

Meeting Date: 06/26/19 (07)

ORDINANCE NO. 10618 (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE OTAY RANCH GENERAL DEVELOPMENT PLAN/OTAY SUBREGIONAL PLAN AND THE JAMUL/DULZURA SUBREGIONAL PLAN AREA, REF: PDS2016-REZ-16-006

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

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

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

The existing zoning classifications are as follows:

OLD ZONE:

Development Regulations	Zoning Box 1	Zoning Box 2	Zoning Box 3	Zoning Box 4	Zoning Box 4	Zoning Box 5
Use Regulations	S80/S88	S80/S88	S80/S88	S80	RR/S80/S88	S88
Animal Regulations	-/D	-/D	-/D	-	J/-/D	D
Density	0/.35	0/.35	0/2.06	0	1AC/0/.35	.35
Lot Size	-/2AC	-	-	-	-/-/2AC	2AC
Building Type	W/B	W/B	W/-	W	C/W/B	B
Max Floor Area	-	-	-	-	-	-
Floor Area Ratio	-	-	-	-	-	-
Height	G	G	G	G	G	G
Lot Coverage	-	-	-	-	-	-
Setback	A/C	A/C	A	A	B/A/C	C
Open Space	-	-	-	-	-	-
Special Area Regs.	-	-	-	-	-	-

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The zoning classifications are changed to read as follows:

NEW ZONE:

Development Regulations	Residential Single Family (RR)	Residential Single Family (SF-1)	Residential Single Family (SF-2)	Residential Single Family (SF-3)	Village Core (VC-1 & VC-2)	OS-1	OS-2	OS-3
Use Regulations	S88	S88	S88	S88	S88	S88	S88	S88
Animal Regulations	L	-	-	-	-	-	-	-
Density	0.3	-	-	-	-	-	-	-
Lot Size	1 Acre	7,500 SF	4,250 Sf	3,290 SF	-	-	-	-
Building Type	C	C	C	C	C	-	-	-
Max Floor Area	-	-	-	-	-	-	-	-
Floor Area Ratio	-	-	-	-	-	-	-	-
Height	G	G	G	G	-	-	-	-
Lot Coverage	-	-	-	-	-	-	-	-
Setback	H	V	V	V	V	-	-	-
Open Space	-	-	-	-	-	-	-	-
Special Area Regs.	D	D	D	D	D	D	D	D

Section 3. The following "D" Designator requirements are hereby adopted.

Objectives:

To ensure that all future projects comply with the Village 14 and Planning Areas 16/19 Specific Plan and to ensure that all mitigation measures within the project EIR are implemented.

Standards:

In addition to those standards and criteria specified in Sections 5906 and 5910 of the Zoning Ordinance, the following specific criteria shall also be applied to the Site Plan review and evaluation to achieve the above objective:

1. Each Site Plan shall incorporate all applicable mitigation measures and project design features through conditions on the Site Plan as set forth in the Village 14 and Planning Areas 16/19 Environmental Impact Report (EIR) dated September 2018. The conditions of the Site Plan approval shall be complied with as specified in the permit.
2. All landscaping, lighting, signage and public/private parks shall be compatible with the Village 14 and Planning Areas 16/19 Specific Plan.
3. The architecture of the South, Central, and North Phase of Village 14; the Village Core, and Planning Areas 16 and 19 development areas shall be compatible with the Village 14 and Planning Areas 16/19 Specific Plan.

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4. All grading shall be compatible with the grading guidelines and development standards set forth in the Village 14 and Planning Areas 16/19 Specific Plan.
5. To reduce GHG emissions, require as a condition of each implementing Site Plan, that all project design features, including those identified in Mitigation Measures M-GHG-3 and M-GHG-4 be incorporated into the Building Permits, including, but not limited to electric vehicle (EV) charging stations in 50% of residential structures and pre-wiring for EV charging stations in all homes.
6. In order to ensure operations-related GHG emissions are reduce to zero, the project applicant or its designee shall purchase and retire carbon offsets, for a 30-year period, consistent with the performance standards and requirements set forth in Mitigation Measures M-GHG-1 thru M-GHG-4 of the EIR dated September 2018 and the project's MMRP dated September 2018.
7. To reduce vehicle trips and vehicle miles traveled, the project shall implement the Transportation Demand Management (TDM) program. Each implementing Site Plan shall include conditions of approval that require implementation and on-going management of the TDM program and related measures, including, but not limited to, a walk to school program and pathways that connect the various neighborhoods to the Village Core, establishment of a transportation coordinator, and new residents information packages. Project Design Features, as listed in Table S-2 of the EIR and in the MMRP, shall be implemented.
8. To ensure that all road improvements required by TM 5616 are completed prior to issuance of a building permit, a Site Plan shall be approved that contains a condition that requires that the following improvements be completed based on the Equivalent Dwelling Unit (EDU) thresholds identified below. Each Site Plan shall include a table that identifies the EDUs approved to date as well as the EDU resulting from the proposed Site Plan approval. If the total EDU exceeds any of the thresholds below, it shall have a condition that the applicable improvement required by TM 5616 be completed prior to issuance of a building permit(s) that exceeds the applicable threshold. The following are the EDU thresholds:

Intersections

- Agua Vista Drive/Northwoods Drive and Proctor Valley Road – 660 EDU
- SR-94/Lyons Valley Road – 741 EDU

Waiver: The Site Plan requirement cannot be waived. However, grading permits may be issued prior to approval of any Site Plans.

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9. Each implementing Site Plan shall include all applicable project features identified in the Specific Plan as conditions of approval, including but not limited to, prohibiting turf grass in residential front yards, low-water use landscaping and drought tolerant landscape.

Waivers: This site plan requirement may be waived by the Director of Planning and Development Services for this issuance of a grading permit.

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.

Approved as to Form and Legality
County Counsel

By: _____

Randall Sjoblom, Senior Deputy
County Counsel

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of San Diego this 26th day of June, 2019.



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

The above Ordinance was adopted by the following vote:

AYES: Cox, Gaspar, Desmond
NOES: Jacob, Fletcher

ATTEST my hand and the seal of the Board of Supervisors this 26th day of June, 2019.

ANDREW POTTER
Clerk of the Board of Supervisors

By



Joana Santiago, Deputy



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