

**SECTION CONTENTS**

**6.9 LAND USE .....6.9-1**

6.9.1 EXISTING CONDITIONS ..... 6.9-1

    6.9.1.1 Site Zoning, Use Designations, and Land Uses ..... 6.9-1

    6.9.1.2 Surrounding Zoning, Use Designations, and Land Uses ..... 6.9-3

6.9.2 LAWS, ORDINANCES, REGULATIONS AND STANDARDS (LORS) ..... 6.9-6

    6.9.2.1 Warren-Alquist Act..... 6.9-6

    6.9.2.2 San Diego County General Plan ..... 6.9-6

    6.9.2.3 San Diego County Zoning Ordinance ..... 6.9-9

    6.9.2.4 The California Land Conservation Act of 1965..... 6.9-9

    6.9.2.5 Permits and Agency Contacts ..... 6.9-17

6.9.3 IMPACTS ..... 6.9-17

    6.9.3.1 Significance Criteria ..... 6.9-17

    6.9.3.2 Consistency with Adopted Environmental Plans, Goals and Other LORS..... 6.9-18

    6.9.3.3 Construction Impacts ..... 6.9-20

    6.9.3.4 Operations Impacts ..... 6.9-21

    6.9.3.5 Cumulative Impacts ..... 6.9-22

    6.9.3.6 Project Design Features ..... 6.9-22

6.9.4 MITIGATION MEASURES ..... 6.9-23

6.9.5 SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS..... 6.9-23

6.9.6 REFERENCES ..... 6.9-23

**SECTION APPENDICES**

Appendix 6.9-A – Zoning Ordinances Summary ..... 6.9-A-1

**SECTION TABLES**

Table 6.9-1 - Project Site Zoning.....6.9-1  
Table 6.9-2 - Relevant General Plan Goals and Objectives.....6.9-7  
Table 6.9-3 - County Land Use Ordinances Relevant to the Project .....6.9-10  
Table 6.9-4 – Agency Contact for Land Use .....6.9-17  
Table 6.9-5 – Land Use LORS and Compliance .....6.9-19  
Table 6.9-6 – Project Consistency with Zoning Ordinance Section 7358 .....6.9-20

**SECTION FIGURES**

Figure 6.9-1 – Governmental Jurisdictional Boundaries .....6.9-2  
Figure 6.9-2 – Land Use Designations and Zoning .....6.9-4  
Figure 6.9-3 – Existing Manmade Features .....6.9-5

## SECTION ACRONYMS/ABBREVIATIONS

ACRONYM/ ABBREVIATION	DEFINITION
APN	Assessor's Parcel Number
CCR	California Code of Regulations
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CLCA	California Land Conservation Act
DPLU	San Diego County Department of Planning and Land Use
I	Interstate
LORS	Laws, Ordinances, Regulations, and Standards
MSCP	Multiple Species Conservation Program
MUP	Major Use Permit
MW	Megawatt
PRC	Public Resources Code
RCA	Resource Conservation Area
RLUE	Regional Land Use Element
RMWD	Rainbow Municipal Water District
ROW	Right-of-way
SDAPCD	San Diego Air Pollution Control District
SDG&E	San Diego Gas & Electric
SPPE	Small Power Plant Exemption
SR	State Road

## 6.9 LAND USE

### 6.9.1 Existing Conditions

The Site is located in unincorporated San Diego County, on the north side of State Route 76 (SR-76) approximately 4 miles northeast of Interstate 15 (I-15) and two miles west of the community of Pala (Figure 6.9-1). The region is primarily rural, including agriculture, large plot residential, small communities, open space, and large-scale commercial/industrial such as hotel/casino and mining operations.

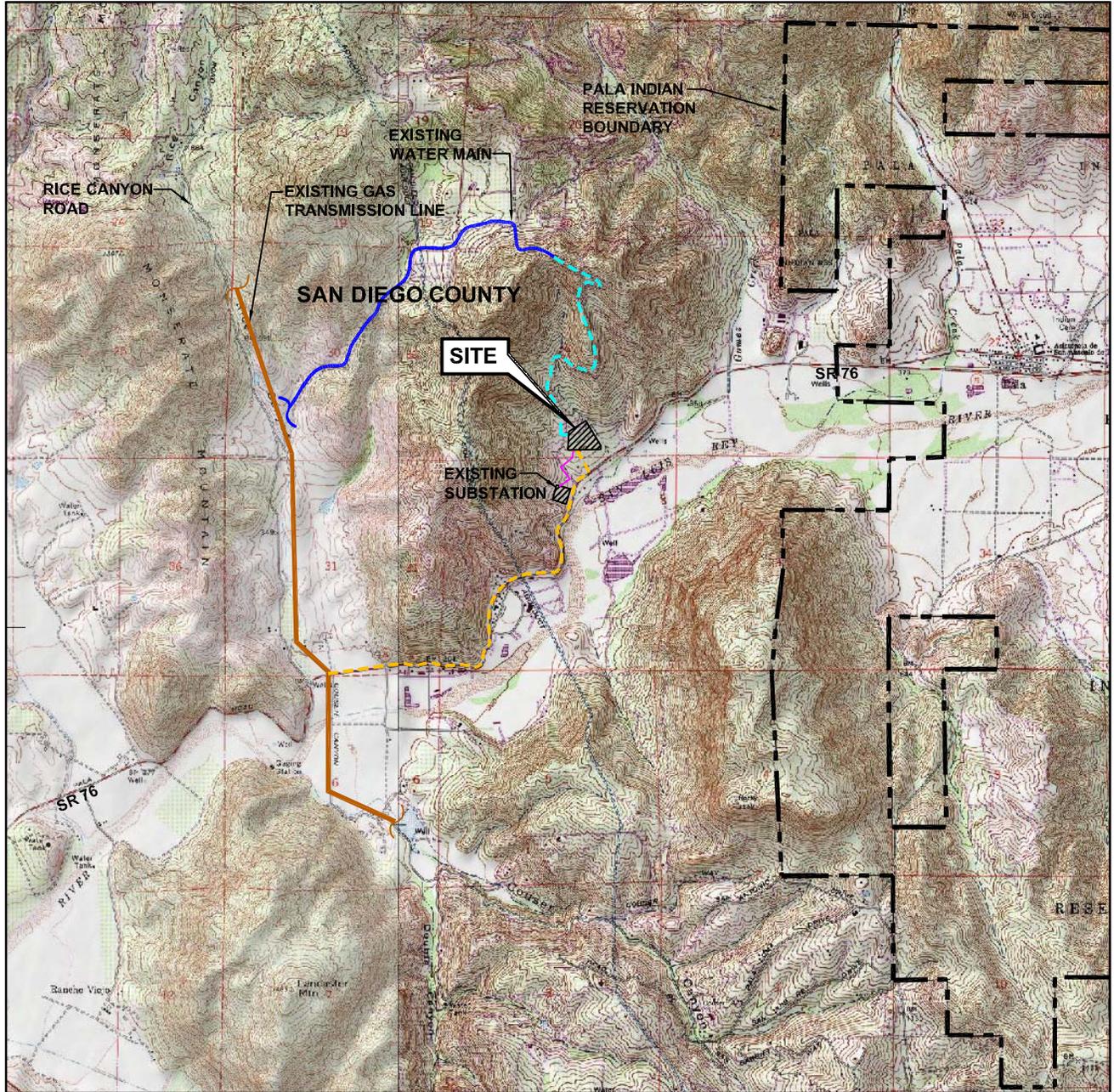
#### 6.9.1.1 Site Zoning, Use Designations, and Land Uses

The Site is located on a lot identified by assessor's parcel number (APN) 110-072-26 and zoned General Agriculture (zoning designation A72). The parcel is situated at the northwest corner of an area designated as an agricultural preserve area (special designator A). Table 6.9-1 outlines the Project Site zoning designations. Appendix 6.9-A provides a San Diego County Zoning Ordinance Summary with definitions of all of the Zoning Ordinance Designators. Section 6.9.2.3 further addresses County of San Diego Zoning Ordinance regulations.

**Table 6.9-1 - Project Site Zoning**

ZONING ORDINANCE REGULATIONS	ZONING ORDINANCE DESIGNATOR
Use Regulations	A72
Animal Regulations	O
Development Regulations	
Density	0.1 dwelling units
Lot Size	10 acres
Building Type	C
Maximum Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
Setback	C
Open Space	-
Special Regulations	A

Source: San Diego County Department of Planning and Land Use



**LEGEND**

- Proposed Electric Transmission Line
- - - Proposed Gas Pipeline Lateral
- - - Proposed Water Pipeline Lateral
- Existing Gas Transmission Pipeline
- Existing Water Main



SCALE 1:48,000



**SOURCE:**

United States Geological Survey  
7.5 Minute Topographic Map, 2000:  
Pala, Bonsall, Temecula,  
and Pechanga Quadrangles



PROJECT: 29031902

FACILITY:

ORANGE GROVE PROJECT  
SAN DIEGO COUNTY, CALIFORNIA

**GOVERNMENTAL JURISDICTIONAL BOUNDARIES MAP**

**FIGURE 6.9-1**

*[This page is intentionally left blank]*

The land use designation for the Project Site is General Agriculture (*San Diego County General Plan: Land Use Element*).

The General Agriculture land use designation is intended to support and encourage agricultural land uses while allowing non-agricultural land uses which either support or are compatible with successful agricultural operations (County of San Diego, 2003).

The Site was most recently in use as a citrus orchard. The orchard has not been maintained for at least 5 years (Jeffery Sykes, 2007). During reconnaissance of the Site, the citrus trees were observed to be in a highly degraded state. The San Diego Gas and Electric (SDG&E) Pala Substation and a fenced SDG&E storage area are located on the parcel immediately south of the Site (identified by APN 110-370-01). SDG&E has owned both parcels for approximately 37 years. The land is not under a California Land Conservation Act (Williamson Act) contract. A detailed description of the Site's agriculture and soils is provided in Section 6.4 – Agriculture and Soils.

The natural gas pipeline lateral will travel west along the SR-76 right-of-way (ROW) for approximately 2.0 miles until connecting with an existing natural gas line. The electrical transmission line will run approximately 0.2 mile southwest to the existing SDG&E substation, which is also on land zoned as General Agriculture (zoning designation A72) with an agricultural preserve designation (special designator A). The water pipeline lateral route will extend generally north along Pala Del Norte Road for approximately 1.5 miles before connecting with an existing pipeline operated by the Rainbow Municipal Water District.

#### **6.9.1.2 Surrounding Zoning, Use Designations, and Land Uses**

Figure 6.9-2 identifies the current land use designations for the areas within 1.0 mile of the Site and within 0.25 mile of the proposed linear facilities. Current land uses for the areas surrounding the Site are predominately agriculture and open space. Figure 6.4-1 shows the location of agricultural land uses within the Project vicinity. Existing industrial/utility uses within 1.0 mile of the Site include a former aggregate quarry to the south, immediately across SR 76 in the San Luis Rey river bed and the existing SDG&E substation.

