

ORDINANCE NO. 10335 (NEW SERIES)

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY
WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE PROPERTY ZONING
CLEANUP 2013**

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

Section 1. COUNTY ISLANDS. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the County Islands Zoning Use Regulation Changes Map attached hereto as Map CI UR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
CI-UR-1	RU	RC

Section 2. CREST DEHESA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Crest Dehesa Zoning Use Regulation Changes Map attached hereto as Map CD UR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
CD-UR-1	S88	S80

Section 3. CREST DEHESA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Crest Dehesa Zoning Lot Size Changes Map attached hereto as Map CD LS1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
CD-LS-1	1AC	8AC

Section 4. FALLBROOK. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Fallbrook Zoning Building Type Changes Map attached hereto as Map FA BT1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
FA-BT-1	W	L

Section 5. LAKESIDE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Lakeside Zoning Use Regulation Changes Map attached hereto as Map LS UR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
LS-UR-1	S88	S80
LS-UR-2	S88	A70

Section 6. LAKESIDE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Lakeside Zoning Lot Size Changes Map attached hereto as Map LS LS1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
LS-LS-1	1AC	2AC
LS-LS-2	1AC	8AC

Section 7. MOUNTAIN EMPIRE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Mountain Empire Zoning Use Regulation Changes Maps attached hereto as Map ME UR1 and Map ME UR2 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
ME-UR-1	S92	C40
ME-UR-2	S92	A70

ME-UR-1 Special Circumstances Findings

The zoning classification use regulation change from S92 General Rural to C40 Rural Commercial in area ME-UR-1 is found to be a consistent use regulation in the RL-40 land use designation of the General Plan at this location as shown on Map ME UR1, because pursuant to Zoning Ordinance Section 2072, the use regulation meets with the following findings:

- a. The C40 Rural Commercial use regulation is consistent with the Mountain Empire Subregional plan. The existing C40 Rural Commercial area was consistent and the expansion area is consistent with the commercial uses in the community.
- b. The C40 Rural Commercial use regulation is consistent with the adjacent Rural Commercial designated land under the same ownership and may be applied under special circumstances in all of the land use designations that border the subject parcel.

- c. The C40 Rural Commercial use regulation is compatible with the surrounding land uses with consideration given to:
 1. Density or intensity of potential uses; The potential use is an expansion of the existing Motor Transportation Museum on the adjacent C40 zoned area. Therefore, there will be no increase in density or intensity with the minor expansion of the museum site.
 2. Availability of public facilities, services and utilities; The same public facilities, services and utilities are available as exist on the current museum site, no expansion of these uses or additional availability is necessary, existing services and utilities will serve the site.
 3. Harmony with the neighborhood character; The museum already presently exists, an expansion of the museum site will not impact neighborhood character.
 4. Capacity and character of surrounding streets; Only one public road serves the parcel. The expansion of the museum site may generate a minor increase in traffic to the parcel, however there will be no impacts to the existing capacity or character of the public road.
 5. Any other relevant impact; No other impacts are anticipated which would affect compatibility.
- d. A General Plan Amendment to the Rural Commercial land use designation allowing for the use regulation to be consistent for this property is determined to be infeasible after consideration of the General Plan and Community Plan.
- e. Additionally, it has been determined by the Department that there is a demonstrated need for the potential uses of an expanded museum site and there is no additional land zoned C40 Rural Commercial in this area of the community which could be used for an expanded museum site. The application of the C40 Rural Commercial use regulation would not result in a scarcity of the use regulation in the community planning area.

Section 8. MOUNTAIN EMPIRE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Mountain Empire Zoning Lot Size Changes Map attached hereto as Map ME LS1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
ME-LS-1	4AC	-

Section 9. MOUNTAIN EMPIRE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Mountain Empire Zoning Building Type Changes Map attached hereto as Map ME BT1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
ME-BT-1	C	W

Section 10. RAMONA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Ramona Zoning Use Regulation Changes Map attached hereto as Maps RM UR1 and RM UR2 as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
RM-UR-1	A70	S80
RM-UR-2	S88	A70
RM-UR-3	S88	S80

Section 11. RAMONA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Ramona Zoning Animal Regulation Changes Map attached hereto as Map RM AR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Animal Regulation Changes

Sub-Area No.	Old	New
RM-AR-1	O	L

Section 12. RAMONA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Ramona Zoning Density Changes Map attached hereto as Map RM DN1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
RM-DN-1	.5	-
RM-DN-2	.16	-

Section 13. RAMONA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Ramona Zoning Lot Size Changes Map attached hereto as Map RM LS1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
RM-LS-1	-	4AC
RM-LS-2	-	8AC

Section 14. RAMONA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Ramona Zoning Setback Changes Map attached hereto as Map RM SB1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
RM-SB-1	V	C

Section 15. VALLEY CENTER. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Valley Center Zoning Use Regulation Changes Map attached hereto as Map VC UR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
VC-UR-1	S88	A70
VC-UR-2	A70	C40

Section 16. VALLEY CENTER. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Valley Center Zoning Density Changes Map attached hereto as Map VC DN1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
VC-DN-1	.25	-

Section 17. VALLEY CENTER. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Valley Center Zoning Lot Size Changes Map attached hereto as Map VC LS1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
VC-LS-1	1AC	2AC

Section 18. VALLEY CENTER. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Valley Center Zoning Setback Changes Map attached hereto as Map VC SB1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
VC-SB-1	V	C

Section 19. VALLEY CENTER. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Valley Center Zoning Special Area Regulation Changes Map attached hereto as Map VC SR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
VC-SR-1	P	-

Section 20. Effective Date. This Ordinance shall take effect and be in force 30 days after the date of its passage, and before the expiration of 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 Commerce, 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 30th day of April, 2014.



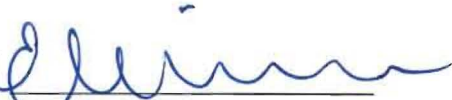
DIANNE JACOB
Chairwoman, Board of Supervisors
County of San Diego, State of California

The above Ordinance was adopted by the following vote:

AYES: Cox, Jacob, D. Roberts, Horn
ABSENT: R. Roberts

ATTEST my hand and the seal of the Board of Supervisors this 30th day of April, 2014.

THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors

By 
Elizabeth Miller, Deputy








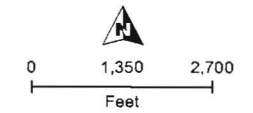
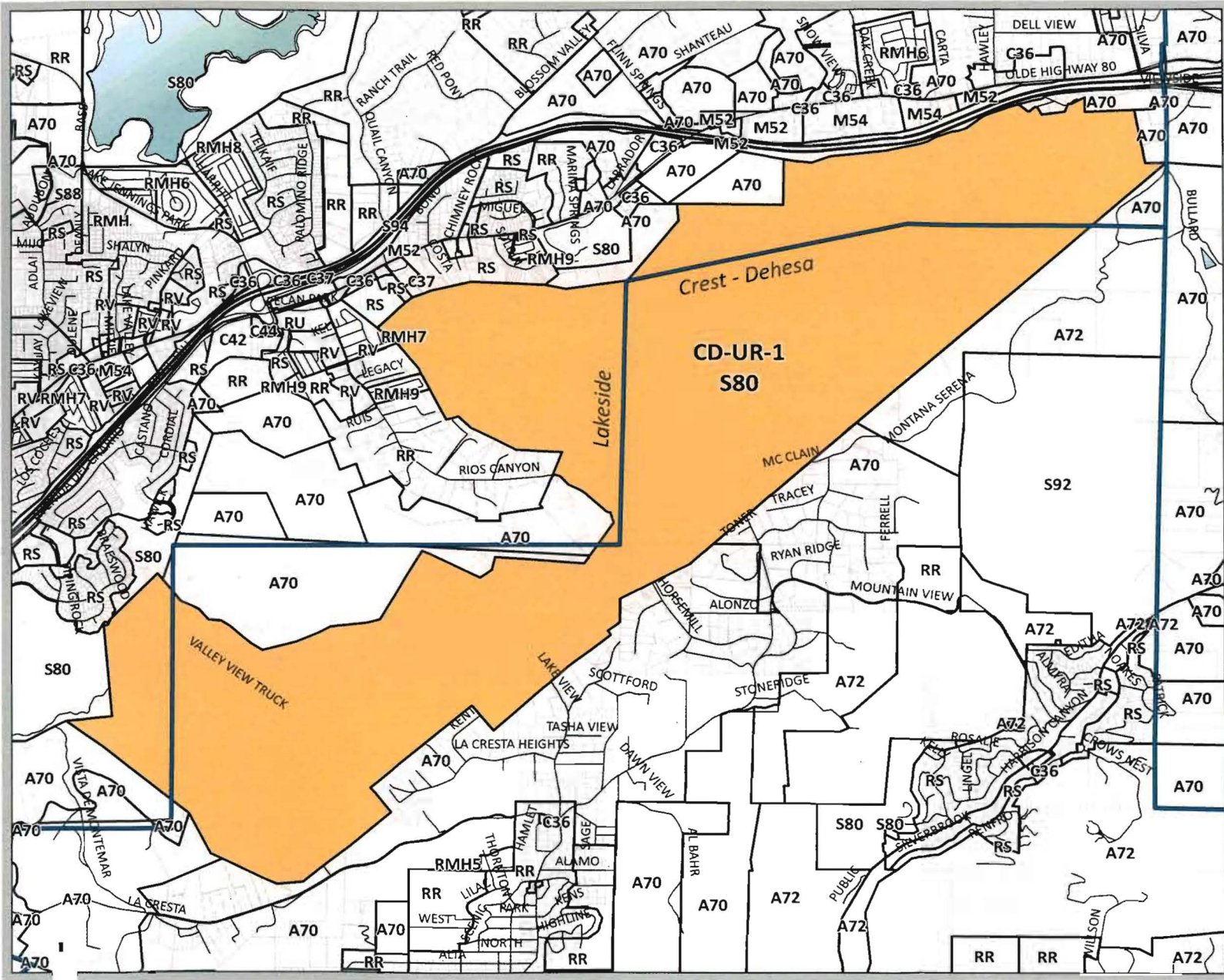
Ordinance No. 10335 (N.S.)

04-30-14 (1)

Board of Supervisors Meeting
 April 30, 2014

Section 3. CREST DEHESA. Map CD UR1

-  Proposed Use Regulations (Areas of Change)
-  Existing Use Regulations (No Change)
-  Assessor Parcels
-  Planning Boundary
-  Roads



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Regional Location Map

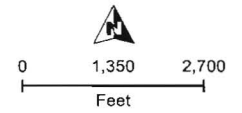
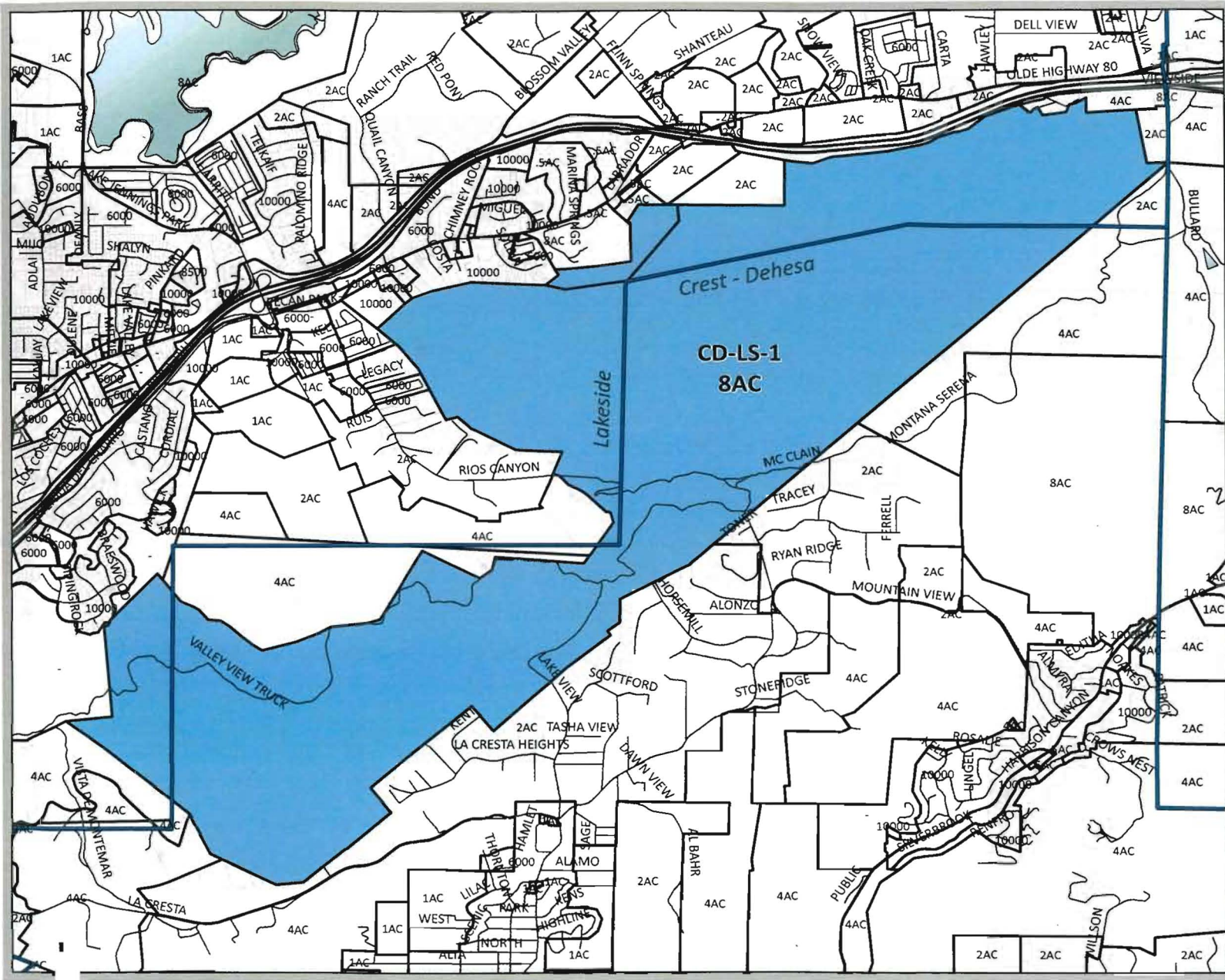
A small map of the County of San Diego with a red dot indicating the location of the Crest-Dehesa Community Planning Area.

