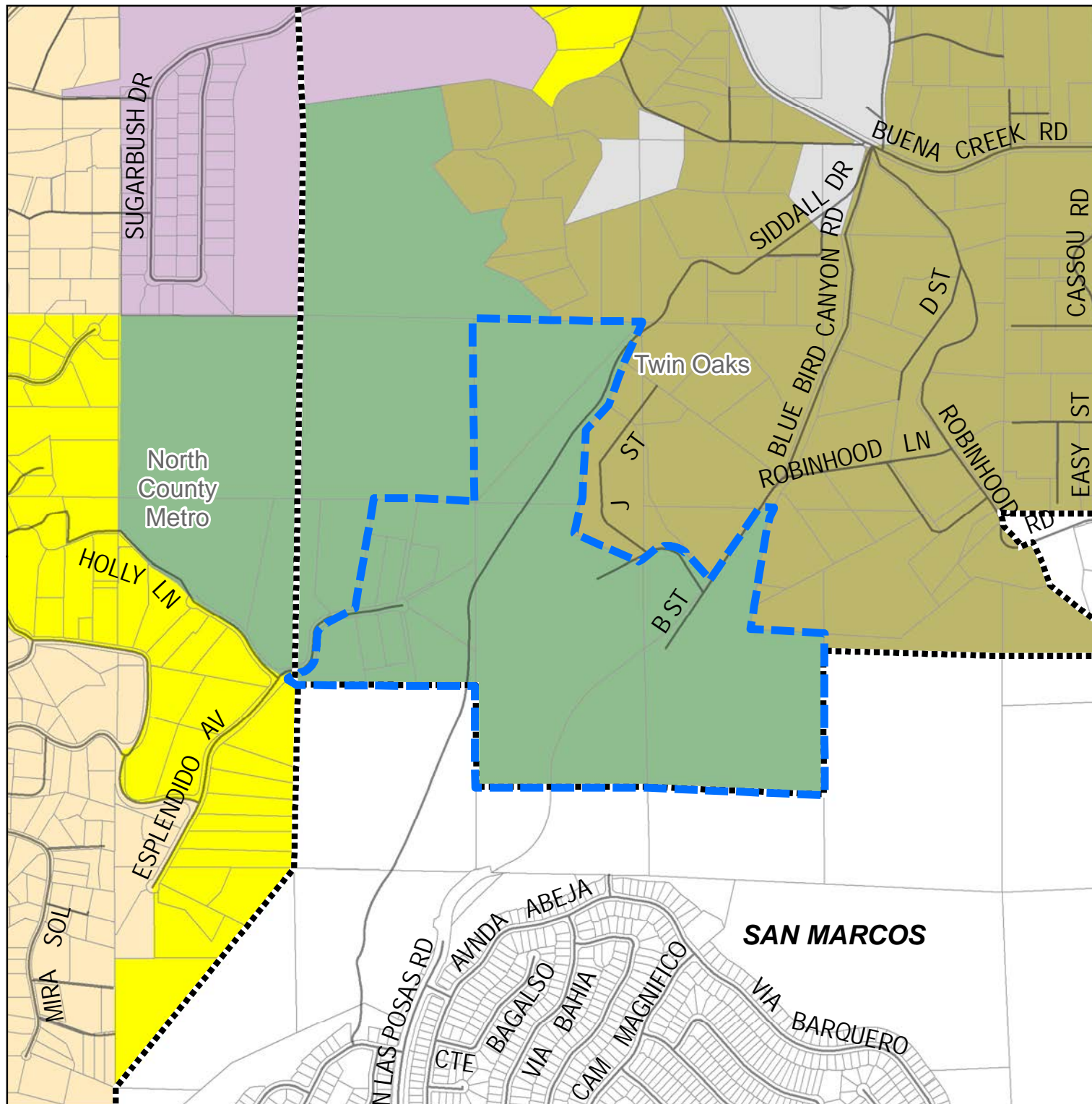
North County Metro

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan
-  Land Use Designation(s)
-  Community Planning
-  Area Boundary
-  Village Residential (VR-2)
-  Semi-Rural Residential (SR-1)
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-10)
-  Specific Plan Area
-  Public/Semi-Public Facilities



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Property Specific Requests General Plan Amendment









NC37 Analysis Area

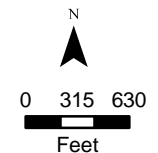
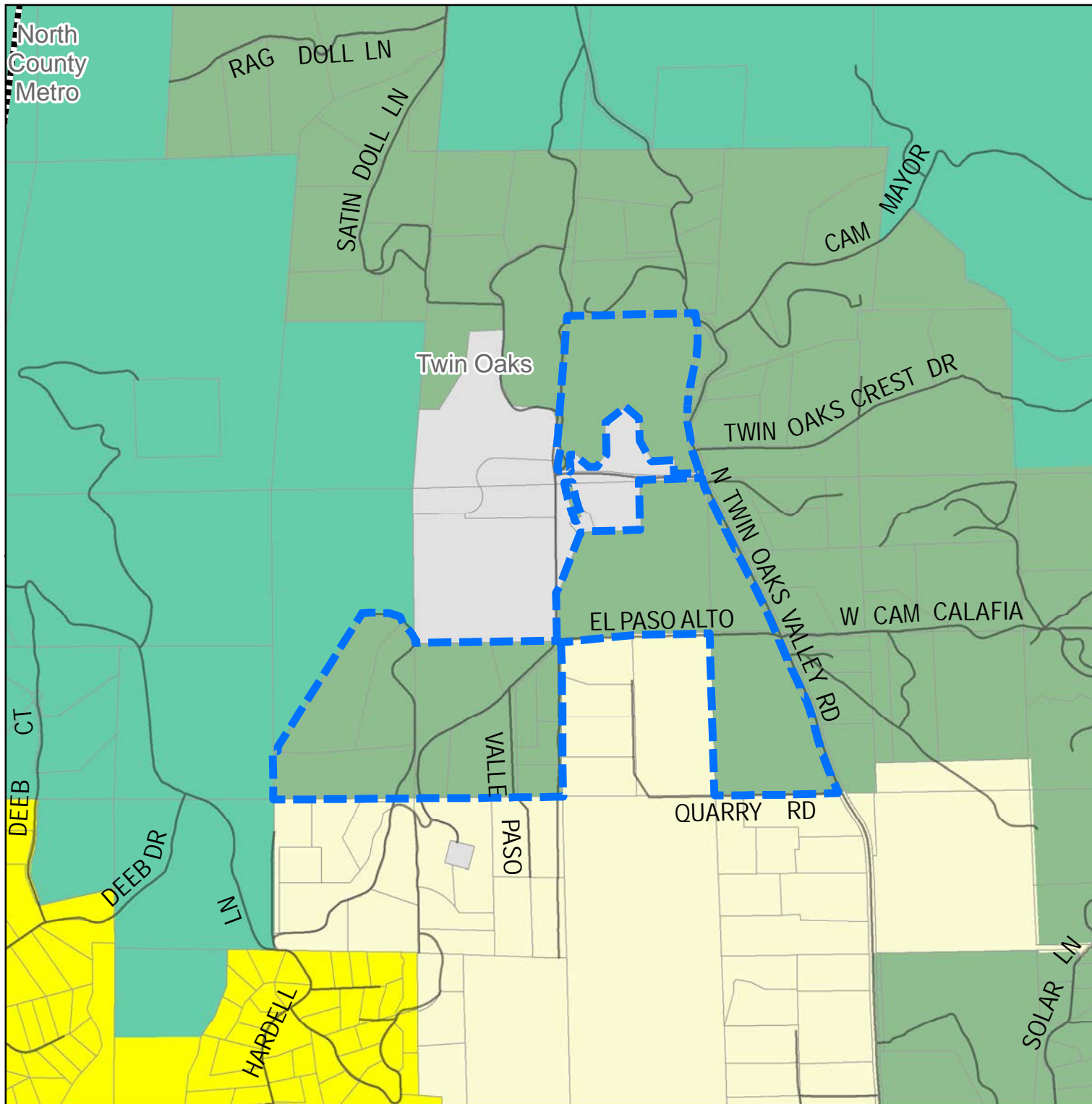
North County Metro