*[The Remainder of this page is intentionally left blank]*

*[This page is intentionally left blank]*

**LEGEND**

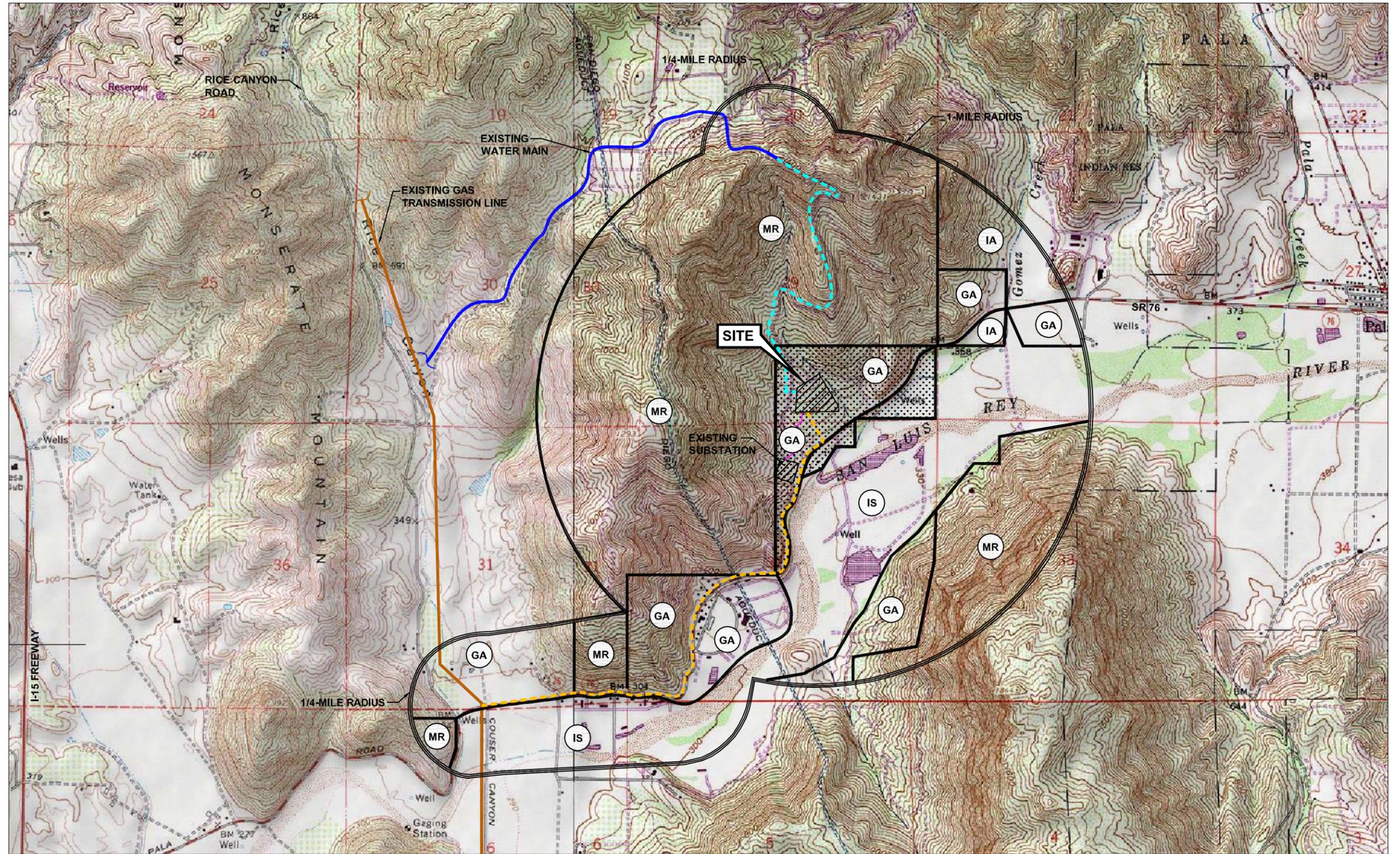
-  Proposed Electric Transmission Line
-  Proposed Gas Pipeline Lateral
-  Proposed Water Pipeline Lateral
-  Existing Gas Transmission Pipeline
-  Existing Water Main
-  Land Use Designation Boundaries

**SAN DIEGO COUNTY  
LAND USE DESIGNATIONS**

-  General Agriculture
-  Multiple Rural Use
-  Intensive Agriculture
-  Impact Sensitive

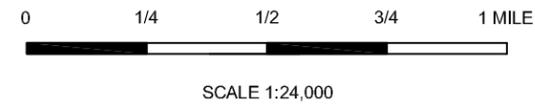
**SAN DIEGO COUNTY  
ZONING CLASSIFICATIONS**

-  General Agriculture (Agriculture Preserve)



SOURCE:

United States Geological Survey  
7.5 Minute Topographic Map, 2000:  
Pala, Bonsall, Temecula,  
and Pechanga Quadrangles



PROJECT: 29031902

FACILITY:

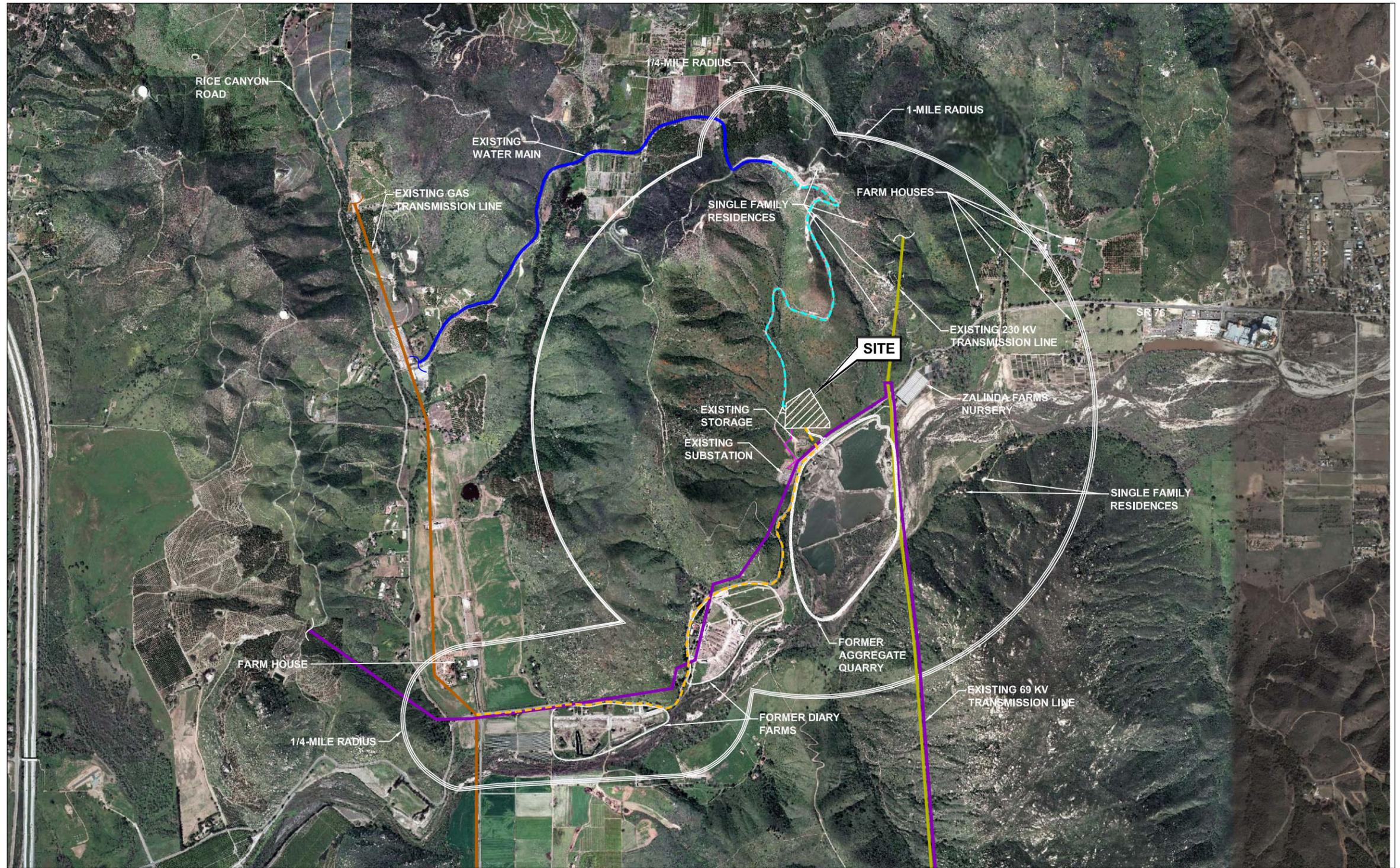
ORANGE GROVE PROJECT  
SAN DIEGO COUNTY, CALIFORNIA

**LAND USE DESIGNATIONS AND ZONING**

**FIGURE 6.9-2**

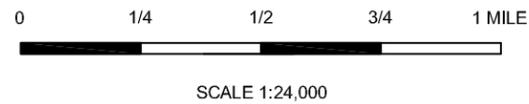
**LEGEND**

- Proposed Electric Transmission Line
- Proposed Gas Pipeline Lateral
- Proposed Water Pipeline Lateral
- Existing Gas Transmission Pipeline
- Existing Water Main



SOURCE:

Google Earth Professional, 2005.



PROJECT: 29031902

FACILITY:

ORANGE GROVE PROJECT  
SAN DIEGO COUNTY, CALIFORNIA

**EXISTING MANMADE FEATURES**

**FIGURE 6.9-3**

Existing manmade features in the vicinity are identified in Figure 6.9-3. There are several sparkly spaced rural single family residences located within one mile of the site, including three residences on the ridgeline above the Site to the northeast. There are two former dairy farms located 0.50 and 1.0 mile southwest of the Site. The former dairy farms are now owned by Gregory Canyon, LTD. and are part of the proposed Gregory Canyon Landfill site.

The San Luis Rey River is part of a Resource Conservation Area (RCA) identified by the *San Diego County General Plan: Conservation Element*. The Indian Mountain Leucogranodiorite, located approximately 1.0 mile west-southwest of the Project Site, is listed as a unique geological feature by the *San Diego County General Plan: Conservation Element*. The Pala Rey Camp property is a commercial-recreational property located approximately 0.75-mile southeast from the Project Site and is rented out to private users for, among other uses, retreat congregations during the summer months. There are other no known or planned recreational, educational, scenic, scientific, or religious land uses located within 1.0 mile of the Project Site or 0.25-mile of the Project linear facilities. Historical and cultural resources are discussed in Chapter 6.7 – Cultural Resources.

## 6.9.2 Laws, Ordinances, Regulations and Standards (LORS)

The land use authorities applicable to the Project are:

- California Energy Commission (CEC), with land use authority under the Warren-Alquist Act.
- County of San Diego, with local land use authority implemented through the San Diego County General Plan and Zoning Ordinance.
- County of San Diego, with land use authority under The California Land Conservation Act of 1965 (Williamson Act)

Relevant land use authority and related policies are described below.

### 6.9.2.1 Warren-Alquist Act

The Warren-Alquist Act (PRC Section 25000 et seq.) provides authority to the CEC for certifying all sites in the State for electrical transmission lines and thermal power plants of 50 megawatts (MW) or more. The SPPE process is implemented through PRC Section 25541, and California Code of Regulations (CCR) Title 20, Chapter 5, Article 5. Under the Small Power Plant Exemption (SPPE) process, CEC will not license the Project, but will be the lead agency pursuant to the California Environmental Quality Act (CEQA). The Project will be required to obtain all required permits, including local permits from San Diego County. To be eligible for the SPPE, Project impacts must be mitigated to levels that are less than significant.

### 6.9.2.2 San Diego County General Plan

State law requires that each city and county prepare and adopt a comprehensive General Plan for the physical development of the city or county. The General Plan must be internally consistent,

and it must contain implementation measures to ensure its compliance. There are seven mandated elements that must, by state law, be included in the General Plan: land use, circulation, housing, conservation, open space, noise and safety. The state also permits jurisdictions to adopt other elements, including recreation, public services, scenic highways and historic preservation. The California Government Code (Section 65302a) mandates a land use element designating the proposed general distribution, general location and extent of uses of the land. These state requirements are implemented in the project area through the *San Diego County General Plan* and the County of San Diego Zoning Ordinance.

