

**ORDINANCE NO.: 10450 (NEW SERIES)**

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE FOREST CONSERVATION INITIATIVE (FCI) LANDS GENERAL PLAN AMENDMENT AND REZONE**

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

**Section 1.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the FCI Lands Zoning Use Regulation Changes Maps identified as Maps (1) FCI-UR-Alpine, (2) FCI-UR-Descanso and (3) FCI-UR-North Mountain from the December 14, 2016 Board of Supervisors hearing, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
UR-1	A70	C40
UR-2	RC	C40
UR-3	S92	C40
UR-4	RR	C40
UR-5	A70	RV
UR-6	A70	C44
UR-7	A72	C44
UR-8	A70	C36
UR-9	A70	C34
UR-10	C38	C40
UR-11	C34	C40
UR-12	A70	RC

**Section 2.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the FCI Lands Zoning Density Changes Maps identified as Maps (4) FCI-DN-Alpine, (5) FCI-DN-Descanso and (6) FCI-DN-North Mountain from the December 14, 2016 Board of Supervisors hearing, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
DN-1	5	2
DN-2A	0.025	0.25
DN-2B	0.025	2
DN-3	—	0.25
DN-4	0.05	14.5
DN-5	—	14.5
DN-6	—	2
DN-7	0.5	2
DN-8	1	2

**Section 3.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the FCI Lands Zoning Lot Size Changes Maps identified as Maps (7) FCI-LS-Alpine, (8) FCI-LS-Descanso and (9) FCI-LS-North Mountain from the December 14, 2016 Board of Supervisors hearing, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
LS-1	8AC	—
LS-2	4AC	—
LS-3	40AC	—
LS-4	40AC	8AC
LS-5	0.5AC	6,000 SF
LS-6	8AC	6,000 SF
LS-7	4AC	0.5AC
LS-8	8AC	0.5AC
LS-9	40AC	0.5AC
LS-10	8AC	4AC
LS-11	40AC	4AC
LS-12	4AC	2AC
LS-13	20AC	8AC
LS-14	8AC	1AC

**Section 4.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the FCI Lands Building Type Changes Map identified as Maps (10) FCI-BT-Alpine and (11) FCI-BT-North Mountain from the December 14, 2016 Board of Supervisors hearing, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
BT-1	C	L
BT-2	C	K
BT-3	W	L

**Section 5.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the FCI Lands Setback Changes Map identified as Map (12) FCI-SB-Alpine from the December 14, 2016 Board of Supervisors hearing, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
SB-1	C	O
SB-2	C	H
SB-3	—	O

**Section 6.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the FCI Lands Special Area Regulation Changes Map identified as Map (13) FCI-SR-Alpine from the December 14, 2016 Board of Supervisors hearing, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
SR-1	—	B
SR-2	B, D2	B

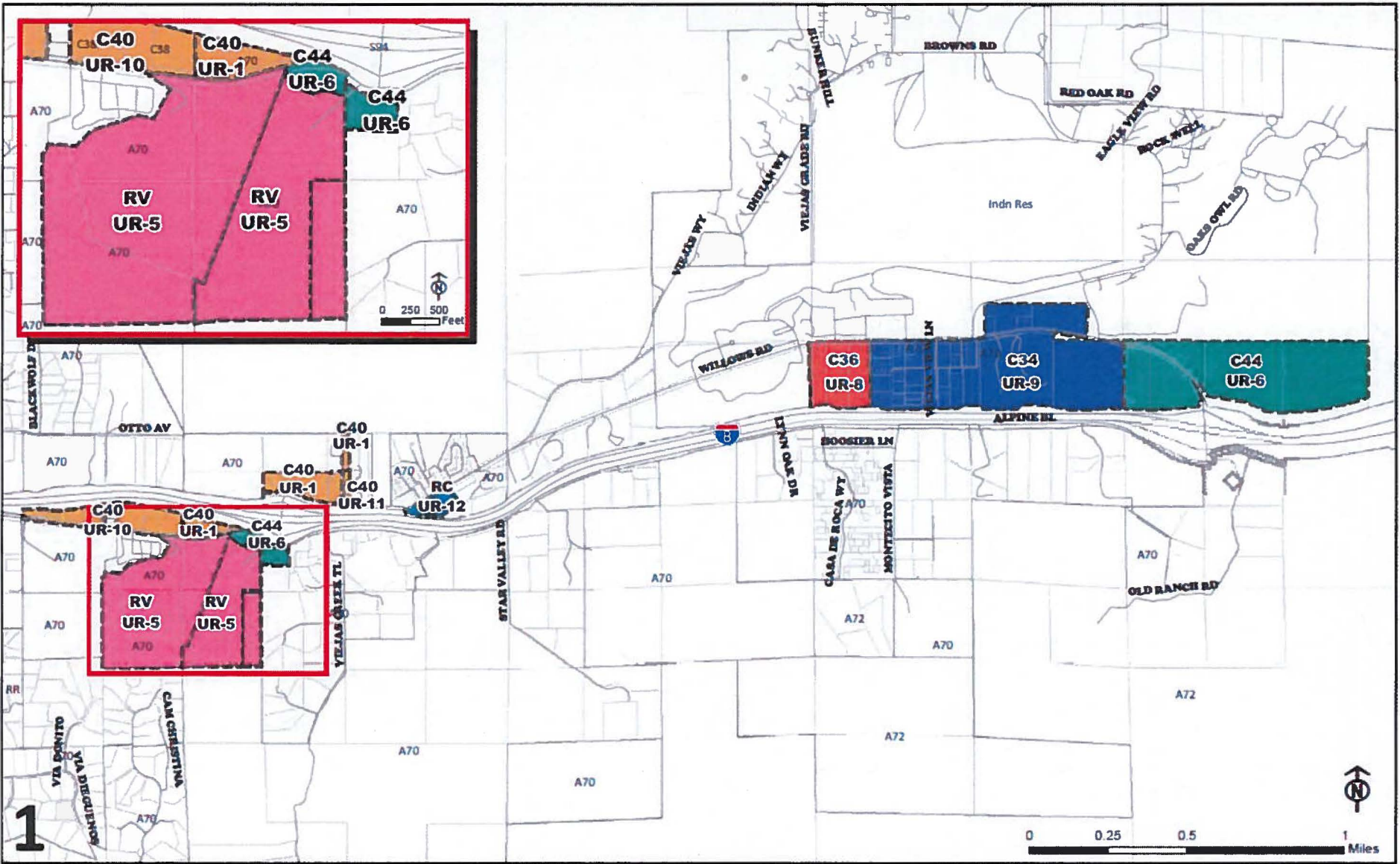
**Section 7.** Effective Date. This Ordinance shall take effect and be in force 30 days after the date of its passage, and before the expiration of 15 days after its passage, a summary shall be published once with the names of the members voting for and against the same in the Daily Transcript a newspaper of general circulation published in the County of San Diego.