COUNTY OF SAN DIEGO
PROPERTY ZONING CLEANUP 2013
 Crest - Dehesa
 Community Planning Area

Board of Supervisors Meeting
 April 30, 2014

Section 4. CREST DEHESA Map CD LS1

- Proposed Lot Size Regulations
- (Areas of Change)
- Existing Use Regulations
- (No Change)
- Assessor Parcels
- Planning Boundary
- Roads



LEGEND






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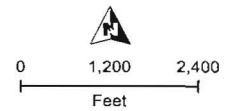
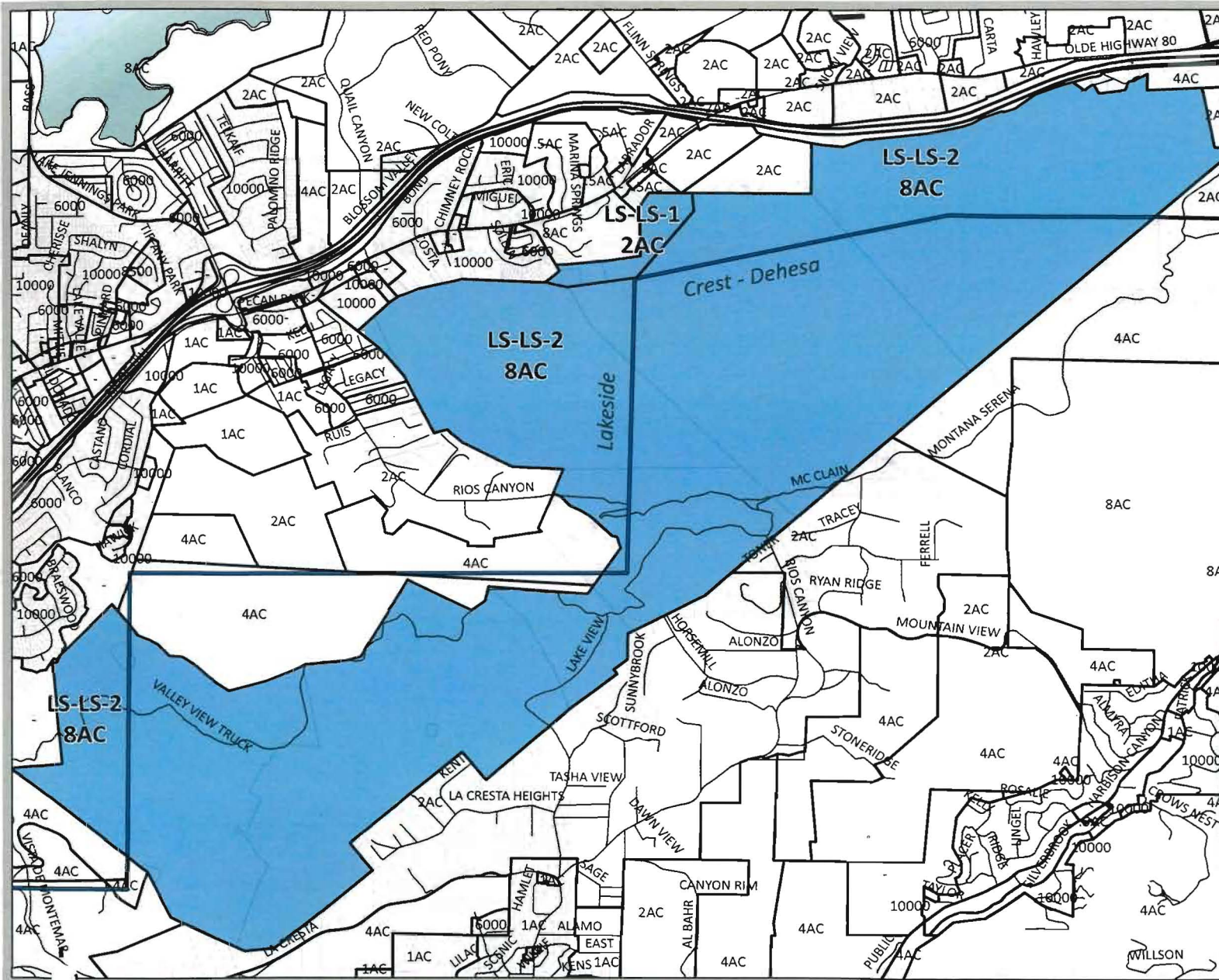
Regional Location Map

COUNTY OF SAN DIEGO
PROPERTY ZONING CLEANUP 2013
 Lakeside
 Community Planning Area

Board of Supervisors Meeting
 April 30, 2014

Section 7. LAKESIDE. Map LS LS1

-  Proposed Lot Size Regulations (Areas of Change)
-  Existing Use Regulations (No Change)
-  Assessor Parcels
-  Planning Boundary
-  Roads

