

ORDINANCE NO. 9778 (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN PROPERTY IN THE LAKESIDE, VALLEY CENTER,
AND NORTH COUNTY METROPOLITAN PLANNING AREAS
(REF: GPA 06-001)

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

Section 1.

Item 1: R05-001

The Mitigated Negative Declaration dated December 8, 2005 on file with the Department of Planning and Land Use as Environmental Review No.05-14-004; is hereby adopted.

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

The Project was found to have “de minimus” impacts on fish and wildlife resources, therefore no fee is required.

Item 2: R03-019

The Mitigated Negative Declaration dated December 22, 2005 on file with the Department of Planning and Land Use as Environmental Review No. 03-02-065; is hereby adopted.

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

The Project was found to have “de minimus” impacts on fish and wildlife resources, therefore no fee is required.

Item 3: R04-014

The Mitigated Negative Declaration dated December 22, 2005 on file with DPLU as Environmental Review No. 04-08-029; is hereby adopted.

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

Fish and Game Fees have been paid in the amount of \$1,275 for the review of the Mitigated Negative Declaration, Receipt number 238790, paid December 13, 2005.

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

Item 1: R05-001

The existing zoning classification is as follows:

OLD ZONE: Use Regulations RR1, Animal Designator J, Density 1.0, Lot Size 1 AC, Building Type C, Maximum Floor Area -, Floor Area Ratio -, Height G, Lot Coverage -, Setbacks B, Open Space -, Special Area Regulations -.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations RS4, Animal Designator Q, Density 4.35, Lot Size 10,000, Building Type C, Maximum Floor Area -, Floor Area Ratio -, Height G, Lot Coverage -, Setbacks H, Open Space -, Special Area Regulations -.

Description of affected real property:

Parcel 3 of Parcel Map No. 7256, in the County of San Diego, State of California.

Item 2: R03-019

The existing zoning classification is as follows:

OLD ZONE: Use Regulations A70, Animal Designator L, Density .1, Lot Size 10 acres, Building Type C, Maximum Floor Area --, Floor Area Ratio --, Height G, Lot Coverage --, Setbacks C, Open Space --, Special Area Regulations A.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations A70, Animal Designator L, Density .5, Lot Size 2 acres, 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 the Southeast Quarter of the Northwest Quarter of Section 29, Township 10 South, Range 2 West, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to the United States Government Survey, approved June 30, 1875, described as follows:

BEGINNING at the Southwest corner of said Southeast Quarter of the Northwest Quarter; thence along the West line thereof, North 0°23'24" West, 566.80 feet, thence South 64°00'40" East, 279.95 feet; thence South 3°51'20" West, 36.07 feet; thence South 68°54' East, 165.05 feet; thence North 53°43'20" East, 465.02 feet; thence North 89°46'10" East, 28.76 feet to the centerline of that County Road commonly known as Bonsall-Lilac Road; thence along said centerline, as follows: South 0°13'50" East, 9 feet to the beginning of a tangent 200 foot radius curve, concave Easterly; Southerly along said curve, through an angle of 31°56'50", a distance of 111.52 feet, tangent to said curve, South 32°09'40" East, 48.43 feet to the beginning of a tangent 150 foot radius curve Westerly; Southerly along said curve, through an angle of 51°55'10", a distance of 153.92 feet; thence tangent to said curve, South 19°45'30" West, 59.20 feet to the beginning of a tangent 100 foot radius curve, concave Easterly; thence Southerly along said curve, through an angle of 53°42'50", a distance of 93.75 feet; thence tangent to said curve, South 33°57'20" East, 93.88 feet to the beginning of a tangent 700 foot radius curve, concave Southwesterly; thence Southeasterly along said curve 146.71 feet to the South line of said Southeast Quarter of the Northwest Quarter; thence along said South line, North 89°13'10" West, 985.96 feet to the POINT OF BEGINNING.

Item 3: R04-014

The existing zoning classification is as follows:

OLD ZONE: Use Regulations RS4, Animal Designator Q, Density 4.35, Lot Size 10,000, Building Type C, Maximum Floor Area -, Floor Area Ratio -, Height G, Lot Coverage -, Setbacks H, Open Space -, Special Area Regulations -.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations RM14.5, Animal Designator Q, Density 14.5, Lot Size 10000, Building Type K, Maximum Floor Area -, Floor Area Ratio -, Height J, Lot Coverage -, Setbacks H, Open Space -, Special Area Regulations D.

The "D" Designator is hereby adopted as part of R04-014.

Objective: To ensure that the condominium development will provide outdoor usable open space for residents that meets the County of San Diego General Plan Noise Element and Noise Ordinance requirements.

Standards:

1. Development shall provide at least one outdoor space for use by residents. The space shall be developed with a tot lot, barbeque area or similar facilities to the satisfaction of the Director of Planning and Land Use.

2. A noise study shall be prepared to demonstrate that the outdoor area meets the standards of the County of San Diego General Plan Noise Element and Noise Ordinance.
3. Any required noise attenuation structures or elements shall be constructed to blend into the development style and shall be attractively landscaped to the satisfaction of the Director of Planning and Land Use.

Description of affected real property:

That portion of the Southeasterly 480.13 feet of the southwesterly half of Lot 11, in Block 2 of the Ranchos Los Vallecitos De San Marcos, in the County of San Diego, State of California, according to the map thereof No. 806, filed in the Office of the County Recorder of said San Diego County, December 21, 1895, lying Northwesterly of the Northwesterly line of that parcel of land described in Parcel 1 in that certain deed from Willard A. Wagor to the State of California dated August 3, 1971, recorded October 7, 1971, as Document No. 230554, in the Office of the County Recorder of said San Diego County, which said Northwesterly line is more particularly described as follows:

Beginning at a point on the Southwesterly line of said Lot 11, distant along said Southwesterly line North 62 degree 20'56" West 401.95 feet from the most Southerly corner of said Lot 11; thence from a tangent which bears South 71 degree 05'22" East, along a curve to the left with a radius of 258.00 feet, through an angle of 60 degree 13'43", a distance of 271.21 feet to a point of compound curvature; thence along a curve to the left, with a radius of 703.00 feet, through an angle of 41 degree 08'27", a distance of 508.37 feet to the Northeasterly line of said Southwesterly half of said Lot 11.

Together with that portion of the Northwesterly half of the unnamed 66 foot County road known as Montiel Road lying adjacent southwesterly to the above described parcel of land.

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

PASSED AND ADOPTED THIS 17th DAY OF MAY 2006