*The San Diego County General Plan* was adopted on January 3, 1979 with numerous subsequent updates for individual general plan elements. *The San Diego County General Plan* has 12 elements entitled: land use, circulation, housing, conservation, open space, noise, public safety, energy, public facility, recreation, scenic highway, and seismic safety. *The San Diego County General Plan* elements include goals, objectives, policies, and action programs that are utilized to direct the future development in unincorporated lands within San Diego County. Table 6.9-2 outlines the specific goals and objectives from the *San Diego County General Plan* that are pertinent to the Project.

Representatives from TRC and Orange Grove Energy met with Gary Pryor (Director), Glenn Russell (Chief of Regulatory Planning), and Ivan Holler (Deputy Director of Planning Services) with the San Diego County Department of Planning and Land Use (DPLU) to discuss the Project’s consistency with the General Plan and Zoning Ordinance. The San Diego County representatives confirmed that the Project was compatible with the General Plan provided that a Major Use Permit (MUP) is obtained for the Project. The Major Use Permit process, as it pertains to the Project’s consistency with the General Plan and Zoning Ordinance, is discussed in Section 6.9.3.2.1.

**Table 6.9-2 - Relevant General Plan Goals and Objectives**

SAN DIEGO COUNTY GENERAL PLAN ELEMENT	GOALS AND OBJECTIVES	BASIS FOR PROJECT CONSISTENCY WITH GOAL OR OBJECTIVE
Regional Land Use Element (RLUE)	Overall Goal 1.1: It is the goal of the RLUE that urban growth be directed to areas within or adjacent to existing urban areas, and that the rural setting and lifestyle of the remaining areas of the County be retained.	Implementation of the Project will not induce urban growth in the vicinity of the Project. Furthermore, the Project will be consistent with the agricultural and open space uses which comprise the existing rural setting.
RLUE	Land Use Goal 2.1: Promote wise uses of the County’s land resources, preserving options for future use.	Implementation of the Project would take advantage of the already-existing energy infrastructure located adjacent to the Site. Furthermore, the Site is surrounded to the north, west and east by relatively steep slopes that are best suited for open space, and to the south by SR-76 and the San Luis Rey River bed. Implementation of the Project will be consistent with zoning and will not be conflict with future options in surrounding areas.

SAN DIEGO COUNTY GENERAL PLAN ELEMENT	GOALS AND OBJECTIVES	BASIS FOR PROJECT CONSISTENCY WITH GOAL OR OBJECTIVE
RLUE	Land Use Goal 2.3: Retain rural character of non-urban lands.	See Overall Goal 1.1 above.
RLUE	Land Use Goal 2.5: Encourage continuance and expansion of agricultural uses in appropriate portions of the unincorporated area.	The Project will be compatible with agricultural uses in the area. Furthermore, the new generation capacity will improve the reliability of the local electric power grid for agriculture and other uses during times of peak demand.
RLUE	Land Use Goal 2.6: Ensure preservation of contiguous regionally significant open space corridors.	The Site is located along SR-76 between I-15 and the Pala Indian Reservation. This stretch of SR-76 is not a listed or priority scenic route under the San Diego County General Plan: Scenic Highway Element. The Project will be consistent with the agricultural and open space uses comprising the existing setting. The location adjacent to SR 76 and an existing substation will not jeopardize the continued existence of open space in the area.
Energy Element	Goal 1: Define and assure adequate energy supplies for San Diego County.	The project will provide peak power generating capacity for the San Diego County area, thus helping to assure adequate energy supply for San Diego County.
Energy Element	Goal 4: Minimize environmental impact of energy sources.	The Project is designed to minimize environmental impacts to the maximum extent practical and will conform with all applicable environmental laws, including water quality, air quality, and species preservation.
Energy Element	Goal 6: Minimize possibility of energy shortages and resulting hardships.	The project will directly reduce the probability of energy shortages in San Diego County.
Scenic Highway Element	Objective 2: Protect and enhance scenic resources within designated scenic highway corridors.	The Project Site is located along SR-76 between I-15 and the Pala Indian Reservation. This stretch of SR-76 is not a listed or priority scenic route under the San Diego County General Plan: Scenic Highway Element.

San Diego County is currently in the process of a multi-year update of the General Plan. The draft plan is referred to as General Plan 2020. Both the current draft Land Use Map and the Board Alternative Land Use Map for the Pala/Pauma Subregion propose that the lands at and surrounding the Site be changed to a public/semi-public facilities land use designation. This change in land use designation, if it is approved, will not create a conflict for the Project because public/semi-public land use designations are consistent with all use regulations. In addition, the consistency with General Plan 2020 further supports several of the consistency determinations identified in Table 6.9-2.

### 6.9.2.3 San Diego County Zoning Ordinance

The County of San Diego Zoning Ordinance outlines regulations for land use in unincorporated areas of the county. Table 6.9-3 outlines the Project's consistency with County land use ordinances relevant to the Project. A power plant is Civic Use Type Classification (Zoning Ordinance Sections 1205b) falling under the Major Impact Services and Utilities use type (San Diego County, 2007). Zoning Ordinance Section 2725b allows for this type of use in the A-72 General Agriculture Use Regulations (Zoning Ordinance Section 2722b). The A-72 use designation is for areas distant from urban centers where dust, odor, noise of agricultural operations would not interfere with urban use, and where urban development will not encroach on agricultural uses (Zoning Ordinance Section 2720). The Project will be consistent with the agricultural use preservation goal as stated in provisions of the Williamson Act (See Section 6.9.2.3).

County development regulations are located in Part Four of the Zoning Ordinance (Section 4000 et seq.). Section 4620g provides for any structure height to be approved under a MUP. Other

sections of Zoning Ordinance Part Four will include specifications for dwelling unit density, lot size, building type, maximum floor area, floor area ratio, height, lot coverage, setback, and open space. Other pertinent standards such as fire protection services, landscaping, and parking are covered under Part Six: General Provisions of the Zoning Ordinance. The Project will be constructed and operated to meet these standards and requirements. Detailed plan review by DPLU will be directed toward assuring that the design meets County requirements.

County Special Area regulations are located in Part Five of the Zoning Ordinance (Section 5000 et seq.). Sections 5100 through 5110 provide regulations for Agricultural Preserve lands. With a MUP, the Project is consistent with the Agricultural Preserve regulations. To approve the Project, the County will need to make findings that the Project will not be incompatible with continued agricultural use of other land in the Agricultural Preserve (See Section 6.9.3.2.1). General Regulations are located in Part Six of the Zoning Ordinances (Section 6000 et seq.).

Appendix 6.9-A provides a summary of County land use ordinances, standards, and policies relevant to the Project.

### 6.9.2.4 The California Land Conservation Act of 1965

The California Land Conservation Act of 1965 (CLCA), also known as the Williamson Act, is a state law that was enacted to help preserve agricultural and open space land uses within California. The CLCA allows cities and counties to enter into contracts with land owners that restrict land uses on their properties. Land owners benefit by way of adjusted property tax rates. Land owners pay a property tax calculated based on the actual land use in lieu of the current market value.

**Table 6.9-3 - County Land Use Ordinances Relevant to the Project**

ORDINANCE OR PLAN	STANDARD OR POLICY	BASIS FOR PROJECT CONSISTENCY WITH GOAL, OBJECTIVE, OR POLICY	SPPE SECTION
San Diego County General Plan: Noise Element	<p>Policy 4b: Because exterior community noise equivalent levels (CNEL) above 60 decibels and /or interior CNEL above 45 decibels may have an adverse effect on public health and welfare, it is the policy of the county of San Diego that: Whenever it appears that new development may result in any (existing or future) noise sensitive land use being subject to noise levels of CNEL equal to 60 decibels or greater, an acoustical analysis shall be required.</p> <p>If the acoustical analysis shows that noise levels at any sensitive land use will exceed CNEL equal to 60 decibels, modifications shall be made to the development which reduce the exterior noise level to less than CNEL of 60 and the interior noise level to less than CNEL of 45 decibels.</p> <p>If modifications are not made to the development in accordance with paragraph 2 above, the development shall not be approved unless a finding is made that there are specifically identified overriding social or economic considerations which warrant approval of the development without such modification; provided, however, if the acoustical study shows that sound levels for any noise sensitive land use will exceed a CNEL of 75 decibels even with such modifications, the development shall not be approved irrespective of such social or economic considerations.</p>	Project noise levels will comply with applicable County Noise ordinances and policies. Noise impacts and mitigation measures are discussed in Section 6.12.	6.12
County of San Diego Zoning Ordinance (Zoning Ordinance) Section 1205b	Major Impact Services and Utilities are listed as a Civic Use Type.	A power generation facility is considered a Major Impact Service and Utility land use.	6.9.2.3
Zoning Ordinance Section 2725	Major Impact Services and Utilities land uses are permitted within A72 zoned area with the issuance of a Major Use Permit.	Project will comply through attainment of a Major Use Permit.	6.9.2.5
Zoning Ordinance Section 4210a	Minimum lot areas shall represent the minimum area a lot or building site must have before they may be developed. The Project Site minimum lot area designator is 10 acres.	The Site is comprised of an approximately 10.5 acre lease area that occurs on an approximately 41 acre parcel and will be	2

<b>ORDINANCE OR PLAN</b>	<b>STANDARD OR POLICY</b>	<b>BASIS FOR PROJECT CONSISTENCY WITH GOAL, OBJECTIVE, OR POLICY</b>	<b>SPPE SECTION</b>
		consistent with lot size zoning.	
Zoning Ordinance Section 4315	Civic Use Types and all uses for which a use permit is granted are exempt from the provisions of the Building Type Schedule found in Zoning Ordinance Section 4310.	Project will comply through the MUP process.	6.9.2.3, 6.9.3.2
Zoning Ordinance Section 4620	Structure height subject to a Major Use permit.	Project will comply through the MUP process.	6.2, 6.9.2.3, 6.9.3.2
Zoning Ordinance Section 4810	Structure setback minimums shall conform to those setback regulations outlined in Schedule C: Setback Schedule found in Zoning Ordinance 4810.	The Project will comply with all minimum setback requirements found in Schedule C: Setback Schedule as well as all other setback regulations set forth in the Setback Regulations (Zoning Ordinance 4800 et seq.).	6.2, 6.9.2.3, 6.9.3.2
Zoning Ordinance Section 5110	Granting of a Major use Permit must be accompanied by findings that the project: complies with provisions of the CLCA; and will not be incompatible with the continued agricultural use of any land within the agricultural preserve.	Notwithstanding any local agency's/governing body's finding of incompatibility, the construction and maintenance of gas and electric facilities are determined to be compatible uses within an agricultural preserve (CLCA Section 51238). The Project will not restrain further use of agricultural preserves within the Project vicinity.	6.9.3.2
Zoning Ordinance Section 6324	Outdoor lighting contained within required yards shall comply with the requirements set fort in Zoning Ordinance Sections 6324.	Project lighting will comply with Zoning Ordinance 6324.	6.2, 6.9.2.3, 6.9.3.2
Zoning Ordinance Section 6326	All outdoor lighting not contained within required yards shall comply with the requirements set forth in Zoning Ordinance Sections 6324a, b, c, and g unless otherwise permitted by a use permit.	Project lighting will comply with Zoning Ordinance 6326.	6.2, 6.9.2.3, 6.9.3.2
Zoning Ordinance Section 6708	No fence, wall, gate or entry structure shall be permitted unless it conforms to the criteria set forth in Zoning Ordinance Section 6708, except where the Board of Supervisors, Planning Commission, or the Director, as a	The Project will comply with Zoning Ordinance Section 6708 unless other conditions are required under the Project MUP.	6.2, 6.9.2.3, 6.9.3.2