APPROVED AS TO FORM AND LEGALITY BY  
COUNTY COUNSEL

By: \_\_\_\_\_  
William Witt  
Senior Deputy

# ZONING MAPS

	<b>MAP</b>	<b>TYPE OF ZONING REVISION</b>
1	FCI-UR-ALPINE	USE REGULATIONS
2	FCI-UR-DESCANSO	
3	FCI-UR-NORTH MOUNTAIN	
4	FCI-DN-ALPINE	DENSITY
5	FCI-DN-DESCANSO	
6	FCI-DN-NORTH MOUNTAIN	
7	FCI-LS-ALPINE	MINIMUM LOT SIZE
8	FCI-LS-DESCANSO	
9	FCI-LS-NORTH MOUNTAIN	
10	FCI-BT-ALPINE	BUILDING TYPE
11	FCI-BT-NORTH MOUNTAIN	
12	FCI-SB-ALPINE	SETBACK
13	FCI-SR-ALPINE	SPECIAL AREA REGULATION









**COUNTY OF SAN DIEGO**



**PROPOSED ZONING DESIGNATIONS  
OCTOBER 2016**


**FCI-UR-ALPINE**

**FCI Zoning-Use Regulations**

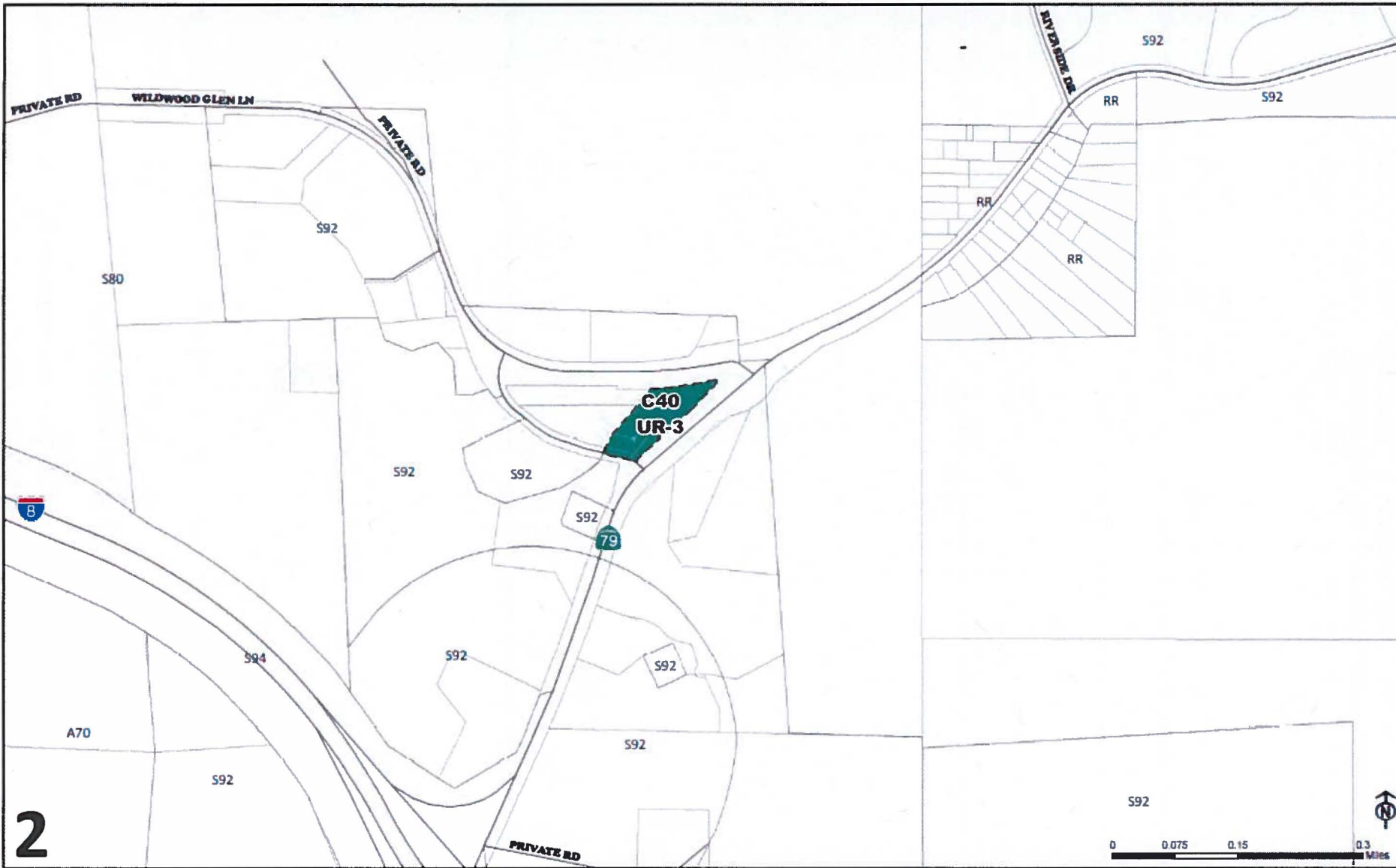
USE REG	FCI	OLD	NEW
 C34	UR-1	A70	C40
 C36	UR-5	A70	RV
 C40	UR-6	A70	C44
 C44	UR-8	A70	C36
 RC	UR-9	A70	C34
 RV	UR-10	C38	C40
	UR-11	C34	C40
	UR-12	A70	RC

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**Regional Location Map**



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PROPOSED ZONING DESIGNATIONS  
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FCLUR-Descanso