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan
Land Use Designation(s)
-  Community Planning
Area Boundary
-  Semi-Rural Residential (SR-1)
-  Semi-Rural Residential (SR-4)
-  Semi-Rural Residential (SR-10)
-  Rural Lands (RL-20)
-  Public/Semi-Public Facilities



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




NC38+ Analysis Area

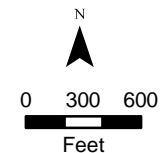
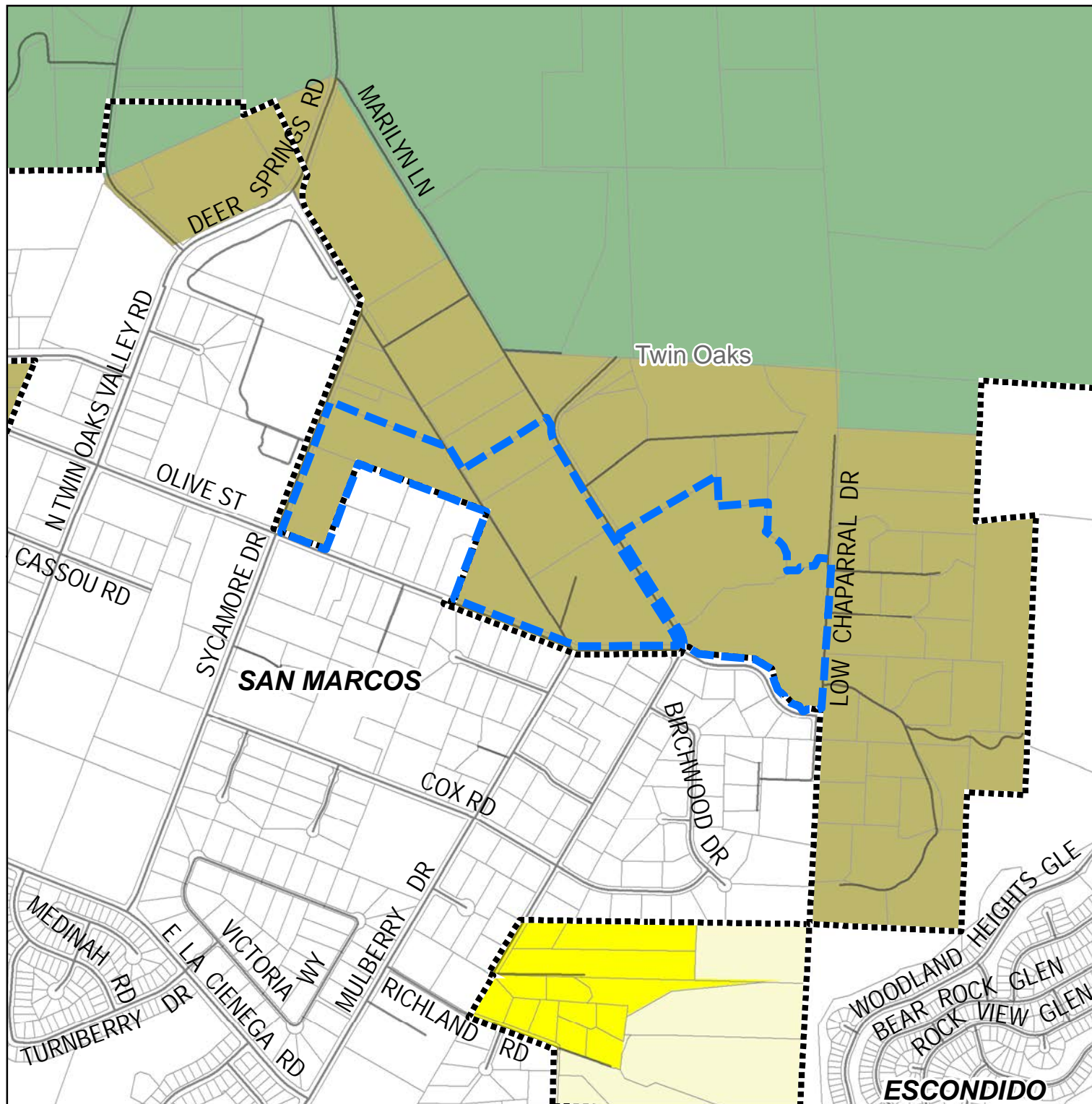
North County Metro

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan
Land Use Designation(s)
-  Community Planning
Area Boundary
-  Semi-Rural Residential (SR-1)
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-4)
-  Semi-Rural Residential (SR-10)



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











PP30 Analysis Area

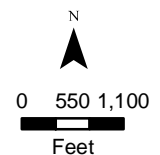
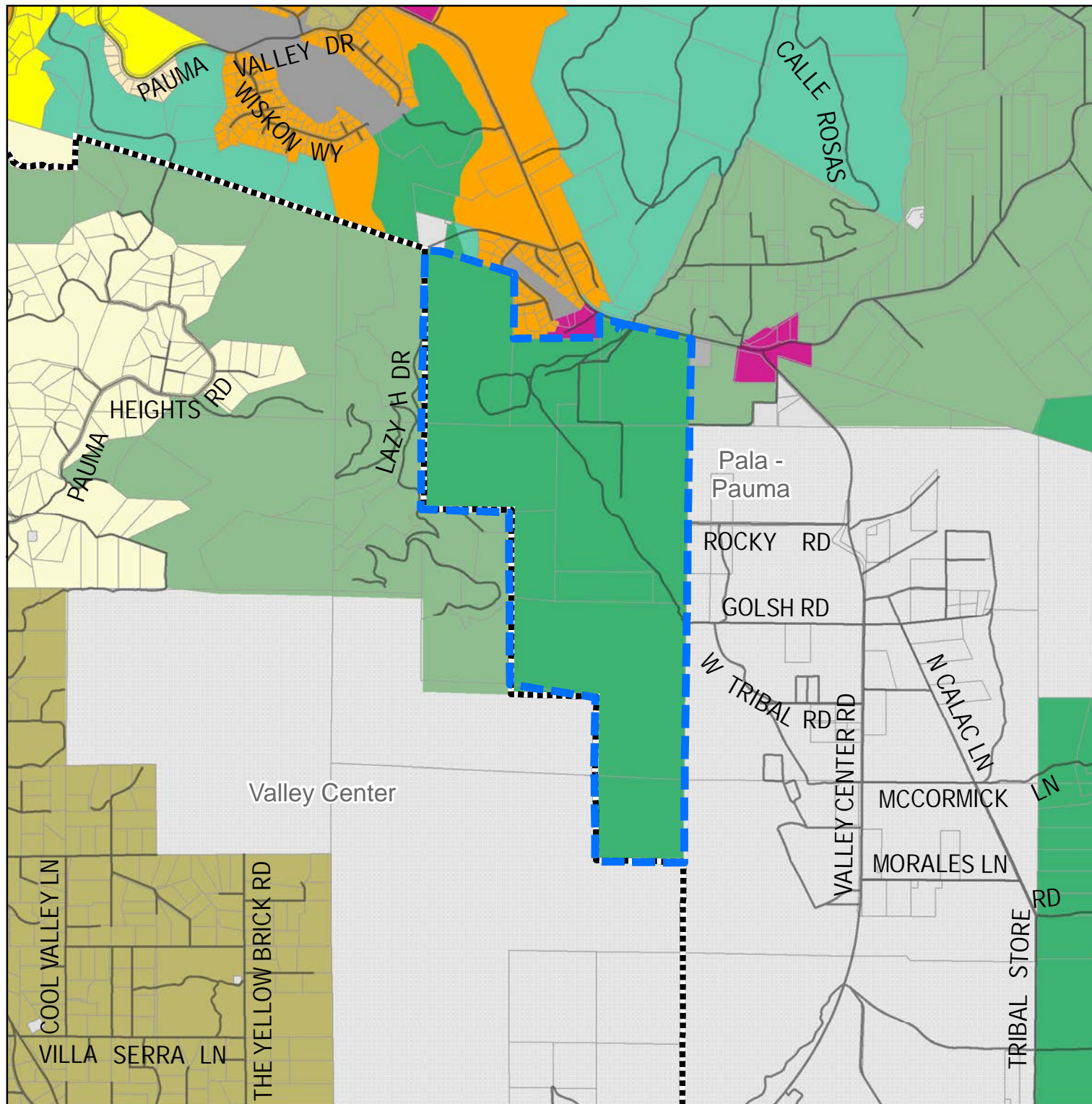
Pala-Pauma

