



**COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES
PROPERTY SUMMARY REPORT**

GENERAL PARCEL INFORMATION

APN:	114-140-62-00
ADDRESS:	
PARCEL AREA:	8
CENSUS TRACT:	209.03
DOMAIN:	County of San Diego
PLANNING AREA:	North Mountain
GENERAL PLAN DESIGNATION:	SEMI-RURAL RESIDENTIAL (SR-4)
EXPIRED PERMITS:	No
FLAGS:	No



AGENCY INFORMATION *For agency contact information refer to PDS 804.*

EXISTING SEWER:	No
FIRE DISTRICT:	CSA 135
ELEMENTARY SCHOOL DISTRICT:	UNIFIED WARNER
HIGH SCHOOL DISTRICT:	
WATER DISTRICT:	
SANITATION DISTRICT:	

CONSTRUCTION DESIGN INFORMATION

FIRE HAZARD SEVERITY ZONE:	Very High <i>Refer to PDS 198 for fire resistive construction info. http://www.sdcounty.ca.gov/pds/docs/pds198.pdf</i>
CEC CLIMATE ZONE:	14 <i>Refer to PDS 409 for energy efficiency standards info. http://www.sdcounty.ca.gov/pds/docs/pds409.pdf</i>
CBC & CRC SEISMIC DESIGN CATEGORY:	CBC D, CRC D2
ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE:	

STORMWATER MANAGEMENT INFORMATION

EXISTING STRUCTURAL BMP:	No <i>Refer to Stormwater website for more information</i>
PRIORITY DEVELOPMENT PROJECT	No
ENVIRONMENTALLY SENSITIVE AREA	No
HILLSIDE DEVELOPMENT	Yes

LAND DEVELOPMENT INFORMATION

FLOOD:	NO
DRAINAGE DISTRICT:	N/A <i>Refer to the drainage fee ordinance for more information. Drainage fee ordinance; Spring Valley Drainage ordinance.</i>
COUNTY MAINTAINED ROAD:	N/A
REGIONAL CATEGORY:	Semi-Rural
TIF REGIONAL CATEGORY:	NONE

For information regarding Transportation Impact Fees (TIF) visit the [TIF](#) webpage. For an estimate of TIF or Drainage fees please refer to the [DPW Impact Fee Calculator](#)

LEGAL LOT

LEGAL LOT STATUS:	
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**COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES
PROPERTY SUMMARY REPORT**

ZONING INFORMATION BLOCK

USE REGULATIONS:	A70/RMH8	Limited Agriculture. Intended for crop or animal agriculture. Number of animals allowed are specified by animal regulations. <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> http://www.sdcounty.ca.gov/pds/zoning/z2000.pdf
ANIMAL REGULATIONS:	O/Q	<i>Please refer to Part Three of the zoning ordinance for information regarding animal regulations.</i> http://www.sdcounty.ca.gov/pds/zoning/z3000.pdf
DENSITY:	-/8	If "-"refer to general plan designation. <i>Refer to Part Four section 4100 of the zoning ordinance for density information.</i> http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf
LOT SIZE:	4AC/6000	Minimum lot size. <i>Refer to Part Four Section 4200 of the zoning ordinance for Lot Size information.</i> http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf <i>Please note the County General Plan may be more restrictive for proposed subdivisions</i>
BUILDING TYPE:	A/C	Residential: Single Detached (1 dwelling unit per lot).Mixed Residential/Nonresidential: Limited nonresidentialNonresidential: Detached & Attached <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> <i>For additional information please refer to Part Four Section 4300 of the zoning ordinance.</i> http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf
MAX FLOOR AREA:	N/A	<i>Refer to Part Four Section 4400 of the zoning ordinance for Max Floor Area information.</i> http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf
FLOOR AREA RATIO:	N/A	<i>Refer to Part Four Section 4500 of the zoning ordinance for Floor Area Ratio information.</i> http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf
HEIGHT:	G	Maximum height (feet): 35Maximum number of stories: 2 <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> <i>For additional information refer to Part Four Section 4600 of the zoning ordinance.</i> http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf
LOT COVERAGE:	N/A	<i>Refer to Part Four Section 4700 of the zoning ordinance for Lot Coverage information.</i> http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf
SETBACK:	C/J	FY: 60' ISY: 15' ESY: 35' RY: 25' FY: 50' ISY: 5' ESY: 35' RY: 25' <i>*Please note there may be special setbacks for solar and fire code setback may be more restrictive.</i> <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> <i>For additional information refer to Part Four Section 4800 of the zoning ordinance.</i> http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf
OPEN SPACE:	N/A	<i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> <i>Refer to Part Four Section 4900 of the zoning ordinance for Open Space information.</i> http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf
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PURPOSE OF THIS HANDOUT

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APN:	114-140-63-00
ADDRESS:	35025 SR-79 , WARNER SPRINGS
PARCEL AREA:	8.01
CENSUS TRACT:	209.03
DOMAIN:	County of San Diego
PLANNING AREA:	North Mountain
GENERAL PLAN DESIGNATION:	SEMI-RURAL RESIDENTIAL (SR-4)
EXPIRED PERMITS:	No
FLAGS:	No



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EXISTING SEWER:	No
FIRE DISTRICT:	CSA 135
ELEMENTARY SCHOOL DISTRICT:	UNIFIED WARNER
HIGH SCHOOL DISTRICT:	
WATER DISTRICT:	
SANITATION DISTRICT:	

CONSTRUCTION DESIGN INFORMATION

FIRE HAZARD SEVERITY ZONE:	Very High <i>Refer to PDS 198 for fire resistive construction info. http://www.sdcountry.ca.gov/pds/docs/pds198.pdf</i>
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ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE:	

STORMWATER MANAGEMENT INFORMATION

EXISTING STRUCTURAL BMP:	No <i>Refer to Stormwater website for more information</i>
PRIORITY DEVELOPMENT PROJECT	No
ENVIRONMENTALLY SENSITIVE AREA	No
HILLSIDE DEVELOPMENT	Yes

LAND DEVELOPMENT INFORMATION

FLOOD:	NO
DRAINAGE DISTRICT:	N/A <i>Refer to the drainage fee ordinance for more information. Drainage fee ordinance; Spring Valley Drainage ordinance.</i>
COUNTY MAINTAINED ROAD:	N/A
REGIONAL CATEGORY:	Semi-Rural
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PLANNING & DEVELOPMENT SERVICES

Preliminary Review of Resources for IS/EA Preparation

Disclaimer: This report is completed on a regional level with conservative data. The information provided is to be used as screening criteria only. All data is subject to review and may be verified through project site visits. This report may also include user generated static output from an internet mapping site. The information in this preliminary report may or may not be accurate, current, or reliable and may need to be changed on the basis of a more specific review.

Report Run Date/Time:	6/12/2021 11:24:16 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	1141406400,1141406300,1141406200
Project Name:	

	1141406400	1141406300	1141406200
General Information			
USGS Quad Name/County Quad Number:	Warner Springs/84	Warner Springs/84	Warner Springs/84
Section/Township/Range:	36/09S/02E	36/09S/02E	36/09S/02E
Tax Rate Area:	98000	98000	98000
Thomas Guide:	/	/	/
Site Address:	0 Highway 79 Warner Springs 92086	0 Highway 79 Warner Springs 92086	0 Highway 79 Warner Springs 92086
Parcel Size (acres):	13.21	8.01	8.00
Board of Supervisors District:	5	5	5

Public Service and Utility Districts			
Water/Irrigation District:	None	None	None
Sewer District:	None	None	None
Fire Agency:	County Service Area No 135; Csa 135	County Service Area No 135; Csa 135	County Service Area No 135; Csa 135
School District:	Unified Warner	Unified Warner	Unified Warner

	1141406400	1141406300	1141406200
General Plan Information			
General Plan Regional Category:	Semi-Rural	Semi-Rural	Semi-Rural
General Plan Land Use Designation:	Semi-Rural Residential (Sr-4) 1 Du/4 Ac	Semi-Rural Residential (Sr-4) 1 Du/4 Ac	Semi-Rural Residential (Sr-4) 1 Du/4 Ac
Community Plan:	North Mountain	North Mountain	North Mountain
Rural Village Boundary:	Sunshine Summit	Sunshine Summit	Sunshine Summit
Village Boundary:	None	None	None
Special Study Area :	None	None	None

Zoning Information			
Use Regulation:	A70/Rmh8	A70/Rmh8	A70/Rmh8
Animal Regulation:	O/Q	O/Q	O/Q
Density:	-/8	-/8	-/8
Minimum Lot Size:	4Ac/6000	4Ac/6000	4Ac/6000
Maximum Floor Area Ratio:	-	-	-
Floor Area Ratio:	-	-	-
Building Type:	A/C	A/C	A/C
Height:	G	G	G
Setback:	C/J	C/J	C/J
Lot Coverage:	-	-	-
Open Space:	-	-	-
Special Area Regulations:	-	-	-

Aesthetic			
The site is located within one mile of a State Scenic Highway.	Yes	Yes	Yes
The site contains steep slopes > 25%.	Yes	Yes	Yes
The site is located within Dark Skies "Zone A".	Yes	Yes	Yes

Agricultural Resources			
The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	No	No	No
The site contains Prime Soils.	Yes	No	Yes
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
Sunset Zone:	3	18; 3	18; 3
The site is located within an Agricultural Preserve.	No	No	No
The site is in a Williamson Act Contract.	No	No	No

	1141406400	1141406300	1141406200
Biological Resources			
Eco-Region:	Oakgrove-San Jacinto Foothill	Oakgrove-San Jacinto Foothill	Oakgrove-San Jacinto Foothill
Vegetation Map	12000 Urban/Developed; 71162 Dense Coast Live Oak Woodland	12000 Urban/Developed; 37300 Red Shank Chaparral	12000 Urban/Developed; 37300 Red Shank Chaparral
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes	Yes	Yes
The site is located within a Quino Checkerspot Butterfly Survey Area.	Yes	Yes	Yes
The site contains Wetlands.	No	No	No
The site is within one mile of Biological Easements.	Yes	Yes	Yes
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: East)	No (Draft: East)	No (Draft: East)
The site is within MSCP Boundaries.	No (Draft: East)	No (Draft: East)	No (Draft: East)
The site is outside of MSCP and within 500 feet of:			
Coastal Sage Scrub	No	No	No
Maritime Succulent Scrub	No	No	No
Diegan Coastal Sage Scrub	No	No	No
Inland Form (>1,000 ft. elevation)	No	No	No
Coastal Sage - Chaparral Scrub	No	No	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No	No	No
None of the above	Yes	Yes	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	No	No	No
The site is located within the Ramona Grassland area.	No	No	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No	No	No

Cultural and Paleontological Resources (*always confirm with Cultural and Paleontology Specialists)

Geological Formation:	Cretaceous Plutonic; Quaternary Alluvium	Cretaceous Plutonic	Cretaceous Plutonic
Paleo Sensitivity:	Low; Zero	Zero	Zero
Paleo Monitoring:	Monitoring By Grading/Excavation Contractor	No Monitoring Required	No Monitoring Required

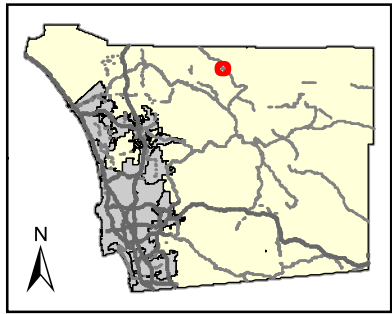
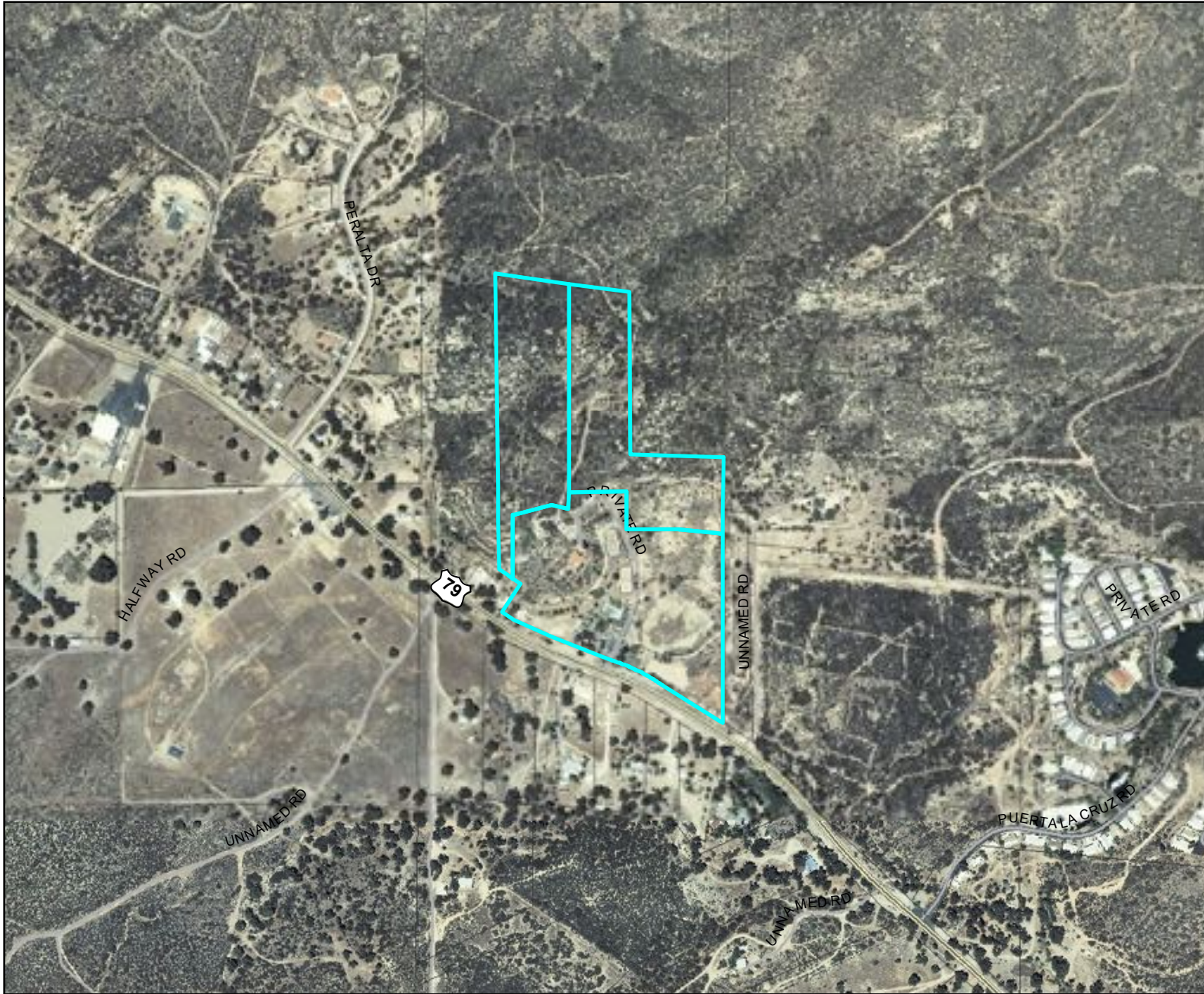
Geology

