

ORDINANCE NO. 10020 (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN PROPERTY IN THE ALPINE COMMUNITY
REF: R06-018; LOG NO.: 06-14-051

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

Section 1. The intent of this ordinance is to change the zoning classification of certain property located in the Alpine Community Planning Area.

Section 2. The Board of Supervisors hereby finds as follows:

- (a) The Board finds that the Mitigated Negative Declaration (MND) on file with the Department of Planning and Land Use as Environmental Review Number 06-14-051 was adopted in compliance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines and that the Board of Supervisors has reviewed and considered the information contained therein before approving the project; and
- (b) The Board further finds that there are no changes in the project or in the circumstances under which the project is undertaken that involve significant new environmental impacts where were not considered in the previously adopted Mitigated Negative Declaration, that there is no substantial increase in the severity of previously identified significant effects, and that no new information of substantial importance has become available since the MND was adopted as explained in the Environmental Review Update Checklist dated September 24, 2009.
- (c) The Board further finds that the uses and development permitted by this ordinance are consistent with the provisions of the Resource Protection Ordinance.
- (c) The Board further finds that plans and documentation have been prepared for the project proposed by the application for this zoning reclassification, which demonstrate that the project complies with the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance.

Section 3. The zoning classification of the real property described below is hereby changed as follows:

The existing zoning classification is as follows:

403-320-01-00

OLD ZONE: Use Regulations RS-4, Animal Designator Q, Density 4.35, Lot Size 10,000 sq. ft., Building Type C, Maximum Floor Area --, Floor Area Ratio --, Height G, Lot Coverage --, Setbacks H, Open Space --, Special Area Regulations --.

The zoning classification is changed to read as follows:

403-320-01-00

NEW ZONE: Use Regulations RS-7, Animal Designator Q, Density 7.3, Lot Size 6,000 sq. ft., Building Type C, Maximum Floor Area --, Floor Area Ratio --, Height G, Lot Coverage --, Setbacks H, Open Space --, Special Area Regulations --.

Description of affected real property:

All that portion of the Southwest Quarter of the Southeast Quarter of Section 27, Township 15 South, Range 2 East, S.B.M., in the County of San Diego, State of California according to the US Government Survey approved September 11, 1879, described as follows:

Beginning at the Northwest corner of said Southwest Quarter of said Southeast Quarter; thence Easterly along the Northerly line of said West Quarter, a distance of 500.0 feet; thence Southerly parallel with the Westerly line of said Southwest Quarter a distance of 500 feet; thence Westerly parallel with the Northerly line of said Southwest Quarter a distance of 500 feet to the Westerly line of said Southwest Quarter; thence Northerly along said Westerly line 500 feet to the Point of Beginning.

Section 3. Effective Date. 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 San Diego Daily Transcript, a newspaper of general circulation published in the County of San Diego.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of San Diego this 4th day of November, 2009.