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan Land Use Designation(s)
-  Community Planning Area Boundary
-  Village Residential (VR-4.3)
-  Village Residential (VR-2)
-  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 Commercial
-  Public/Semi-Public Facilities
-  Public Agency Lands
-  Tribal Lands
-  Open Space (Recreation)



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Property Specific Requests General Plan Amendment








SD15 Analysis Area

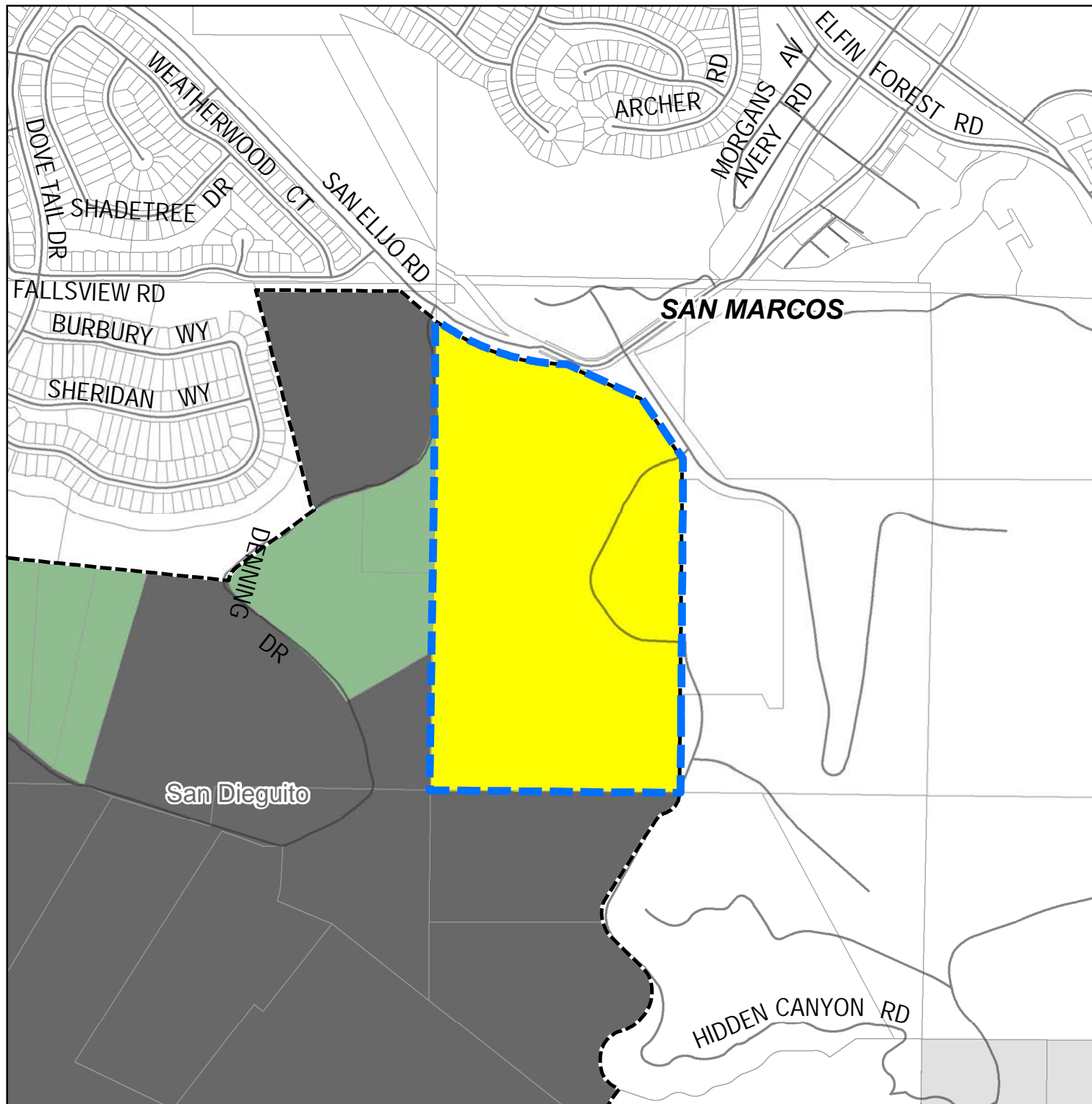
San Dieguito

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan
Land Use Designation(s)
-  Community Planning
Area Boundary
-  Semi-Rural Residential (SR-1)
-  Semi-Rural Residential (SR-10)
-  Public/Semi-Public Facilities
-  Open Space (Conservation)



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










VC7+ Analysis Area

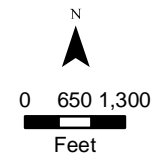
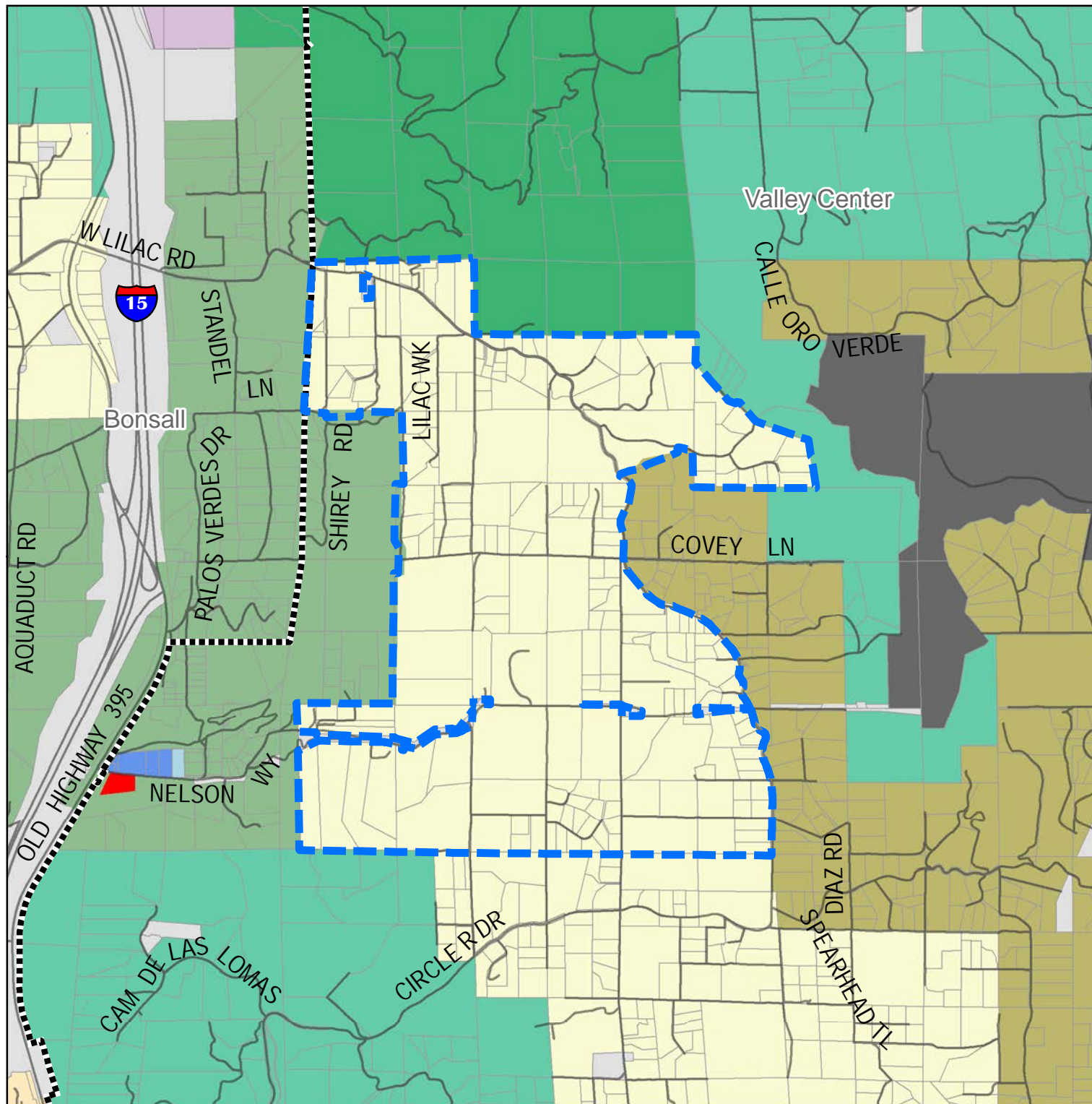
Valley Center