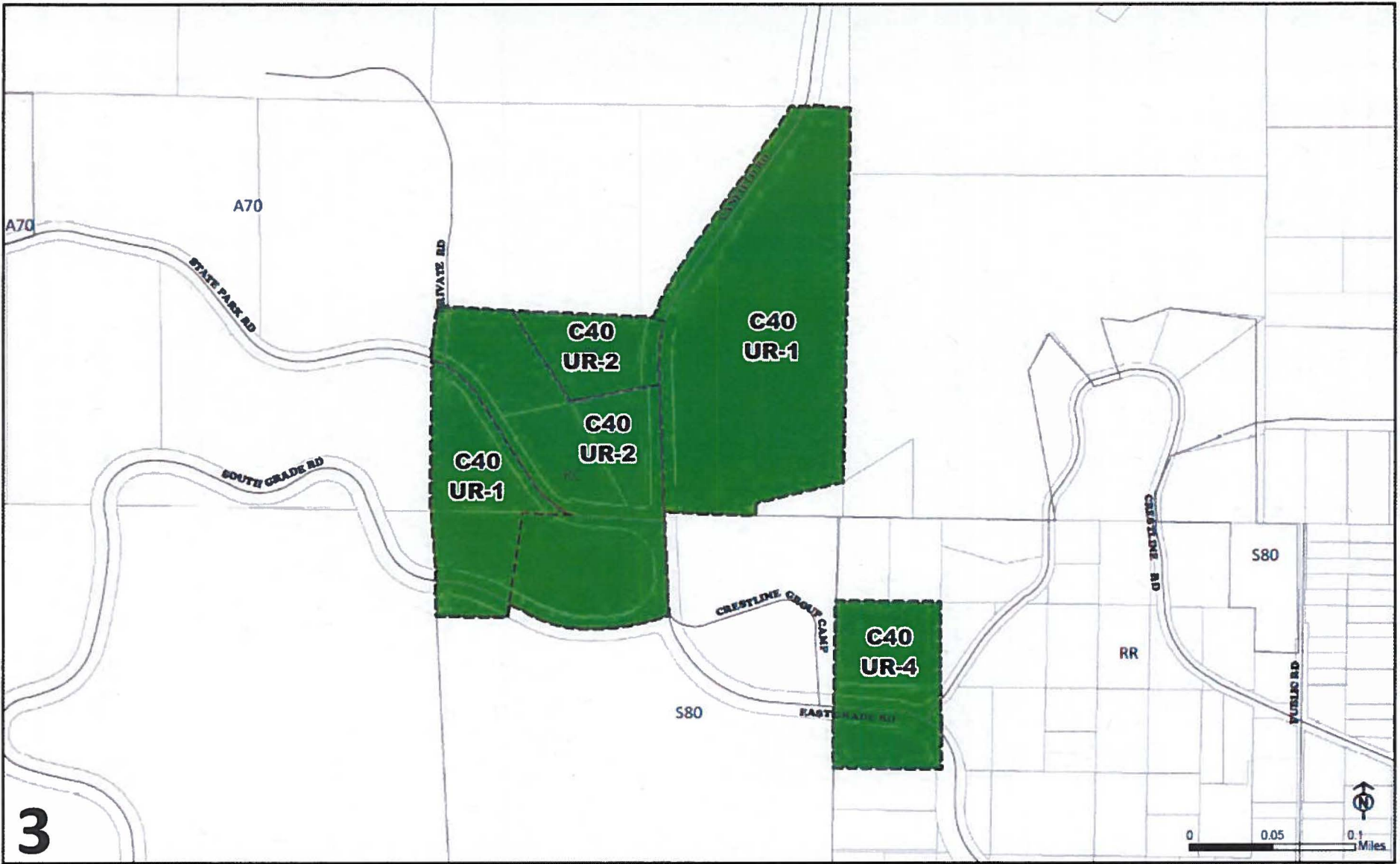
**FCI Zoning-Use Regulations**

USE REG	FCI	OLD	NEW
 C40	UR-3	S92	C40

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PROPOSED ZONING DESIGNATIONS  
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FCI-UR-North Mountain