Alquist-Priolo Zone:	No	No	No
County Special Study Zone:	No	No	No
Quaternary/Pre-Quaternary Fault:	Yes	No	Yes
Potential Liquefaction Area:	Yes	Yes	Yes
Soils Hydrologic Group:	B; C	C	C
The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category.	No	No	No
The site is located within a High Shrink Swell Zone (Expansive Soil).	No	No	No
The site is located within an area categorized as high or moderate potential for unique geologic features. If yes, name the unique geologic features.	No	No	No

	1141406400	1141406300	1141406200
Mineral Resources			
The site is located within a Mineral Resource Category.	No Mrz (Yes Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)	No Mrz (Yes Alluvium/No Mines)
Hazard Flooding			
The site is located within a FEMA flood area.	No	No	No
The site is located within 1/2 mile from a FEMA flood area.	No	No	No
The site is located within a County Flood Plain area.	No	No	No
The site is located within 1/2 mile from a County Flood Plain area.	No	No	No
The site is located within a County Floodway.	No	No	No
The site is located within 1/2 mile from a County Floodway.	No	No	No
The site is located within a Dam Inundation Zone.	No	No	No
Hazardous Materials			
Schools are located within 1/4 mile of the project.	No	No	No
The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.	No	No	No
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	No	No	No
The site is located within 1000 feet of buried waste in a landfill.	No	No	No
The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.	No	No	No
The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).	No	No	No
The site is listed on the Geotracker listing.	No	No	No
The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.	No	No	No
The site is listed in the EPA's Superfund CERCLIS database.	No	No	No
The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
The site contains existing homes or other buildings constructed prior to 1980.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
Airport Hazards			
The site is located in a FAA Notification Zone. If yes, list the height restrictions.	No	No	No
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	No	No	No
The site is located within an airport safety zone. If yes, list the zone number.	No	No	No
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	No	No	No
The site is within one mile of a private airport. If yes, list the name of the airport.	No	No	No

	1141406400	1141406300	1141406200
Hydrology and Water Quality			
Hydrologic Unit:	San Luis Rey	San Luis Rey	San Luis Rey
Sub-basin:	903.31/Warner	903.31/Warner	903.31/Warner
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: Pacific Ocean Shoreline (San Luis Rey Hu); San Luis Rey River (Lower); San Luis Rey River (Upper)	Yes: Pacific Ocean Shoreline (San Luis Rey Hu); San Luis Rey River (Lower); San Luis Rey River (Upper)	Yes: Pacific Ocean Shoreline (San Luis Rey Hu); San Luis Rey River (Lower); San Luis Rey River (Upper)
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes	Yes
The site is located in a Source Water Protection Area.	No	No	No
Water Supply/Groundwater			
The site is located outside (east) of the County Water Authority boundary.	Yes	Yes	Yes
The site is in Borrego Valley.	No	No	No
The project is groundwater dependent.	Yes	Yes	Yes
Annual rainfall:	21 To 24 Inches	21 To 24 Inches	21 To 24 Inches
Noise			
The site is within noise contours.	Yes	No	Yes
Fire Services			
The site is located in an Urban-Wildland Interface Zone.	Yes	Yes	Yes
FRA/LRA/SRA:	Sra	Sra	Sra
Additional Information			
The site is located within 150 feet of Mexican Border.	No	No	No
The site is located within a Resource Conservation Area.	No	No	No
The site is located in a Special Area.	No	No	No
There are existing or proposed trails on site or adjacent properties.	Yes	Yes	Yes
The site is located in an urbanized area as defined by the U.S. Census Bureau.	Yes	Yes	Yes
The population has a density of 1,000 per square mile or greater.	No	No	No
The site APN is listed in the GP Housing Element inventory.	No	No	No
CEQA-Public Review Distribution Matrix			
The site is located in the Desert.	No	No	No
The site is located east of the County Water Authority boundary.	Yes	Yes	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No	No	No
The site is located immediately adjacent to a State Highway or Freeway.	Yes	No	No
The site is located south of State Highway 78.	No	No	No
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No	No	No
The site is located in the Sweetwater Basin.	No	No	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	No	No	No
There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s).	No	No	No

2014 ORTHOPHOTO



Legend:

 PROJECT AREA

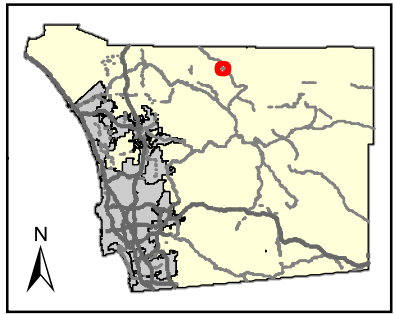
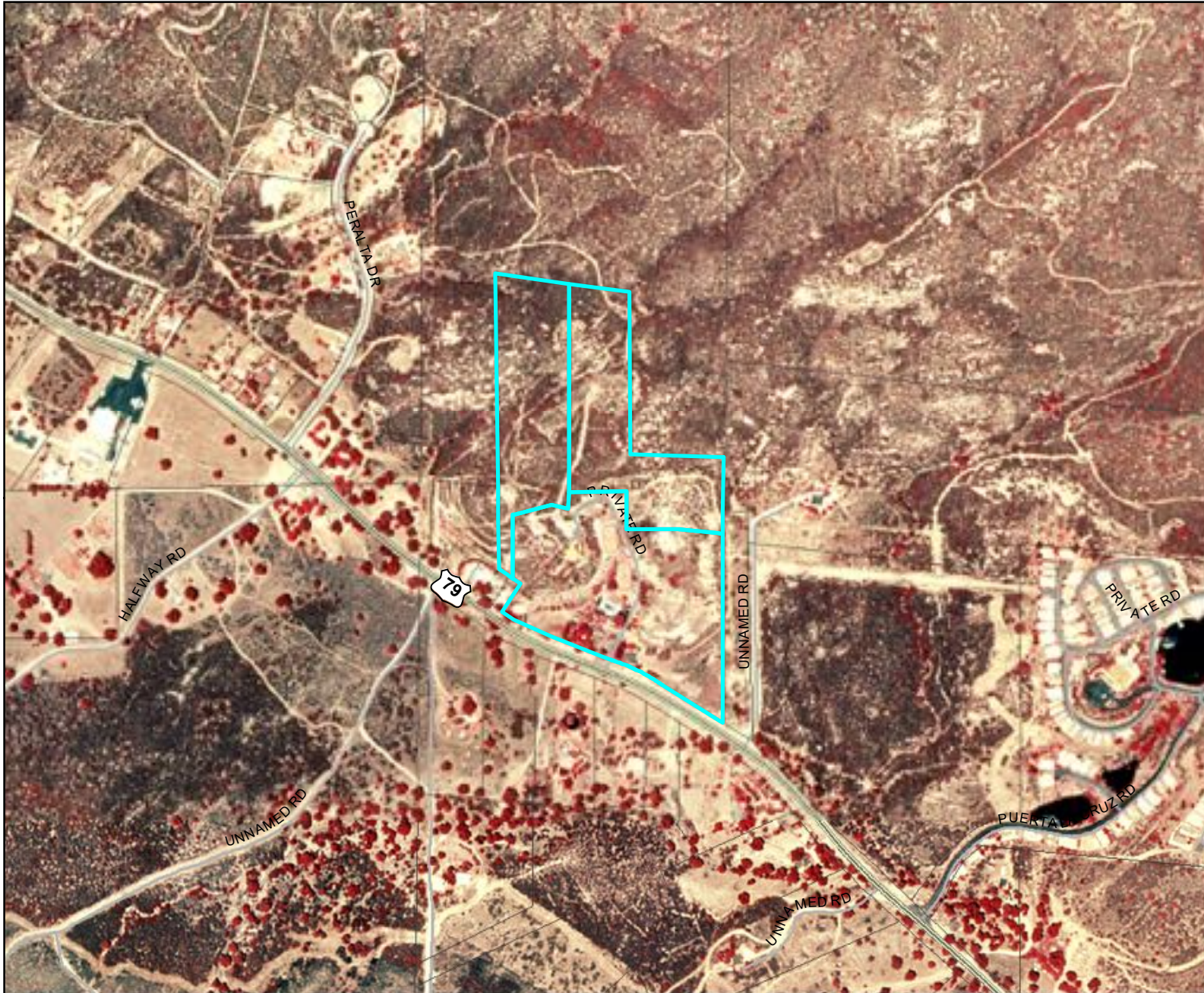
0 0.085 0.17 0.255 0.34 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

1997 COLOR INFRARED



Legend:

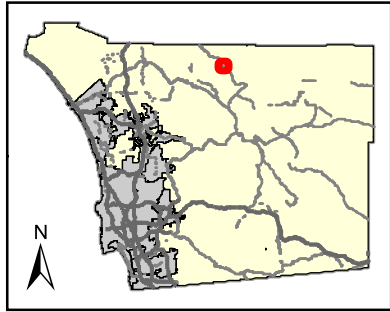
 PROJECT AREA

0 0.085 0.17 0.255 0.34 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



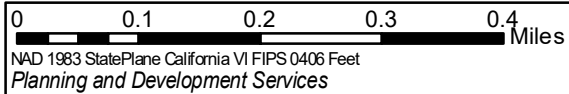
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Notes:



Legend:

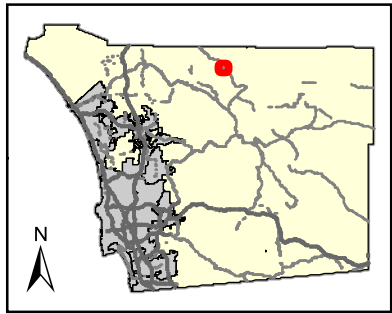
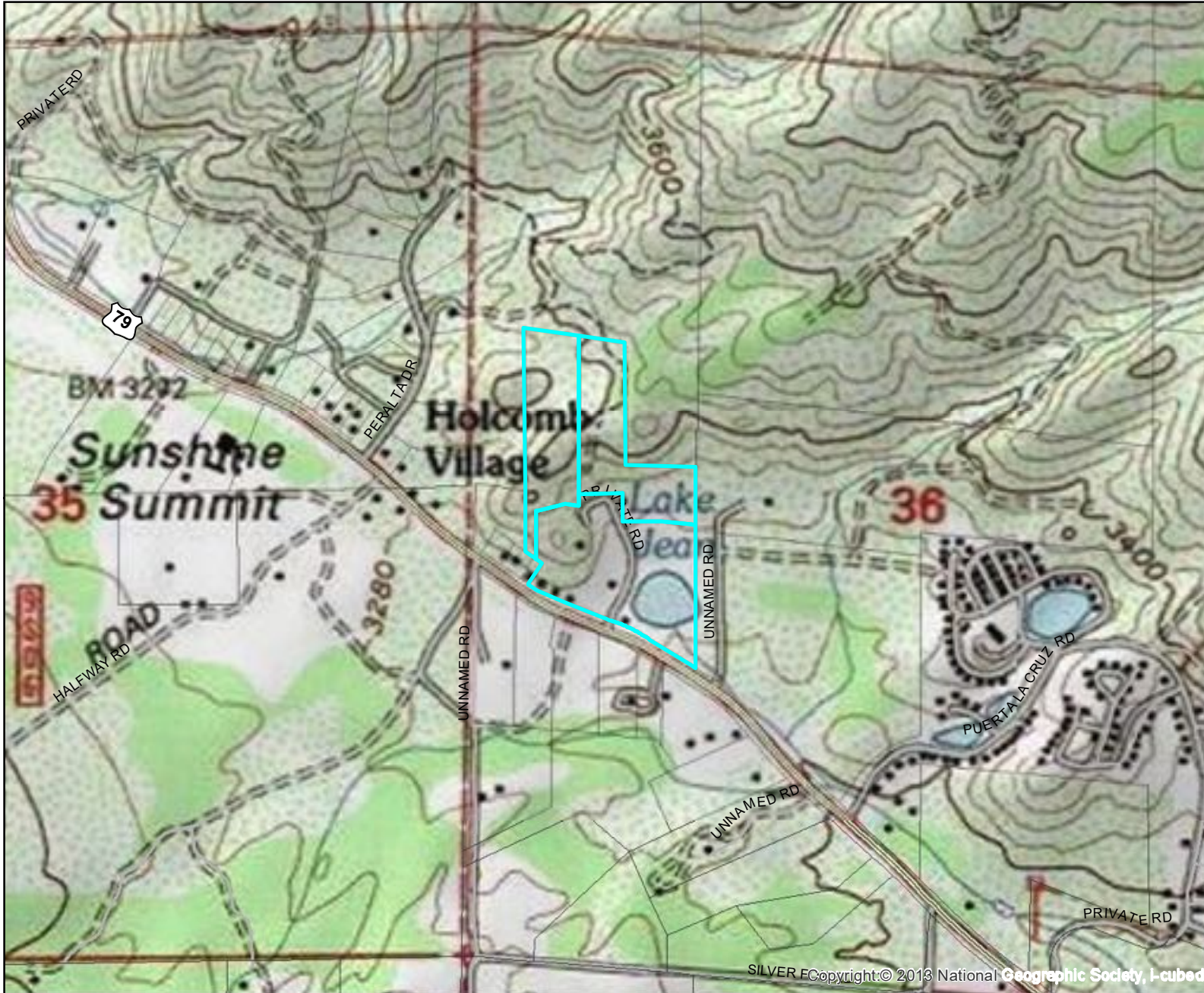
 PROJECT AREA



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Notes:

TOPO MAP



Legend:

PROJECT AREA

Notes:

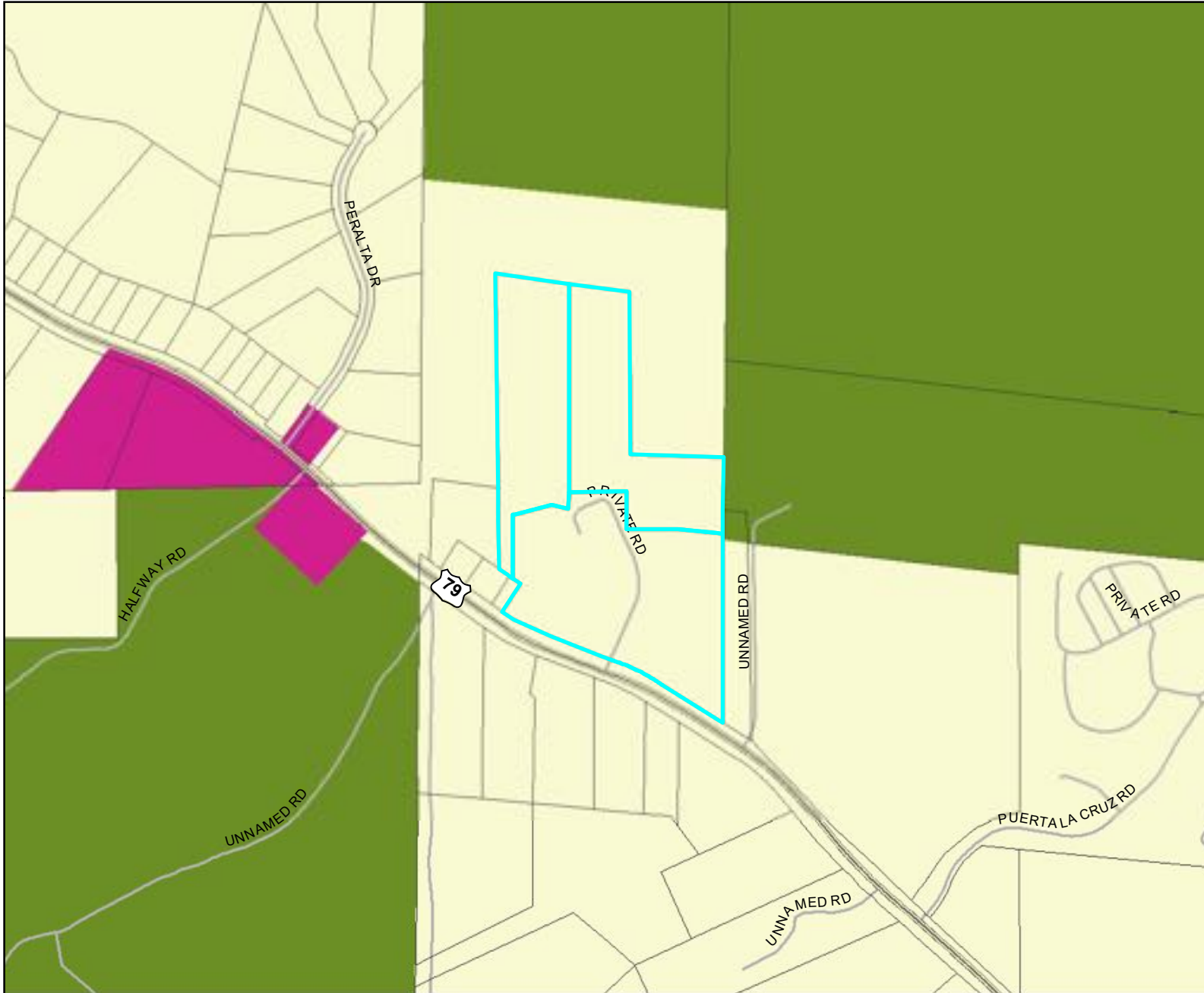
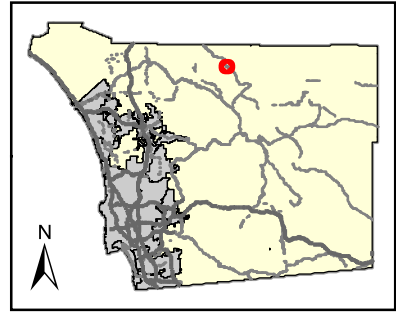
0 0.1 0.2 0.3 0.4 Miles
 NAD 1983 StatePlane California VI FIPS 0406 Feet
 Planning and Development Services



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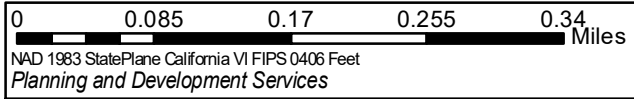
SILVER EC copyright © 2013 National Geographic Society, I-cubed

GENERAL PLAN - LAND USE



Legend:

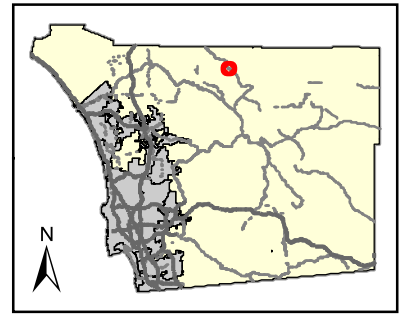
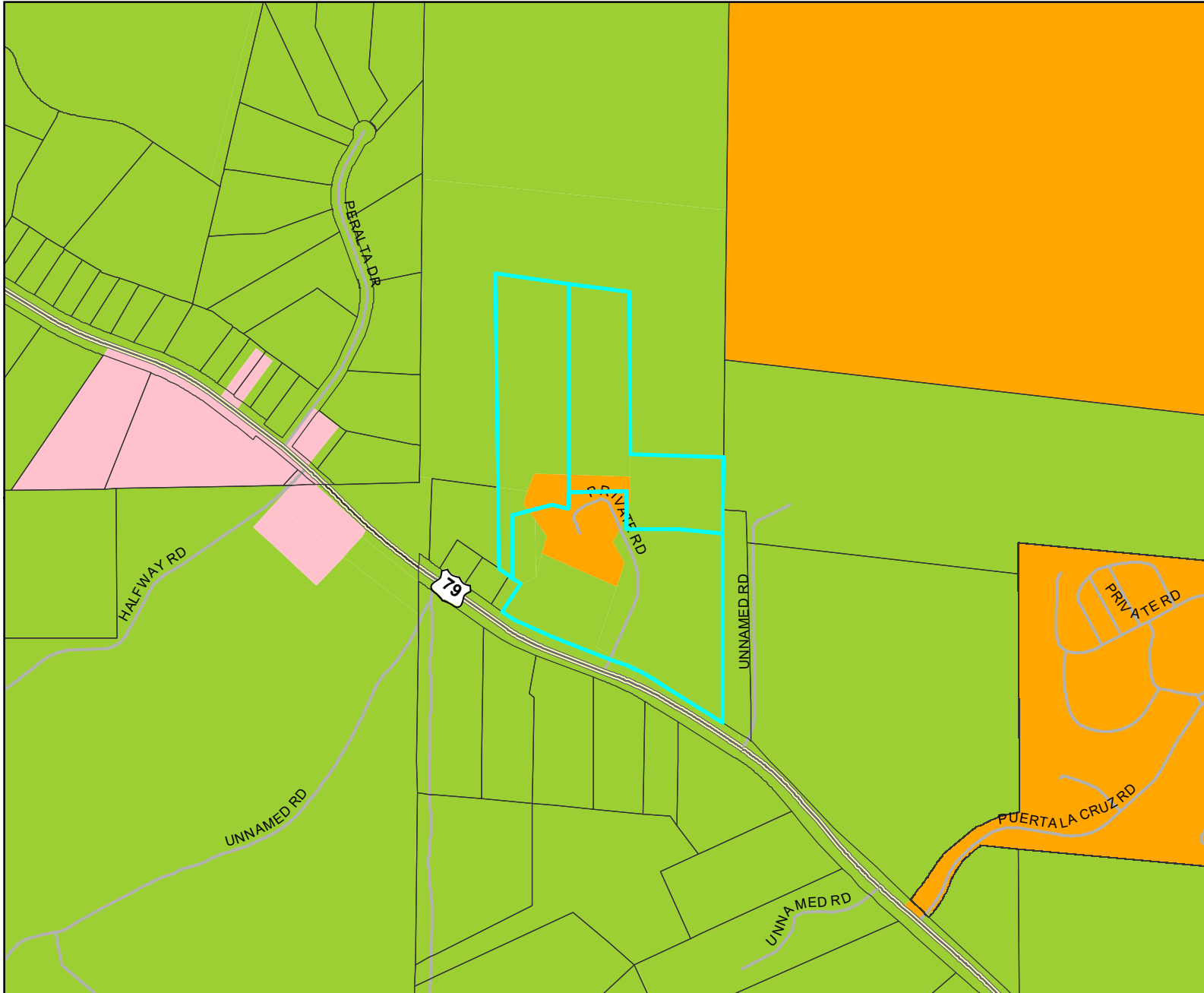
- PROJECT AREA
- GENERAL PLAN (AUGUST 2011)**
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-5)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Semi-Rural Residential (SR-10)
- Rural Lands (RL-20)
- Rural Lands (RL-40)
- Rural Lands (RL-80)
- Specific Plan Area*
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands (Solid Waste Facility)
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)



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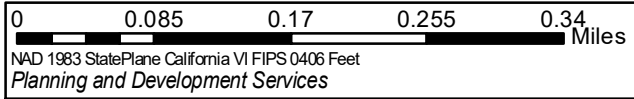
Notes:
 *Residential densities in italics

ZONING - USE



Legend:

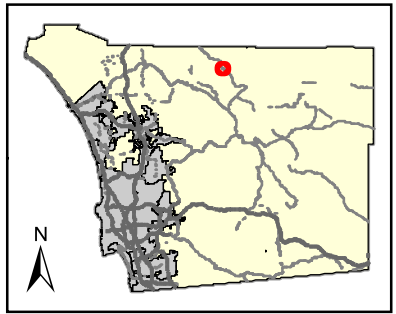
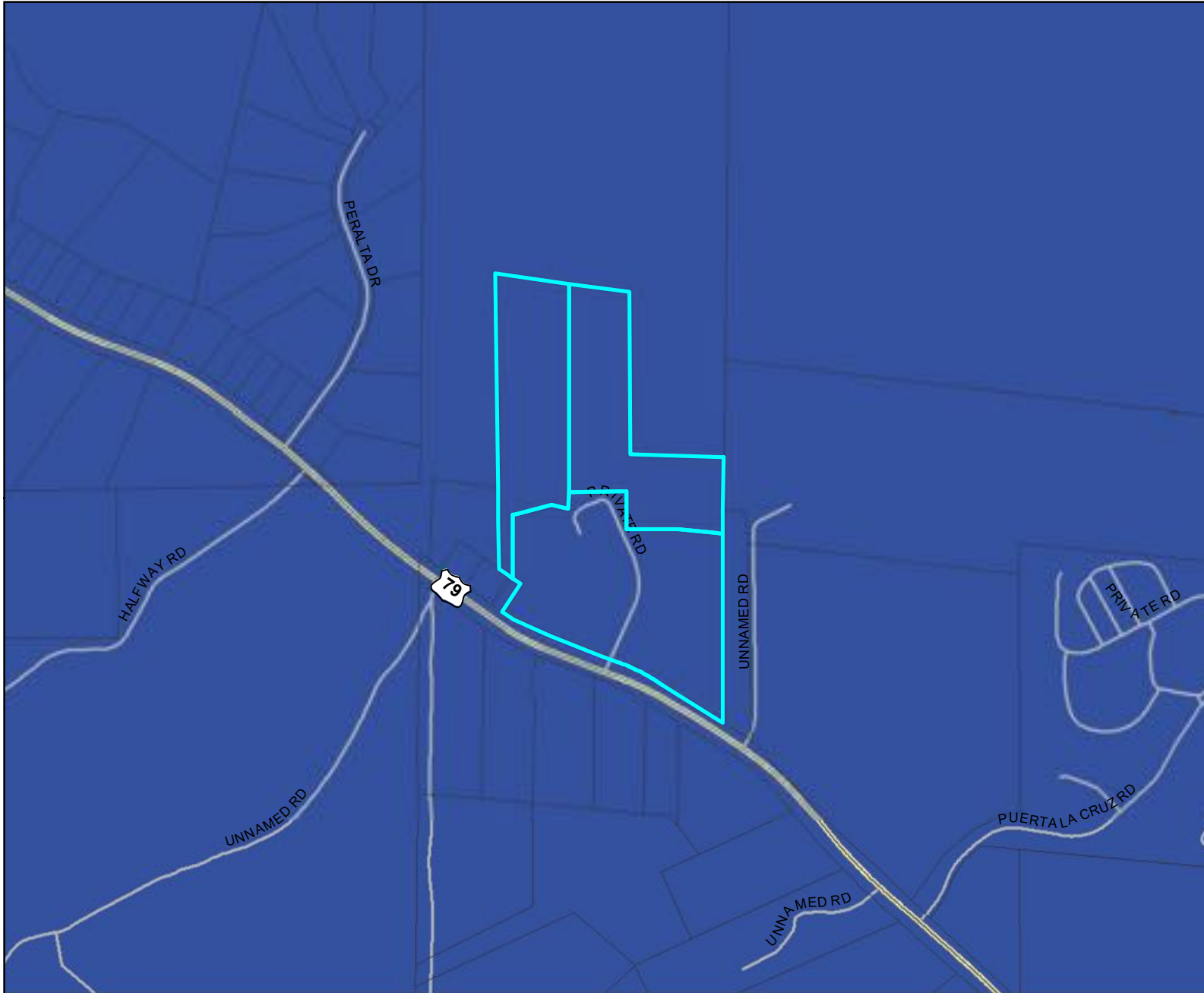
- PROJECT AREA
- ZONING**
- USE REGULATION**
- Agriculture
- Commerical and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Village Civic District
- Village
- Village
- Village
- Village
- Village
- Village
- Open Space
- Extractive Use
- Transportation and Utility
- Limited Control
- Specific Plan
- Holding Area
- General Rural
- City of San Diego/No Zone
- Indian Reservation





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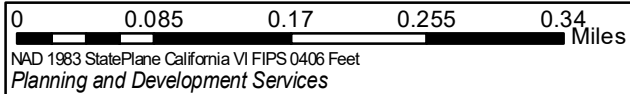
Notes:

DARK SKIES



Legend:

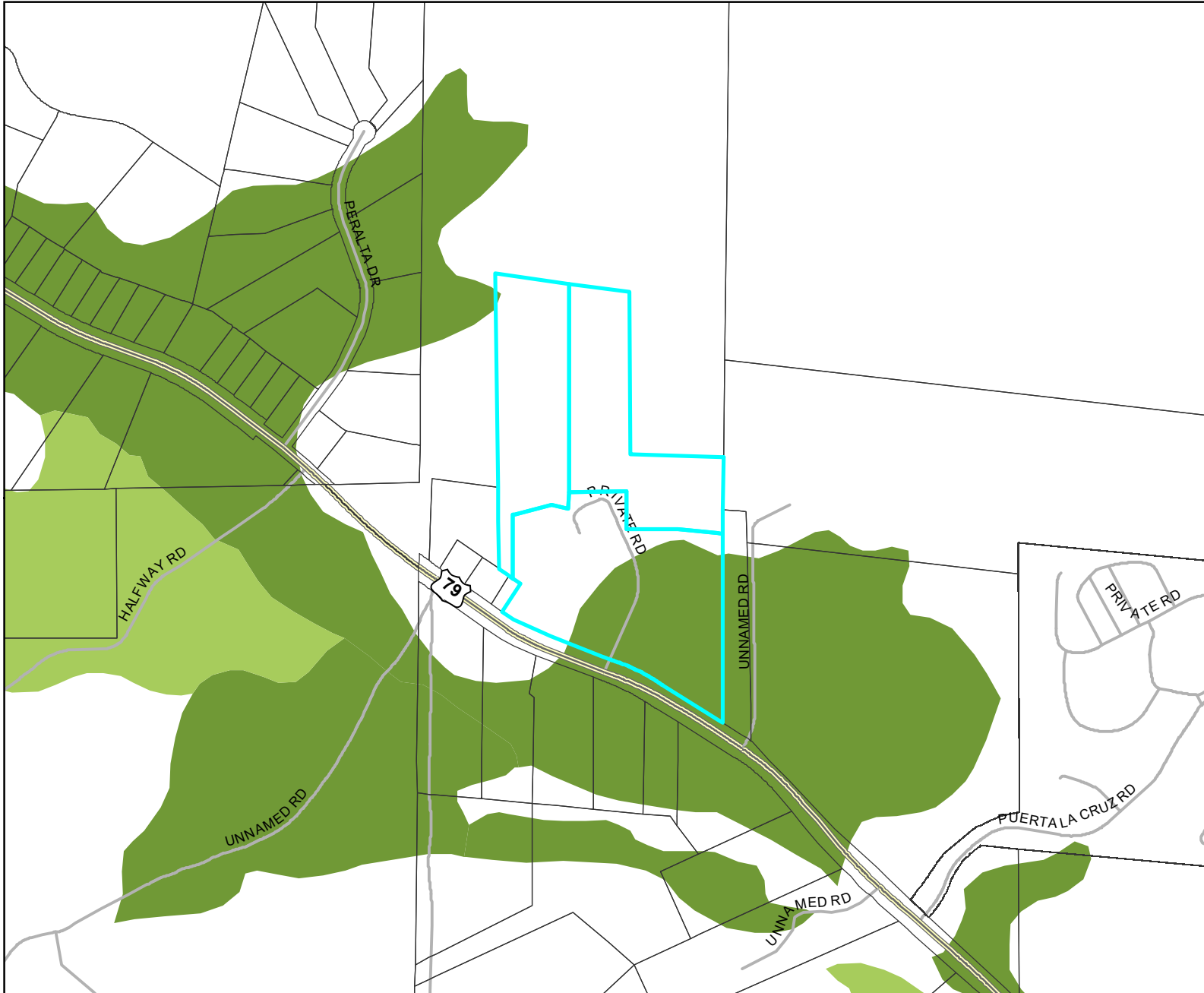
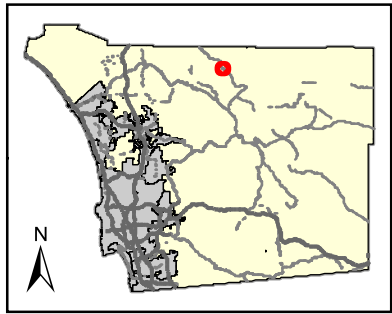
-  PROJECT AREA
-  DARK SKIES ZONE A



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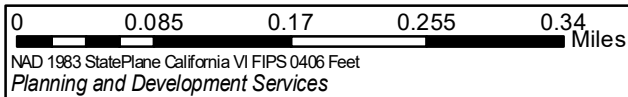
Notes:

PRIME SOILS



Legend:

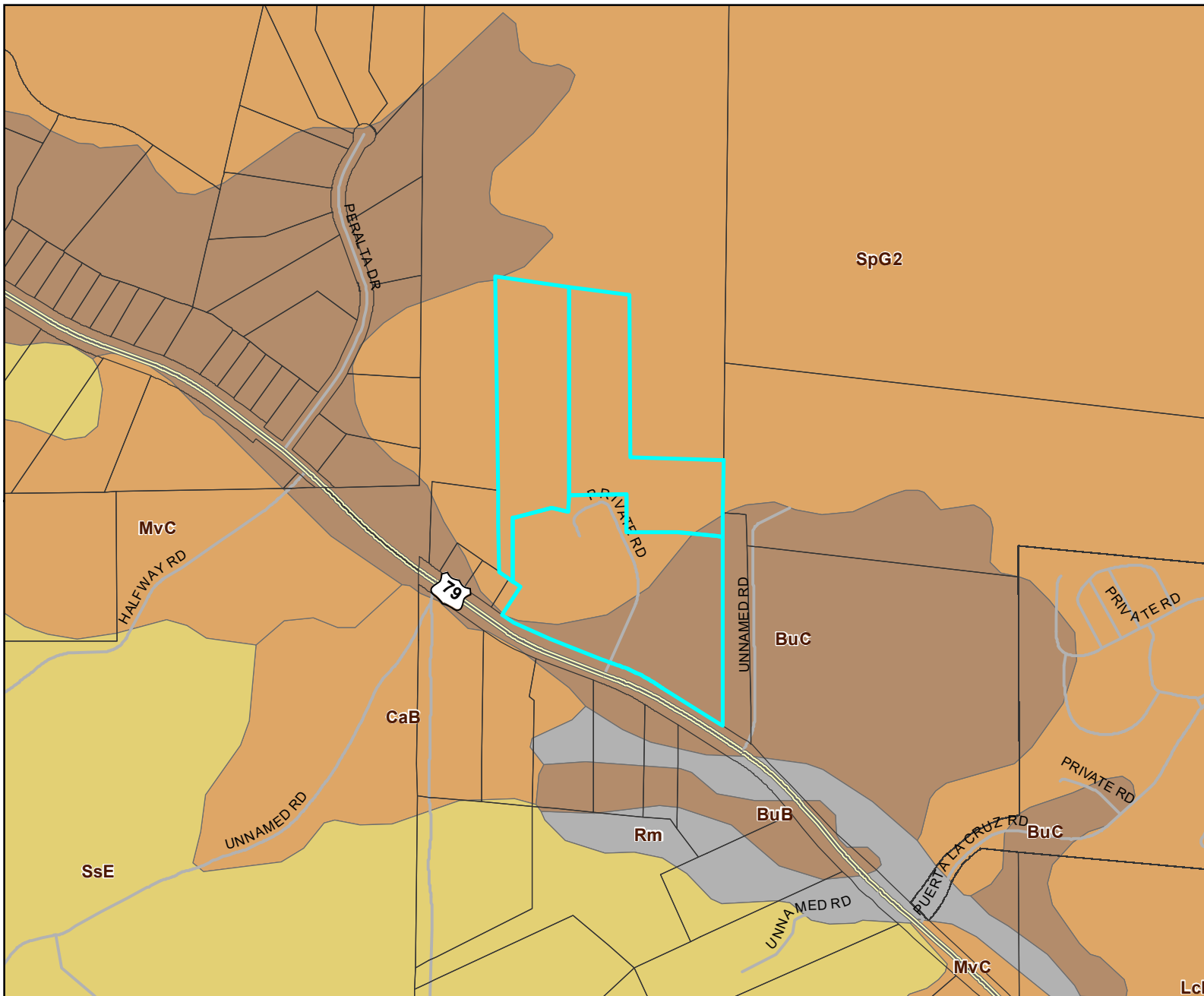
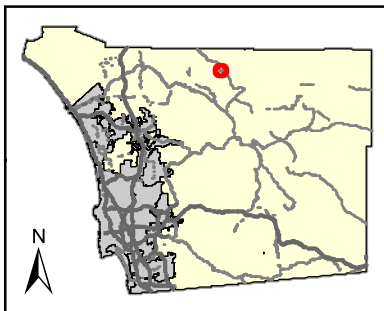
- PROJECT AREA
- PRIME SOILS**
- Prime Farmland Soils
- Statewide Significance Soils



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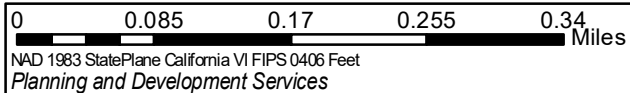
Notes:

SOIL



Legend:

- PROJECT AREA
- SOILS**
- ALFISOLS
- ENTISOLS
- INCEPTISOLS
- MOLLISOLS
- VERTISOLS
- OTHER
- URBAN
- WATER
- UNKNOWN

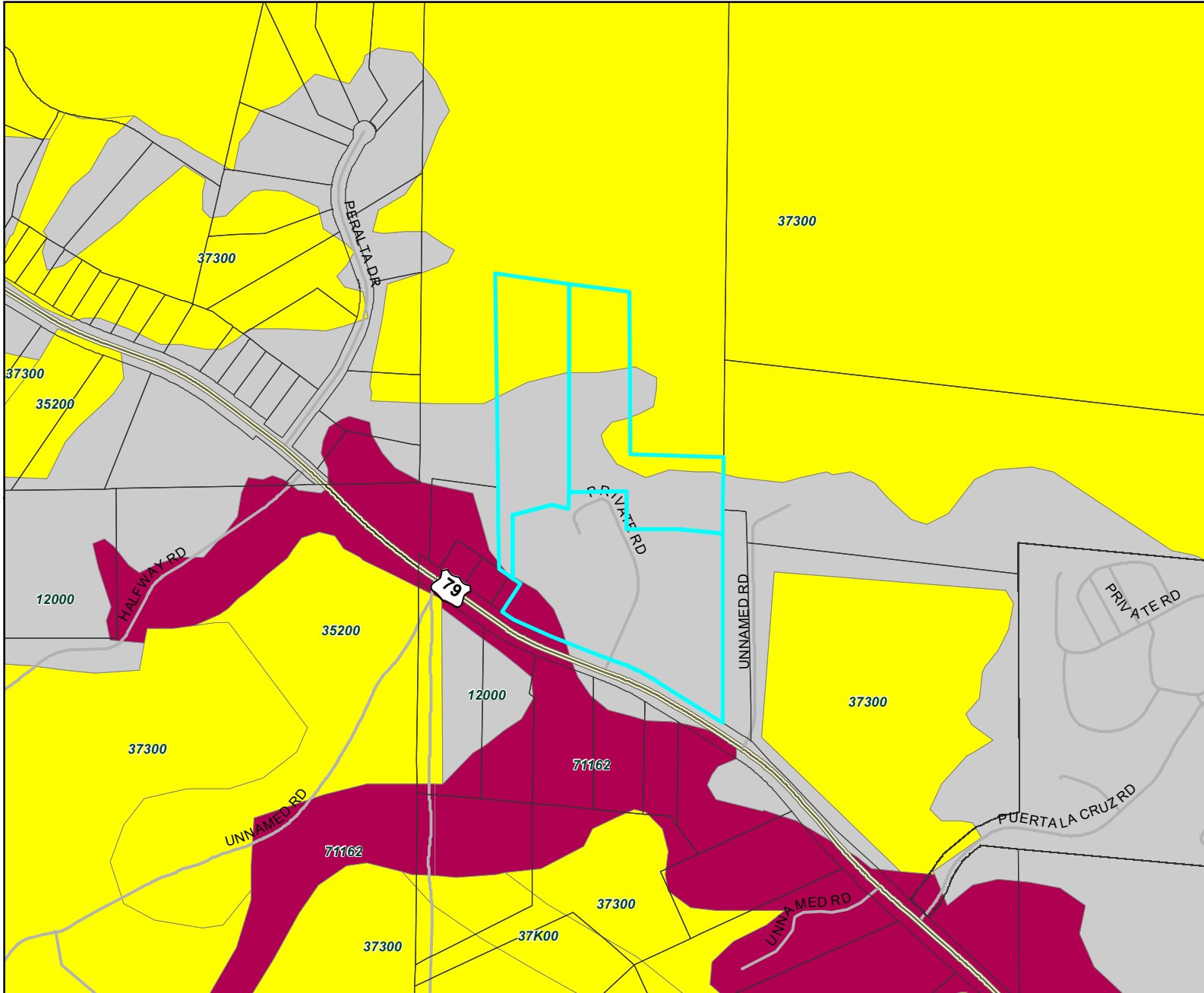
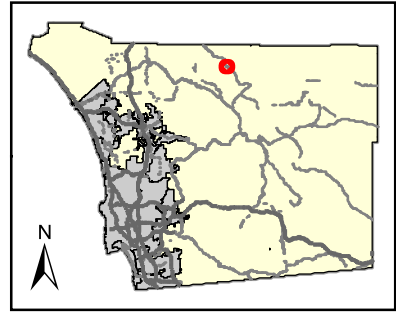


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Notes:

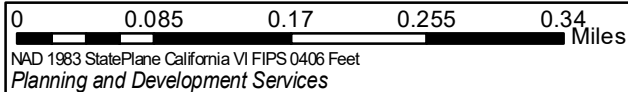
SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
SpG2	Sheephead rocky fine sandy loam, 30 to 65 percent slopes, eroded	7e-7(20)	<5	Low	Severe 1

VEGETATION



Legend:

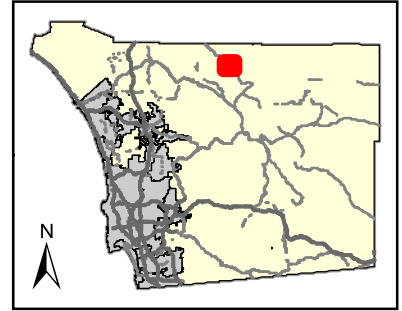
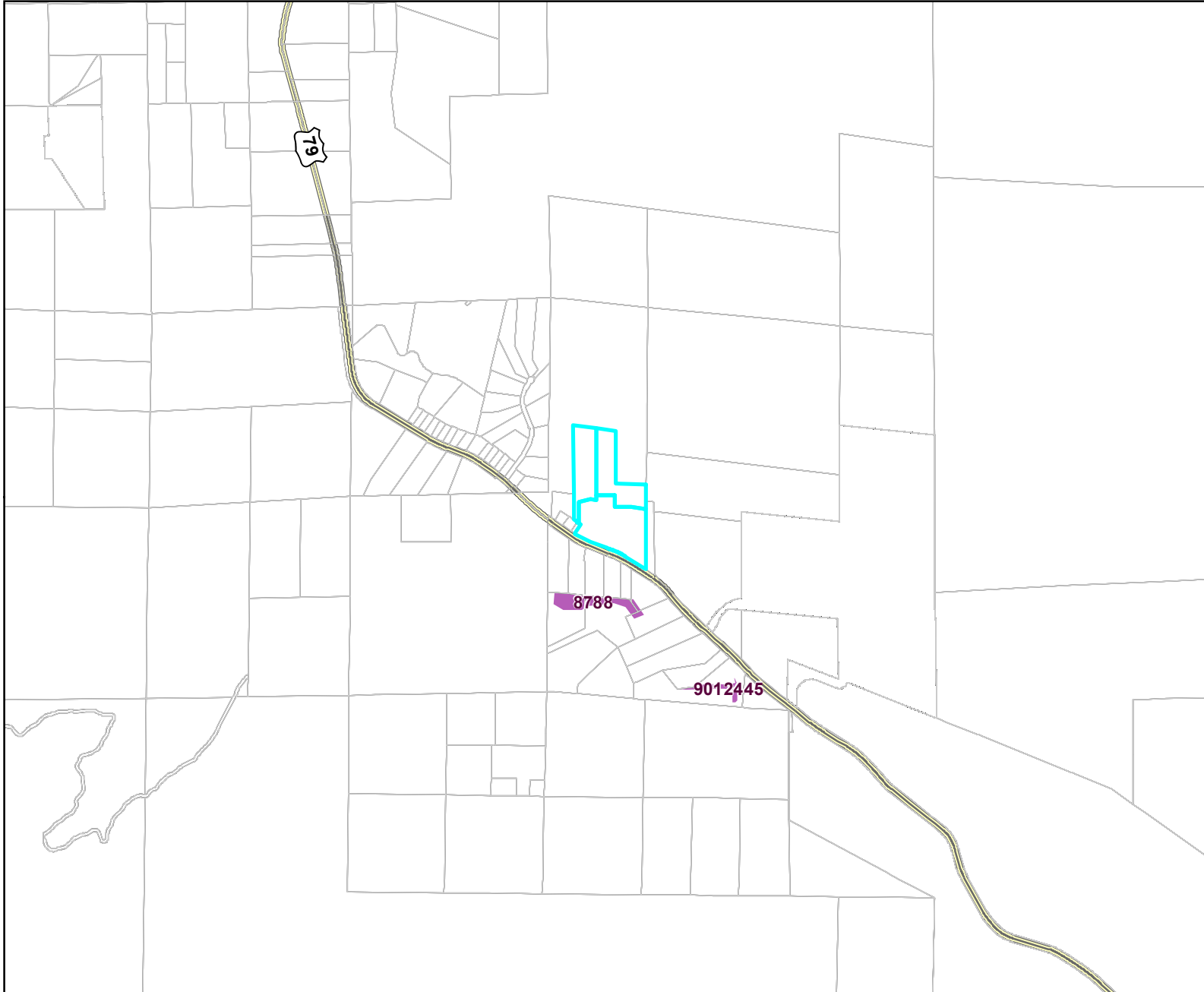
- PROJECT AREA
- VEGETATION CATEGORY**
- Southern Foredunes, Beach, Saltpan
- Mudflats
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Vernal Pool, Meadow and Seep
- Marsh
- Coniferous Forest
- Desert Dunes (22100, 22300, 24000)
- Playas/Badlands/Mudhill Forbs
- Desert Scrub
- Desert Chaparral
- Dry Wash Woodland
- Water (including 11200, 13200)
- Urban, Disturbed Habitat, Agriculture, Eucalyptus Woodland



