

ORDINANCE NO. 10189 (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN PROPERTY

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

Section 1. The zoning classification of the real property, as described below, is hereby changed as set forth herein, and more precisely delineated on the Rezone plat, as illustrated on Exhibit A of this Ordinance. All documents are on file with the Clerk of the Board of Supervisors of the County of San Diego:

The existing zoning classification is as follows:

OLD ZONE: Use Regulations C36, Animal Designator Q, Density 40, Lot Size ▬, Building Type I, Maximum Floor Area ▬, Floor Area Ratio ▬, Height G, Lot Coverage ▬, Setbacks Q, Open Space A, Special Area Regulations B.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations A70, Animal Designator L, Density ▬, Lot Size 1 AC, Building Type C, Maximum Floor Area ▬, Floor Area Ratio ▬, Height G, Lot Coverage ▬, Setbacks C, Open Space ▬, Special Area Regulations B.

Legal Description:

ALL THAT CERTAIN TRACT OF LAND LYING AND BEING IN THE MONSERATE RANCHO IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP ON FILE IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY IN BOOK 1, PAGE 108 OF PATENTS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTH LINE OF SAID MONSERATE RANCHO DISTANT THEREON NORTH 89°41'30" WEST 498.06 FEET PER RECORD OF SURVEY NO. 2626 FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY APRIL 4, 1951 FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN; THENCE LEAVING SAID NORTH LINE, SOUTH 21°43'04" EAST, 117.46 (RECORD SOUTH 22°12'30" EAST, 117.49 FEET) TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 500 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°14'00" A DISTANCE OF 211.48 FEET; THENCE SOUTH 02°30'56" WEST (RECORD SOUTH 2°01'30" WEST), 449.94 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°36'38" WEST, 260.49 FEET; THENCE

SOUTH 47°27'52" WEST, 693.81 FEET; THENCE SOUTH 47°05'14" EAST, 332.28 FEET; THENCE NORTH 44°11'25" EAST (RECORD NORTH 43°42' EAST), 321.61 FEET TO THE BEGINNING OF CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2,000 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°04'50" A DISTANCE OF 386.78 FEET; THENCE NORTH 02°30'56" EAST (RECORD SOUTH 2°01'30" WEST), 217.05 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 5.757 ACRES

THE BASIS OF BEARINGS IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, EPOCH 1999.92, ZONE VI AS SHOWN ON RECORD OF SURVEY NO. 16810. DISTANCES HEREON ARE GROUND LEVEL MEASUREMENTS.

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 7th day of December, 2011.