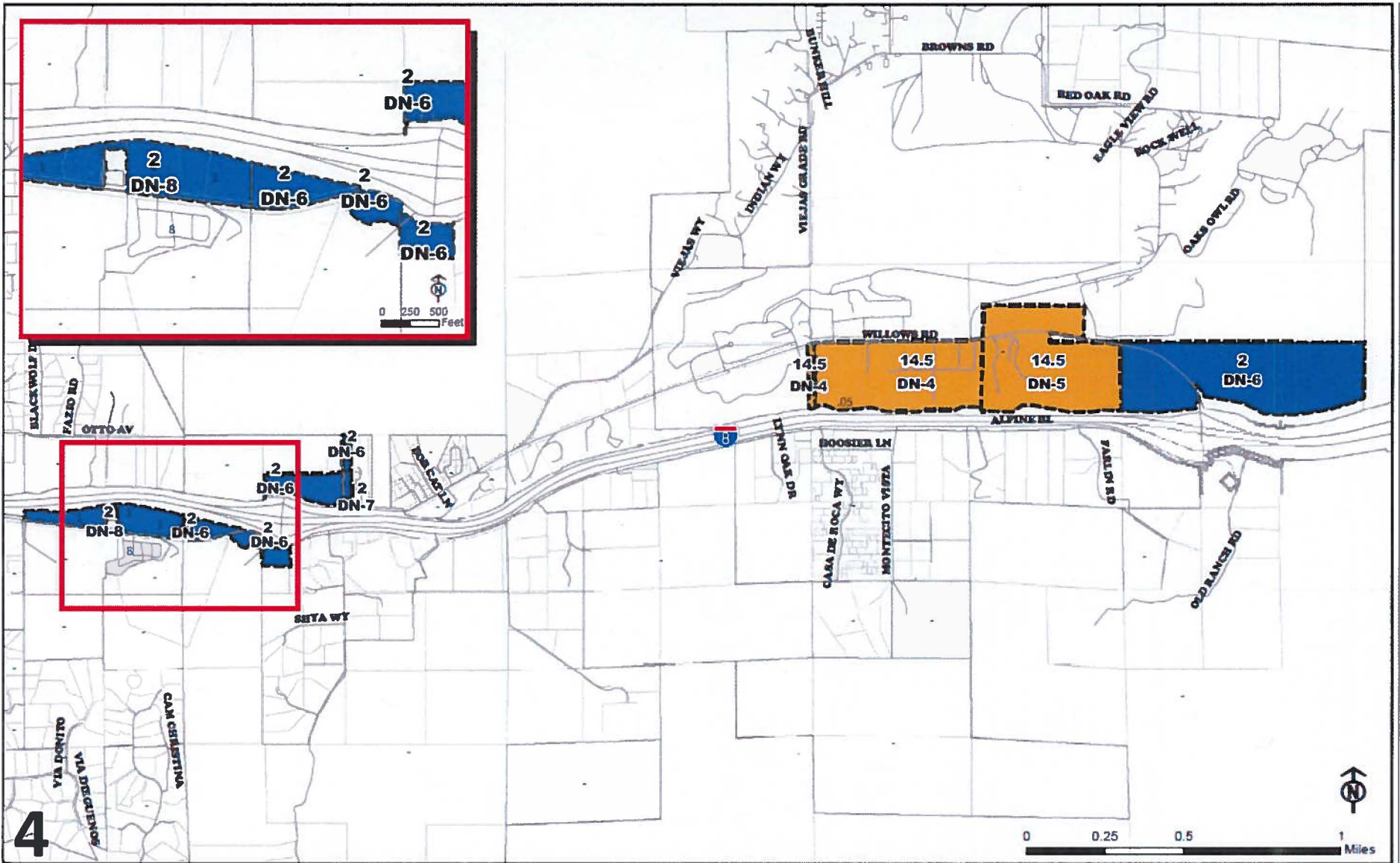
**FCI Zoning- Use Regulations**

USE REG	FCI	OLD	NEW
 C40	UR-1	A70	C40
	UR-2	RC	C40
	UR-4	RR	C40


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**PROPOSED ZONING DESIGNATIONS  
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**FCI-DN-ALPINE**

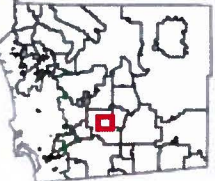
**FCI Zoning-Density**

DENSITY	FCI	OLD	NEW
 2	DN-4	0.5	14.5
 14.5	DN-5	-	14.5
	DN-6	-	2
	DN-7	0.5	2
	DN-8	1	2

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**PROPOSED ZONING DESIGNATIONS  
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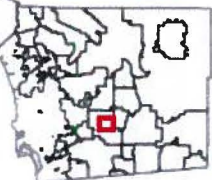
**FCI-DN-DESCANSO**

**FCI Zoning Density**

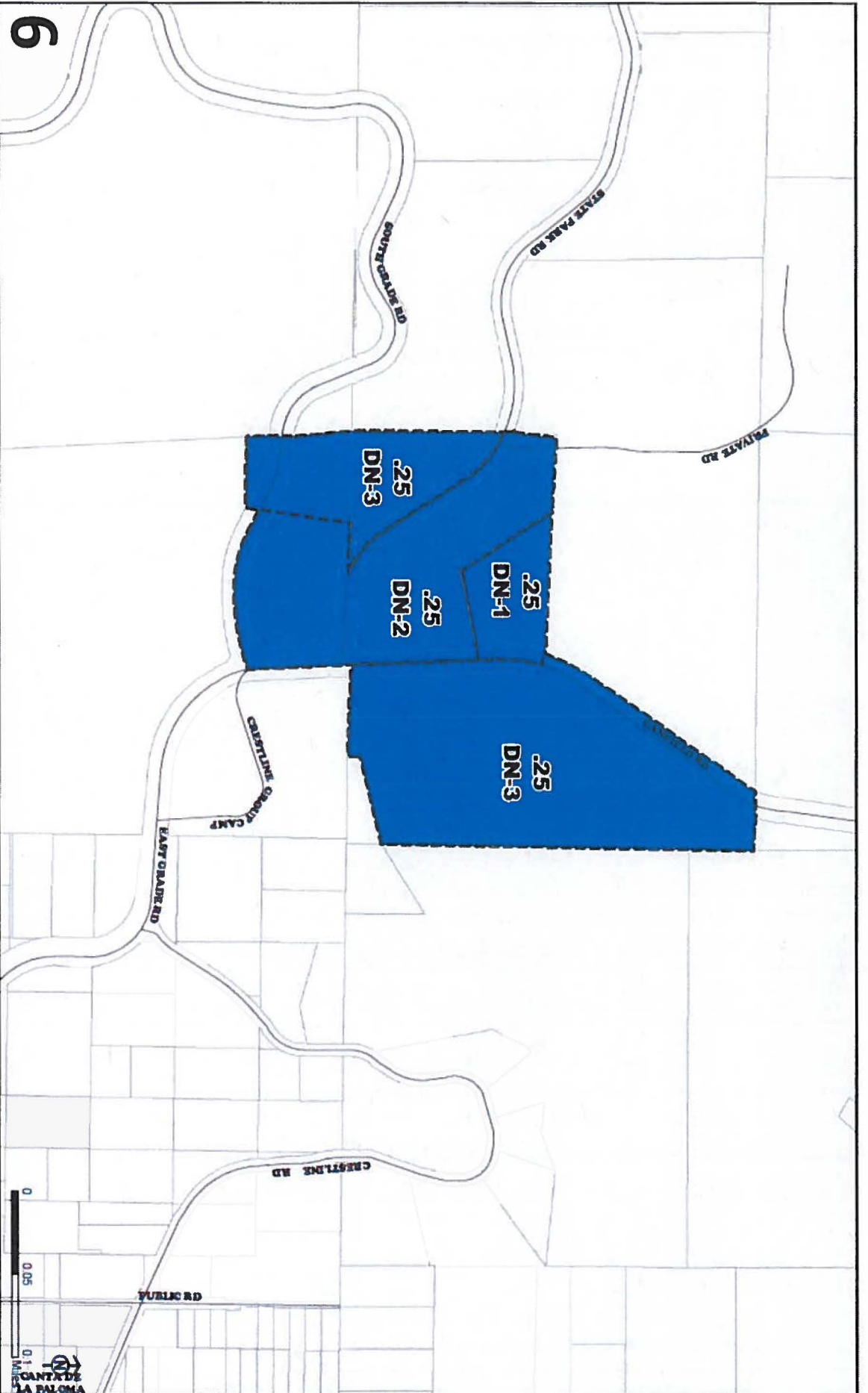
DENSITY	FCI	OLD	NEW
 0.25	DN-3	-	0.25


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PROPOSED ZONING DESIGNATIONS  
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FCI-DN-NORTH MOUNTAIN