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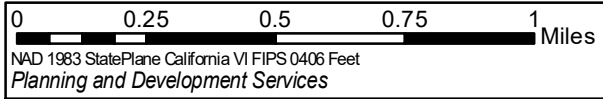
Notes:

OPEN SPACE EASEMENTS



Legend:

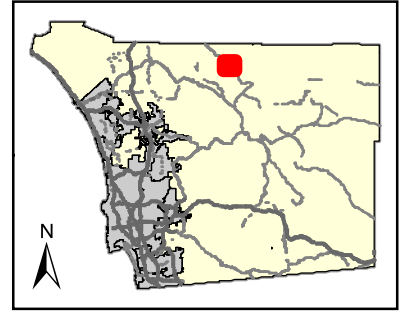
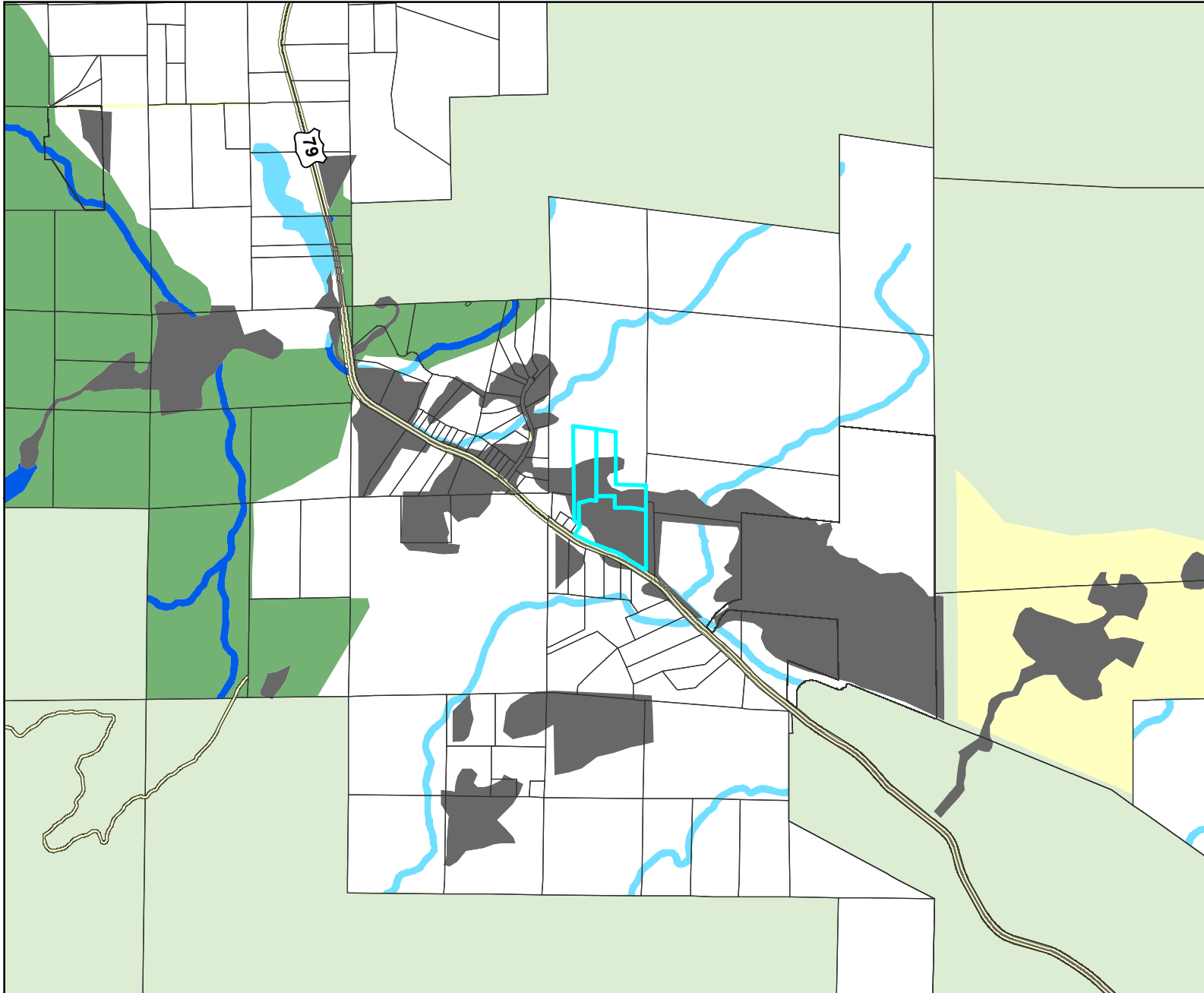
- PROJECT AREA
- OPEN SPACE EASEMENT**
- Biological
- Conservation
- Open Space
- Private Open Space
- Recreational



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Notes:

MSCP

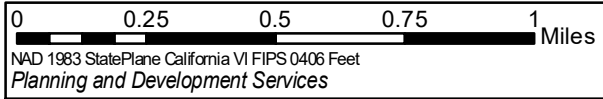


Legend:

PROJECT AREA

EMSCP (DRAFT) DESCRIPTION

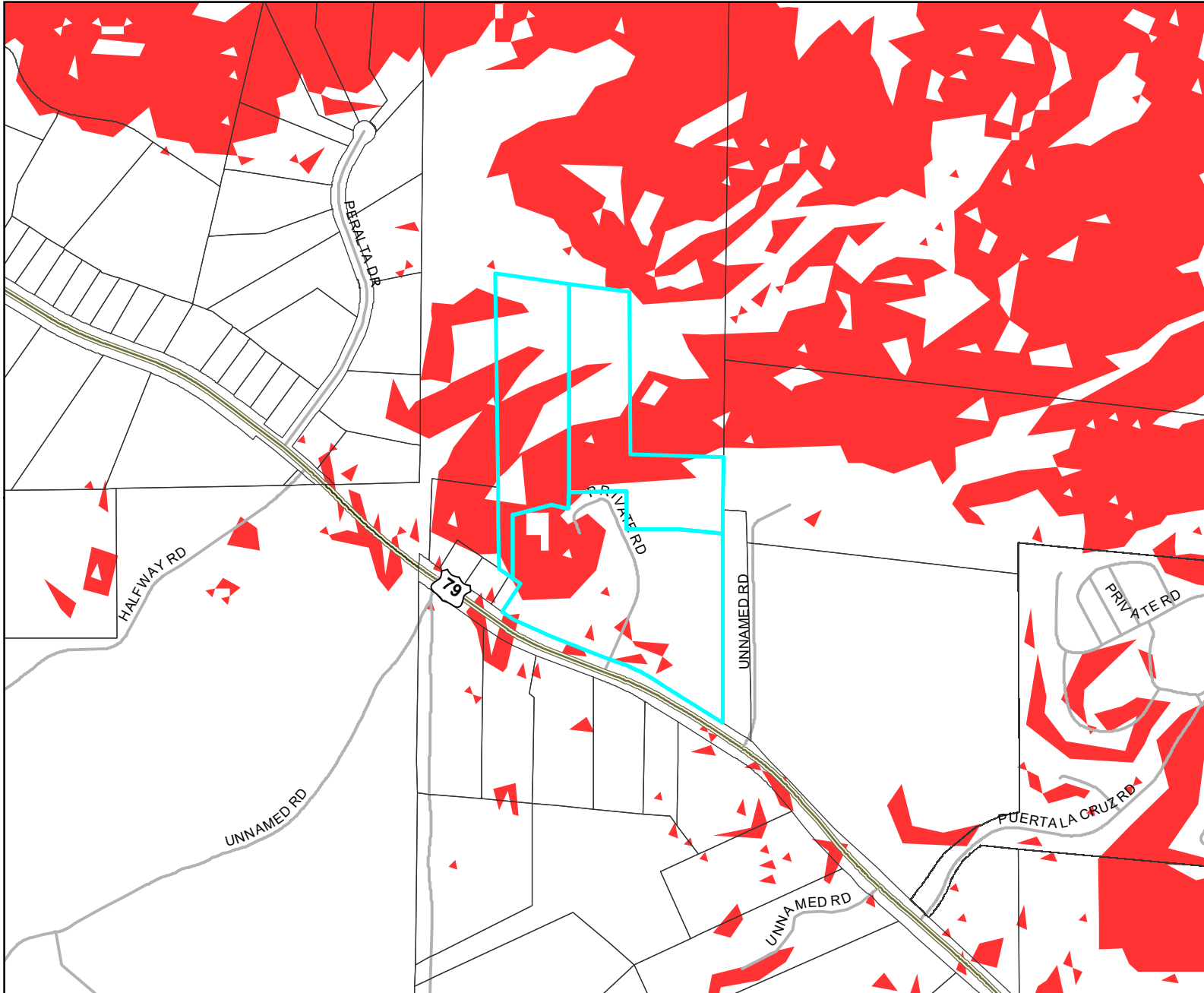
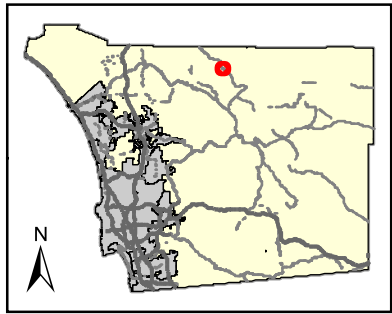
- Agriculture or Natural Upland within FCA
- County Owned Preserves
- Agriculture or Natural Upland outside FCA
- Riparian/Wetland Habitat and Transition
- Zone with in FCA
- Riparian/Wetland Habitat and Transition
- Zone outside of FCA
- RMS 1 - Highest Level of Ecological Protection
- RMS 2 - Land managed with Ecological Protection
- RMS 3 - Land managed as Open Space
- RMS 4 - Other Public/Semi-Public Lands
- Developed Lands
- Tribal Lands



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Notes:
 MSCP = Multiple Species Conservation Program

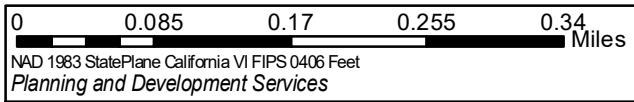
STEEP SLOPES



Legend:

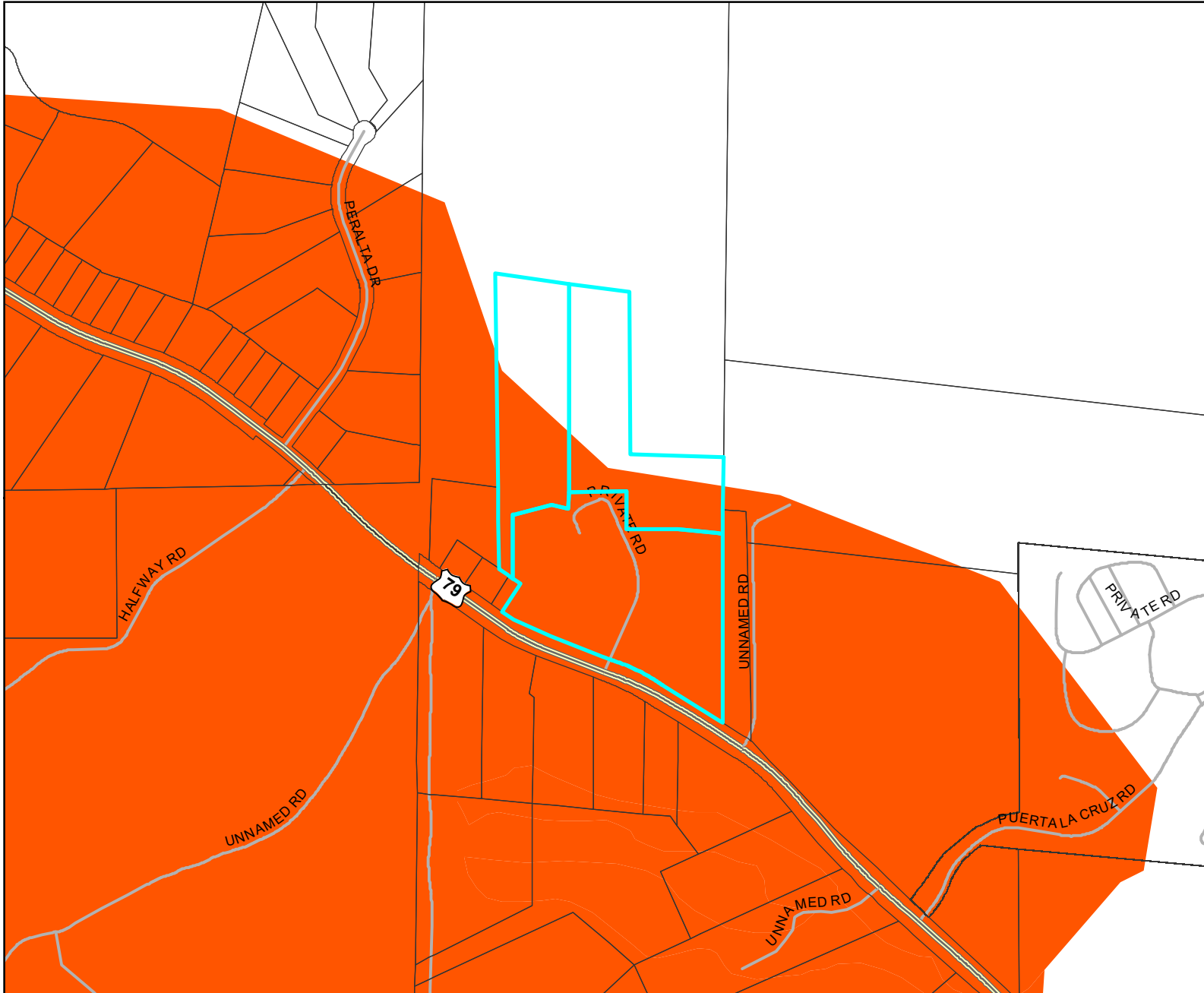
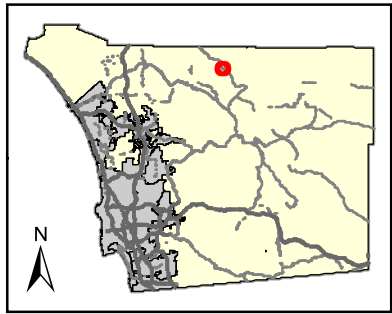
- PROJECT AREA
- STEEP SLOPE (> 25%)