ORDINANCE OR PLAN	STANDARD OR POLICY	BASIS FOR PROJECT CONSISTENCY WITH GOAL, OBJECTIVE, OR POLICY	SPPE SECTION
	condition of approval of a matter under their jurisdiction, may require that a fence, wall or entry structure be constructed to a height greater than otherwise permitted in order to mitigate against adverse effects.		
Zoning Ordinance Section 6708a	Solid fences and walls are permitted as follows: Main building walls and fences are permitted up to the maximum height applicable to the main building itself. Front or exterior side yard walls and fences are permitted up to a maximum height of 42 inches. Rear or interior side yard walls and fences are permitted up to a maximum height of 72 inches.	The Project will comply with Zoning Ordinance Section 6708a unless other conditions are required under the Project MUP.	6.2, 6.9.2.3, 6.9.3.2
Zoning Ordinance Section 6708b	Open fences and walls are permitted as follows: Main building walls and fences are permitted up to the maximum height applicable to the main building itself. Front or exterior side yard walls and fences are permitted up to a maximum height of 42 inches. Rear or interior side yard walls and fences are permitted up to a maximum height of 72 inches.	The Project will comply with Zoning Ordinance Section 6708b unless other conditions are required under the Project MUP.	6.2, 6.9.2.3, 6.9.3.2
Zoning Ordinance Section 6708d	Gates and gate entry structures on individual lots or building sites shall be permitted as follows: Gates are permitted as long as they do not exceed 12 feet in height. Entry structures for the main building area are permitted provided they do not exceed the maximum height limit for the main building itself. Entry structures for the front, rear, and either the interior or exterior side yards are permitted provided they so not exceed 12 feet in height and are located at least 10 feet from the nearest edge of any public road right-of-way or private road easement which intersects the access to the gate entry structure.	The Project will comply with Zoning Ordinance Section 6708d unless other conditions are required under the Project MUP.	6.2, 6.9.2.3, 6.9.3.2
Zoning Ordinance Section 6708f	Light fixtures may be placed on the top of pilasters or fence posts on both sides of each entry, at property corners, and elsewhere along a fence or wall spaced a minimum of 540 feet	The Project will comply with Zoning Ordinance Section 6708f unless other conditions are required under the Project	6.2, 6.9.2.3, 6.9.3.2

ORDINANCE OR PLAN	STANDARD OR POLICY	BASIS FOR PROJECT CONSISTENCY WITH GOAL, OBJECTIVE, OR POLICY	SPPE SECTION
	apart. Such fixtures may extend 12 inches above the top of the supporting post or they may extend up to a height equal to the width of a supporting post, to a maximum of 24 inches, whichever is greater. All such lighting shall conform to the provisions outline din Zoning Ordinance 6324a, b, and c.	MUP.	
Zoning Ordinance Section 6712	All required landscaping shall conform to all standards outlined in Zoning Ordinance 6712 et seq. (Standards Applicable to Required Landscaping) and in the Water Conservation and Landscaping Design Manual.	The Project landscaping will comply with Zoning Ordinance Section 6712 et seq.	6.2, 6.9.2.3, 6.9.3.2
Zoning Ordinance Section 6712b	All required plantings shall be in place prior to use of new buildings or structures. All required plantings shall be maintained in good growing condition, and shall be replaced with similar plant materials to ensure continued compliance with applicable landscaping, buffering, and screening requirements. All landscaping shall be kept properly maintained and irrigation systems shall be maintained in good working order.	The Project will comply with Zoning Ordinance Section 6712b.	6.2, 6.9.2.3, 6.9.3.2
Zoning Ordinance Section 6712d	The design, dimensions, preparation, construction, piping specifications, planting, and irrigation of landscaped spaces shall conform to requirements of the Water Conservation and Landscaping Design Manual.	The Project landscaping designs will comply with Zoning Ordinance Section 6712d.	6.2, 6.9.2.3, 6.9.3.2
Zoning Ordinance Section 6713	All required landscaping plans shall be prepared by a California licensed landscape architect, registered civil engineer, architect, or landscape contractor to the extent that his or her license allows.	The Project landscaping plans will comply with Zoning Ordinance Section 6713.	6.2, 6.9.2.3, 6.9.3.2
Zoning Ordinance Section 6715	All building permit applications for all discretionary civic land use types shall be subject to the outdoor water conservation measures required by the Zoning Ordinance Sections 6715 through 6725. These measures shall be incorporated into the Project landscape plans.	The Project will comply with Zoning Ordinance Section 6715.	6.2, 6.9.2.3, 6.9.3.2
Zoning Ordinance Section 6717a	If required, a landscape concept plan shall be submitted to the Department of Planning and Land Use at the time of the Project application.	The Project will comply with Zoning Ordinance Section 6717a.	6.2, 6.9.2.3, 6.9.3.2

ORDINANCE OR PLAN	STANDARD OR POLICY	BASIS FOR PROJECT CONSISTENCY WITH GOAL, OBJECTIVE, OR POLICY	SPPE SECTION
Zoning Ordinance Section 6717b	<p>All landscape plan applications shall include a plot plan, planting plan, irrigation plan, water management plan, details specifications, notes, legends and water requirement schedule necessary for a complete landscape plan review.</p> <p>All planting plans shall include, but not be limited to, all existing plant material to be retained (called out by caliper size), a legend listing the common and botanical plant names and total quantities by container size and species, location and spacing of all plants, seed mixes with application rates and relevant germination specifications.</p> <p>Irrigation plans shall be separate from the planting plan and shall be concise and accurate.</p>	The Project will comply with Zoning Ordinance Section 6717b.	6.2, 6.9.2.3, 6.9.3.2
Zoning Ordinance Section 6717c	The water management plan shall conform to the requirements outlined in the Water Conservation and Landscape Design Manual.	The Project water management plan will comply with Zoning Ordinance Section 6717c.	6.2, 6.9.2.3, 6.9.3.2
Zoning Ordinance Section 6717d	Prior to the issuance of a notice of completion, the applicant shall provide a statement of compliance by the preparer of the approved landscape plans that the landscape improvements have been installed in accordance with the approved landscape plan. Periodic inspections by the Department to verify conformance and corrections may be required if needed.	The Project will comply with Zoning Ordinance Section 6717d.	6.2, 6.9.2.3, 6.9.3.2
Zoning Ordinance Section 6753a	All uses and/or structures established or constructed after May 10, 1985, shall be provided with not less than the number of parking and bicycle spaces specified in Zoning Ordinance Sections 6758 through 6780.	The Project will comply with Zoning Ordinance Section 6753a.	6.2, 6.9.2.3, 6.9.3.2
Zoning Ordinance Section 6782	For uses conducted pursuant to a use permit, the number of off-street parking, loading, and bicycle spaces, shall be as required by the use permit. To the extent that the use permit does not specify any of these parking requirements, the parking requirements outline in Zoning Ordinance sections 6758 through 6780 shall apply.	The Project parking designs will comply with Zoning Ordinance Section 6782.	6.2, 6.9.2.3, 6.9.3.2
Zoning Ordinance Section 6785	All required parking and bicycle spaces shall be located on the same legal parcel with the use or structure they are	The Project parking designs will comply with Zoning Ordinance Section 6785.	6.2, 6.9.2.3,

ORDINANCE OR PLAN	STANDARD OR POLICY	BASIS FOR PROJECT CONSISTENCY WITH GOAL, OBJECTIVE, OR POLICY	SPPE SECTION
	intended to serve.		6.9.3.2
Zoning Ordinance Section 6787a	Bicycle spaces shall be located: At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking). As close to building entrances as is practical without interfering with pedestrian traffic. At ground level.	The Project parking designs will comply with Zoning Ordinance Section 6787a.	6.2, 6.9.2.3, 6.9.3.2
Zoning Ordinance Section 6787c	Open space parking shall be located outside the ultimate right-of-way of any street and shall be located, for agricultural zones, anywhere except in a required front or exterior side yard. Open parking may be located within the interior side yard only when separated by from abutting property by a 6-foot high solid fence or wall.	The Project parking designs will comply with Zoning Ordinance Section 6787c.	6.2, 6.9.2.3, 6.9.3.2
Zoning Ordinance Section 6787d	A use permit may specify a location parking areas other than those prescribed in Zoning Ordinance Sections 6787a and 6787c.	The Project parking designs will comply with Zoning Ordinance Section 6787d.	6.2, 6.9.2.3, 6.9.3.2
Zoning Ordinance Sections 6790, 6793a, and 6793c	Parking space and area dimensions, surfacing, and overall design shall comply with the Offstreet Parking Design Manual.	The Project parking designs will comply with the Offstreet Parking Design Manual.	6.2, 6.9.2.3, 6.9.3.2
Zoning Ordinance Section 6793b	An area at least equal to 5 percent of the area of any parking area shall be landscaped in conformance with the requirements found in the Offstreet Parking Design Manual as well Zoning Ordinance Section 6712.	The Project parking area landscape designs will comply with Zoning Ordinance Section 6793b.	6.2, 6.9.2.3, 6.9.3.2
Zoning Ordinance Section 6816	Enclosures which are permitted by Use Type and Use Regulation are outlined in Zoning Ordinance 6816: Enclosure Matrix.	The Project will comply with Zoning Ordinance Section 6816.	6.2, 6.9.2.3, 6.9.3.2
Zoning Ordinance Section 6252 and 6252x	The following shall be exempt from these regulations and shall not require sign permits. Subsection x: For any use type allowed by the granting of a Major Use Permit, placement, number, and size of on-premise signs shall be determined by the conditions of approval of the Major Use Permit.	The Project sign design will conform with all conditions specified within the MUP.	6.2, 6.9.2.3, 6.9.3.2

<b>ORDINANCE OR PLAN</b>	<b>STANDARD OR POLICY</b>	<b>BASIS FOR PROJECT CONSISTENCY WITH GOAL, OBJECTIVE, OR POLICY</b>	<b>SPPE SECTION</b>
Zoning Ordinance Section 7358	Required findings for the granting of a use permit.	The Project will comply with Zoning Ordinance Section 7358 as discussed in Table 6.9-6.	6.9.3.3

CLCA contracts are rolling term 10 year contracts that are automatically renewed unless either party files a notice of nonrenewal. Counties and cities are reimbursed by the state for tax revenue lost due to CLCA contracts.

Agricultural preserves, as defined by the CLCA Section 51230, are those defined areas where the governing municipality is willing to enter into CLCA contracts with land owners. Agricultural preserves may contain land uses other than agricultural land uses. However, all lands within a designated agricultural preserve not under contract shall be restricted by zoning in such a way as to restrict those uses that would be incompatible with agricultural uses.

**6.9.2.5 Permits and Agency Contacts**

Due to the fact that the Project Site is located on land zoned General Agriculture and that a power generation facility is designated as a Civic Use Type, a MUP will need to be approved by the San Diego County Planning Commission. A schedule for this permit is provided in Figure 2.15-1. Contact information for San Diego County is provided in Table 6.9-4.

**Table 6.9-4 – Agency Contact for Land Use**

AGENCY AND CONTACT	AUTHORITY
Jarrett Ramaiya Department of Planning and Land Use County of San Diego 5201 Ruffin Road, Suite B San Diego, CA 92123 (858) 694-2960	Compliance with building, zoning and Land Use LORS

**6.9.3 Impacts**

**6.9.3.1 Significance Criteria**

Significance criteria are based on the Commission Guidelines and Appendix G of the CEQA Guidelines: Environmental Checklist Form.