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan
-  Land Use Designation(s)
-  Community Planning
-  Area Boundary
-  Village Residential (VR-2)
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-4)
-  Semi-Rural Residential (SR-10)
-  Rural Lands (RL-20)
-  Rural Lands (RL-40)
-  Specific Plan Area
-  General Commercial
-  Limited Impact Industrial
-  Medium Impact Industrial
-  Public/Semi-Public Facilities
-  Open Space (Conservation)



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Property Specific Requests General Plan Amendment









VC51 Analysis Area

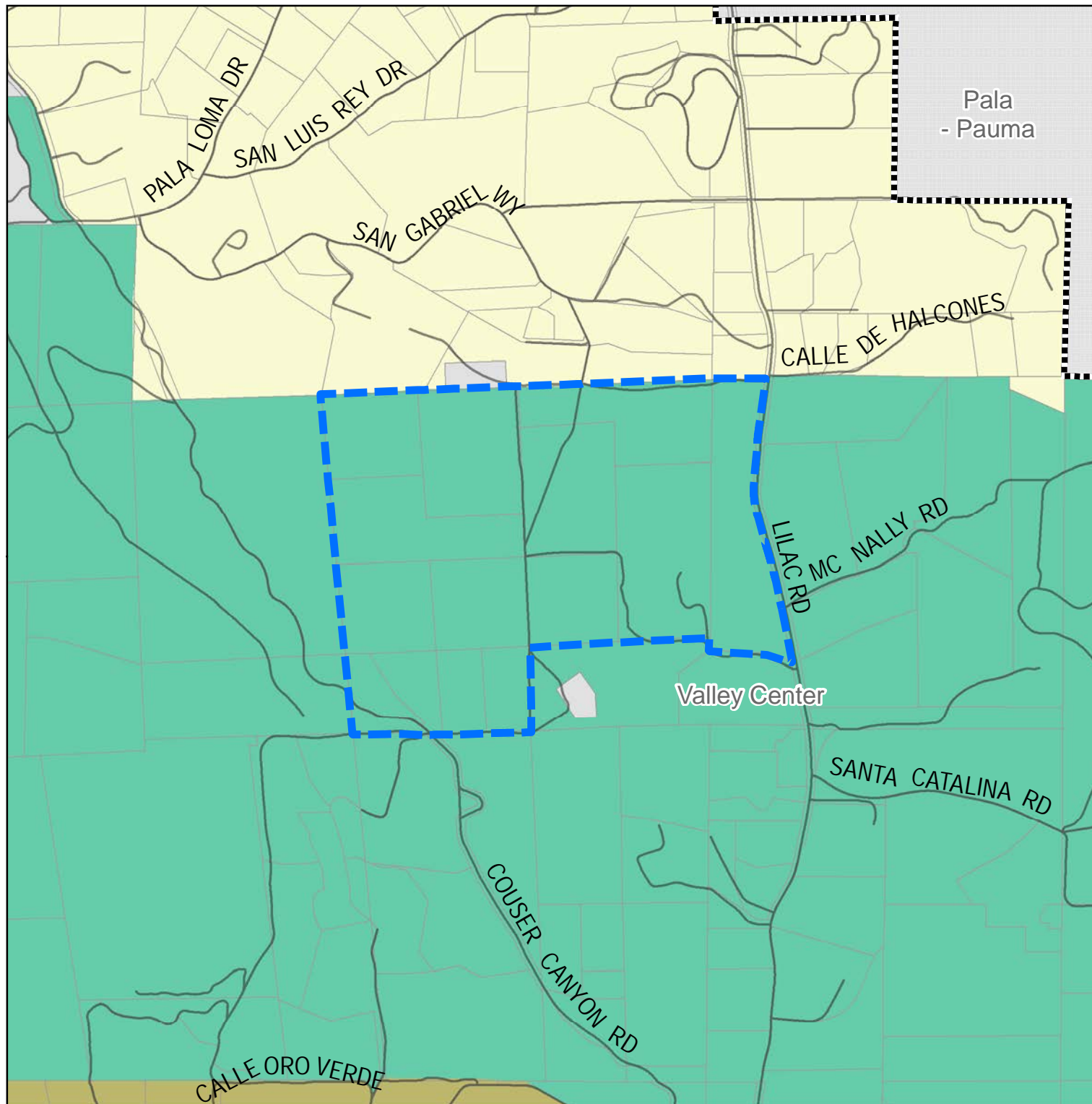
Valley Center

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan
-  Land Use Designation(s)
-  Community Planning
-  Area Boundary
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-4)
-  Rural Lands (RL-20)
-  Public/Semi-Public Facilities
-  Tribal Lands



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











VC57+ Analysis Area

Valley Center

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan Land Use Designation(s)
-  Community Planning Area Boundary
-  Village Residential (VR-15)
-  Village Residential (VR-10.9)
-  Village Residential (VR-4.3)
-  Village Residential (VR-2.9)
-  Village Residential (VR-2)
-  Semi-Rural Residential (SR-1)
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-4)
-  Rural Lands (RL-20)
-  Specific Plan Area
-  Neighborhood Commercial
-  General Commercial
-  Rural Commercial
-  Limited Impact Industrial
-  Medium Impact Industrial
-  Public/Semi-Public Facilities
-  Tribal Lands
-  Open Space (Recreation)
-  Open Space (Conservation)