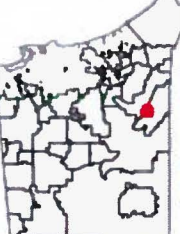
**FCI Zoning - Density**

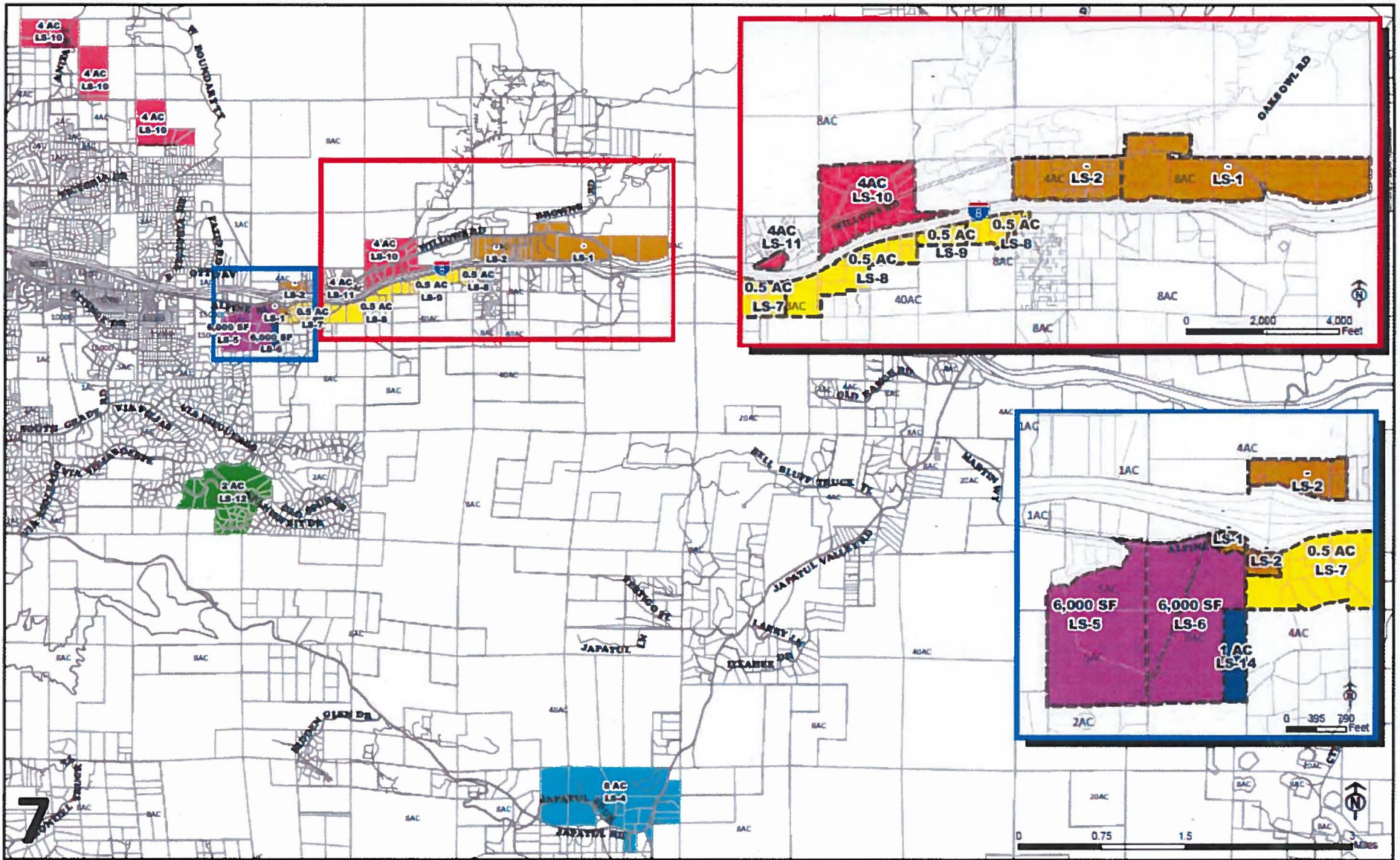
DENSITY	FCI	OLD	NEW
25	DN-1	5	.25
	DN-2	.025	.25
	DN-3	-	.25

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**PROPOSED ZONING DESIGNATIONS  
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**FCI-LS-ALPINE**

**FCI Zoning-Lot Size**

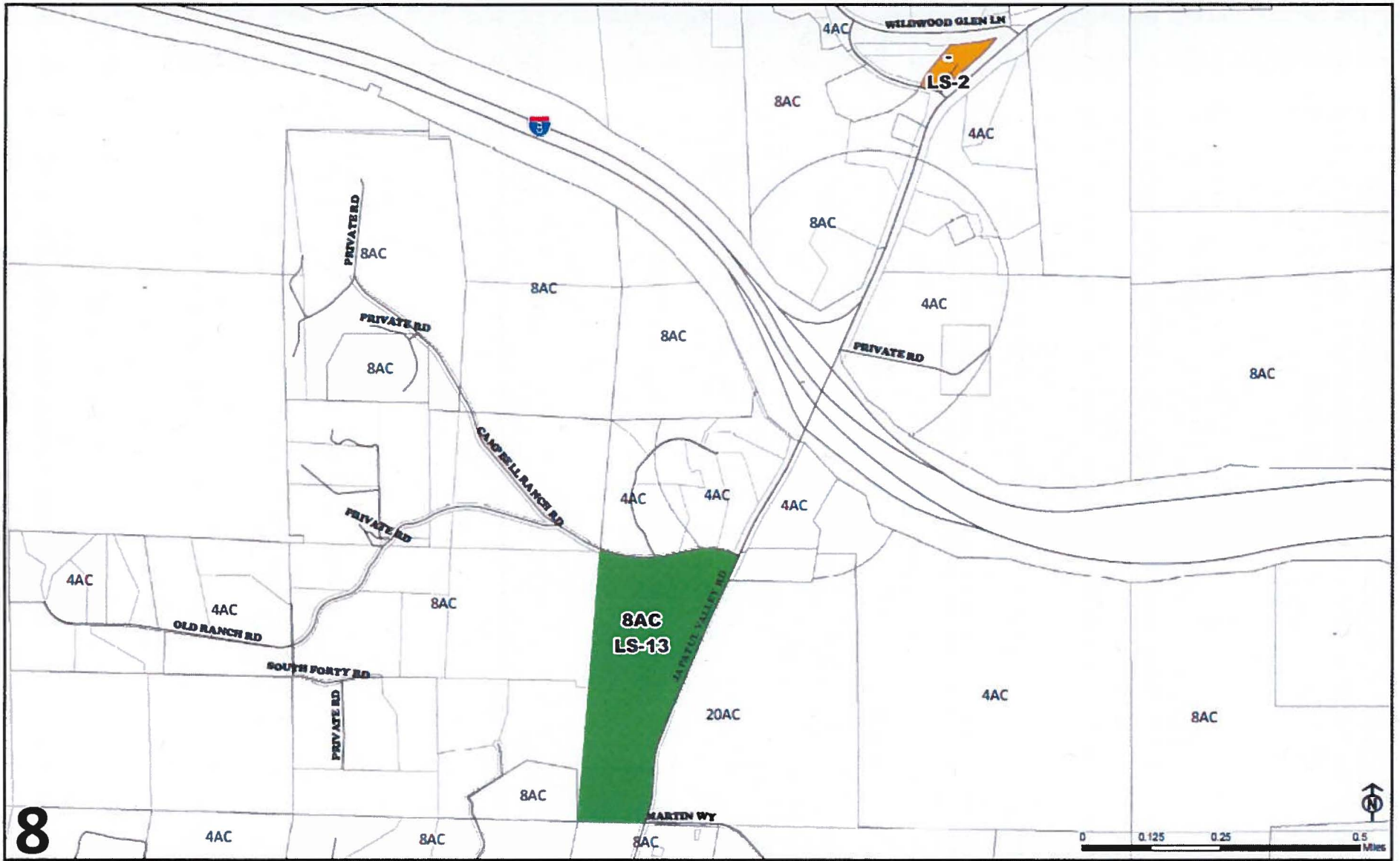
Lot Size	FCI	OLD	NEW
-	LS-1	8AC	-
6,000 SF	LS-2	4AC	-
0.5 AC	LS-4	40AC	8AC
1 AC	LS-5	0.5AC	6000 SF
2 AC	LS-6	8AC	6000 SF
4 AC	LS-7	4AC	0.5AC
8 AC	LS-8	8AC	0.5AC
	LS-9	40AC	0.5AC
	LS-10	8AC	4AC
	LS-11	40AC	4AC
	LS-12	4AC	2AC
	LS-14	8AC	1AC