An impact may be considered significant if a project results in:

- Conflict with applicable land use plan, policy, or regulation of an agency with jurisdiction over the project, or adopted environmental plans and goals of the community where the project is located.
- Disruption or division of the physical arrangement of an established community.
- Generation of substantial growth or displacement of a large number of people.
- Conflict with established recreational, educational, religious or scientific uses in the area.
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

- Conflict with existing zoning for agricultural uses or a Williamson Act contract.
- Disruption or noise causing adverse effects to the development of future land uses.
- Disruption of traffic that would restrict access and adversely affect land uses, or disruption of visual resources, affecting other land uses such as recreation.

### 6.9.3.2 Consistency with Adopted Environmental Plans, Goals and Other LORS

Table 6.9-5 provides an evaluation of the Project's compliance with applicable LORS, with cross-references to Tables 6.9-2 and 6.9-3 for demonstration of consistency with the General Plan and Zoning Ordinance. With a MUP, the Project will be consistent with applicable land use plans, policies, goals and regulations as described in Tables 6.9-2 and 6.9-3 and Section 6.9.2.

Zoning Ordinance Section 5110a requires granting of a MUP to be accompanied by findings that the Project: (1) complies with provisions of the CLCA; and (2) will not be incompatible with the continued agricultural use of any land within the agricultural preserve. These findings are supported by CLCA Section 51238 which states that, notwithstanding any local agency's/governing body's finding of incompatibility, the construction and maintenance of gas and electric facilities are determined to be compatible uses within an agricultural preserve.

The application process for the granting of a MUP is governed by Zoning Ordinance Sections 7350 through 7399. Zoning Ordinance Section 7358 includes additional requirements for findings associated with approval of a MUP. Table 6.9-6 provides an analysis of the Project's consistency with the Section 7358 requirements.

Considering these factors, construction, operations and maintenance of the Project will not cause a conflict with applicable land use plans, policies or regulations.

*[Remainder of this page is intentionally kept blank]*

**Table 6.9-5 – Land Use LORS and Compliance**

JURIS-DICTION	AUTHORITY	AGENCY	REQUIREMENT	PROJECT COMPLIANCE	SPPE SECTION
Federal	None applicable.	None applicable.	None applicable.	None applicable.	None applicable.
State	Warren-Alquist Act, PRC Section 25523(a); 20 CCR §1752, 1752.5, 2300-2309, and Chapter 2, Subchapter 5, Appendix B, Part (i)(3) and (4).	CEC	Provisions to assure protection of environmental quality, including compatibility of a proposed project with relevant land use plans.	CEC will review compatibility of the Project in conjunction with approval of this SPPE.	6.9.2.1
	PRC Section 25541 and CCR Title 20, Chapter 5, Article 5.	CEC	The CEC must make findings that the Project will not have significant impacts to the environment or on energy resources before approving the SPPE.	CEC will be the lead agency for CEQA review of the Project. This SPPE application provides information for CEC review that demonstrates impacts can be mitigated to levels that are less than significant.	6.2 through 6.9.2.1
Local	Refer to Table 6.9-3: County Land Use Ordinances Relevant to the Project.	DPLU	Refer to Table 6.9-3: County Land Use Ordinances Relevant to the Project. The Project will meet local requirements.	Refer to Table 6.9-3 and Section 6.9.3.2.1	6.9.3.2.1, Table 6.9-3
Industry	None applicable.	None applicable.	None applicable.	None applicable.	None applicable.

### 6.9.3.3 Construction Impacts

Construction impacts of the Project will be temporary and are expected to last approximately 6 months. Construction of the facility itself will be focused on the Site. The construction of the facility will not conflict with or divide surrounding land uses. The Project will not disrupt or divide the physical arrangement of any established community or displace people. Because of the short period of construction and the available workforce in the region, it is not expected that the construction workforce will generate any new house construction or other development demand (See Section 6.10, Socioeconomics).

**Table 6.9-6 – Project Consistency with Zoning Ordinance Section 7358**

<b>ORDINANCE 7358 SUBSECTION</b>	<b>REQUIRED FINDING</b>	<b>PROJECT CONSISTENCY</b>
Subsection a	Location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:	See below.
Subsection a-1	Harmony in scale, bulk, coverage, and density	The Project scale, bulk, coverage and density will be not be out of harmony with other land uses that exist in the Project vicinity including the existing electrical substation, the former aggregate mine, agricultural and commercial operations, open space, and the proposed Gregory Canyon Landfill.
Subsection a-2	The availability of public facilities, services, and utilities	Gas and water pipeline lateral tie-ins are available within the project vicinity and an electrical substation and existing 69 and 230 kilovolt transmission lines also exist on or very near to the Project Site. There are two fire stations located within 3.0 miles of the Project Site.
Subsection a-3	The harmful effect, if any, upon desirable neighborhood character	The Site is naturally isolated by steep slopes that are most suitable for open space. The area is rural and the facility will be visible from only a few houses. The view shed of these residences already includes civic, commercial and extractive use types and the current draft General Plan 2020 proposes to change zoning of lands surrounding the Site public/semi-public facilities. The Project will not cause significant harmful affects on the character of any neighborhood.
Subsection a-4	The generation of traffic and the capacity and physical character of surrounding streets	The Project will generate few trips during operations, and construction impacts will be short term. . A traffic analysis is included in Section 6.11 of this Application.
Subsection a-5	The suitability of the site for the type and intensity of the use or development which is proposed	The existing electrical substation and transmission lines, the absence of existing or planned urban growth, the low density development within the Project vicinity, and the compatibility with existing zoning make the Site a suitable location for the Project.

ORDINANCE 7358 SUBSECTION	REQUIRED FINDING	PROJECT CONSISTENCY
Subsection a-6	Any other impact of the proposed use	A comprehensive analysis of Project impacts and mitigation measures is included in this Application and demonstrates that impacts will be less than significant.
Subsection b	That the impacts, as described in subsection “a” of this section, and the location of the proposed use will be consistent with the San Diego General Plan	The Project is consistent with the San Diego County General Plan and Zoning Ordinance as discussed in Section 6.9.3.2.
Subsection c	That the requirements of the California Environmental Quality Act have been complied with	The CEC will be the CEQA lead agency for the Project.

As described in Section 6.9.1.2, there are no established recreational, educational, scenic, scientific, or religious uses in the Project vicinity. Therefore, Project construction will have no impact to these land uses.

Project construction will occur in accordance with traffic management procedures to minimize the effect of construction-related transportation on local traffic. The procedures will be designed, in part, to assure safe access to existing land uses during construction so that surrounding land uses are not adversely affected. Traffic disruption due to construction will be short-term, and lasting only the duration of construction (approximately 6 months). Based on these considerations, Project construction will have a less than significant traffic disruption land use impact. Traffic and circulation impacts and mitigation measures are described in detail in Section 6.11.

Section 6.13 provides a detailed visual analysis of the Project construction and operation. Considering the limited area from which the Site will be visible, measures included in the Project design, and other factors described in Section 6.13, there will be a less than significant impact due to visual resource affecting land use.

Based on the above evaluations of the Project compared to the defined significance criteria, Project construction will have a less than significant land use impact.

**6.9.3.4 Operations Impacts**

The Project will not disrupt or divide the physical arrangement of any established community or displace people. Furthermore, Orange Grove Energy will preferentially hire the operations and maintenance workforce of from the existing local workforce rather than moving new residents to the area. The operations workforce of approximately six full-time positions is not expected to generate any new house construction or other development demand (See Section 6.10, Socioeconomics).

As described in Section 6.9.1.2, there are no established or planned recreational, educational, scenic, scientific, or religious uses in the Project vicinity. Therefore, Project construction will have no impact to these land uses.

Project operations will not conflict with the CLCA. Site lands are not under Williamson Act contract. The Project will not conflict with any habitat conservation plan or natural community conservation plan (See Section 6.6, Biological Resources)

The Project linear facilities will be located underground. Away from the Site, the linear facilities will be located within established road ROWs so they will not constrain future land uses or development. The Site is located in an area that is suitable for the proposed use with ongoing Civic Use, agricultural use, agricultural use and open space that the Project will be compatible with. The Project will not disrupt the development of future land uses.

Section 6.13 provides a detailed visual analysis of the Project. Considering the limited area from which the Site will be visible, measures included in the Project design, and other factors described in Section 6.13, there will be a less than significant impact due to visual resource affecting land use.

Based on the above evaluations of the Project compared to the defined significance criteria, Project operations will have a less than significant land use impact.

#### **6.9.3.5 Cumulative Impacts**

The Project is consistent with applicable policies, plans and regulations and will represent positive progress towards meeting County energy goals. It would not conflict with existing recreational, educational, religious or scientific uses. It would not conflict with any habitat conservation plan or natural community conservation plan. The Project would not conflict with zoning or other applicable policies, plans and regulations. The Project does not have the potential to disrupt or divide the physical arrangement of any community, or generate substantial growth or displace people. The Project will not affect any Williamson Act contract. Since the Project has no impact in these areas, there is no potential for cumulative impacts.

Cumulative traffic, noise and visual impacts are addressed in Sections 6.11 – Traffic and Transportation, 6.12 – Noise Control and 6.13 – Visual Resources. As described in those sections, cumulative impacts in these areas will be less than significant.

#### **6.9.3.6 Project Design Features**

Design and operational features of the Project that help to minimize potential land use impacts are:

- The Site is located away from developed urban areas and is surrounded by mainly agricultural and undeveloped lands.
- The Site comprises approximately 10.5 acres located within a 200+ acre parcel owned by SDG&E. The proposed electric transmission line will be short and will extend to an

existing SDG&E substation located on the property. Where the gas and water pipeline laterals are located off the Property, they will be within the existing ROWs for SR-76 and Pala Del Norte Road.

- The project will be consistent with the General Plan and Zoning Ordinance through issuance of an MUP as outlined in Section 6.9.3.2
- The generating unit will be fueled by clean-burning natural gas. Equipment to control emissions to air will be provided in accordance with San Diego Air Pollution Control District best available control technology requirements.
- Structures will be painted with non-reflective earth-tone colors and native vegetation will be used for perimeter landscaping to minimize visual contrast.
- Equipment design will include noise attenuation technology to assure compliance with the County's Noise Element and all applicable Noise Ordinances.
- Waste products and hazardous materials will be managed in accordance with environmental and public safety laws and regulations to minimize the potential for impacts to occur.
- Project construction traffic will be managed in accordance with traffic management procedures to minimize the effect of construction-related transportation on local traffic. The procedures will be designed, in part, to assure safe access to existing land uses during the period of construction. A detailed traffic analysis can be found in Section 6.11.
- Facility grades, finishes and landscaping will be reviewed by the County and will be consistent with the General Plan and Zoning Ordinance requirements for landscaping, lighting, parking lot specifications, fencing, signage and other site features.

#### **6.9.4 Mitigation Measures**

Based on the analysis of impacts in Section 6.9.3 and the Project design features incorporated to minimize potential impacts, land use impacts of the Project will be less than significant. Therefore, no mitigation measures are required.

#### **6.9.5 Significant Unavoidable Adverse Impacts**

No significant unavoidable adverse impacts are expected to result from the Project.

#### **6.9.6 References**

San Diego County. Discretionary Projects Map dated March 13, 2007. Map reviewed on April 12, 2007.

San Diego County. General Plan. 1979.

San Diego County. Personal communications with Dr. Glenn S. Russell, Department of Planning and Land Use. Chief of Regulatory Planning. 2007.

San Diego County. Zoning Ordinance. Updated February, 2000.

State of California. California Land Conservation Act of 1965 (Williamson Act), California Government Code Section 51200 et seq. 1965.

State of California. Warren-Alquist Act, Public Resources Code Section 25000 et. seq. September 2005, and California Code of Regulations, Title 20, Section 1001 et. Seq.