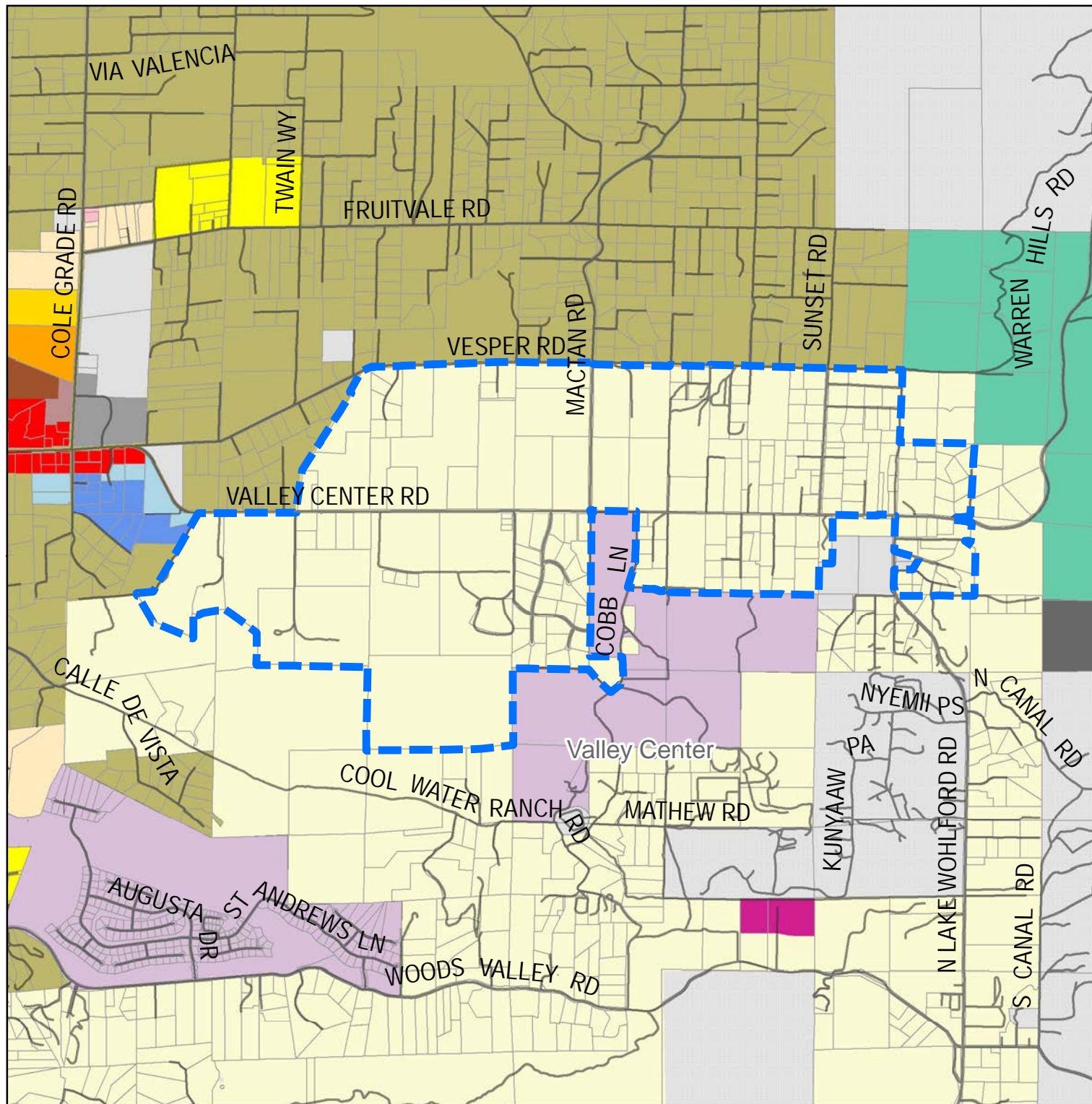


0 650 1,300

Feet

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Property Specific Requests General Plan Amendment










VC67 Analysis Area

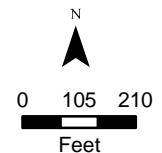
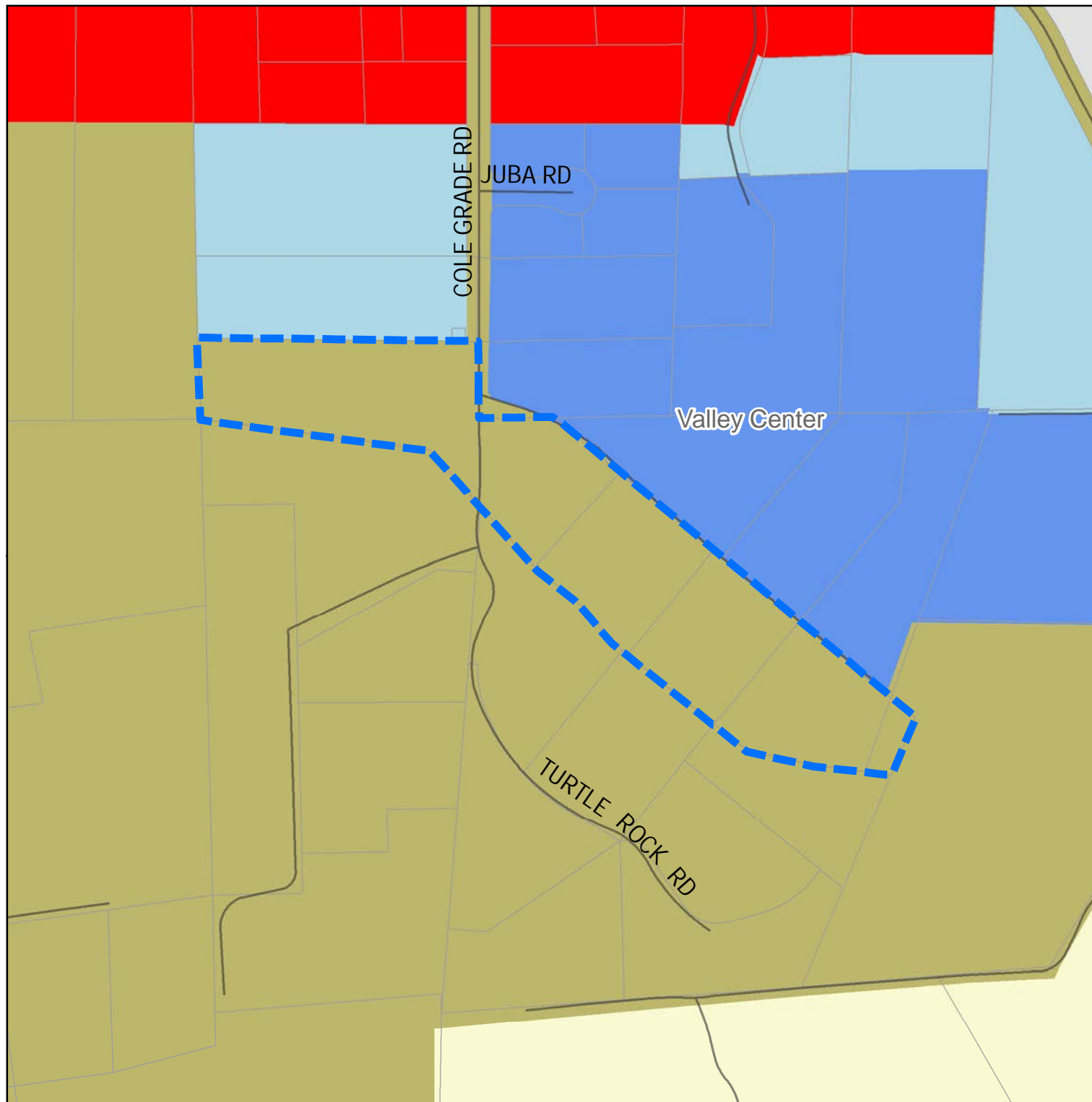
Valley Center

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan
Land Use Designation(s)
-  Community Planning
Area Boundary
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-4)
-  General Commercial
-  Limited Impact Industrial
-  Medium Impact Industrial
-  Public/Semi-Public Facilities



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Property Specific Requests General Plan Amendment