Notes:





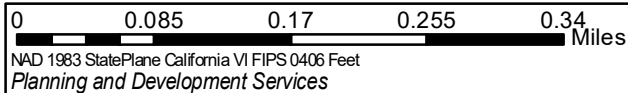
N This map is generated automatically from an internet mapping site and is for reference only.
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POTENTIAL LIQUEFACTION



Legend:

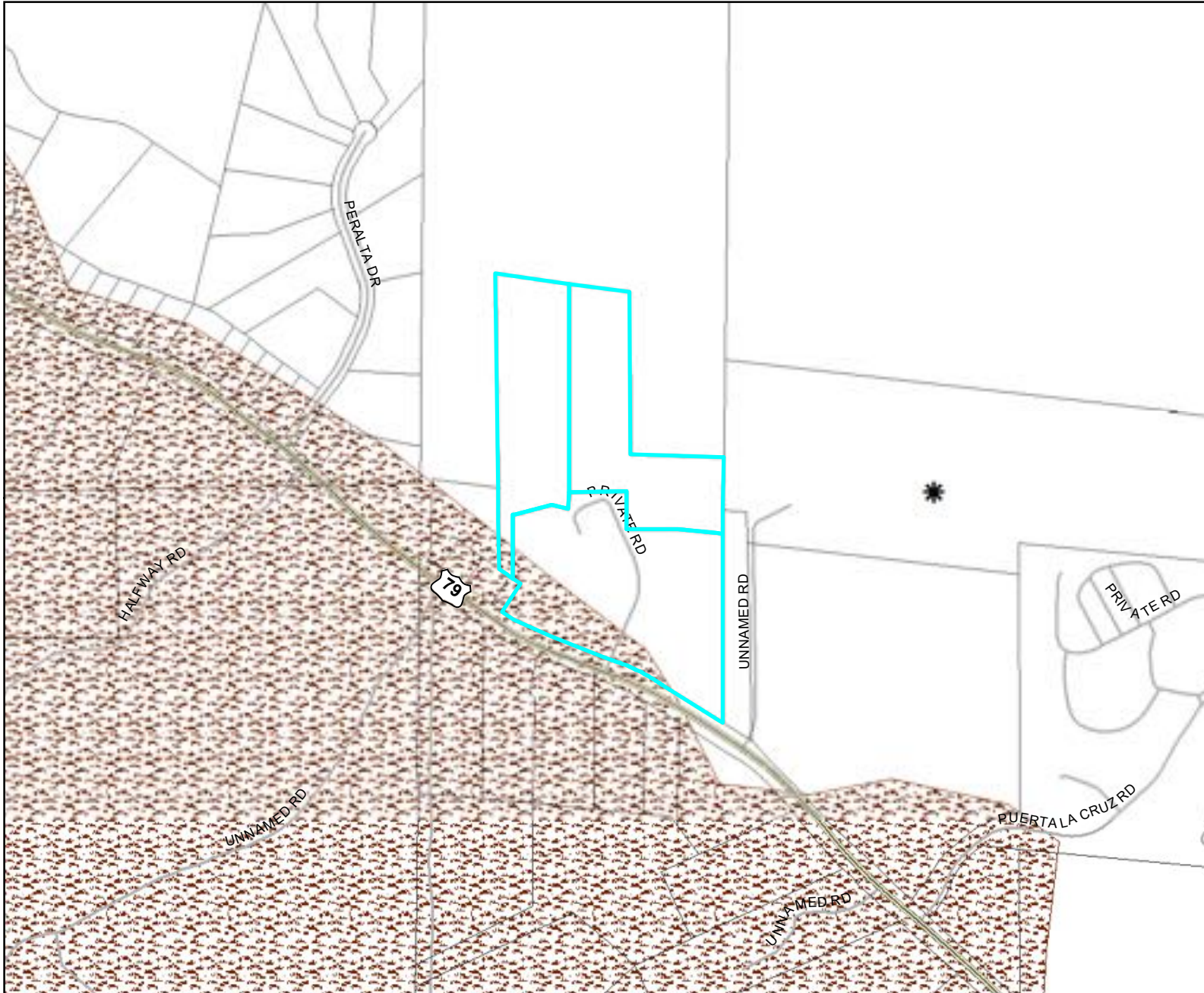
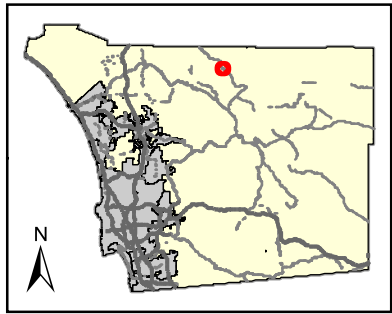
-  PROJECT AREA
-  POTENTIAL LIQUEFACTION AREA



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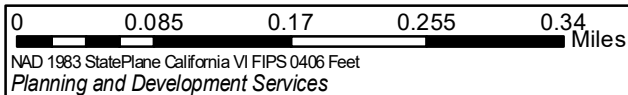
Notes:

MINERAL RESOURCES



Legend:

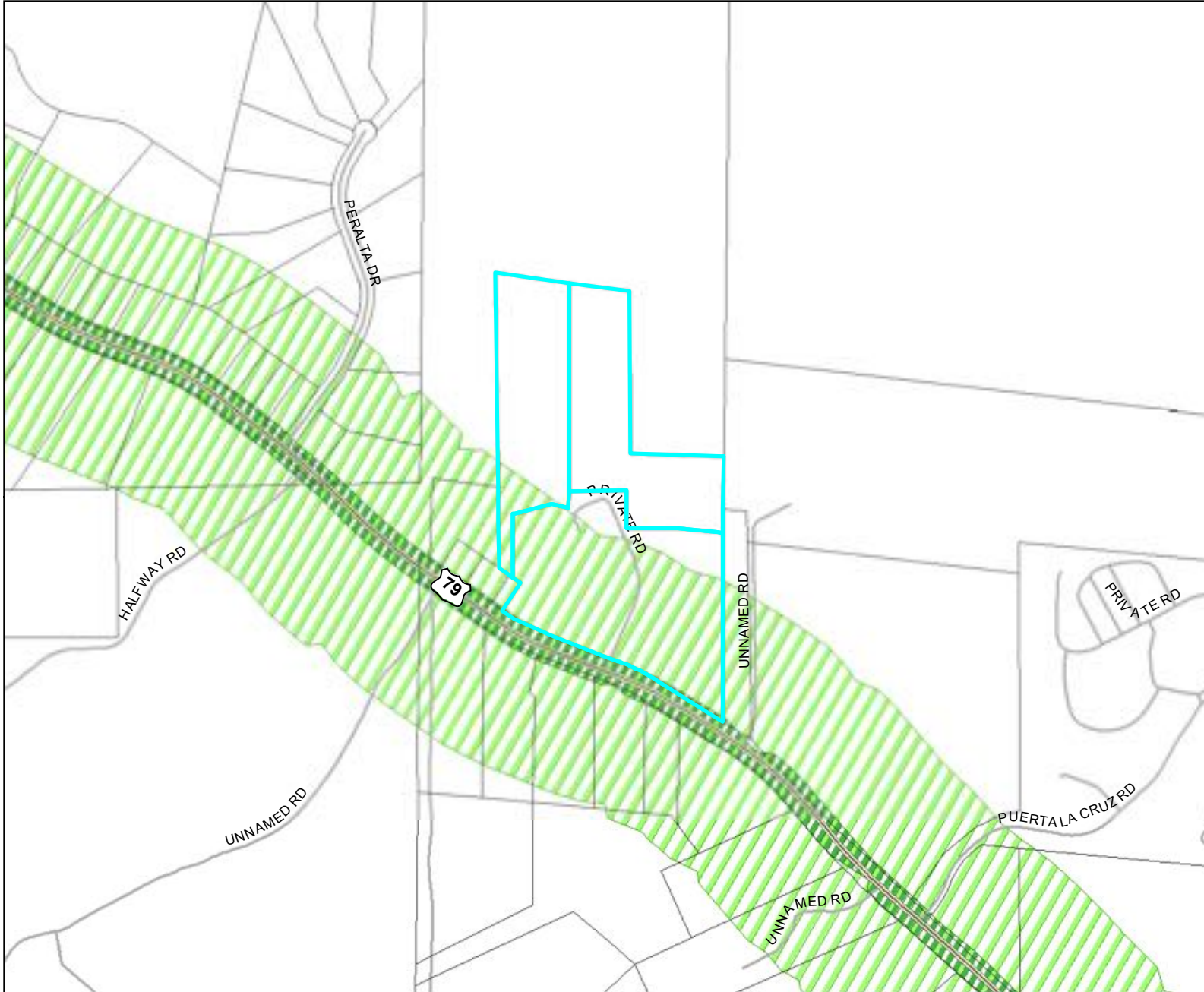
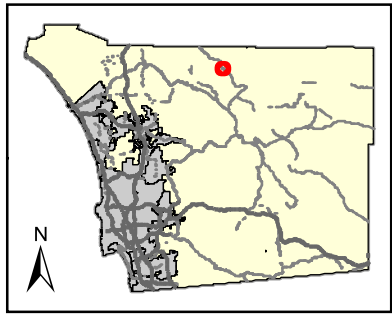
- PROJECT AREA
- ALLUVIUM
- * MINE
- MINE
- MINERAL RESOURCE ZONES**
- Inconclusive
- Resource Not Present
- Resource Potentially Present
- Resource Present



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Notes:

NOISE



Legend:

- PROJECT AREA
- TRAIN
- TROLLEY

RAIL NOISE
 (Community Noise Equivalent Level)

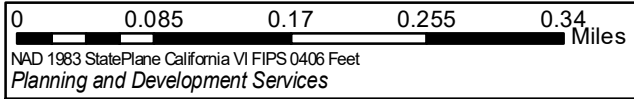
- 60

ROAD NOISE
 (Community Noise Equivalent Level)

- 60
- 75

AIR NOISE
 (Community Noise Equivalent Level)

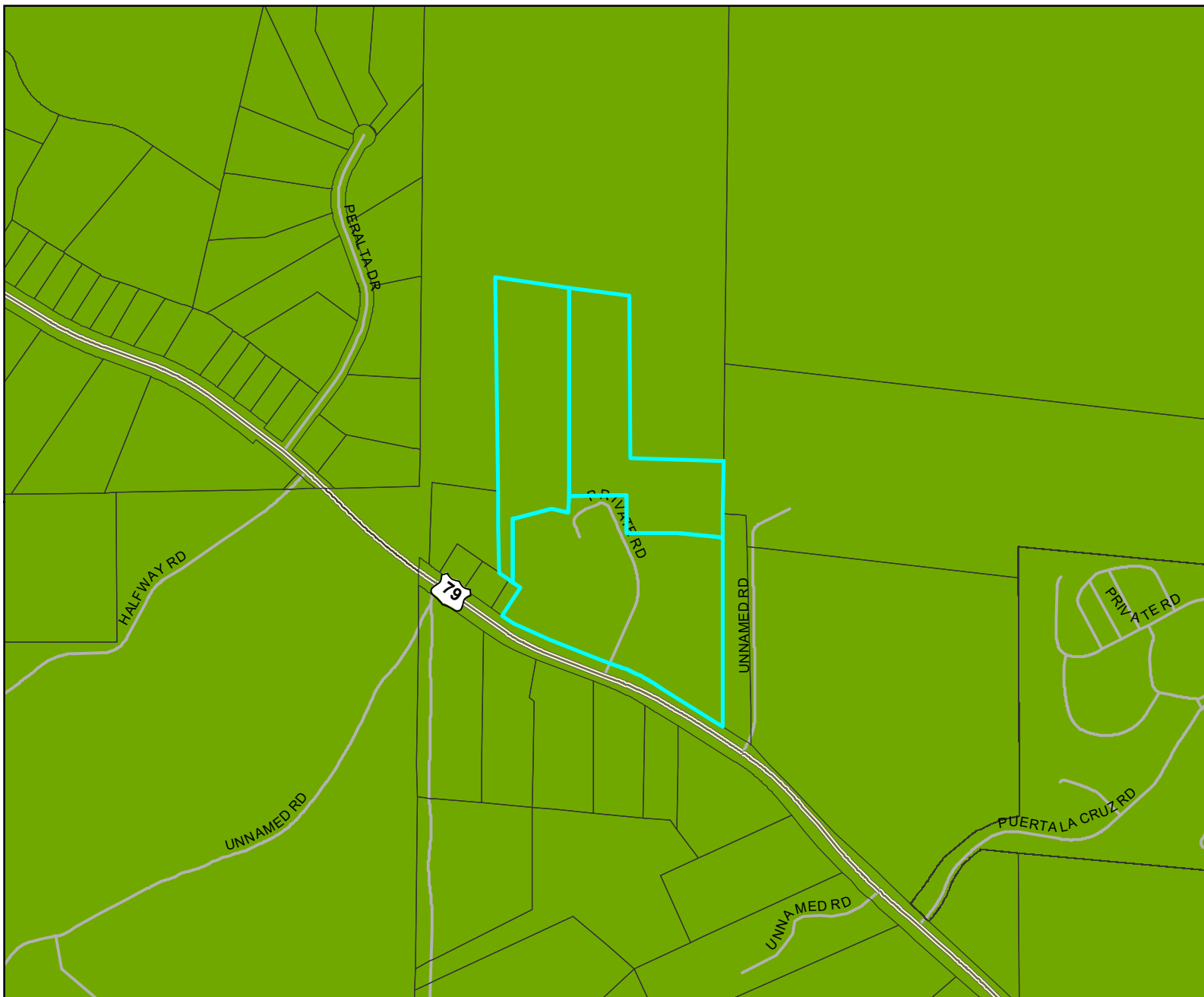
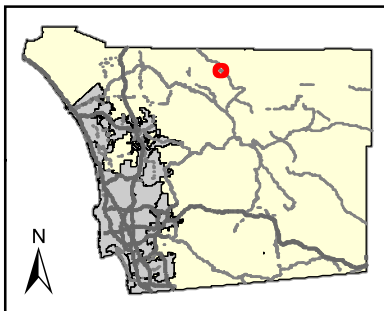
- 60
- 65
- 70
- 75
- 80





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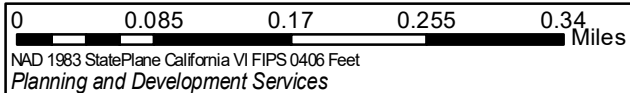
Notes:

URBAN-WILDLAND INTERFACE



Legend:

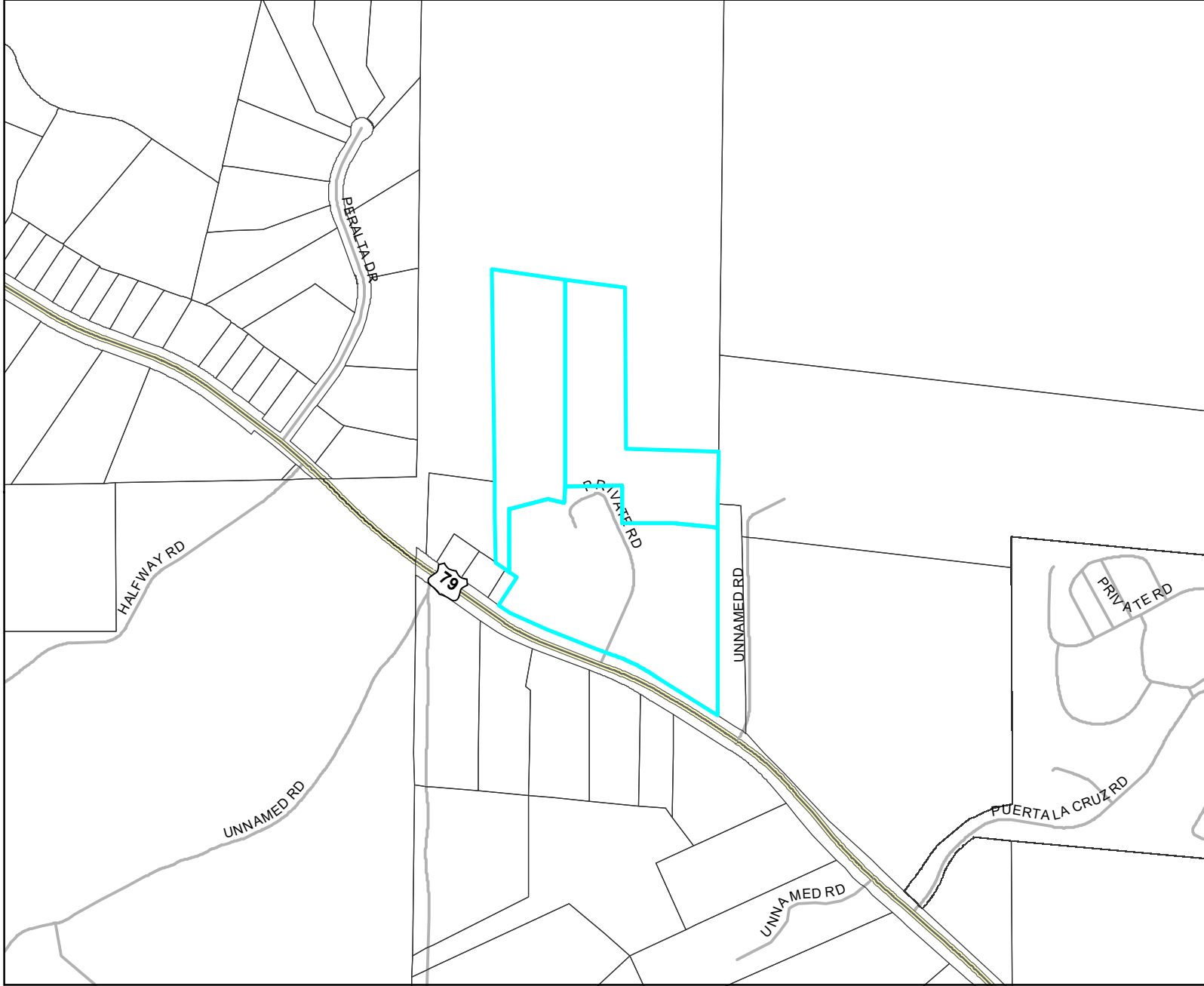
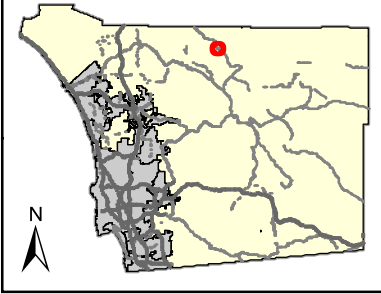
-  PROJECT AREA
-  URBAN-WILDLAND INTERFACE ZONE



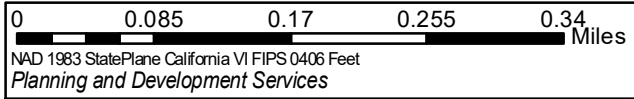
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Notes:

TRAILS



- Legend:**
- PROJECT AREA
 - TRAIL EASEMENT
 - PROPOSED COMMUNITY PLAN
 - TRAILS



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Notes:

2050 COMPATIBILITY MATRIX.

The Director shall prepare and cause to be inserted in the Zoning Ordinance, an official Compatibility Matrix for guidance in consideration of a rezone, which expresses in graphic form the compatible Use Regulations and Village Regulations of the ordinance contained in Sections 2000 through 2999 and Section 8000 through 8999, inclusive with the appropriate Land Use Designations of the San Diego County General Plan.

COMPATIBILITY MATRIX

SUMMARY PREPARED PURSUANT TO SECTION 2050

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance and General Plan.

USE REGULATIONS

Table with columns for Land Use Designations (RS, RD, RM, RV, RU, RRO, RR, RC, RMH, C30-C46, M50-M58, A70-A72, S80-S94) and rows for various land use types including Village Residential, Semi-Rural, Rural Lands, Commercial, Industrial, and Other.

MATRIX LEGEND: ● Consistent Use Regulation, ○ Special Circumstances

RMH# MOBILEHOME RESIDENTIAL USE REGULATIONS

(# - Number which denotes approximate dwelling units per acre.)

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)

2160 INTENT.

The provisions of Sections 2160 through 2168, inclusive, shall be known as the RMH Mobilehome Residential Use Regulations. These regulations are intended to create and preserve areas for Mobilehome Residential uses; and to avoid the economic and social dislocations, and reduction of housing stock resulting from conversion of mobilehome parks to other uses. Typically, these Use Regulations would be applied to rural, suburban, and urban areas where adequate levels of public services are available and where it is appropriate to create a permanent mobilehome residential area and maintain such area once developed. Various applications of the RMH Use Regulations with appropriate development or special area designators can create a low density, rural mobilehome environment, a traditional urban mobilehome park, or mobilehome subdivisions.

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)

2162 PERMITTED USES.

The following use types are permitted by the RMH Use Regulations:

a. Civic Use Types.

Essential Services
Fire Protection Services (see Section 6905)

b. Agricultural Use Types.

Horticulture: Cultivation
Tree Crops
Row and Field Crops

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2163 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RMH Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

2163

a. Residential Use Types.

Mobilehome Residential "18"

b. Commercial Use Types.

Recycling Collection Facility, Small "2"

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2164 USES SUBJECT TO MINOR USE PERMIT.

The following use types are permitted by the RMH Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities
Small Schools

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

2165 USES SUBJECT TO MAJOR USE PERMIT.

The following use types are permitted by the RMH Use Regulations, upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Child Care Center
Civic, Fraternal or Religious Assembly
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Group Care
Major Impact Services and Utilities
Parking Services
Postal Services

b. Extractive Use Types.

Site Preparation

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2166 USES SUBJECT TO MAJOR USE PERMIT IN CERTAIN PLANNED DEVELOPMENTS. The following use types are permitted by the RMH Use Regulations if approved by a major use permit as part of a Planned Development which has the minimum site area required by Section 6610 and which is developed pursuant to the Planned Development Standards commencing at Section 6600.

a. Commercial Use Types.

Administrative and Professional Services
 Agricultural and Horticultural Sales (all types)
 Automotive and Equipment: Parking
 Business Support Services
 Convenience Sales and Personal Services
 Eating and Drinking Establishments
 Financial, Insurance and Real Estate Services
 Food and Beverage Retail Sales
 Medical Services
 Participant Sports and Recreation (all types)
 Personal Services, General
 Retail Sales: General
 Retail Sales: Specialty
 Spectator Sports and Entertainment: Limited

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)

(Amended by Ord. No. 5787 (N.S.) adopted 6-4-80)

(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)

(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

2168 SPECIAL PROVISIONS: RMH USE REGULATIONS.

The following are permitted by the RMH Use Regulations prior to establishment of mobilehome residential uses.

- a. A Major Use Permit may be granted to authorize, for a specified period of time, any use not involving a significant investment in buildings, structures or other improvements. Alternatively, a Major Use Permit may be granted for any use pursuant to a bonded agreement in an amount sufficient to ensure the removal of all buildings, structures, and other improvements within a specified time and/or under specified conditions when the decision-making body finds that such agreement will carry out the intent of this Ordinance and is enforceable by the County.
- b. An Administrative Permit may be granted by the Director to authorize alteration or expansion of existing structures, or erection of accessory structures, if such construction does not hinder the eventual development of the property for Mobilehome Residential uses.

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)

(Amended by Ord. No. 8506 (N.S.) adopted 3-1-95)

USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES	RESIDENTIAL																	Use Regulations								
	1250	1260	1265	1280	1300	See Section 6816	1310	1315	1320	1325	1330	1332	1334	1335	1340	1345	1346		1348	1350	1355	1360	1365	1375		
																									RESIDENTIAL	
RS	●			18		●	●		M		M	M	M	M	●	S	M		M	M	m	M	M	m	RS Single-Family Residential	
RD	●			18		●	●		M		M	M	M	M	●	S	M		M	M	m	M	M	m	RD Duplex/Two-Family Residential	
RM	●			18		●	●		M		M	M	M	M	●	S	M		M	M	m	M	M	m	RM Multi-Family Residential	
RV	●			18		●	●		M		M	M	M	M	●	S	M		M	M	m	M	M	m	RV Variable Family Residential	
RU	●	●		18		●	●		M	M	M	M	M	●	S	M		M	M	m	M	M	m	RU Urban Residential		
RMH	●			18		●	●		M		M	M	M	M	●	S	M		M	M	m	M	M	m	RMH Mobilehome Residential	
RR	●	M		18		●	●	m	M	M	M	M	M	●	S	M	M		M	M	m	M	M	m	RR Rural Residential	
RRO*	●	M		18		●	●	m	M	M	M	M	M	●	S				M	M	m	M	M	m	RRO* Recreation-Oriented Residential	
RC	●	●		18		●	●		M	M	●	M	●	●	●	S	●	●	●	M	m	M	M	●	RC Residential-Commercial	
																									COMMERCIAL	
C30						●	●		●	●	●	M	●	●	●	S	●	●	M	M	m	●	M	●	C30 Office-Professional	
C31	●	●				●	●		●	●	●	M	●	●	●	S	●	●	M	M	m	●	M	●	C31 Residential/Office Professional	
C32	1					●	●		M	M	M	M	●	●	●	S	●	●	M	M	m	M	M	●	C32 Convenience Commercial	
C34*	●	●				●	●		●	●	●	●	●	●	●	S	●	●	●	M	m	●	●	●	C34* Gen. Commercial/Residential	
C35	M					●	●		●	●	●	●	●	●	●	S	●	●	●	M	m	●	●	●	C35 Gen. Comm./Ltd. Residential	
C36	1	M				●	●		●	●	●	●	●	●	●	S	●	●	●	M	●	●	●	●	C36 General Commercial	
C37	1	M				●	●		●	●	●	●	●	●	●	S	●	●	●	M	●	●	●	●	C37 Heavy Commercial	
C38	1					●	●		●	●	●	●	●	●	●	S	●	●	M	M	●	●	●	●	C38 Service Commercial	
C40	1					●	●		●	●	●	●	●	●	●	S	●	●	●	M	m	●	●	●	C40 Rural Commercial	
C42*	20					●	●		●	●	●	●	●	●	●	●	●	●	●	●	m	●	●	●	C42* Visitor Serving Commercial	
C44						●	●		M	M	M	M	●	●	●	S	●	●	M	M	m	M	M	●	C44 Freeway Commercial	
C46*						●	●		M	M	●	M	●	●	●	S	●	●	M	M	m	●	M	●	C46* Medical Center	
																									INDUSTRIAL	
M50						●	●		M	●	M	●	M	M	●	●	S	●	●	M	M	m	●	●	m	M50 Basic Industrial
M52						●	●		M	●	M	●	M	M	●	●	S	●	●	M	M	m	●	●	m	M52 Limited Impact Industrial
M54						●	●		M	●	M	●	M	M	●	●	S	●	●	M	M	●	●	●	m	M54 General Impact Industrial
M56+						●	●		M	●	M	●	M	M	●	●	S	●	●	M	M	●	●	●	m	M56+ Mixed Industrial
M58						●	●		M	●	M	●	M	M	●	●	S	●	●	M	M	●	●	●	m	M58 High Impact Industrial
																									AGRICULTURAL	
A70	●	M		18		●	●	m	M	M	M	M	M	M	●	S	M	m	M	M	m	M	M	m	A70 Limited Agriculture	
A72	●	M		18		●	●	m	M	M	M	M	M	M	●	S	M	S	M	M	m	M	M	m	A72 General Agriculture	
																									SPECIAL PURPOSE	
S80*	●					●	●		M	M	M	M	M	M	●	S			M	M	m	M	M	m	S80* Open Space	
S81															O	O									S81 Ecological Resource Area	
S82						●	●		M	M	M	M	M		●	S		m	M	M	m	M	M		S82 Extractive	
S86						●	●								●	S		m			m	●			S86 Parking	
S88+	●					●	●								●	S		m			m				S88+ Specific Plan Area	
S90+	●	M				●	●	m	M	M	M	M	M	M	●	S	M	m	M	M	m	M	M	m	S90+ Holding Area	
S92	●	M				●	●	m	M	M	M	M	M	M	●	S	M	S	M	M	m	M	M	m	S92 General Rural	
S94+						●	●	m	M	M		M	M		●	S		m		M	m	m	M		S94+ Transportation & Utility Corridor	
SWF						●	●													●					SWF Solid Waste Facility	

MATRIX LEGEND

- Permitted
- A Permitted by Administrative Permit
- S Permitted by Site Plan
- m Permitted by Minor Use Permit
- M Permitted by Major Use Permit
- P Permitted Only Within Planned Developments of 20 Acres or Larger

- 1-23 Subject to Limitations (See Section 2980)
- * May Be Subject to Site Plan Approval
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- O Subject to Limitations (See Sections 2812 and 2818)
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USE & ENCLOSURE MATRIX

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USE TYPES COMMERCIAL (cont.)	Use Regulations																		
	1400	See Section 6816			1435	1440	1445	1450	1455	1460	1463	1465	1470	1475	1480	1485	1490	1495	1500
Enclosed																			
Semi-Enclosed																			
Open																			
Drive-in																			
Building Maintenance Services																			
Business Equipment Sales and Services																			
Business Support Services																			
Communications Services																			
Construction Services																			
Convenience Sales and Services																			
Convenience Sales and Personal Services (See Sec. 6300)																			
Cottage Industries (See Sec. 6920)																			
Eating and Drinking Establishments																			
Explosive Storage (See Sec. 6904)																			
Financial, Insurance and Real Estate																			
Food and Beverage Retail Sales																			
Funeral and Internment Services																			
a) Cremating ^E																			
b) Interment																			
c) Undertaking																			
Gasoline Sales ^E																			
Laundry Services																			
Medical Services																			