Sykes, Jeffery, SDG&E Land Management Supervisor, April 13, 2007 (personal communication).

*[This page is intentionally left blank]*

**APPENDIX 6.9-A – ZONING ORDINANCES SUMMARY**

6.9-A. B



COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

# ZONING ORDINANCE SUMMARY

County of San Diego  
 DEPARTMENT OF PLANNING AND LAND USE  
**ZONING INFORMATION**

APN \_\_\_\_\_

Community Plan \_\_\_\_\_

General Plan Designation \_\_\_\_\_

Regional Category \_\_\_\_\_

ZONE	
USE REGULATIONS	
ANIMAL REGULATIONS	
DEVELOPMENT REGULATIONS	Density
	Lot Size
	Building Type
	Maximum Floor Area
	Floor Area Ratio
	Height
	Lot Coverage
	Setback
Open Space	
SPECIAL AREA REGULATIONS	

Information provided by \_\_\_\_\_

Date \_\_\_\_\_

### PURPOSE OF THIS BROCHURE

This brochure is intended to summarize the regulations of the Zoning Ordinance which are specified in the "Zone Box." You should refer to the complete Zoning Ordinance text for further information.

### WHERE TO GET MORE INFORMATION

Come to the Zoning Information Counter at the Department of Planning and Land Use, 5201 Ruffin Road, San Diego (Kearny Mesa), or call (858) 565-5981.

DPLU #444 (3/01)  
 5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CA 92123-1666 • (858) 565-5981 • (888) 267-8770

**WHAT IS ZONING?**

The Zoning Ordinance was adopted by the Board of Supervisors to regulate land uses in the unincorporated (non-city) portions of the County of San Diego. The unincorporated area is divided into zones according to the present and potential uses of the land. A business that may be out of place in a single-family neighborhood may fit comfortably among other businesses. By zoning land, citizens insure that new growth and development will take place according to an orderly plan.

To fulfill the requirements of State law, the County has also prepared a General Plan. The Plan is an outline for the future. To be effective and to conform to State law, the Zoning Ordinance and zoning maps must be consistent with the General Plan, because they are the primary methods for achieving the objectives of the Plan.

The Zoning Ordinance is not the only land use regulation which is applicable to property. Others are listed in the back of the brochure.

**HOW IS THE ORDINANCE ORGANIZED?**

The San Diego County ordinance differs from most zoning ordinances in certain key respects. Many zoning ordinances utilize zones such as R-1, A-3, etc., which specify not only the uses permitted, but also lot size, density, height, building types, animal regulations and other requirements. The Zoning Ordinance of the County of San Diego separates each of these subjects and governs each with an individual designator. The designators are found in the appropriate schedules of the Zoning Ordinance.

A "zone" is the combination of the Use Regulation and the other regulations, i.e., the entire zone "box." The Use Regulation is not the zone, but specifies the permitted uses. Other regulations are indicated by the designator for the subject. [A dash (-) or blank space indicates that a particular designator is not used.] Because a zone is the combination of all designators, a change in any designator requires a zone reclassification.

You should be aware that the County does not have standardized zones. Side-by-side parcels may have the same use regulation but may have different animal, development and special area regulations.

**EXAMPLE OF A ZONE BOX**

The following is an example of a zone box for a zone commonly used for single-family dwellings on 6,000 square foot lots.

USE REGULATIONS	R-S-7	
ANIMAL REGULATIONS	Q	
DEVELOPMENT REGS	Density	7.26
	Lot Size	6000
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Coverage	-
	Setback	J
	Open Space	-
SPECIAL AREA REGS	-	

**HOW TO GET THE ZONE BOX FOR YOUR PROPERTY**

The zone box for your property is not found in the Zoning Ordinance text. The purpose of the text is to set forth the regulations listed in the box. The actual zoning regulations (box) applied to property in the

unincorporated area are kept on overlay sheets upon Assessor maps in the Department of Planning and Land Use offices. To get the complete zone box regulations on a parcel of land, you should come into our office or call Zoning Information at (858) 565-5981. You will need to know the Assessor's Parcel Number of the property.

## HOW TO READ THE ZONE BOX

### Use Regulations

Use regulations appear in the designation of every zone in the County. They are represented by letters and numbers, such as RC, M50 or A72. The basic types of Use Regulations are residential (R), commercial (C), manufacturing and industrial (M), agricultural (A) and special purpose (S),

Each basic type of Use Regulation has several variations. For example, agriculture can be A70 or A72. Part Two of the Zoning Ordinance (beginning at Section 2000) describes each Use Regulation, what uses are allowed in it, and what kinds of uses require a permit. The Use Regulations are summarized in Table A (attached).

### Animal Regulations

The Animal Regulations apply to the keeping of animals. Sections 3000 to 3120 of the Ordinance contain the Animal Regulations. The Animal Regulations designator can be found in the Animal Schedule (attached). The designator also specifies the animal enclosure setback regulations (attached).

### Development Regulations

The Development Regulations are found in Section 4000 to 4920 of the Ordinance. They are intended to establish regulations regarding the physical character and intensity of development. There are nine development designators, which are listed in the middle of the Zone Box under Development Regulations. The meaning of each letter or number is described below.

**Density.** Number indicates dwelling units per net acres.

**Lot Size.** Number indicates net lot area in square feet, unless acres are specified.

**Building Type.** Letter indicates building designator on the Building Type Schedule (Schedule A, attached).

**Maximum Floor Area.** Number indicates maximum floor area expressed in thousands of square feet, i.e., "10" indicates 10,000 square feet and "2.5" indicates 2,500 square feet.

**Floor Area Ratio.** Number is ratio of total floor area to area of lot.

**Height.** Letter indicates height designator on the Height Schedule (Schedule B, attached).

**Lot Coverage.** The maximum area of a building site which may be covered by building is indicated by either of the following numbers:

- a. A decimal fraction specifies the maximum lot coverage as a fraction of the total building site.
- b. A whole number specifies the maximum coverage in square feet.

If both are specified, the more restrictive applies.

**Setback.** The letter indicates the setback designator on the Setback Schedule (Schedule C, attached). Be sure to check the Setback Schedule footnotes for any special information.

Certain streets may have special setbacks. See Section 4816 of the Ordinance for the listing of those streets. Some streets may have additional setback requirements if they are part of the County General Plan Circulation Element.

For setbacks on a particular parcel of land, call Zoning Information at (858) 565-5981. Remember to have the Assessor's Parcel Number of the property.

**Usable Open Space.** The letter designator refers to required open space for multiple-family dwellings as shown on the Usable Space Schedule (Schedule D, attached).

**Special Area Regulations**

The purpose of the Special Area Regulations is to set forth special regulations which have limited applications, such as floodplains, and ensure that consideration is given to areas of special interest or unusual value. Table B, attached, lists the Special Area designators. You should consult Sections 5000 to 5964 of the Ordinance for further details.

**ENCLOSURE REGULATIONS**

The Enclosure Regulations are not part of the Zone Box, but they are part of the zoning regulations. Their purpose is to set forth the type of enclosure, if any, of buildings and other structures or areas used for the purpose of accommodating various uses, including accessory uses. The degree of enclosure required depends on the Use Type and the Use Regulations or Special Area Regulations. See the Enclosure Matrix, Table C, attached. Consult Section 6814 of the Ordinance for exceptions to the enclosure requirements.

**TABLE A**  
**Summary of Use Regulations**

RS, RD, RM, RV, and RU are residential use regulations. Refer to the density designator and building type designator in the Zone Box for more complete information.

RMH	Residential Mobilehome. Family Residential use in a mobilehome.	
RR	Rural Residential. Family residential uses permitted with Group Residential, limited packing and processing, and other uses allowed by Use Permit.	
RRO	Residential-Recreation Oriented. Residential uses permitted with certain recreation uses allowed by Use Permit.	
RC	Residential-Commercial. Intended for mixed residential-commercial areas where residential uses predominate, and limited commercial, office and sales are allowed by Use Permit.	
C30	Office-Professional. Allows administrative and professional offices and other limited commercial uses.	
C31	Residential-Office Professional. Same as C30, but also allows Family and Group Residential uses.	
C32	Convenience Commercial. Intended for retail commercial uses conducted inside buildings of limited size to serve immediate need of surrounding residential areas. Residences may be permitted as secondary uses of commercial buildings.	
C34	General Commercial-Residential. Intended for mixed commercial-residential developments. General retail and residential uses permitted. Uses generally required to be enclosed within buildings. Outdoor uses may be allowed by Use Permit.	
C35	General Commercial/Limited Residential. Intended for mixed commercial-residential developments. General retail uses permitted. Uses generally required to be enclosed within buildings. Residential uses and outdoor uses may be allowed by Use Permit.	
C36	General Commercial. General retail sales and services permitted if conducted within buildings. Outdoor uses may be allowed by Use Permit. Residences may be permitted as secondary uses.	
C37	Heavy Commercial. Same as C36, except enclosure of uses not required, and additional wholesaling and other uses permitted. Industrial uses conforming to performance and power standards are permitted. Residences may be permitted as secondary uses.	
C38	Service Commercial. Allows general commercial, wholesaling and service uses. Industrial uses conforming to performance and power standards permitted. Residences may be permitted as secondary uses.	
C40	Rural Commercial. Intended for commercial centers which serve predominantly rural or semi-rural areas with a broad range of goods and services.	
C42	Visitor Serving Commercial. Intended for areas devoted to the provision of a broad range of recreational and tourist services. Other uses are very limited.	
C44	Freeway Commercial. Intended for small commercial areas to serve traveling public at freeway interchanges. Allows gasoline sales, motels, restaurants and similar uses.	
C46	Medical Center. Allows medical services and related facilities.	
M50	Basic Industrial. Allows almost all processing and manufacturing uses. Permits only limited commercial uses. Virtually all uses must be enclosed within buildings.	
M52	Limited Industrial. Allows wide range of industrial and commercial uses frequently associated with industrial operations; such as wholesaling, auto and truck repair and administrative and professional offices. Virtually all uses must be conducted within buildings except when outdoor uses are allowed by Use Permit.	
M54	General Impact Industrial. Allows unenclosed commercial and industrial operations having potential nuisance characteristics such as construction sales and services.	
M56	Mixed Industrial. Intended to create an industrial area, and a maximum of 5% of each lot to be designated as support commercial area. Generally applied to large areas of 100 or more acres where a unified appearance can be created. A Specific Plan will be required.	
M58	High-Impact Industrial. Same as M54, but allows petroleum refining, manufacture of explosives and radioactive materials by Major Use Permit.	
A70	Limited Agriculture. Intended for crop or animal agriculture. Number of animals allowed are specified by neighborhood regulations.	
A72	General Agriculture. Intended for crop or animal agriculture. Number of animals allowed are specified by neighborhood regulations.	
S80	Open Space. Intended for recreation areas or areas with severe environmental constraints.	
S82	Extractive Use. Intended for mining and borrow pits.	
S86	Parking. Allows vehicle parking.	
S87	Limited Control. Limited control was applied to that land which was unzoned as of 12-1-69. Will be converted to more appropriate zoning through implementation of long-range planning programs. Present permitted uses are similar to A72. Any other use by Major Use Permit.	
S88	Specific Plan. Allows limited uses, and after adoption of specific plan, any use allowed by the specific plan.	
S90	Holding Area. Used to prevent premature urban or non-urban development until more precise zoning regulations are prepared. Permitted uses are similar to A70. Any temporary use allowed by Major Use Permit.	
S92	General Rural. A residential and agriculture zone which is intended to provide approximate controls for land which is rugged terrain, watershed, dependent on ground water for a water supply, desert, susceptible to fire and erosion, or subject to other environmental constraints.	
S94	Transportation and Utility Corridor. Intended to create and protect existing and future transportation corridors, and corridors for facilities for transmission of electricity, gas, water and other materials / forms of energy.	