**WUEG** County of San Diego  
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PROPOSED ZONING DESIGNATIONS  
OCTOBER 2016

FCI-LS-DESCANSO

**FCI Zoning-Lot Size**

LOT SIZE	FCI	OLD	NEW
4AC	LS-2	4 AC	-
8AC	LS-13	20 AC	8 AC

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COUNTY OF SAN DIEGO



PROPOSED ZONING DESIGNATIONS  
OCTOBER 2016

FCILS-North Mountain

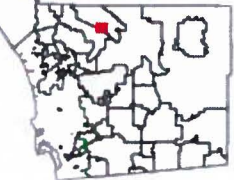
**FCI Zoning- Lot Size**

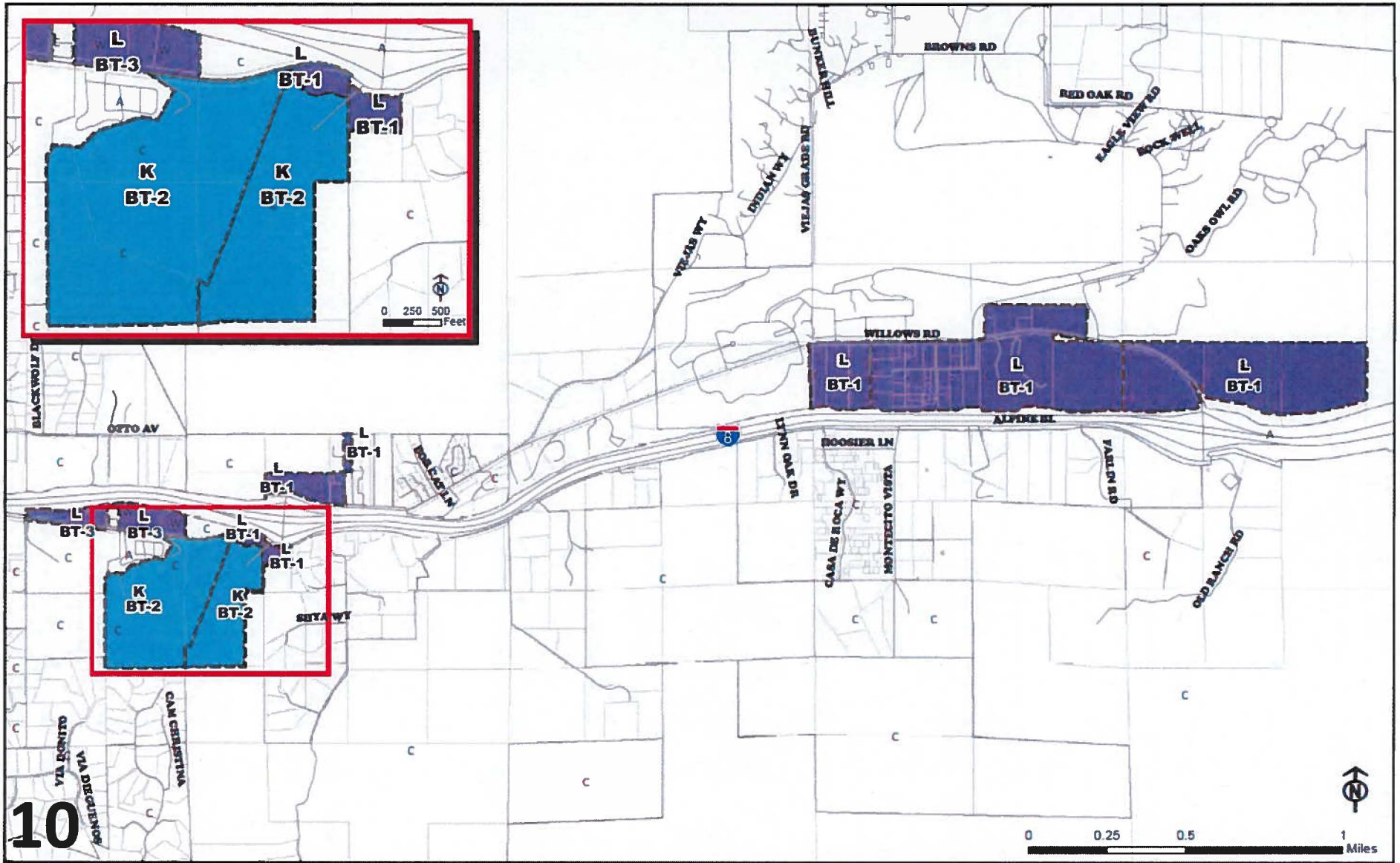
LOT SIZE	FCI	OLD	NEW
	LS-1	8 AC	-
	LS-2	4 AC	-
	LS-3	40 AC	-