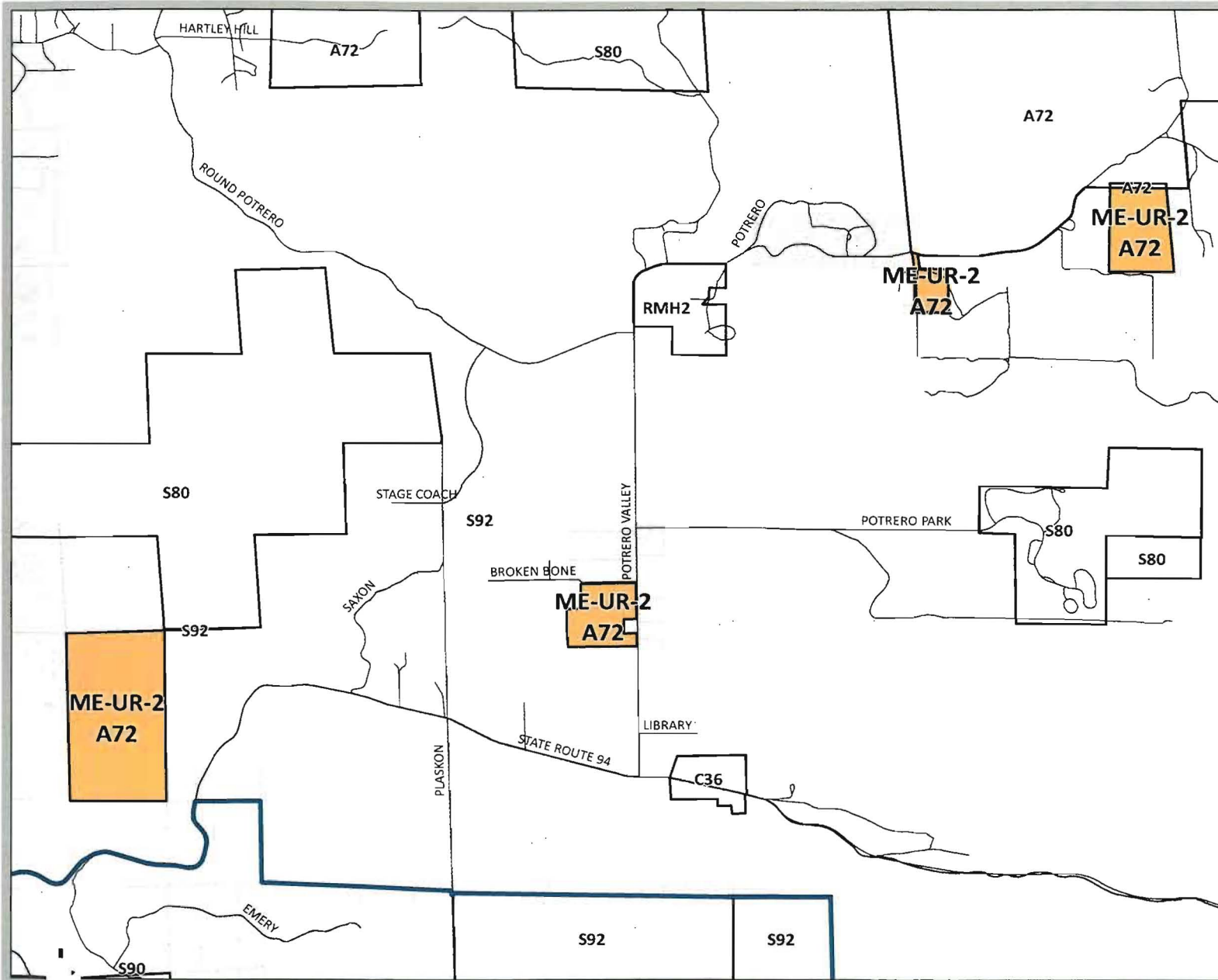


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Regional Location Map



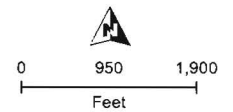


COUNTY OF SAN DIEGO
PROPERTY ZONING CLEANUP 2013
Mountain Empire
 Community Planning Area

Board of Supervisors Meeting
April 30, 2014

Section 8. MOUNTAIN EMPIRE. Map ME UR2

- Proposed Use Regulations (Areas of Change)
- Existing Use Regulations (No Change)
- Assessor Parcels
- Planning Boundary
- Roads



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



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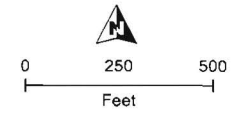


COUNTY OF SAN DIEGO
PROPERTY ZONING CLEANUP 2013
Mountain Empire
 Community Planning Area

Board of Supervisors Meeting
 April 30, 2014

Section 10. MOUNTAIN EMPIRE. Map ME BT1

-  Proposed Build Type Regulations (Areas of Change)
-  Existing Use Regulations (No Change)
-  Assessor Parcels
-  Planning Boundary
-  Roads



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Regional Location Map

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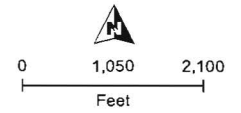
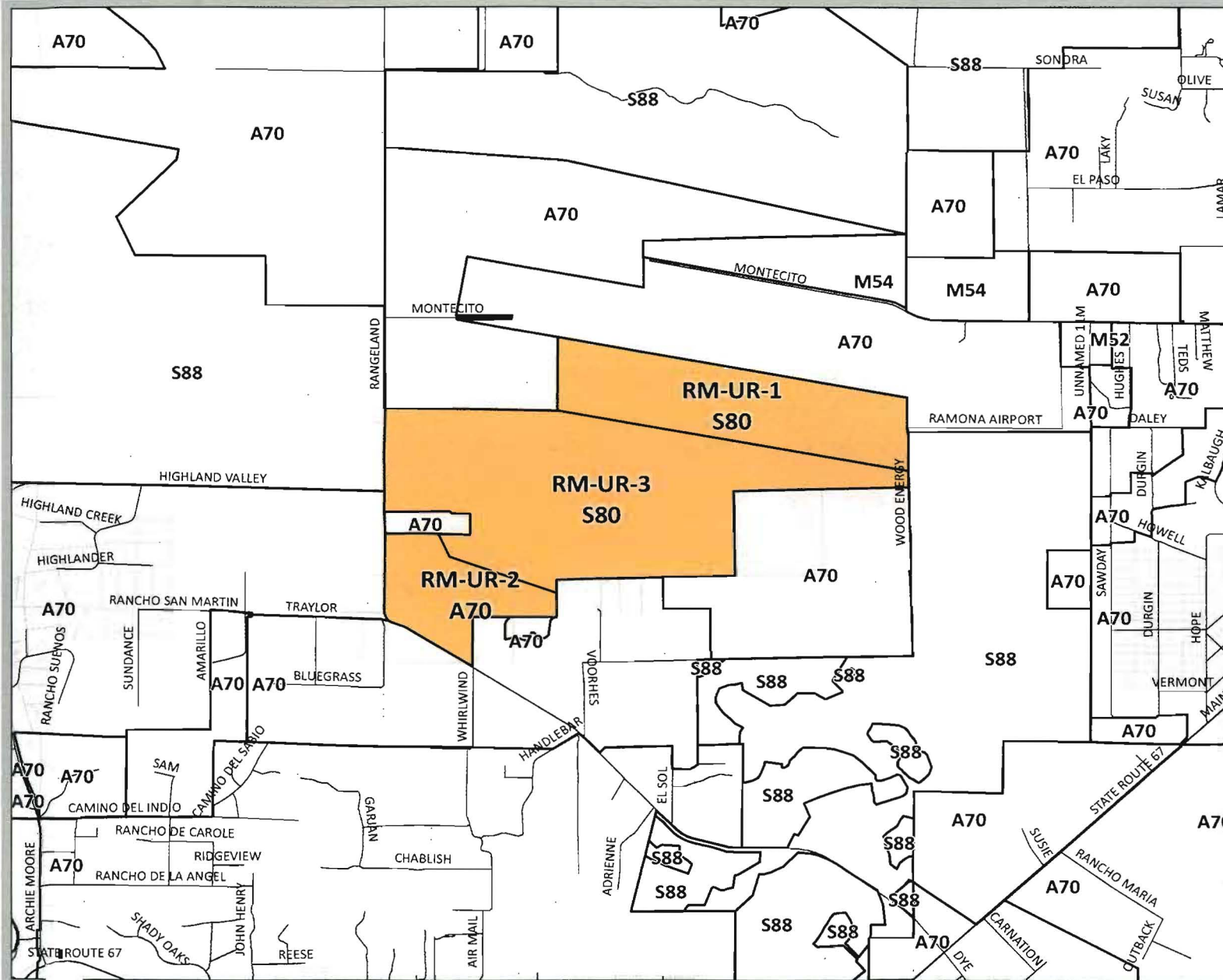
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COUNTY OF SAN DIEGO
PROPERTY ZONING CLEANUP 2013
Ramona
 Community Planning Area

Board of Supervisors Meeting
April 30, 2014

Section 11. RAMONA. Map RM UR1

- Proposed Use Regulations (Areas of Change)
- Existing Use Regulations (No Change)
- Assessor Parcels
- Roads