# ANIMAL SCHEDULE

(Part of Section 3100)

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																									
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X		
ANIMAL SALES AND SERVICES: HORSE STABLES																											
(a) Boarding or Breeding Stable	Permitted																										
	Major Use Permit required																										
	Minor Use Permit required																										
(b) Public Stable	Permitted																										
	Major Use Permit required																										
	Minor Use Permit required																										
ANIMAL SALES AND SERVICES: KENNELS (see Note 1)																											
Permitted	Permitted																										
	Permitted provided fully enclosed																										
	Major Use Permit required																										
	Minor Use Permit required																										
	One acre plus by Major Use Permit																										
ANIMAL RAISING																											
(a) Animal Raising Projects (see Section 3115)	Permitted																										
	1/2 acre plus by Minor Use Permit																										
	One acre plus by Minor Use Permit																										
(b) Small Animal Raising (includes poultry)	Permitted																										
	1/2 acre plus permitted																										
	100 maximum																										
	25 maximum																										
	1/2 acre plus: 10 maximum																										
	Less than 1/2 acre: 100 max.																										
	1/2 acre plus: 25 maximum by Minor Use Permit																										
	100 maximum by Minor Use Permit																										
	Major Use Permit required																										
	(c) Large Animal Raising (other than horsekeeping)	4 acres plus permitted																									
		8 acres plus permitted																									
		2 animals plus 1 per 1/2 acre over 1 acre																									
4 animals plus 4 for each 1/2 acre over 1/2 acre																											
1 1/2 acres or less: 2 animals																											
1 1/2 to 4 acres: 1 per 1/2 acre																											
4 acres plus, 8 animals plus 1 cow or sheep per 1 acre over 4 acres																											
2 animals																											
4 acres plus by Major Use Permit																											

# ANIMAL SCHEDULE

(Part of Section 3100)

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																								
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	
ANIMAL RAISING (continued)																										
(c) Large Animal Raising (other than horsekeeping) (see Note 2)	1/2 acre plus 2 animals per 1/2 acre by Minor Use Permit	•	•	•																					•	
	Grazing only																				•	•				
(d) Horsekeeping (other than animal sales and services: Horse Stables)	Permitted							•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	2 horses plus 1 per 1/2 acre over 1 acre					•	•	•																		
	Minor Use Permit required					•	•	•																		
	1/2 acre plus by Minor Use Permit	•	•	•																						
(e) Specialty Animal Raising: Bees (see Title 6, Division 2, Chapter 9, County Code)	Permitted					•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Minor Use Permit required	•	•	•																						
(f) Specialty Animal Raising: Wild or Undomesticated (see Note 3)	Minor Use Permit required					•	•	•	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	
(g) Specialty Animal Raising: Other (Excluding Birds)	25 maximum					•	•	•			•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	25 max.by Minor Use Permit	•	•	•																						
	25 plus by Minor Use Permit					•	•	•			•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Permitted								•	•	•															
(h) Specialty Animal Raising: Birds	25 maximum					•	•	•				•									•	•	•	•	•	
	100 maximum									•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Add'l by Minor Use Permit	•	•	•						•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Permitted													•	•	•	•	•	•	•	•	•	•	•	•	
Racing Pigeons	100 maximum										•	•													•	
	100 maximum 1/acre plus																								•	
	Permitted													•	•	•	•	•	•	•	•	•	•	•	•	
ANIMAL ENCLOSURE SETBACKS (see Section 3112)																										
Most Restrictive	////////////////////	•				•				•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Moderate	////////////////////		•				•				•															
Least Restrictive	////////////////////			•				•				•													•	

- NOTES:**
- Dogs and cats not constituting a kennel are accessory uses subject to the Accessory Use Regulations commencing at Section 6150.
  - Grazing of horses, bovine animals and sheep permitted provided no buildings, structure, pen or corral shall be designed or used for housing or concentrated feeding of animals, and the number of such animals shall not exceed 1 animal per 1/2 acre of land.
  - One wild or undomesticated animal, kept or maintained in conformance with State and local requirements, is an accessory use subject to the Accessory Use Regulations commencing at Section 6150, and is not subject to the Animal Schedule. (Amended by Ordinance Number 7432 (N.S.) adopted January 6, 1988)
  - The Animal Schedule does not apply to small animals, specialty animals, dogs or cats which are kept for sale in zones where the Retail Sales, General Use type is permitted provided that all activities are conducted entirely within an enclosed building, the building is completely soundproof, there are no outside runs or cages, no boarding of animals, no outside trash containers and no offensive odors.
  - Chinchillas are considered small animals except that a Major Use Permit may be approved for more than 25 chinchillas on property with the "L" Designator.  
(Amended by Ordinance Number 7740 (N.S.) adopted March 28, 1990)

**3112 - ANIMAL ENCLOSURE SETBACK TABLE**

Notwithstanding the provisions of an applicable setback designator, enclosures containing the animal related use types listed in Section 3110 shall have the minimum setbacks specified in the Animal Enclosure Setback Table. The Animal Enclosure Setback Table is incorporated into this section, and all references to this section shall include references to it. Animals subject to the Animal Setback Table must be confined within the appropriate enclosure.

ANIMAL ENCLOSURE LOCATION	ANIMAL ENCLOSURE SETBACKS (a)		
	MOST RESTRICTIVE (b)	MODERATE (b)	LEAST RESTRICTIVE (b)
Distance from Street Center Line	Same as for main building (c)	Same as for main building	Zero (0) feet (from street line)
Distance from Interior Side Lot Line	15 feet	Five (5) feet	Zero (0) feet for open enclosure. Five (5) feet for roofed enclosure.
Distance from Rear Lot Line	10 feet	Zero (0) feet for open enclosure. Five (5) feet for roofed enclosure.	Zero (0) feet

**NOTES:**

- a. Animal enclosure includes pens, coops, hutches, stables, barns, corrals and similar structures used for keeping of poultry and animals.
- b. A fenced pasture containing a minimum of 2 acres, with no building used for human habitation and having no interior cross-fencing, is exempt from the animal enclosure setback requirements.
- c. Refer to applicable setback designator and setback schedule at Section 4810.  
(Amended by Ordinance Number 5508 (N.S.) adopted May 16, 1979)  
(Amended by Ordinance Number 7432 (N.S.) adopted January 6, 1988)  
(Amended by Ordinance Number 7740 (N.S.) adopted March 28, 1990)  
(Amended by Ordinance Number 8166 (N.S.) adopted October 21, 1992)

**SCHEDULE A - BUILDING TYPE SCHEDULE**

PERMITTED BUILDING TYPES	DESIGNATOR																									
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	
<b>RESIDENTIAL</b>																										
Single detached (One dwelling unit per lot)			●	●	●	●	●	●	●	●	●	●	●	●	●	●										
Semi-detached (One dwelling unit per lot)				●	●	●	●	●	●	●	●	●	●	●	●											
Duplex or Doubled detached* (Two units on same lot)					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Stacked (Same lot)						●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Triplex, Three Unit Multiple* (Same lot)							●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Attached, Three to Eight Dwelling Units (Separate lots)											●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Multi-Dwelling (Same lot)												●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<b>MIXED RESIDENTIAL / NONRESIDENTIAL</b>																										
Limited Nonresidential (Ground level and basement only)				●		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Unlimited Nonresidential (Any level)													●			●					●					
<b>NONRESIDENTIAL</b>																										
Detached (One or more main buildings per lot)				●		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Attached (Same lot or separate lots)				●		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

\* Detached dwellings are permitted  
(Amended by Ordinance Number 7220 (N.S.) adopted October 22, 1986)

**SCHEDULE B - HEIGHT SCHEDULE**

DESIGNATOR	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
Maximum height (Feet)	15	20	25	25	30	30	35	35	35	40	40	45	45	50	55	60	60	(b)
Maximum No. of stories	1	2	2	3	2	3	2	3	4	3	4	4	(a)	(a)	(a)	4	(a)	(a)

**NOTES:**

- (a) Any number of stories is permitted, provided all building code requirements and floor-area ratio limitations are met.
- (b) Greater than 60 feet. Any height in excess of 60 feet requires a Major Use Permit.

**SCHEDULE C - SETBACK SCHEDULE**

DESIGNATOR	FRONT YARD (a)				SIDE YARDS		REAR YARD
	Abutting public street or private thoroughfare except those subject to Note(d). <i>(Measured from Centerline)</i>				Interior  <i>Setback measured from lot line</i>	Exterior (s) <i>Setback measured from centerline</i>	<i>Setback measured from lot line (e)</i>
	Standard Setback	Setbacks for certain Major Subdivisions recorded after January 1, 1966 (c)					
		Street Width (Feet)					
		50	52	56			
A	100	100	100	100	15	35	50
B	60	60	60	60	15	35	50
C	60	60	60	60	15	35	25
D	60 (f)	60 (f)	60 (f)	60 (f)	15 (g)	35	25
E	60	60	60	60	0 (h)	35 (i)	15
F	60	60	60	60	(j)	35	25
G	50	45	46	48	10	35	40
H	50	45	46	48	10	35	25
I	50	45	46	48	7 1/2	35	25
J	50	45	46	48	5	35	25
K	50	45	46	48	5 (k)	35	25
L	50	45	46	48	5 (l)	35	25
M	50	50	50	50	5 (l)	35	25
N	50 (t)	45	46	48	5	35	25
O	50	50	50	50	0 (h)	35	25 (m)
P	50	50	50	50	0 (n)	35	15 (o)
Q	50	50	50	50	0 (h)	35	15
R	(p)	(p)	(p)	(p)	0 (h)	35	15
S	30 (q)	25	26	28	(j)	35	15
T	30 (q)	25	26	28	0	35	15
U	30 (q)	25	26	28	0 (r)	35	0 (r)
V	<i>Setbacks to be established during planned development, use permit or site plan review procedure.</i>						
W(v)	60	60	60	60	25 (v)	35	25

**NOTE:** (b) not used.

- (Amended by Ordinance No. 5508 (N.S.) adopted May 16, 1979. Effective June 16, 1979)
- (Amended by Ordinance No. 6654 (N.S.) adopted September 21, 1983. Effective October 15, 1979)
- (Amended by Ordinance No. 7110 (N.S.) adopted April 2, 1986. Effective May 2, 1986)
- (Amended by Ordinance No. 8185 (N.S.) adopted December 16, 1992.)