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**COUNTY OF SAN DIEGO**



**PROPOSED ZONING DESIGNATIONS  
OCTOBER 2016**


**FCI-BT-ALPINE**

**FCI Zoning-Build Type**

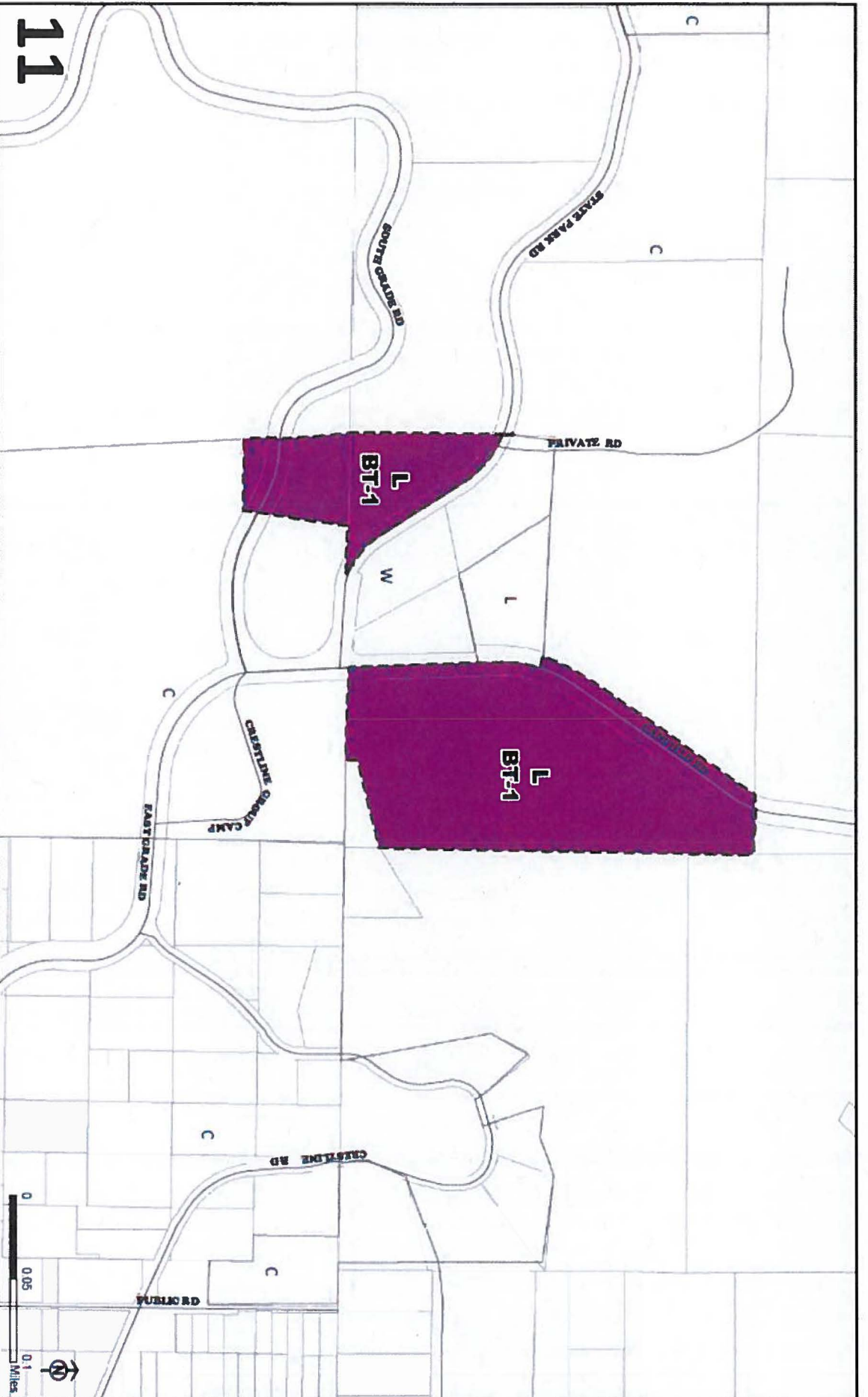
Build Type	FCI	OLD	NEW
 K	BT-1	C	L
 L	BT-2	C	K
	BT-3	W	L

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PROPOSED ZONING DESIGNATIONS  
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FCHBT-North Mountain