Regional Location Map

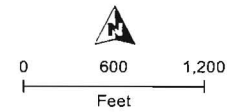
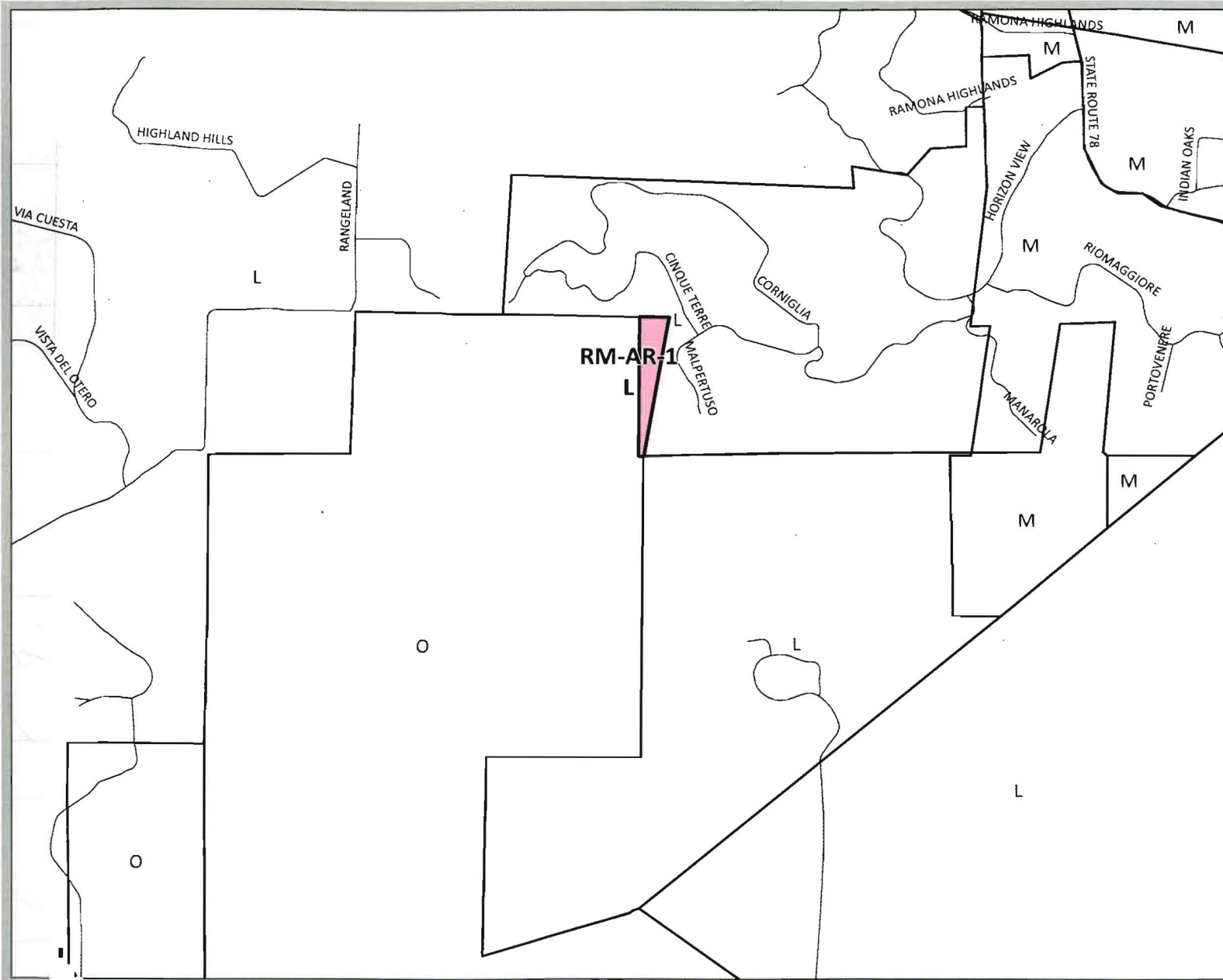
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COUNTY OF SAN DIEGO
PROPERTY ZONING CLEANUP 2013
 Ramona
 Community Planning Area

Board of Supervisors Meeting
April 30, 2014

Section 12. RAMONA. Map RM AR1

-  Proposed Animal Regulations (Areas of Change)
-  Existing Use Regulations (No Change)
-  Assessor Parcels
-  Roads



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 Prepared by: Mark Pineda, Dale V. Dalton 760.533.3800
 Date: 7/24/2013 10:10:10 AM. Drawing: ramona\map\RMAR1_1447\ramona_cleanup.mxd
 Location of San Diego: 32.833333, -117.150000

Regional Location Map

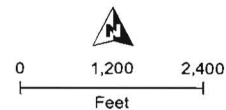
COUNTY OF SAN DIEGO
PROPERTY ZONING CLEANUP 2013

Ramona
Community Planning Area

Board of Supervisors Meeting
April 30, 2014

Section 14. RAMONA. Map RM LS1

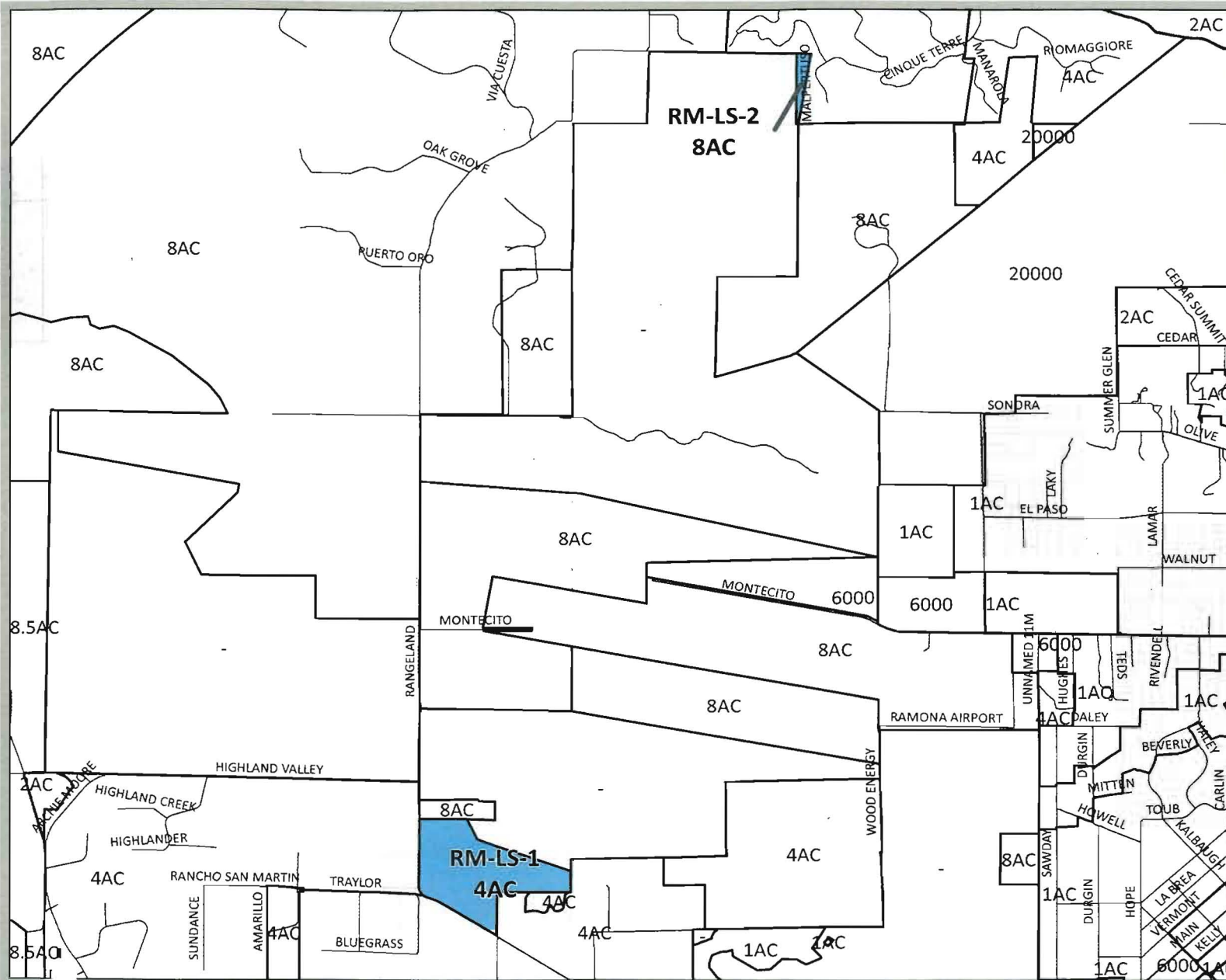
- Proposed Lot Size Regulations (Areas of Change)
- Existing Use Regulations (No Change)
- Assessor Parcels
- Roads