**SETBACK SCHEDULE FOOTNOTES**

- a. Any front yard setback requirement shall be deemed to be met when the front yard setback provided at least equals the average of that established by existing buildings which occupy 50 percent or more of the lots which are:
  1. Within the same zone;
  2. On the same side of the street; and
  3. Within the same block or within 300 feet in either direction from the subject property, whichever distance is lesser.
- b. Not used.
- c. Applicable only to lots shown on a final map of subdivision recorded after January 1, 1966, abutting street right-of-way 50, 52, or 56 feet in width.
- d. This provision applies only to those lots which front on a private street or easement which is less than 40 feet in width. The front yard setback required shall be 40 feet from the centerline of said street or easement. For lots fronting on the terminal end of said street or easement, the 40 feet shall be measured from a point on the centerline of said street or easement at a distance of 20 feet in front of the intersection of said centerline and the front lot line.
- e. When a rear yard opens onto an alley, public park or beach, or other permanent open space, 1/2 of the width of such alley, public park or beach, or other permanent open space, may be considered as applying to the rear yard setback to the extent of not more than 50% of the required rear yard setback; provided however, there shall not be any reduction in the required setbacks from the top of the ocean bluff, or from the line demarking the landward extent of the beach, as provided for in the Coastal Development Area Regulations commencing at Section 5150.
- f. For any legal lot or building site less than 1/2 acre in area, the minimum front yard setback shall be 50 feet from the centerline. No main building shall be located closer than 20 feet from the front lot line.
- g. For any legal lot or building site less than 1/2 acre in area, the requirement for each interior side yard shall be reduced to 10 feet. For any such lot or building site less than 10,000 square feet in area, such requirement shall be reduced to 7 1/2 feet. For any such lot or site less than 7,500 feet in area, such requirement shall be reduced to 5 feet.
- h. Five feet if lot line abuts property in a residential zone.
- i. Exterior side yards shall be at least 5 feet in width measured from the property line.
- j. The combined width of the side yards shall be 15% of the lot width, provided that no individual side yard shall be less than 5 feet in width nor required to be more than 20 feet in width, except that the exterior side yard shall have a setback no less than that specified in the Setback Schedule.
- k. Each side yard shall be increased by 2 1/2 feet for each dwelling unit in excess of 2, but in no case need such side yard exceed 10 feet in width.
- l. An additional one foot for each side yard is required for each story above the second.
- m. Fifteen feet if lot or building site is used exclusively for buildings with commercial principal uses or buildings with commercial principal uses with one or more dwellings on the second story.
- n. Five feet for lots with residential principal uses or whose lot lines abut property in a residential zone.
- o. Twenty-five feet from lots with residential principal uses, except that lots with the RR.5 Use Regulations

in, or contiguous to, the Campo Del Dios subdivision (Map Nos. 1819, 1832, 1841, 1901, 1954, 2029) shall not be subject to this restriction.

- p. Equal to setback requirement of abutting property that is nearest main building.
- q. If designator applies to a commercial or manufacturing/industrial zone and property fronts on a street where 50 percent or more of the total footage between two intersecting streets is in one or more residential zones, the front yard setback requirement shall be equal to that of the most stringent residential zone fronting the street.
- r. Yards abutting property in another zone shall have setbacks equal to those required by that zone.
- s. The exterior side yards setback as measured from the nearest edge of the right-of-way shall not be less than that required for the interior side yard.
- t. Twenty feet in front yard abutting a street 30 feet or less in width.
- u. Windmills, wind-driven water pumps and appurtenant structures required for the function thereof, shall be exempted from the provisions of an applicable setback designator.
- v. The "W" setback designator may be applied only to property having use regulations requiring a minimum lot size of 2 acres or greater. Where applied, the interior side yard setback shall be 15 feet for:
  1. Any legal lot less than 2 acres in area;
  2. Any legal lot developed with a structure used or intended for use as a dwelling prior to the effective date of the ordinance applying the "W" designator to the property in question; or
  3. Any legal lot less than 3 acres in area, created prior to August 10, 1988, the original date of adoption of the San Diego County Interim Sensitive Lands Ordinance.

(Amended by Ordinance Number 5508 (N.S.) adopted May 16, 1979)  
 (Amended by Ordinance Number 6268 (N.S.) adopted April 14, 1982)  
 (Amended by Ordinance Number 6761 (N.S.) adopted April 25, 1984)  
 (Amended by Ordinance Number 7110 (N.S.) adopted April 2, 1986)  
 (Amended by Ordinance Number 7740 (N.S.) adopted March 28, 1990)  
 (Amended by Ordinance Number 8185 (N.S.) adopted December 16, 1992)  
 (Amended by Ordinance Number 8482 (N.S.) adopted November 30, 1994)

**4813 - SETBACKS ESTABLISHED BY MAJOR USE PERMIT**

When a Major Use Permit for a use or structure is granted, the use permit may authorize an exception to the Setback Regulations and establish other setback and spacing requirements as a condition thereof.

(Amended by Ordinance Number 5508 (N.S.) adopted May 16, 1979)

**SCHEDULE D - USABLE OPEN SPACE SCHEDULE**

USABLE OPEN SPACE PER DWELLING UNIT (in square feet)																
DESIGNATOR	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Private	0	0	0	0	100	100	100	100	350	350	350	350	600	600	600	600
Group	0	150	500	800	0	150	500	800	0	150	500	800	0	150	500	800

**TABLE B**  
**Listing of Designators**  
 The following shall be used as appropriate.

DESIGNATOR	SPECIAL AREA DESIGNATOR	(See section)
A	Agriculture Preserve	5100 - 5110
B	Community Design Review Area	5750 - 5799
D	Design Review	5900 - 5910
E	Fault Displacement	5400 - 5406
F	Flood Plain	5500 - 5522
G	Sensitive Resource	5300 - 5349
H	Historic/Archaeological Landmark	5700 - 5747
J	Specific Historic District	5749
P	Planned Development	5800 - 5806
R	Coastal Resource Protection Area	5950 - 5957
S	Scenic	5200 - 5212
T	Unsewered Area	5960 - 5964
V	Vernal Pool Area	5850 - 5856
W	Flood Channel	5450 - 5472

(Amended by Ordinance Number 5330 (N.S.) adopted December 13, 1978)  
 (Amended by Ordinance Number 6186 (N.S.) adopted November 18, 1981)  
 (Amended by Ordinance Number 6236 (N.S.) adopted February 17, 1982)  
 (Amended by Ordinance Number 6240 (N.S.) adopted February 17, 1982)  
 (Amended by Ordinance Number 6743 (N.S.) adopted January 11, 1985)  
 (Amended by Ordinance Number 7101 (N.S.) adopted March 12, 1986)  
 (Amended by Ordinance Number 7127 (N.S.) adopted May 7, 1986)  
 (Amended by Ordinance Number 7630 (N.S.) adopted May 23, 1989)  
 (Amended by Ordinance Number 8114 (N.S.) adopted July 29, 1992)  
 (Amended by Ordinance Number 8166 (N.S.) adopted October 21, 1992)

**TABLE C**  
**Enclosure Matrix**  
*(Part of Section 6816)*

Use or Special Area Regulations	TYPE OF ENCLOSURE												
	Civic Use Type			Commercial Use Type				Industrial Use Type			Agricultural Use Type		
	Enclosed	Open	Drive-In	Enclosed	Semi-Enclosed	Open	Drive-In	Enclosed	Semi-Enclosed	Open	Enclosed	Semi-Enclosed	Open
R - S	●	●									<u>m</u>	<u>m</u>	●
R - D	●	●									<u>m</u>	<u>m</u>	●
R - M	●	●									<u>m</u>	<u>m</u>	●
R - V	●	●									<u>m</u>	<u>m</u>	●
R - U	●	●									<u>m</u>	<u>m</u>	●
RMH	●	●									<u>m</u>	<u>m</u>	●
R - R	●	●	<u>m</u>	●	●	●					●	●	●
R-RO	●	●	<u>m</u>	●	●	●					<u>m</u>	<u>m</u>	●
R - C	●	●		●	<u>m</u>	<u>m</u>		●			<u>m</u>	<u>m</u>	●
C - 30	●	●		●			<u>m</u>						
C - 31	●	●		●			<u>m</u>						
C - 32	●	●		●			<u>m</u>	●			A	A	●
C - 34	●	●		●	<u>m</u>	M	<u>m</u>	●			A	A	●
C - 35	●	●		●	<u>m</u>	M	<u>m</u>	●			A	A	●
C - 36	●	●		●	<u>m</u>	M	●	●			A	A	●
C - 37	●	●	●	●	●	●	●	●	●	●	A	A	●
C - 38	●	●	●	●	●	●	●	●	●	●	A	A	●
C - 40	●	●	●	●	●	●	●	●	●	●	A	A	●
C - 42	●	●		●	●	●	●				A	A	●
C - 44	●	●	●	●	●	●	●				A	A	●
C - 46	●	●		●							A	A	●
M - 50	●	●		●	<u>m</u>	M	<u>m</u>	●	<u>m</u>	M	A	A	●
M - 52	●	●		●	<u>m</u>	M	<u>m</u>	●	<u>m</u>	M	A	A	●
M - 54	●	●		●	●	●	●	●	●	●	A	A	●
M - 58	●	●		●	●	●	●	●	●	●	A	A	●
A - 70	●	●	<u>m</u>	●	●	●		●	●	<u>m</u>	●	●	●
A - 72	●	●	<u>m</u>	●	●	●		●	●	<u>m</u>	●	●	●
S - 80	●	●		●	S	M					A	A	●
S - 82	●	●		●	●	●					●	●	●
S - 86	●	●		●	●	●	●						
S - 87	●	●	<u>m</u>	●	●	●	●	●	●	●	●	●	●
S - 88	●	●	●	●	●	●	●	●	●	●	●	●	●
S - 90	●	●	<u>m</u>	●	●	●	●	●	●	●	●	●	●
S - 92	●	●	<u>m</u>	●	●	●	●	●	●	<u>m</u>	●	●	●
S - 94	●	●	<u>m</u>	●	●	●	●	●	●	●	●	●	●
Scenic Area	●	<u>m</u>	<u>m</u>	●	S	<u>m</u>	<u>m</u>	●	S	M	S	S	●

LEGEND: ● Permitted    m Permitted by Minor Use Permit    M Permitted by Major Use Permit  
 A Permitted by Administrative Permit    S Permitted by Site Plan

(Amended by Ordinance Number 7740 (N.S.) adopted March 28, 1990)

**OTHER LAND USE REGULATIONS**

The Zoning Ordinance is not the only regulation relating to use and development of land. Others include:

REGULATION OR SUBJECT	PURPOSE	CONTACT AGENCY <small>(County agency unless otherwise specified)</small>
General Plan	Establishes long range goals and policies for land use and public facilities.	Department of Planning and Land Use (DPLU)
Uniform Building Code, Fire Code, Plumbing Code, Mechanical Code, Electrical Code, Solar Energy Code and Historic Buildings Code	Establish minimum structural standards to protect life and property.	DPLU
Subdivision Ordinance	Regulates division of property.	DPLU/ Department of Public Works(DPW)
Grading Ordinance	Regulates cutting, filling and movement of earth.	DPLU/DPW
Watercourse Ordinance	Regulates filling, blocking or altering of certain water courses.	DPW
Centerline Ordinance	Established official centerlines and setbacks for certain highways.	DPW
Various health-related ordinances and State laws	Establishes minimum standards for wells, septic tanks, sewage system and other health-related matters.	Department of Environmental Health (DEH)
Housing Code (State)	Establishes minimum housing standards.	DEH
Air Pollution: Health and Safety Code, Title 26 (State); Clean Air Act (Federal)	Regulates emission of pollutants into the atmosphere.	Department of Air Pollution Control
Mobilehome Parks Act (State)	Establishes standards for mobilehomes and mobilehome, travel trailer and recreational vehicle parks and campgrounds.	DPLU
California Coastal Act of 1976	Protect coastal environment	Coast Regional Commission (State)
Porter-Cologne Water Quality Control Act (State)	Protect water quality; set standards for sewage treatment and discharge.	California Regional Water Quality Board (State)
Surface Mining and Reclamation Act (State)	Regulates surface mining (including borrow pits) and establishes standards for reclamation of mine lands.	DPLU and DPW
Z'berg-Nejedly Forest Practice Act of 1973 (State)	Establishes land use, timber harvesting and tax regulations for commercial timber lands and timber preserves.	Department of Forestry (State)
Williamson Act (State)	Establishes land use and assessment regulations for agricultural preserves.	DPLU
Open Space Easement Act (State)	Establishes land use and assessment regulations for certain open space easements. (Open space easements may also be obtained pursuant to other laws.)	DPLU
Alquist-Priolo Special Studies Zones Act (State)	Provides for identification of earthquake faults and regulation of nearby uses and development.	DPLU