

**ORDINANCE NO. 10700 (NEW SERIES)**

**AN ORDINANCE ADDING SECTION 8990 TO THE SAN DIEGO COUNTY ZONING ORDINANCE RELATED TO THE CAMP LOCKETT MASTER PLAN, AND PROPERTY ZONING (POD 17-003; REZ 20-005)**

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

**Section 1.** The Board of Supervisors finds and determines that the following amendments will provide a necessary update to the Zoning Ordinance. Changes are being proposed in order to incorporate provisions into the Zoning Ordinance pertaining to new zoning designations and development regulations intended for the Camp Lockett Master Plan areas. The Zoning Ordinance Amendments include provisions on allowed uses, permit process, and design guidelines standards.

**Section 2.** Section 1000 of the San Diego County Zoning Ordinance is amended to read as follows:

**TABLE OF CONTENTS**

**PART ONE: BASIC PROVISIONS**

[no changes]

**PART TWO: USE REGULATIONS**

[no changes]

**PART THREE: ANIMAL REGULATIONS**

[no changes]

**PART FOUR: DEVELOPMENT REGULATIONS**

[no changes]

**PART FIVE: SPECIAL AREA REGULATIONS**

[no changes]

**PART SIX: GENERAL REGULATIONS**

[no changes]

**PART SEVEN: PROCEDURES**

[no changes]

**PART EIGHT: VILLAGE REGULATIONS**

8000 Fallbrook Village Regulations  
8100 Village 1 Zone  
8200 Village 2 Zone

- 8300 Village 3 Zone
- 8400 Village 4 Zone
- 8500 Village 5 Zone
- 8600 Use Matrix
- 8700 Ramona Village Center Regulations
- 8900 Alpine Village Core Regulations
- 8990 Camp Lockett Village Regulations

**Section 3.** Section 2050 of the San Diego County Zoning Ordinance is amended to read as follows:

**2050 COMPATIBILITY MATRIX.**

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

COMPATIBILITY MATRIX																																					
SUMMARY PREPARED PURSUANT TO SECTION 2050																																					
<i>NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance and General Plan.</i>																																					
USE REGULATIONS																																					
Land Use Designations	RS	RD	RM	RV	RU	RR	RR	RC	RMH	C30	C31	C32	C34	C35	C36	C37	C38	C40	C42	C44	C46	M50	M52	M54	M56	M58	A70	A72	S80	S82	S86	S88	S90	S92	S94		
<b>Village Residential</b>	R	R	R	R	R	R	R	R	R	C	C	C	C	C	C	C	C	C	C	C	C	M	M	M	M	M	A	A	S	S	S	S	S	S			
Village Residential 30 (VR-30)	S	D	M	V	U	O	R	C	H	0	1	2	4	5	6	7	8	0	2	4	6	0	2	4	6	0	2	0	2	6	8	0	2	4			
Village Residential 24 (VR-24)																																					
Village Residential 20 (VR-20)																																					
Village Residential 15 (VR-15)																																					
Village Residential 10.9 (VR-10.9)																																					
Village Residential 7.3 (VR-7.3)																																					
Village Residential 4.3 (VR-4.3)																																					
Village Residential 2.9 (VR-2.9)																																					
Village Residential 2 (VR-2)																																					
<b>Semi-Rural</b>																																					
Semi-Rural 0.5 (SR-05)																																					
Semi-Rural 1 (SR-1)																																					
Semi-Rural 2 (SR-2)																																					
Semi-Rural 4 (SR-4)																																					
Semi-Rural 10 (SR-10)																																					
<b>Rural Lands</b>																																					
Rural Lands 20 (RL-20)																																					
Rural Lands 40 (RL-40)																																					
Rural Lands 80 (RL-80)																																					
<b>Commercial</b>																																					
General Commercial (C-1)																																					
Office Professional (C-2)																																					
Neighborhood Commercial (C-3)																																					





provide the required collective parking spaces. The agreement shall also provide for the use and maintenance of the collective parking area. The agreement, titled "Collective Parking Agreement," shall be subject to the approval of the Director as to form and content and shall be recorded with the Office of the County Recorder. The Collective Parking Agreement shall meet recording requirements of state statutes and contain the Director's signature as to form and content, current contact information, the property's address, and the County Assessor's parcel number for the property.

- c. **Parking Information.** The Director may require the applicant to submit parking information on the uses and the associated number of parking spaces required, by the County Parking Regulations, a permit or another parking agreement, for each of the properties involved in the collective parking agreement.

**Section 6.** This Ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (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  
COUNTY COUNSEL**

By: Justin Crumley, Senior Deputy County Counsel

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of San Diego this 9<sup>th</sup> day of December 2020.



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GREG COX  
Chairman, Board of Supervisors  
County of San Diego, State of California

The above Ordinance was adopted by the following vote:

AYES: Cox, Jacob, Fletcher, Gaspar, Desmond

ATTEST my hand and the seal of the Board of Supervisors this 9<sup>th</sup> day of December 2020.

ANDREW POTTER  
Clerk of the Board of Supervisors

By   
Joana Santiago, Deputy



Ordinance No.: 10700 (N.S.)  
Meeting Date: 12/09/2020 (01)