Western Champagne Gardens















Bonsall

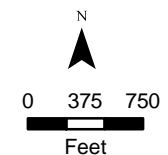
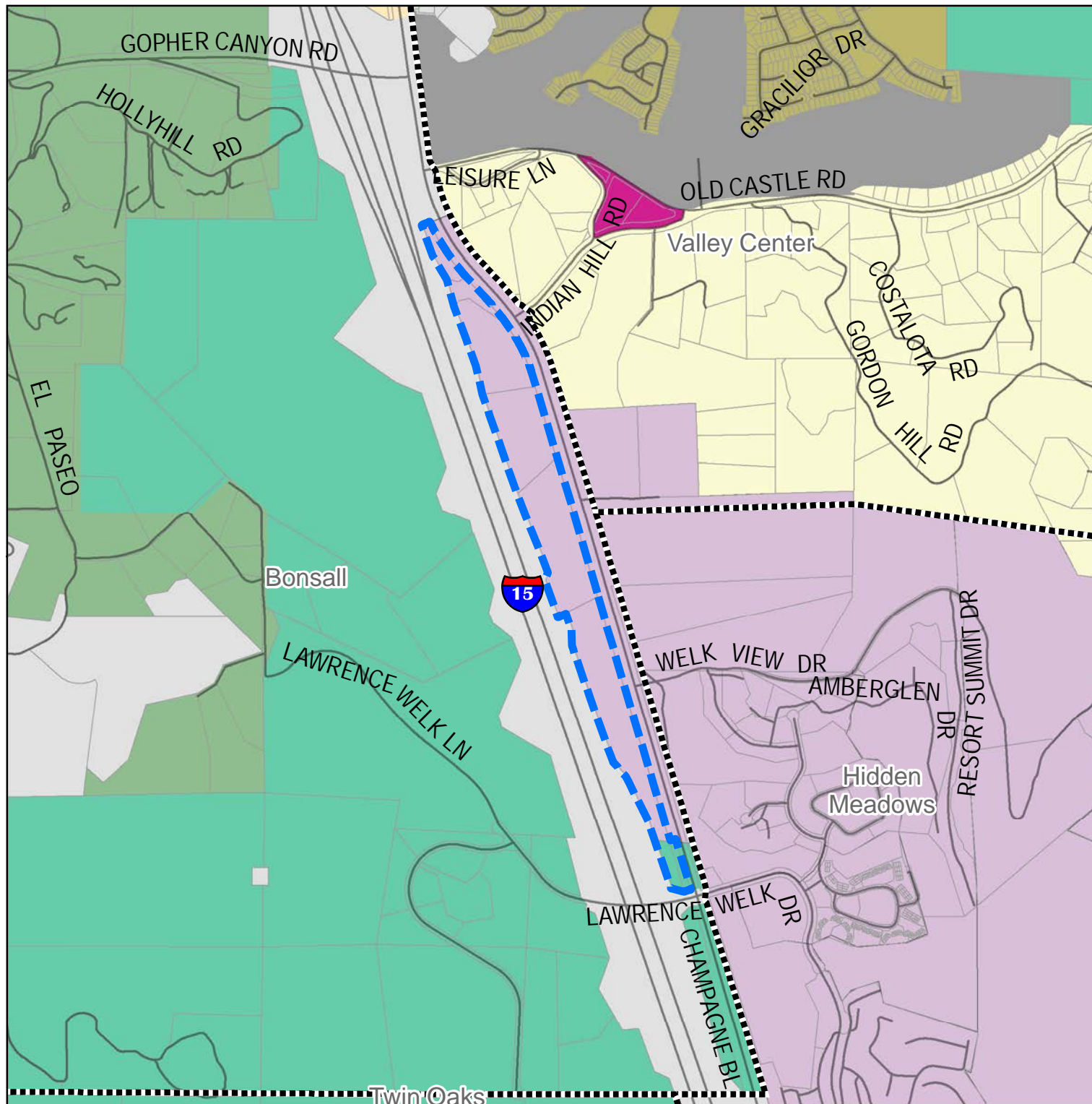
2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

*1 of 2 maps for this Analysis Area
(See 2011 zoning on the next page)*

-  Parcels
-  Proposed General Plan
-  Land Use Designation(s)
-  Community Planning
-  Area Boundary
-  Village Residential (VR-2)
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-4)
-  Semi-Rural Residential (SR-10)
-  Rural Lands (RL-20)
-  Specific Plan Area
-  Rural Commercial
-  Public/Semi-Public Facilities
-  Open Space (Recreation)



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Property Specific Requests General Plan Amendment

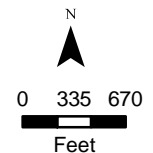
Western Champagne Gardens

Bonsall

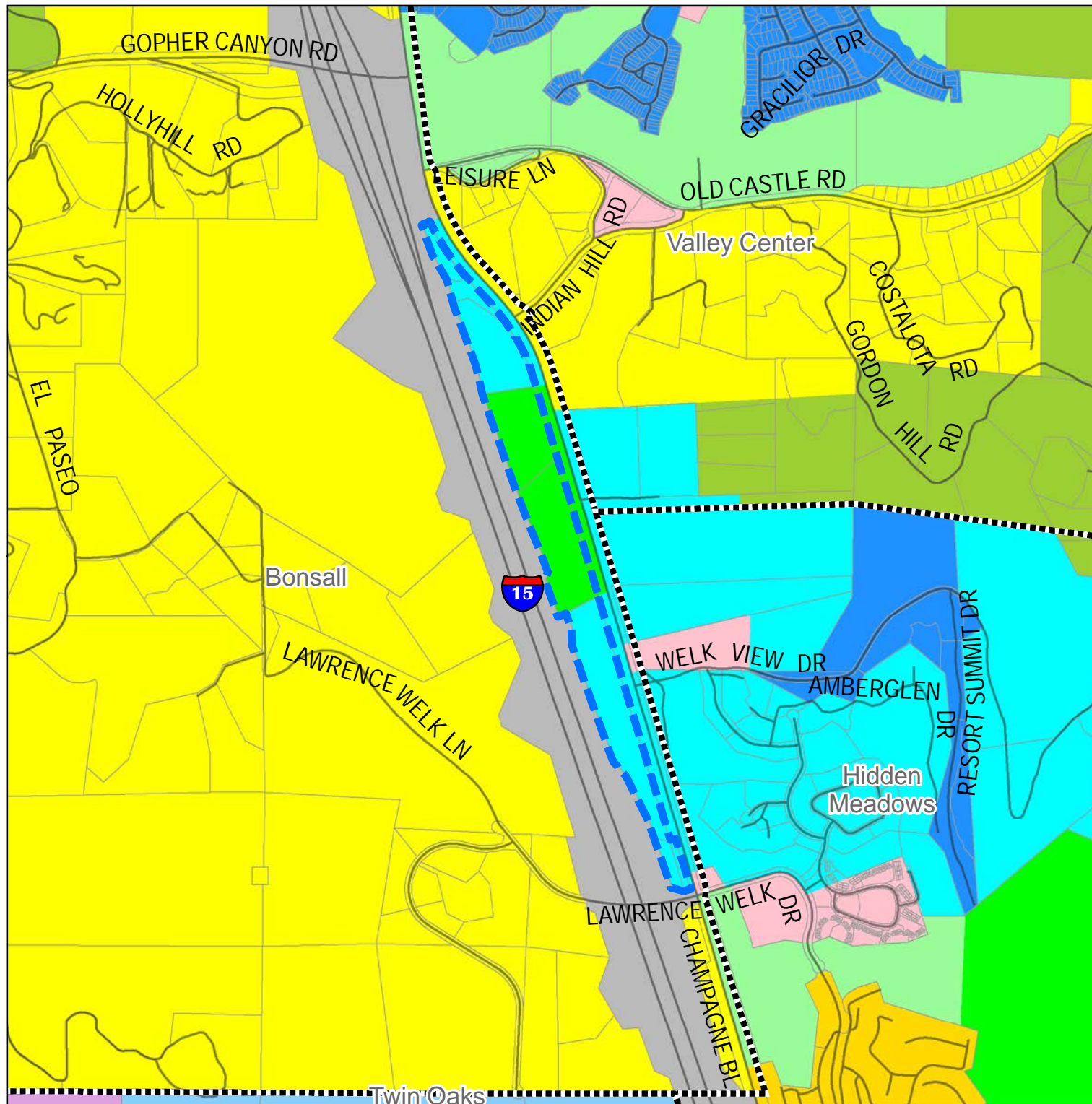
2011 General Plan Update
Zoning Use Regulations
(Existing prior to the adoption of the PSRs GPA)