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Regional Location Map

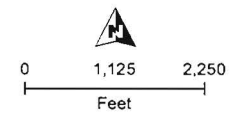
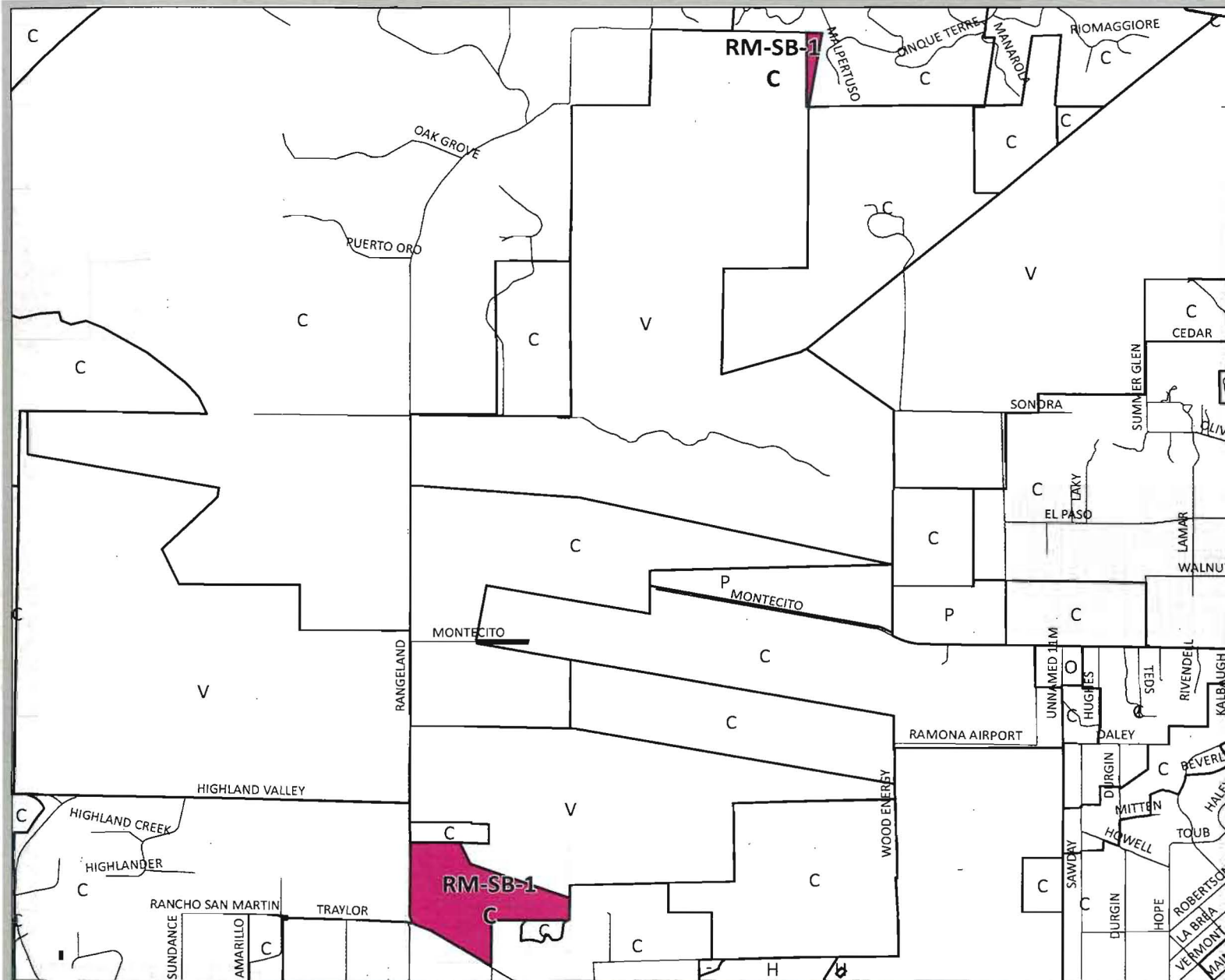


COUNTY OF SAN DIEGO
PROPERTY ZONING CLEANUP 2013
 Ramona
 Community Planning Area

Board of Supervisors Meeting
 April 30, 2014

Section 15. RAMONA. Map RM SB1

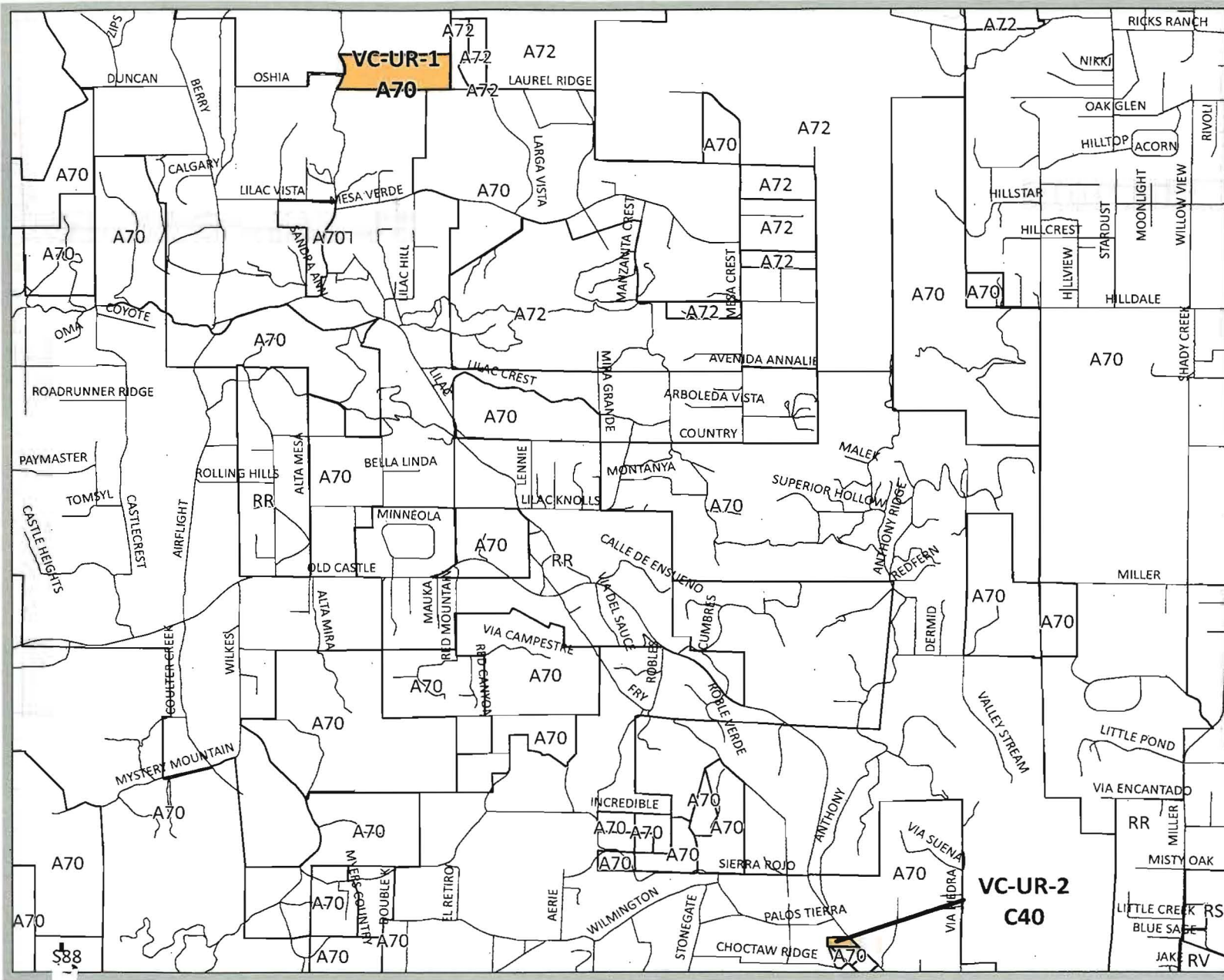
- Proposed Setback Regulations
(Areas of Change)
- Existing Use Regulations
(No Change)
- Assessor Parcels
- Roads



