



**Legend**

- Slopes > 25%
- Hillside/Inland Bluff Overlay Zone

**Hillside/Inland Bluff Overlay Zone**

**APPLICABILITY.** The Hillside/Inland Bluff Overlay Zone regulations shall apply to all areas within the Special Study Overlay Zone where site-specific analysis indicates that 10 percent or more of the area of a parcel of land exceeds 25% slope. The Planning Commission shall be the authorized agency for reviewing and granting discretionary approvals for proposed development within the Hillside/Inland Bluff Overlay Zone.

**NOTE:** This map is only to be used as a resource and not to be used for site-specific analysis.

**Special Study Overlay Zone**

This overlay designation may be applied to a number of land use categories including residential, commercial and industrial. The Special Study Overlay designation will be used for preserving environmentally significant areas, as well as indicate those areas where development standards will be more stringent to minimize potential hazards to future development.

The corresponding overlay zones contained in the City's Zoning Ordinances include the Coastal Bluff Overlay Zone district (CBO), Hillside/Inland Bluff Overlay Zone district (H/IBO), Flood Plain Overlay Zone district (FPO) Cultural/Natural Resource Overlay Zone district (CNR), Agricultural Overlay Zone district (AO) and Scenic/Visual Corridor Overlay Zone district (SVCO).

- Thomas Bro Page
- Encinitas Boundary
- Sphere of Influence
- Parcels
- Public ROWs
- Private ROWs
- Private Road Easements
- Railroad
- Lagoons

1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200
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**city of encinitas**

**Hillside/Inland Bluff Overlay Zone (H/IBO)**

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**Date of Map Production:**  
February, 2008

**By Encinitas GIS Division**

Coordinate System:  
California State Plane Feet, Zone 6  
Datum: NAD83

0 1,000 2,000 Feet

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