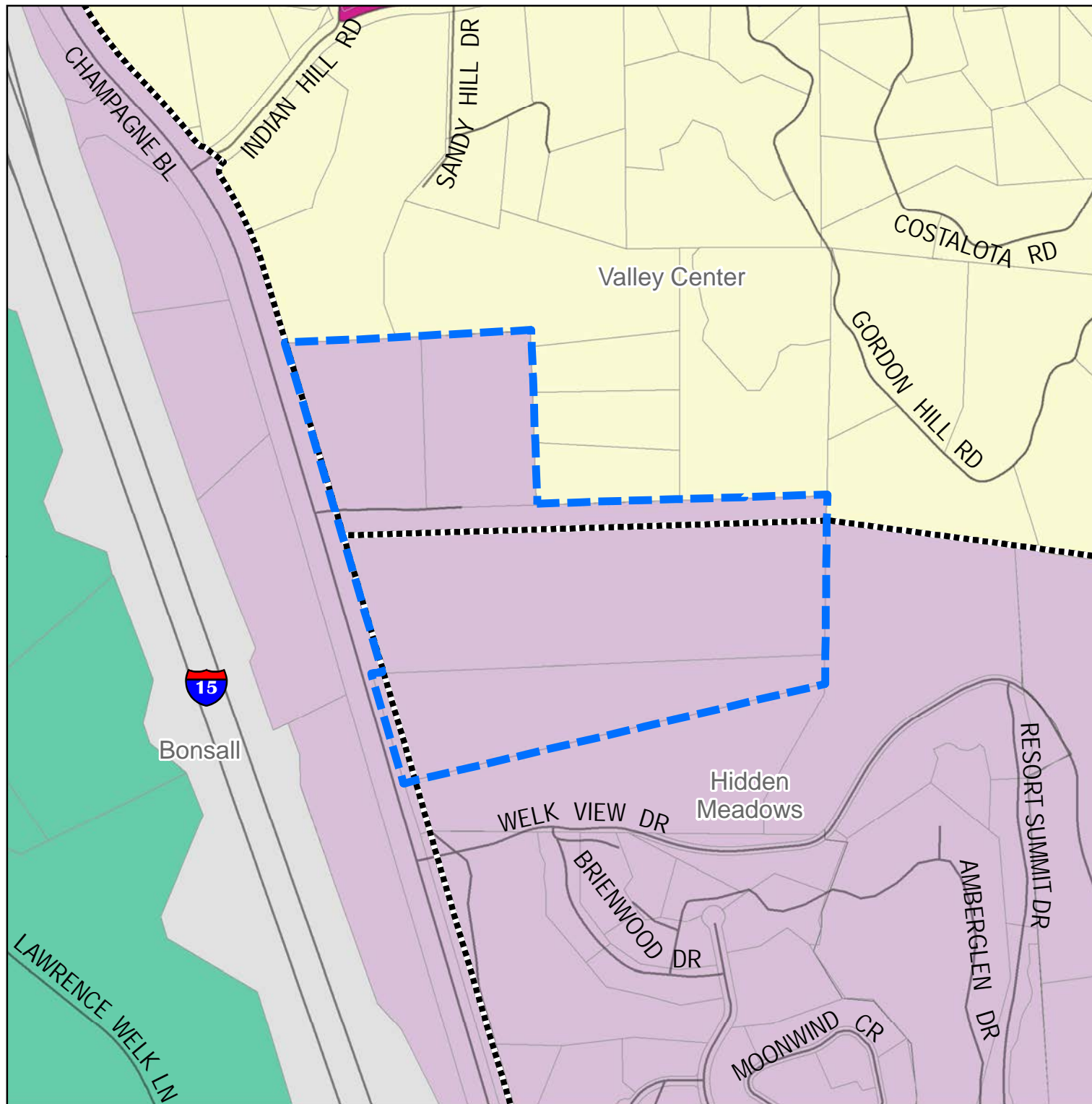
2 of 2 maps for this Analysis Area

-  Parcels
-  Proposed General Plan Land Use Designation(s)
-  Community Planning Area Boundary
-  Agriculture
-  Commerical and Office
-  Rural Residential
-  Residential - Single
-  Residential - Variable
-  Open Space
-  Extractive Use
-  Transportation and Utility
-  Specific Plan
-  Holding Area
-  General Rural



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Property Specific Requests General Plan Amendment

Eastern Champagne Gardens











Valley Center/Hidden Meadows

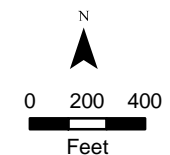
2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

*1 of 2 maps for this Analysis Area
(See 2011 zoning on the next page)*

-  Parcels
-  Proposed General Plan
-  Land Use Designation(s)
-  Community Planning
-  Area Boundary
-  Semi-Rural Residential (SR-4)
-  Rural Lands (RL-20)
-  Specific Plan Area
-  Rural Commercial
-  Public/Semi-Public Facilities



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Property Specific Requests General Plan Amendment

Eastern Champagne Gardens












Valley Center/Hidden Meadows

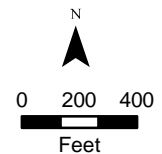
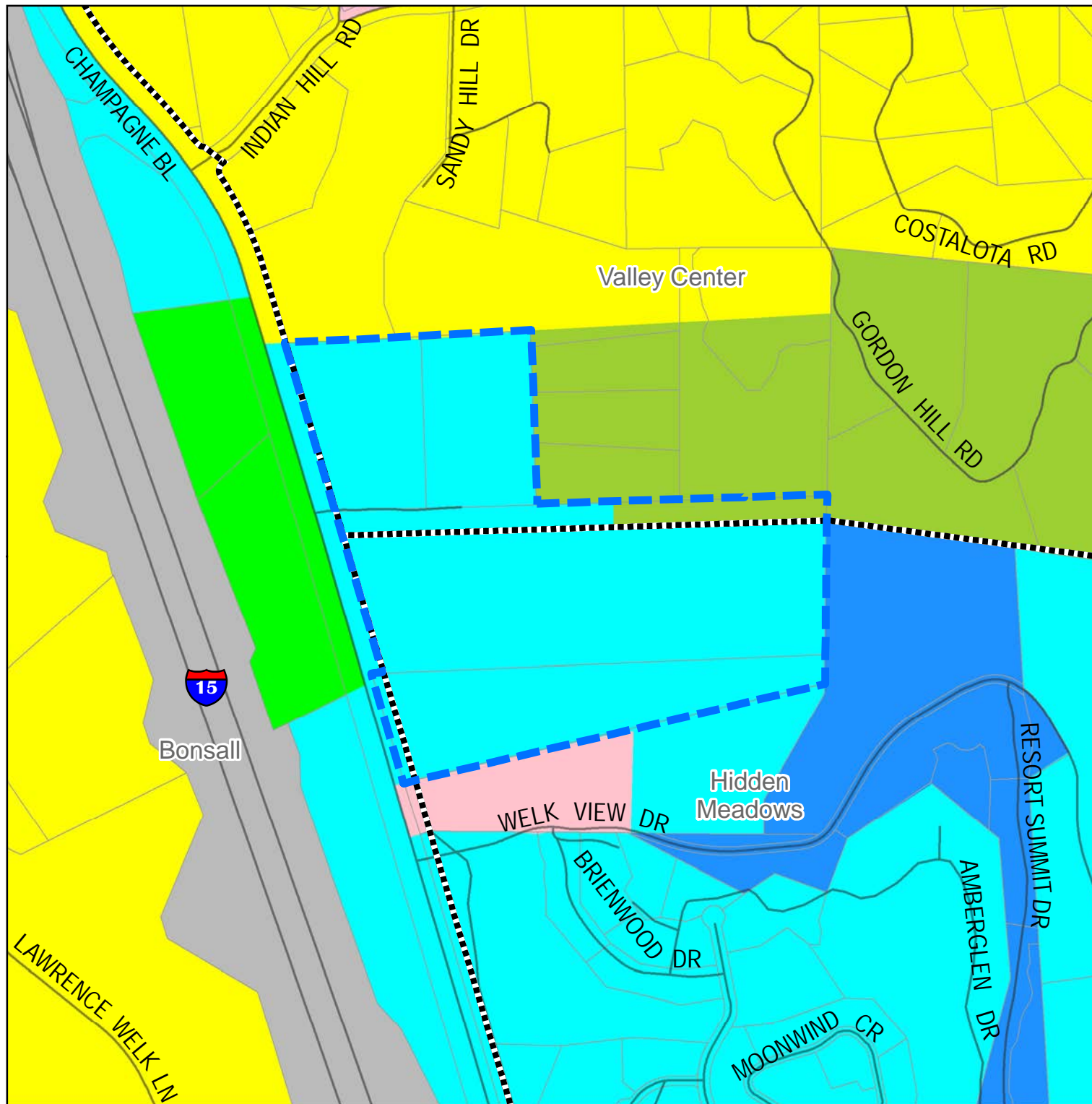
2011 General Plan Update

