

ORDINANCE NO. 9728 (SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN PROPERTY IN THE 4S RANCH
(REF: R04-024)

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

Section 1. Environmental Determinations:

It is hereby found that the proposed project is exempt from the California Environmental Quality Act (CEQA) as specified under Section 15182 of the State CEQA Guidelines for the reasons detailed in the Notice of Exemption Form dated May 12, 2005 on file with the Department of Planning and Land Use (DPLU) as Environmental Review Number 95-08-00100;

It is hereby found that the Board of Supervisors has reviewed and considered the information contained in the Final Environmental Impact Report (EIR) dated November 4, 1998 on file with DPLU as Environmental Review Number 95-08-001 prior to making its decision on the project;

The "Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document" dated May 12, 2005 on file with DPLU as Environmental Review Number 95-08-00100 including CEQA Guidelines Sections 15162, 15163, and 15164 Findings for Determining the Appropriate Environmental Documentation to be completed when there is a previously certified EIR has been reviewed and accepted in conjunction with the Notice of Exemption Form dated May 12, 2005;

It is hereby found that the use or development permitted by the application is consistent with the provisions of the Resource Protection Ordinance;

The "Multiple Species Conservation Planning Conformance Findings" dated May 12, 2005 on file with DPLU as Environmental Review Number 95-08-00100 are hereby adopted;

Section 2. 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 RS6, Animal Designator A, Density 6.0, Lot Size 5,000, Building Type B, Maximum Floor Area , Floor Area Ratio , Height G, Lot Coverage , Setbacks J, Open Space , Special Area Regulations .

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations RS6, Animal Designator A, Density 6.0, Lot Size 5,000, Building Type B, Maximum Floor Area , Floor Area Ratio , Height G, Lot Coverage , Setbacks V, Open Space , Special Area Regulations D1.

Description of affected real property:

- Lots 606-665 Per Map No. 14966, containing 11.760 acres; and
- Being a Portion of Rancho San Bernardo, According to Map Thereof Recorded in Book 2, Page 462 of Patents, in the Office of the County Recorder of San Diego County, in the County of San Diego, State of California, More Specifically as Follows:

Beginning at the Point of Intersection of the Centerline of Albert Avenue and the Centerline of Ralph's Ranch Road as Shown on County of San Diego Tract No. 5229-2 According to Map No. 14966 Thereof Recorded February 15, 2005 as File No. 2005-0125908; Thence Along Said Centerline of Ralph's Ranch Road and the Extension Thereof North $11^{\circ}53'10''$ West 577.00 Feet to the Point of Intersection With the Centerline of Eagle Canyon Road as Shown on Future County of San Diego Tract No. 5229-3, Not Yet Recorded; Thence Along Said Centerline of Eagle Canyon Road and the Extension Thereof North $78^{\circ}06'50''$ East 891.28 Feet to the Point of Intersection With the Northerly Centerline Prolongation of Eagle Canyon Way; Thence Along Said Prolongation and the Centerline of Said Eagle Canyon Way South $11^{\circ}53'10''$ East 577.00 Feet to the Point of Intersection With the Centerline of Said Albert Avenue; Thence Along Said Centerline of Albert Avenue South $78^{\circ}06'50''$ West 891.28 Feet to the Point Of Beginning.

Containing 471,487 Square Feet or 10.824 Acres.

Section 3. The "D1" Designator is hereby adopted.

"D1" Special Area Regulations Designator – Comprehensive Design Review For Residential Development

Objective:

To provide comprehensive design review for residential development to assure conformance with the density allocation and planning principles contained in the 4S Ranch Specific Plan Text (Volume II).

Standards:

In addition to those standards and criteria specified in Section 5906 and 5910 of the Zoning Ordinance, the following specific criteria contained within the 4S Ranch Specific Plan Text (Volume II) shall also be applied to the Site Plan review and evaluation to achieve the above the objective:

1. Density within each neighborhood and neighborhood subarea shall not exceed that indicated on Exhibit 2.1.7, 4S Ranch Community Land Use Summary except as permitted by Chapter 2.4, Residential Unit Transfers.
2. Development shall conform with the specific guidelines contained in Chapters 2.1 and 2.2. These sections include detailed design guidelines and graphics to guide the preparation of the Site Plan and include the following components:
 - a. Site Planning and Design
 - b. Grading
 - c. Landscaping
 - d. Lighting
 - e. Residential Guidelines for Small Lots
 - f. Design Guidelines for Residential Units with Lanes
 - g. Neighborhood Design Guidelines
 - h. Neighborhood Site Specific Guidelines

Description of affected real property:

- Lots 606-665 Per Map No. 14966, containing 11.760 acres; and
- Being a Portion of Rancho San Bernardo, According to Map Thereof Recorded in Book 2, Page 462 of Patents, in the Office of the County Recorder of San Diego County, in the County Of San Diego, State of California, More Specifically as Follows:

Beginning at the Point of Intersection of the Centerline of Albert Avenue and the Centerline of Ralph's Ranch Road as Shown on County of San Diego Tract No. 5229-2 According to Map No. 14966 Thereof Recorded February 15, 2005 as File No. 2005-0125908; Thence Along Said Centerline

of Ralph's Ranch Road and the Extension Thereof North 11°53'10" West 577.00 Feet to the Point of Intersection With the Centerline of Eagle Canyon Road as Shown on Future County of San Diego Tract No. 5229-3, Not Yet Recorded; Thence Along Said Centerline of Eagle Canyon Road and the Extension Thereof North 78°06'50" East 891.28 Feet to the Point of Intersection With the Northerly Centerline Prolongation of Eagle Canyon Way; Thence Along Said Prolongation and the Centerline of Said Eagle Canyon Way South 11°53'10" East 577.00 Feet to the Point of Intersection With the Centerline of Said Albert Avenue; Thence Along Said Centerline of Albert Avenue South 78°06'50" West 891.28 Feet to the Point Of Beginning.

Containing 471,487 Square Feet or 10.824 Acres.

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 Commerce, a newspaper of general circulation published in the County of San Diego.

PASSED AND ADOPTED THIS 27th DAY OF JULY, 2005