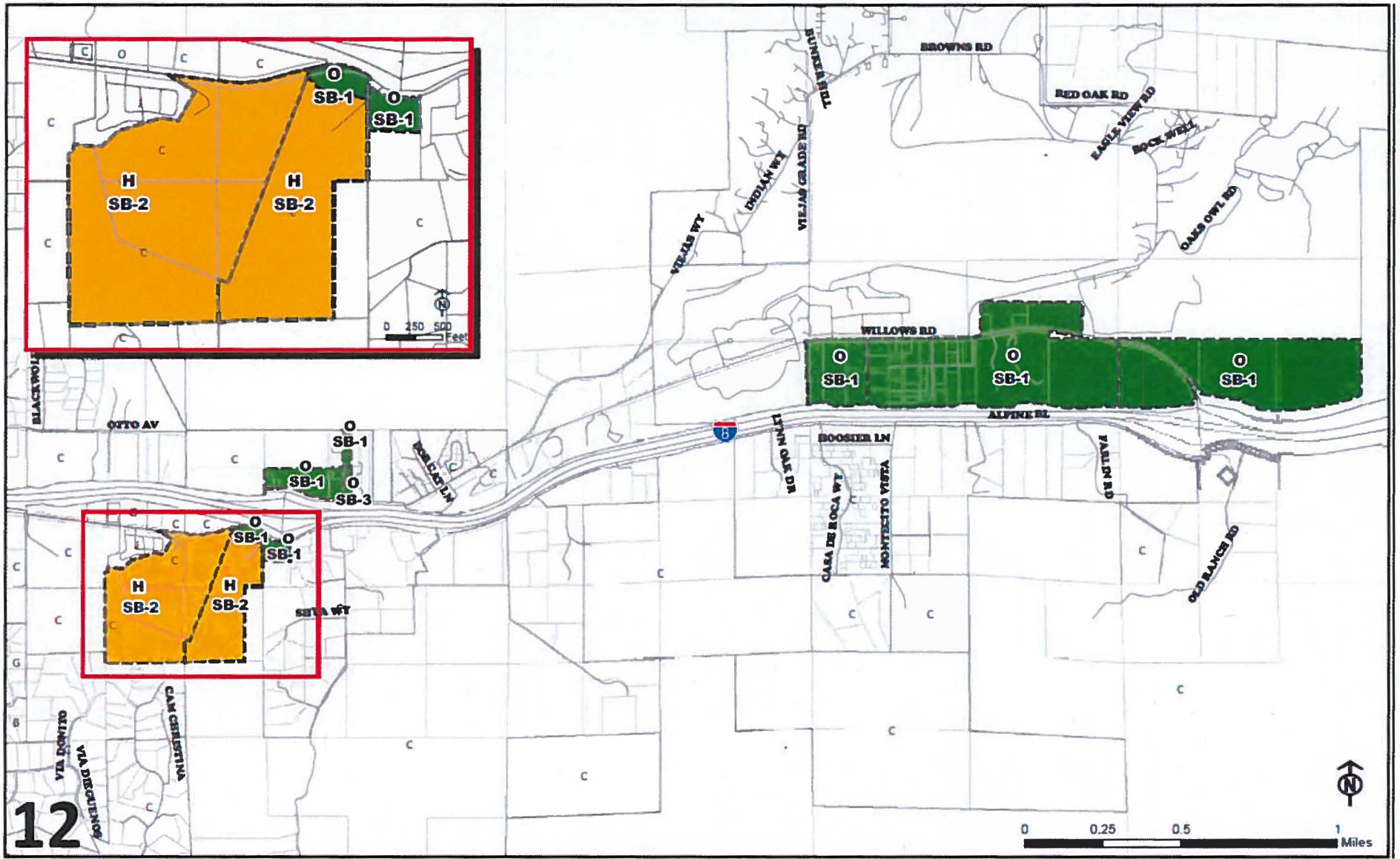
**FCI Zoning - Build Type**

BUILD TYPE	FCI	OLD	NEW
 L	BT-1	C	L

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COUNTY OF SAN DIEGO



PROPOSED ZONING DESIGNATIONS  
OCTOBER 2016

FCI-SB-ALPINE

**FCI Zoning-Setback**

SETBACK	FCI	OLD	NEW
H	SB-1	C	O
O	SB-2	C	H
	SB-3	.	O

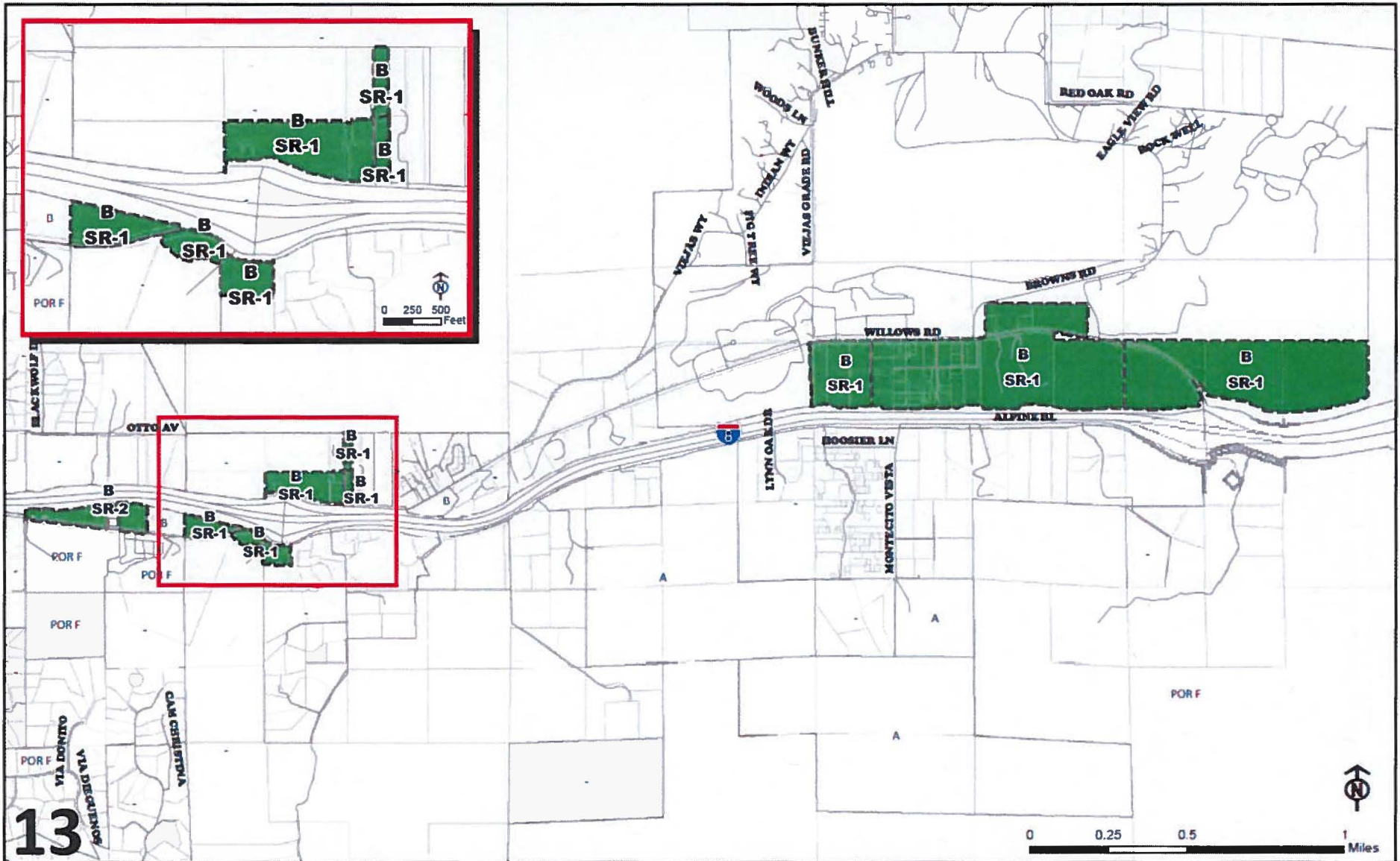
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**COUNTY OF SAN DIEGO**



**PROPOSED ZONING DESIGNATIONS  
OCTOBER 2016**


**FCI-SR-ALPINE**

**FCI Zoning-Special Regulations**

SPECIAL REG	FCI	OLD	NEW
 B	SR-1	-	B
	SR-2	B, D2	B

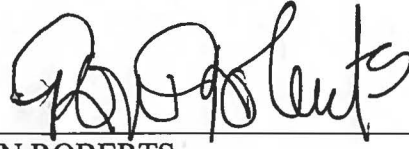
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PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of San Diego this 14<sup>th</sup> day of December, 2016.



RON ROBERTS  
Chairman, Board of Supervisors  
County of San Diego, State of California

The above Ordinance was adopted by the following vote:

AYES: Cox, Jacob, R. Roberts, Horn  
NOES: D. Roberts

ATTEST my hand and the seal of the Board of Supervisors this 14<sup>th</sup> day of December, 2016.

DAVID HALL  
Clerk of the Board of Supervisors

By   
Elizabeth Miller, Deputy



Ordinance No. 10450 (N.S.)

12/14/16 (1)