

ORDINANCE NO. 10029 (NEW SERIES)

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN PROPERTY IN THE VALLE DE ORO COMMUNITY PLANNING AREAS
REF: REZ 09-003**

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

Section 1. The purpose of this ordinance is to change the Zone Classification of certain property located within the Valle de Oro Community Plan Area.

Section 2. The zoning classification of the real property described below is hereby changed as follows:

OLD ZONE: Use Regulations S80, Animal Designator U, Density 0.125, Lot Size 8 ac., Building Type C, Maximum Floor Area --, Floor Area Ratio --, Height G, Lot Coverage --, Setbacks C, Open Space --, Special Area Regulations --.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations M52, Animal Designator S, Density --, Lot Size --, Building Type W, Maximum Floor Area --, Floor Area Ratio --, Height G, Lot Coverage --, Setbacks E, Open Space --, Special Area Regulations D.

Description of affected real property:

THAT PORTION of Lot 2 of the County of San Diego Tract No. 5059-1, in the County of San Diego, State of California, according to Map thereof No. 13737 filed on March 19, 1999 in the Office of the County Recorder of said San Diego County lying Southeasterly of the Southeasterly sideline of State Route 54 as dedicated and rejected on said Map 13737, more particularly described as follows:

BEGINNING at the most Southerly corner of the Biological Open Space Easement within said Lot 2, as dedicated to and accepted by the County of San Diego on said Map 13737, said corner also being the Southerly terminus of that course that bear North 1°38'17" East, 114.74 feet;

Thence South 05°07'37" West, 60.00 feet, to the sideline of (State Route 94) Campo Road as shown on said Map 13737, also being the beginning of a 1425.00 foot non-tangent curve concave Northerly, a radial bears South 05°07'37" West;

Thence Westerly along the arc of said curve and said sideline, through a central angle of 08°46'15" an arc distance of 218.14 feet to a point on the Southeasterly sideline of said State Route 54 as dedicated and rejected, said point also being the beginning of a 2183.00 foot radius non-tangent curve concave Northwesterly, a radial bears South 34°44'26" East;

Thence Northerly along said sideline, through a central angle of 08°54'21" an arc distance of 339.32 feet, to an angle point in the perimeter of said Open Space easement, hereafter referred to as Point "A" ;

Thence leaving said sideline but along the perimeter of said Open Space Easement, South 27°19'36" West, 85.26 feet;

Thence continuing along the perimeter of said Open Space Easement, South 1°38'17" West, 114.76 feet, to the **POINT OF BEGINNING**.

TOGETHER WITH that portion of said Lot 2 more particularly described as follows:

COMMENCING at said Point "A", on said sideline of State Route 54 as dedicated and rejected;

Thence Northerly along the arc of said curve a central angle of 01°33'12" an arc distance of 59.19 feet, to an intersection with the perimeter of said Open Space Easement;

Thence leaving said sideline and along the perimeter of said Open Space Easement, North 69°51'22" East, 18.88 feet;

Thence continuing along said perimeter, North 81°27'45" East, 74.77 feet;

Thence continuing along said perimeter, North 66°39'53" East, 100.73 feet;

Thence continuing along said perimeter, North 44°05'23" East, 42.73 feet;

Thence continuing along said perimeter of said Open Space Easement, North 27°59'47" East, 91.84 feet, to the **TRUE POINT OF BEGINNING**;

Thence leaving said perimeter, North 43°51'15" East, 161.23 feet, to an angle point on the perimeter of said Open Space Easement;

Thence along said perimeter, South 14°05'35" West, 63.70 feet;

Thence continuing along said perimeter, South 30°06'18" West, 62.94 feet;

Thence continuing along said perimeter, South 75°55'08" West, 30.91 feet;

Thence continuing along said perimeter, North 77°48'09" West, 35.45 feet, to the **TRUE POINT OF BEGINNING**.

Contains - 0.66 Acres more or less.

Section 2. The following "D" Designator requirements are hereby adopted for the area shown on Exhibit 1.

Objective

Provide comprehensive site plan review for all commercial, industrial and multi-family residential development within the Rancho San Diego Specific Plan.

Standards

A Site Plan shall be submitted for review and approval with all Design Review, Planned Development Permit, Major Use Permit, Administrative Permit, and ministerial permit applications. The Site Plan shall demonstrate compliance with the adopted Rancho San

Diego Specific Plan and design compatibility with existing and planned adjacent land uses. All development shall be in conformance with the Specific Plan, including and Design Guidelines. Site Plans shall be submitted for review of the following and related elements:

1. Compatibility with adjacent uses and neighboring properties.
2. Open space development and maintenance.
3. Vehicular, pedestrian, and equestrian (if appropriate) circulation – internal and external.
4. Architectural elevations, including roof design.
5. Landscaping and fencing.
6. Parking.
7. Noise, both internally and externally generated.
8. External lighting.
9. Signage.
10. Grading and drainage.
11. Location and design of trash enclosures.