Use Regulation	1400	1435	1440	1445	1450	1455	1460	1463	1465	1470	1475	1480	1485	1490	1495	1500			
RESIDENTIAL																			
RS Single-Family Residential							P		P	P	P	P				P			
RD Duplex/Two-Family Residential							P		P	P	P	P				P			
RM Multi-Family Residential							P		P	P	P	P				P			
RV Variable Family Residential							P		P	P	P	P				P			
RU Urban Residential							P		P	P	P	P				P			
RMH Mobilehome Residential							P		P	P	P	P				P			
RR Rural Residential	●	●	●					17											
RRO* Recreation-Oriented Residential	●	●	●				P		M		M	P	M			P			
RC Residential-Commercial	●	m	m				P	P	m		m	11	m			P			
COMMERCIAL																			
C30 Office-Professional Residential/Office Professional	●			m			●	m	10	10	●	10			M		●		
C31 Convenience Commercial	●			m			●	m	10	10	●	10			M		●		
C32 Gen. Commercial/Residential	●			m							●	●			M				
C34* Gen. Comm./Ltd. Residential	●	m	M	m	7	●	●	8	●	●	●	●		M	M	M	12	13	●
C35 General Commercial	●	m	M	m	7	●	●	8	●	●	●	●		M	M	M	12	13	●
C36 Heavy Commercial	●	●	●	●	7	●	●	8	●	●	●	●		M	M	●	12	13	●
C37 Service Commercial	●	●	●	●	●	●	●	●	●	●	●	●		M	M	●	●	●	●
C38 Rural Commercial	●	●	●	●	●	●	●	●	9	m	m	10		M		●	●	●	●
C40 Visitor Serving Commercial	●	●	●	●			20		●	●	20					M			
C42* Freeway Commercial	●	●	●	●												12			
C44 Medical Center	●								10	10		10							●
INDUSTRIAL																			
M50 Basic Industrial	●	m	M	m					m	m		m							
M52 Limited Impact Industrial	●	m	M	m	8	●	●	●	8	m	21	10		M		12	●		
M54 General Impact Industrial	●	●	●	●	●	●	●	●	m	21	M	10		M		●	●		
M56+ Mixed Industrial	●	●	●	●	●	●	●	●	●	21	M	10							
M58 High Impact Industrial	●	●	●	●	●	●	●	●	m	21	M	10		M		●	●		
AGRICULTURAL																			
A70 Limited Agriculture	●	●	●							17	M								
A72 General Agriculture	●	●	●							17	M					M			
SPECIAL PURPOSE																			
S80* Open Space	●	S	M								M								
S81 Ecological Resource Area	●	●	●								M								
S82 Extractive	●	●	●																
S86 Parking	●	●	●	●															
S88+ Specific Plan Area	●	●	●	●															
S90+ Holding Area	●	●	●	●						17	M								
S92 General Rural	●	●	●	●						17	M								
S94+ Transportation & Utility Corridor	●	●	●	●															
SWF Solid Waste Facility																			

Commercial continued on next page

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USE TYPES	COMMERCIAL (cont.)														Use Regulations										
	Enclosed Semi-Enclosed	Open	Drive-In	Participant Sports and Recreation	a) Indoor	b) Outdoor	Personal Services (General)	Recycling Collection Facility (See Sec. 6970)	a) Small [E]	b) Large [E]	Recycling Processing Facility (See Sec. 6975)	a) Light	b) Heavy	c) Wood and Green Materials		Repair Services (Consumer)	Research Services	Retail Sales	a) General	b) Specialty	Scrap Operations (See Section 6300)	Spectator Sports and Entertainment	a) Limited	b) General	Swap Meets
1400	See Section 6816				1505		1510	1512		1513		1515	1520	1525		1530	1535							1540	
RESIDENTIAL																									
RS					P	P	P		2						P	P									RS Single-Family Residential
RD					P	P	P		2						P	P									RD Duplex/Two-Family Residential
RM					P	P	P		2						P	P									RM Multi-Family Residential
RV					P	P	P		2						P	P									RV Variable Family Residential
RU					P	P	P		2						P	P									RU Urban Residential
RMH					P	P	P		2						P	P									RMH Mobilehome Residential
RR	●	●	●					M		2															RR Rural Residential
RRO*	●	●	●		P	M	P		2						P	P						P			RRO* Recreation-Oriented Residential
RC	●	m	m		P	P	P		2						m	m						P			RC Residential-Commercial
COMMERCIAL																									
C30	●			m				●		2	2		3	M			M								C30 Office-Professional
C31	●			m				●		2	2		3	M			M								C31 Residential/Office Professional
C32	●			m		m		●		2	2		3	M											C32 Convenience Commercial
C34*	●	m	M	m		m		●		2	2		3	M		●	M		●	●			M	M	C34* Gen. Commercial/Residential
C35	●	m	M	m		m		●		2	2		3	M		●	M		●	●			M	M	C35 Gen. Comm./Ltd. Residential
C36	●	m	M	●		●		●		2	2		3	M		●	M		●	●			●	M	C36 General Commercial
C37	●	●	●	●		●		●		2	2		3	3	15	●	●		●	●			●	●	C37 Heavy Commercial
C38	●	●	●	●		M		●		2	2		3	3	15	●	●		●	●			M	M	C38 Service Commercial
C40	●	●	●	●		●		●		2	2		3	3	15	●	●		●	●			M	M	C40 Rural Commercial
C42*	●	●	●	●		●	●												●				M	M	C42* Visitor Serving Commercial
C44	●	●	●	●						2			3	M											C44 Freeway Commercial
C46*	●									2			3	M											C46* Medical Center
INDUSTRIAL																									
M50	●	m	M	m						2	2		3	M	●		●								M50 Basic Industrial
M52	●	m	M	m		●	M			2	2		3	M	●		●								M52 Limited Impact Industrial
M54	●	●	●	●		●	M			2	2		3	3	●		●						M	M	M54 General Impact Industrial
M56+	●	●	●	●						2	2		3	M	●		●								M56+ Mixed Industrial
M58	●	●	●	●		●	M			2	2		3	3	●		●						M	M	M58 High Impact Industrial
AGRICULTURAL																									
A70	●	●	●			M			A						m										A70 Limited Agriculture
A72	●	●	●			M			A						m										A72 General Agriculture
SPECIAL PURPOSE																									
S80*	●	S	M			M				2	m				m										S80* Open Space
S81																									S81 Ecological Resource Area
S82	●	●	●			M				2	m				m							M			S82 Extractive
S86	●	●	●	●						2	m				m										S86 Parking
S88+	●	●	●	●						2	m				m										S88+ Specific Plan Area
S90+	●	●	●	●			M			2	m				m										S90+ Holding Area
S92	●	●	●	●			M			2	m				m										S92 General Rural
S94+	●	●	●	●			M			2	m				m										S94+ Transportation & Utility Corridor
SWF																									SWF Solid Waste Facility

Commercial continued on next page

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USE TYPES	COMMERCIAL (cont.)										INDUSTRIAL					Use Regulations			
	Enclosed	Semi-Enclosed	Open	Drive-In	Transient Habitation:	a) Campground (See Section 6450)	b) Lodging	c) Resort (See Section 6400)	Wholesaling	a) Mini Warehouse (See Section 6909)	b) Light	c) Heavy	Enclosed	Semi-Enclosed	Open		Custom Manufacturing	General Industrial	Heavy Industrial
1400	See Section 6816	1545										1600	See Section 6816	1610	1620	1630			
RESIDENTIAL																			
RS																			RS Single-Family Residential
RD																			RD Duplex/Two-Family Residential
RM										M									RM Multi-Family Residential
RV										M									RV Variable Family Residential
RU																			RU Urban Residential
RMH																			RMH Mobilehome Residential
RR	●	●	●		M		M		M										RR Rural Residential
RRO*	●	●	●		M		M												RRO* Recreation-Oriented Residential
RC	●	m	m			m			M			●			m				RC Residential-Commercial
COMMERCIAL																			
C30	●			m															C30 Office-Professional
C31	●			m															C31 Residential/Office Professional
C32	●			m								●			m				C32 Convenience Commercial
C34*	●	m	M	m	M	●						●			●				C34* Gen. Commercial/Residential
C35	●	m	M	m	M	●						●			●				C35 Gen. Comm./Ltd. Residential
C36	●	m	M	●	M	●			M	M		●			●				C36 General Commercial
C37	●	●	●	●	M	●			●	8	M	●	●	●	●	15			C37 Heavy Commercial
C38	●	●	●	●					●	8	M	●	●	●	●	15			C38 Service Commercial
C40	●	●	●	●	M	●			●	8	M	●	●	●	●	15			C40 Rural Commercial
C42*	●	●	●	●	M	●	●												C42* Visitor Serving Commercial
C44	●	●	●	●	M	●													C44 Freeway Commercial
C46*	●																		C46* Medical Center
INDUSTRIAL																			
M50	●	m	M	m						8	M	●	m	M	●	14			M50 Basic Industrial
M52	●	m	M	m	M				●	8	M	●	m	M	●	14			M52 Limited Impact Industrial
M54	●	●	●	●	M				●	8	14	●	●	●	●	14			M54 General Impact Industrial
M56+	●	●	●	●					●	●	●	●	●	●	●	●			M56+ Mixed Industrial
M58	●	●	●	●					●	8	14	●	●	●	●	14	M		M58 High Impact Industrial
AGRICULTURAL																			
A70	●	●	●		M		M					●	●	m					A70 Limited Agriculture
A72	●	●	●		M		M					●	●	m					A72 General Agriculture
SPECIAL PURPOSE																			
S80*	●	S	M																S80* Open Space
S81																			S81 Ecological Resource Area
S82	●	●	●																S82 Extractive
S86	●	●	●	●															S86 Parking
S88+	●	●	●	●								●	●	●					S88+ Specific Plan Area
S90+	●	●	●	●	M		M					●	●	●					S90+ Holding Area
S92	●	●	●	●	M		M					●	●	m					S92 General Rural
S94+	●	●	●	●	M							●	●	●					S94+ Transportation & Utility Corridor
SWF																			SWF Solid Waste Facility

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SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES	AGRICULTURAL										EXTRACTIVE										Use Regulations							
	Enclosed	Semi-Enclosed	Open	Horticulture	(a) Cultivation	(b) Storage	Tree Crops	Row & Field Crops	Animal Raising	Animal Waste Processing (see Section 6802)	Packing and Processing	a) Limited	b) General	c) Support	d) Winery	e) Small Winery (see Section 6910)	f) Boutique Winery (see Section 6910)	g) Wholesale Limited Winery (see 6910)	Agricultural Equipment Storage	Farm Labor Camp		Mining and Processing (See Section 6550)	Site Preparation					
1700	See Section 6816			1710	1715	1720	1725	1730	1735												1800	1810	1820					
RESIDENTIAL																												
RS	m	m	●	●	●	●	●	16															M	RS	Single-Family Residential			
RD	m	m	●	●	●	●	●	16																M	RD	Duplex/Two-Family Residential		
RM	m	m	●	●	●	●	●	16																M	RM	Multi-Family Residential		
RV	m	m	●	●	●	●	●	16																M	RV	Variable Family Residential		
RU	m	m	●	●	●	●	●	16																M	RU	Urban Residential		
RMH	m	m	●	●	●	●	●	16																M	RMH	Mobilehome Residential		
RR	●	●	●	●	●	●	●	16		M			M							m		M	M	RR	Rural Residential			
RRO*	m	m	●	●	●	●	●	16		M			M											M	RRO*	Recreation-Oriented Residential		
RC	m	m	●	●	●	●	●	16					M											M	RC	Residential-Commercial		
COMMERCIAL																												
C30								16																M	C30	Office-Professional		
C31								16																	M	C31	Residential/Office Professional	
C32	A	A	●	●	m	●	●	16																	M	C32	Convenience Commercial	
C34*	A	A	●	●	●	●	●	16																	M	C34*	Gen. Commercial/Residential	
C35	A	A	●	●	●	●	●	16																	M	C35	Gen. Comm./Ltd. Residential	
C36	A	A	●	●	●	●	●	16																	M	C36	General Commercial	
C37	A	A	●	●	●	●	●	16														M		M	C37	Heavy Commercial		
C38	A	A	●	●	●	●	●	16																	M	C38	Service Commercial	
C40	A	A	●	●	●	●	●	16																	M	C40	Rural Commercial	
C42*	A	A	●	●	●	●	●	16																	M	C42*	Visitor Serving Commercial	
C44	A	A	●	●	●	●	●	16																	M	C44	Freeway Commercial	
C46*	A	A	●	●	●	●	●	16																	M	C46*	Medical Center	
INDUSTRIAL																												
M50	A	A	●	●	●	●	●	16		●	●	●												M	M50	Basic Industrial		
M52	A	A	●	●	●	●	●	16		●	●	●													M	M52	Limited Impact Industrial	
M54	A	A	●	●	●	●	●	16		●	●	●													M	M54	General Impact Industrial	
M56+										●	●	●	●														M56+	Mixed Industrial
M58	A	A	●	●	●	●	●	16	M	●	●	●												M	M	M58	High Impact Industrial	
AGRICULTURAL																												
A70	●	●	●	●	●	●	●	16		●	23	M	M	22	22	22	M	m					M	A70	Limited Agriculture			
A72	●	●	●	●	●	●	●	16	M	●	23	M	M	22	22	22	M	m					M	A72	General Agriculture			
SPECIAL PURPOSE																												
S80*	A	A	●	●	●	●	●	16		●											m		M	S80*	Open Space			
S81								M																M	S81	Ecological Resource Area		
S82	●	●	●	●	●	●	●	16																	M	S82	Extractive	
S86																									M	S86	Parking	
S88+	●	●	●	●	●	●	●	16		●	23	M	M								m		M	S88+	Specific Plan Area			
S90+	●	●	●	●	●	●	●	16		●												m		M	S90+	Holding Area		
S92	●	●	●	●	●	●	●	16	M	●	23	M	M	22	22	22								M	S92	General Rural		
S94+	●	●	●	●	●	●	●	16																	M	S94+	Transportation & Utility Corridor	
SWF																											SWF	Solid Waste Facility

MATRIX LEGEND

- Permitted
- A Permitted by Administrative Permit
- S Permitted by Site Plan
- m Permitted by Minor Use Permit
- M Permitted by Major Use Permit
- P Permitted Only Within Planned Developments of 20 Acres or Larger

- 1-23 Subject to Limitations (See Section 2980)
- * May Be Subject to Site Plan Approval
- + Other Uses Not Shown on Matrix May be Permitted (See Text of Use Regulations)
- O Subject to Limitations (See Sections 2812 and 2818)
- E Exceptions to Enclosure Matrix (See Section 6814)