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Regional Location Map

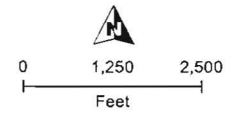


COUNTY OF SAN DIEGO
PROPERTY ZONING CLEANUP 2013
 Valley Center
 Community Planning Area

Board of Supervisors Meeting
April 30, 2014

Section 16. VALLEY CENTER. Map VC UR1

- Proposed Use Regulations (Areas of Change)
- Existing Use Regulations (No Change)
- Assessor Parcels
- Roads



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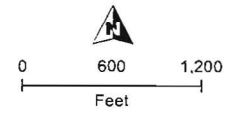
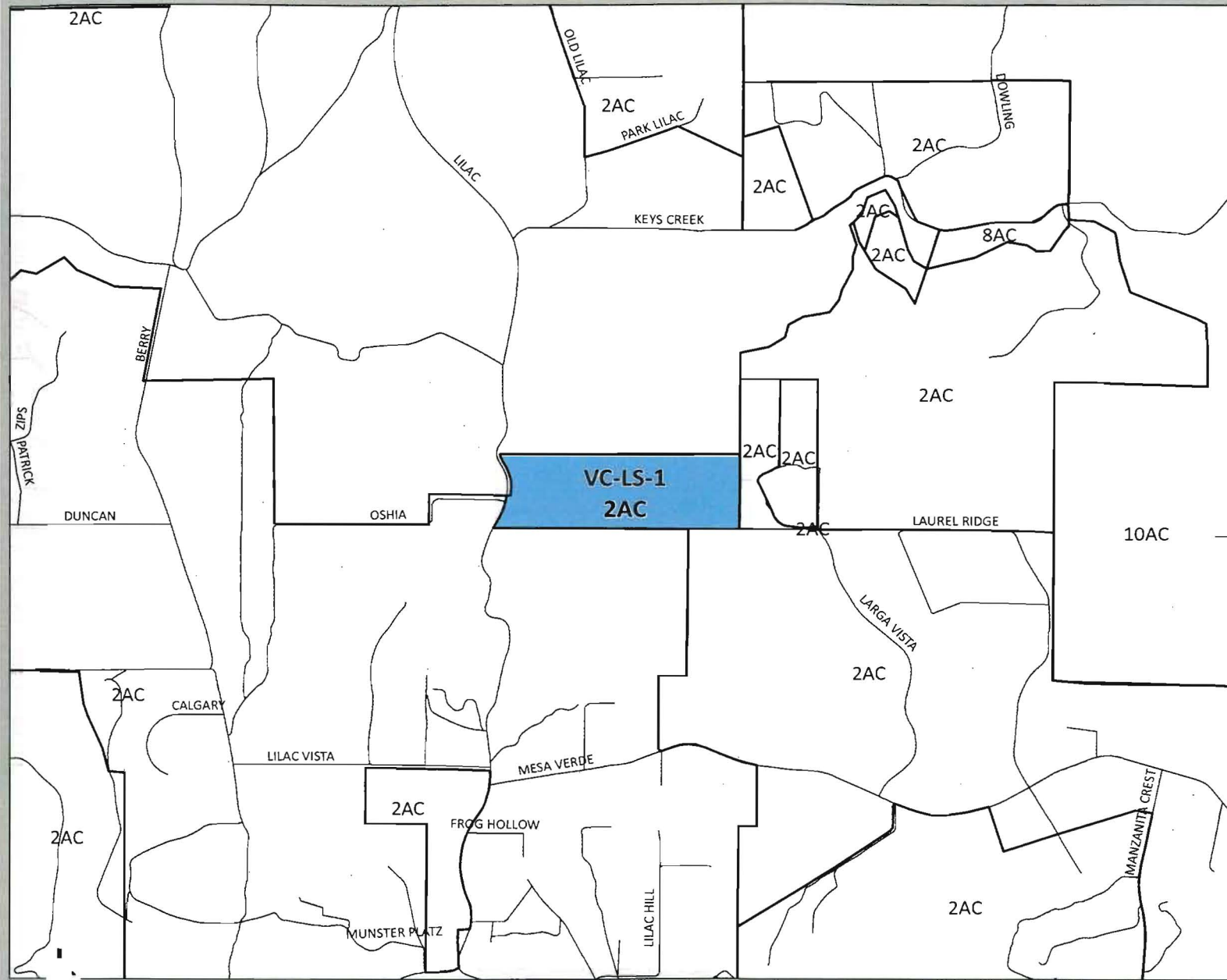
Regional Location Map

A small map of San Diego County with a red dot indicating the location of Valley Center.

Board of Supervisors Meeting
April 30, 2014

Section 18. VALLEY CENTER. Map VC LS1

- Proposed Lot Size Regulations
(Areas of Change)
- Existing Use Regulations
(No Change)
- Assessor Parcels
- Roads