Waivers

The site plan submitted for that portion of commercial site C-1 shall be required to be in accordance with the revised plot plan and landscaping plan conditions set forth in the Resolution of Approval for Tentative Map 4681, and P87-043, approved by the Planning and Environmental Review Board on November 13, 1987, and no further conditions, restrictions, or requirements shall be imposed on the site plan for these parcels.

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

The existing zoning classification is as follows:

OLD ZONE: Use Regulations M52, Animal Designator S, Density --, Lot Size--, Building Type W, Maximum Floor Area --, Floor Area Ratio --, Height G, Lot Coverage--, Setbacks E, Open Space --, Special Area Regulations D.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations S80, Animal Designator U, Density 0.125, Lot Size 8 ac., Building Type C, Maximum Floor Area --, Floor Area Ratio --, Height G, Lot Coverage --, Setbacks C, Open Space --, Special Area Regulations --.

Description of affected real property:

THAT PORTION of Lot 2 of the County of San Diego Tract No. 5059-1, in the County of San Diego, State of California, according to Map thereof No. 13737 filed on March 19, 1999 in the Office of the County Recorder of said San Diego County lying Southeasterly of the Southeasterly sideline of State Route 54 as dedicated and rejected on said Map 13737, more particularly described as follows:

COMMENCING at the most Southerly corner of the Biological Open Space Easement within said Lot 2, as dedicated to and accepted by the County of San Diego on said Map 13737, said corner also being the beginning of a 1365.00 foot radius non-tangent curve concave Northerly, a radial bears South 05°07'38" West;

Thence Westerly along the arc of said curve and perimeter of said Open Space Easement, through a central angle of 6°35'54" an arc distance of 157.20 feet to a point on said Southeasterly sideline of State Route 54 as dedicated and rejected, said point also being the beginning of a 2183.00 foot radius non-tangent curve concave Northwesterly, a radial bears South 36°50'23" East;

Thence Northerly along said sideline and perimeter of said Open Space Easement, through a central angle of 8°21'36" an arc distance of 318.53 feet, to an intersection with the perimeter of said Open Space Easement;

Thence leaving said sideline and along the perimeter of said Open Space Easement, North 69°51'22" East, 18.88 feet;

Thence continuing along said perimeter, North 81°27'45" East, 74.77 feet;

Thence continuing along said perimeter, North 66°39'53" East, 100.73 feet;

Thence continuing along said perimeter, North 44°05'23" East, 42.73 feet;

Thence continuing along said perimeter of said Open Space Easement, North 27°59'47" East, 91.84 feet;

Thence continuing along said perimeter, South 77°48'09" East, 35.45 feet,

Thence continuing along said perimeter, North 75°55'08" East, 30.91 feet;

Thence continuing along said perimeter, North 30°06'18" East, 62.94 feet;

Thence continuing along said perimeter, North 14°05'35" East, 63.70 feet;

Thence continuing along said perimeter, North 33°04'06" East, 34.51 feet;

Thence continuing along said perimeter, North 64°29'44" East, 45.43 feet;

Thence continuing along said perimeter, North 08°46'52" West, 16.18 feet;

Thence continuing along said perimeter, North 21°00'12" East, 36.13 feet;

Thence continuing along said perimeter, North 10°25'14" West, 72.65 feet;

Thence continuing along said perimeter, North 04°23'29" East, 24.03 feet;

Thence continuing along said perimeter, North 31°07'29" East, 52.54 feet;

Thence continuing along said perimeter, North 38°40'17" East, 24.82 feet, to a point being an intersection with the Northwesterly sideline of a 50 foot wide easement to the San Diego County Water Authority per document recorded October 27, 1947 and Filed in to Office of the San Diego County Recorder in Book 2489, Page 301 of Official Records, said point also being the **TRUE POINT OF BEGINNING**;

Thence leaving said sideline and continuing along said Open Space perimeter, North 38°40'17" East, 13.48 feet;

Thence continuing along said perimeter, North 27°54'31" West, 37.00 feet;

Thence continuing along said perimeter, North 15°15'52" East, 37.45 feet;
Thence continuing along said perimeter, North 43°18'19" East, 64.08 feet;
Thence continuing along said perimeter, North 15°10'16" East, 71.88 feet;
Thence continuing along said perimeter, South 57°04'32" East, 40.05 feet;
Thence continuing along said perimeter, South 70°38'05" East, 123.50 feet;
Thence continuing along said perimeter, South 36°34'19" East, 14.30 feet, to an intersection with the Northwesterly sideline of said San Diego County Water Authority easement;
Thence Leaving said Open Space perimeter and along said San Diego County Water Authority sideline, South 61°25'06" West, 253.23 feet, to the **TRUE POINT OF BEGINNING**.

Contains - 0.45 Acres more or less.

Section 4. 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 13th day of January, 2010.