Zoning Use Regulations

(Existing prior to the adoption of the PSRs GPA)

2 of 2 maps for this Analysis Area

-  Parcels
-  Proposed General Plan
-  Land Use Designation(s)
-  Community Planning Area Boundary
-  Agriculture
-  Commerical and Office
-  Rural Residential
-  Residential - Variable
-  Transportation and Utility
-  Specific Plan
-  Holding Area



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PROPERTY SPECIFIC REQUESTS GPA/REZONE

PROPOSED D1 DESIGNATOR – SD15 PSR ANALYSIS AREA

*Addressing Consistency with General Plan Policy LU-1.2 for the
PSR SD15 Proposed Project Map*

Ordinance No. _____ (New Series)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY RELATED TO THE PROPERTY SPECIFIC REQUESTS GENERAL PLAN AMENDMENT AND REZONE

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

Section 1

The zoning classification of certain real property is hereby changed as set forth below and more precisely delineated on the Property Specific Requests Special Area Regulation Changes Map attached hereto as Attachment A and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

D Special Area Regulations Designator – A component of establishing consistency with General Plan Policy LU-1.2 for Property Specific Request (PSR) San Dieguito 15 (SD15) associated with adoption of Village residential densities and a Village Regional Category on a portion of the property as part of the Property Specific Requests General Plan Amendment and Rezone (GPA12-005; REZ14-006).

Objective:

A finding of consistency with General Plan Policy LU-1.2 (as adopted by the Board of Supervisors with the adoption of the General Plan Update on August 3, 2011) relied on implementation of this D designator to ensure future development within the area approved for Village densities and a Village Regional Category is designed to meet the Leadership in Energy and Environmental Design (LEED)-Neighborhood Development Certification or an equivalent, as outlined in the policy.

Section 2

Standards:

When any development is proposed within the portions of the subject property that are designated Village Residential 10.9 (VR-10.9) and General Commercial on the General Plan Land Use Map, a Site Plan application shall be required to ensure compliance with the standards below, and the project shall not be eligible for a Site Plan waiver.





The Site Plan shall be reviewed to ensure the development within the VR-10.9 and General Commercial portions of the property is designed to meet the LEED-Neighborhood Development Certification or an equivalent.

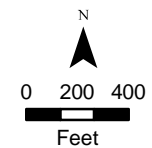
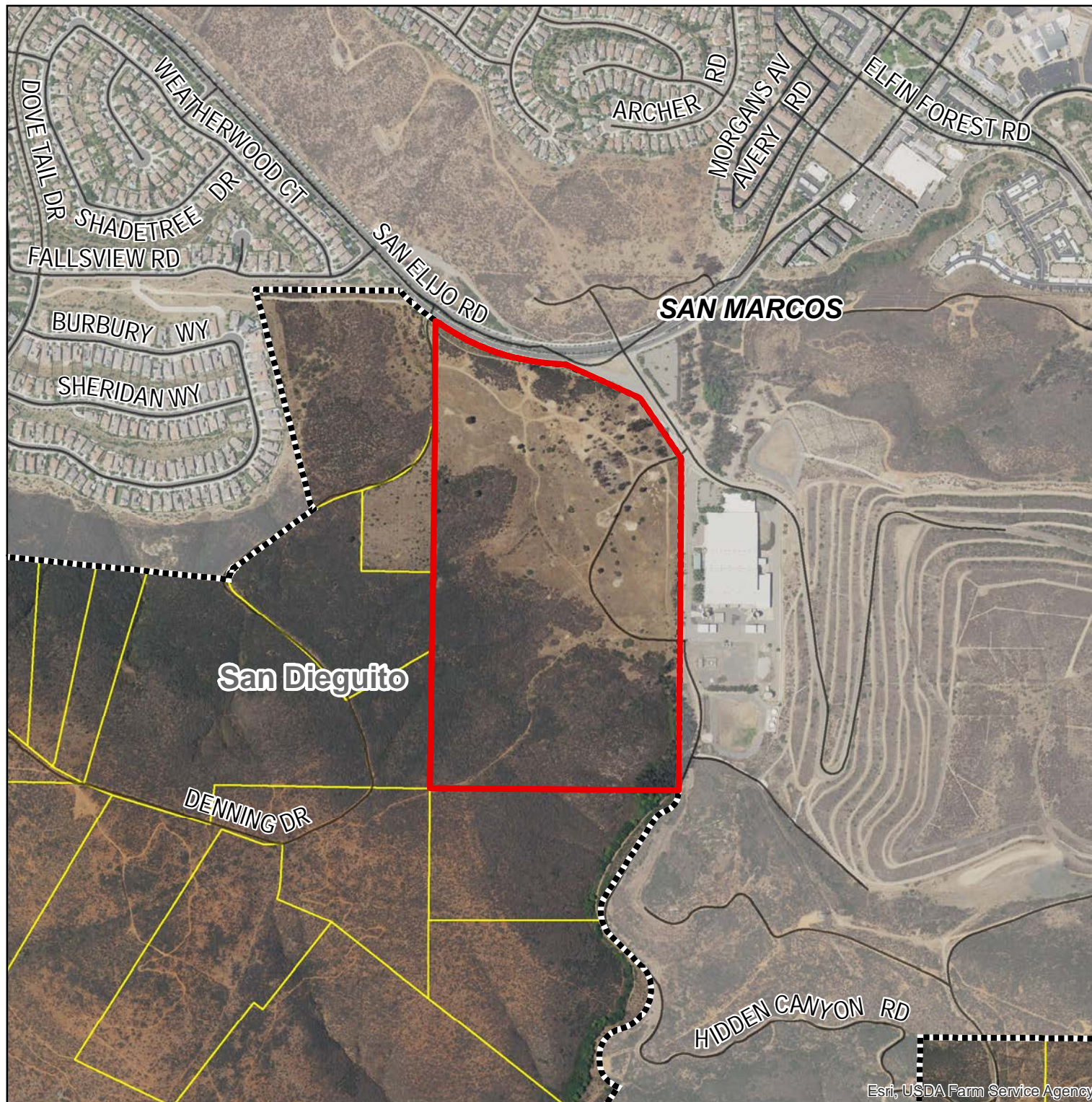
Property Specific Requests General Plan Amendment

SD15

San Dieguito

SD15 D1 Designator
Attachment A

-  SD15 Site
-  APN 223-080-46-00
-  Parcels
-  Community Planning Area Boundary



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