LEGEND

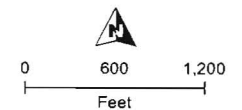
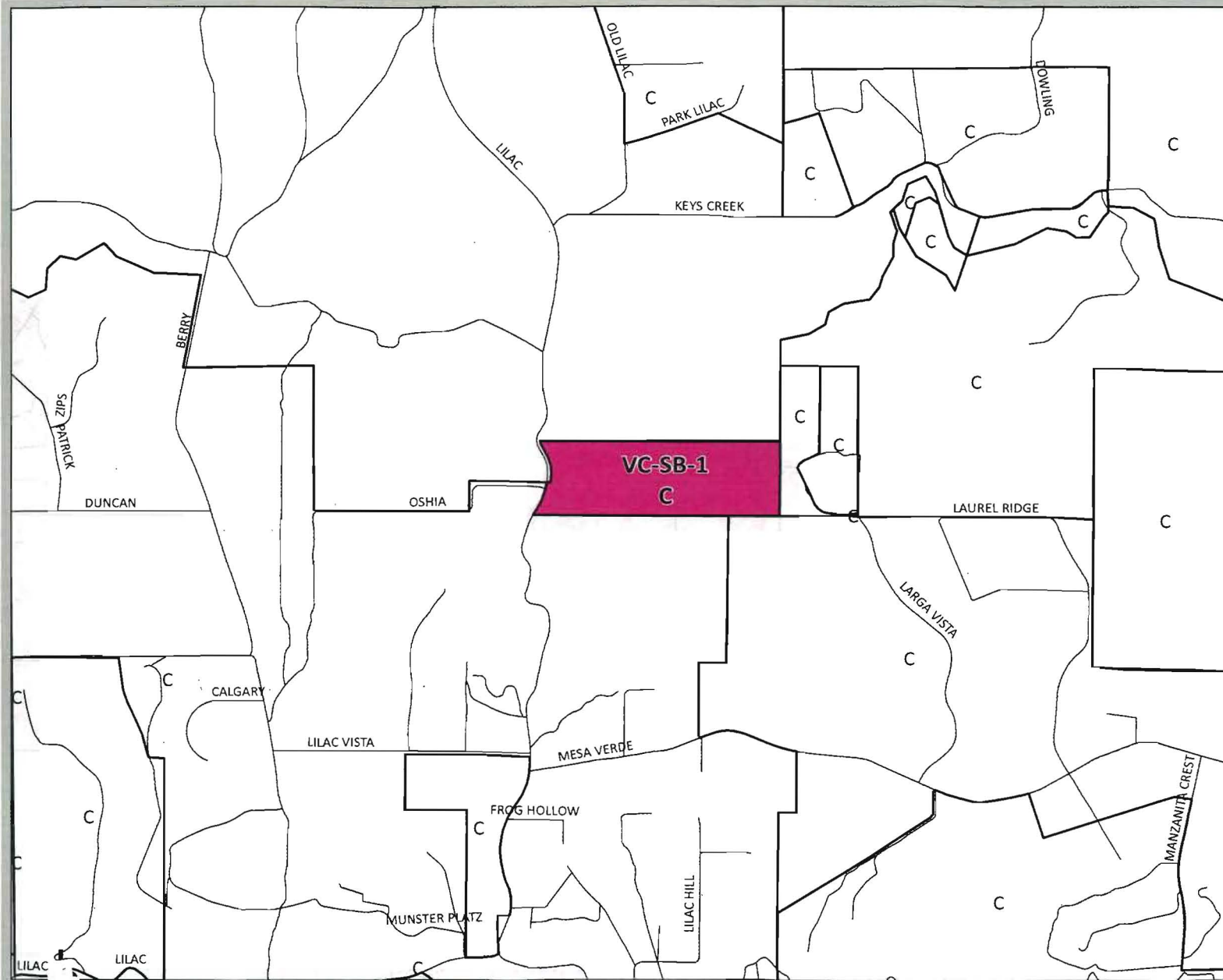
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Regional Location Map

Board of Supervisors Meeting
April 30, 2014

Section 19. VALLEY CENTER. Map VC SB1

- Proposed Setback Regulations
(Areas of Change)
- Existing Use Regulations
(No Change)
- Assessor Parcels
- Roads



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Regional Location Map

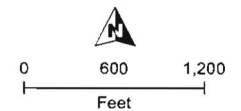
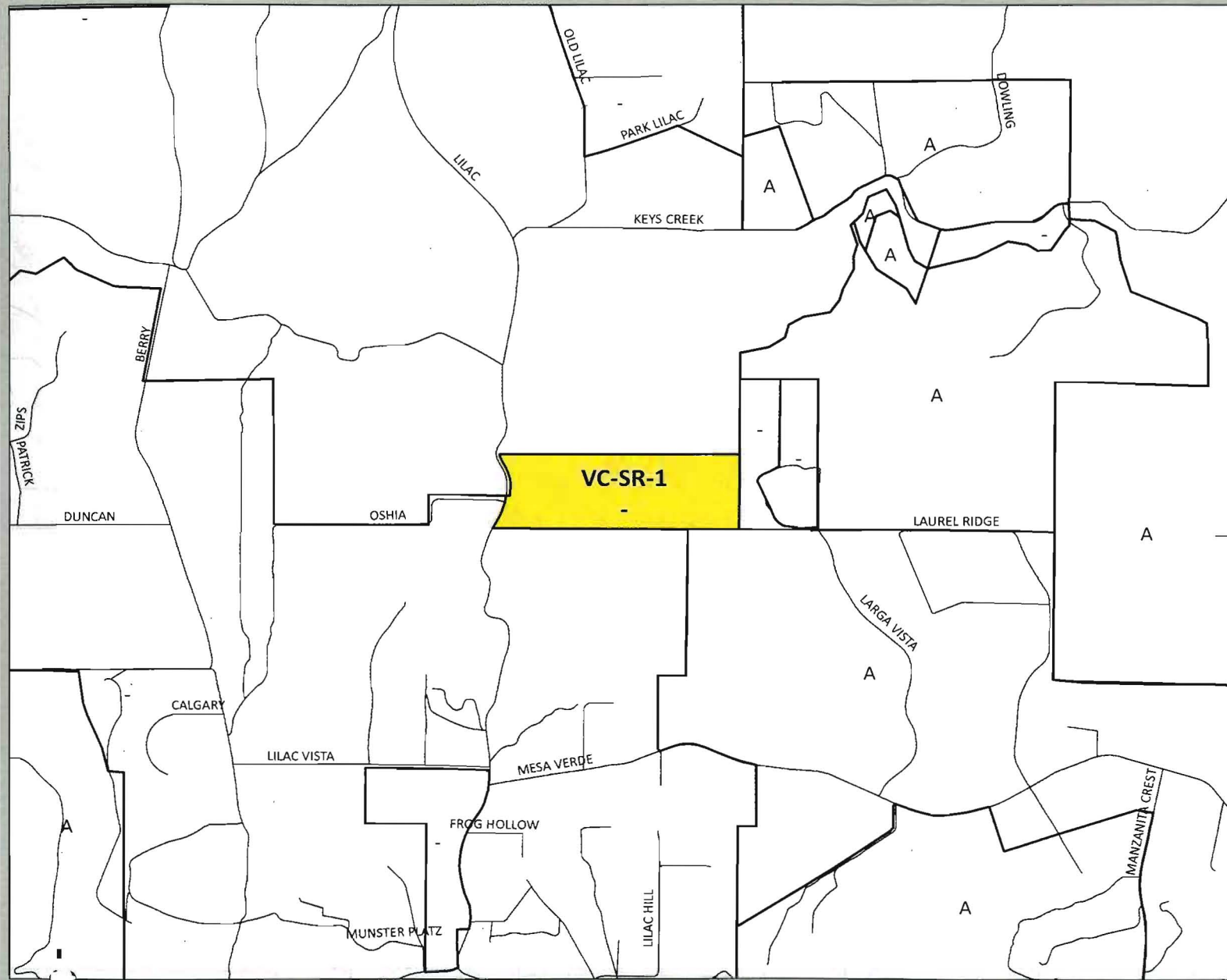


COUNTY OF SAN DIEGO
PROPERTY ZONING CLEANUP 2013
 Valley Center
 Community Planning Area

Board of Supervisors Meeting
April 30, 2014

Section 20. VALLEY CENTER. Map VC SR1

- Proposed Special Regulations
(Areas of Change)
- Existing Use Regulations
(No Change)
- Assessor Parcels
- Roads



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 Prepared: Blake Thorne, Date: V, System: M03 03 10:00 Feet
 Date: 11/24/2013 10:10 AM, Working: 10/24/2013 10:10 AM
 County of San Diego, GIS 03 10/24/2013

Regional Location Map

