

Meeting Date: 09/26/18 (01)

ORDINANCE NO. 10565 (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN PROPERTY WITHIN THE NORTH COUNTY METROPOLITAN
SUBREGIONAL PLAN AND THE BONSALL COMMUNITY PLAN AREA,
REF: PDS2015-REZ-15-001

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 5	Zoning Box 6
Use Regulations	RR	S82	S92	A70	C30	C36
Animal Regulations	L	L, M	M	L	S	Q
Density	0.25, 0.5	0.05, -	0.25	0.25, 0.5	-	30
Lot Size	4 Ac, 2 Ac	20 Ac	4 Ac	4 Ac, 2 Ac	6,000	-
Building Type	C	A, W	C	C	W	T
Max Floor Area	-	-	-	-	-	-
Floor Area Ratio	-	-	-	-	-	-
Height	G	G	G	G	G	G
Lot Coverage	-	-	-	-	-	-
Setback	W, C	C, E	C	C	E	O
Open Space	-	-	-	-	-	-
Special Area Regs.	B	B, -	B, -	-, B	B, D	B, D

Meeting Date: 09/26/18 (01)

The zoning classifications are changed to read as follows:

NEW ZONE:

Development Regulations	General Commercial/ Residential	Single Family Residential	Limited Agriculture	Open Space
Use Regulations	C34	RS	A70	S80
Animal Regulations	S	S	A	A
Density	-	-	-	-
Lot Size	-	-	-	-
Building Type	P	K	W	-
Max Floor Area	-	-	-	-
Floor Area Ratio	-	-	-	-
Height	H	H	G	-
Lot Coverage	-	-	-	-
Setback	V	V	V	-
Open Space	B*	B*		-
Special Area Regs.	B, D	B**,D	D	-

* Applies to multi-family only (three or more dwelling units per lot)

** Only applies to Terraces neighborhood and portions of Mesa neighborhood (See Figure 11 of Specific Plan)

Section 3. The following “D” Designator requirements are hereby adopted.

Objectives:

To ensure that all future projects comply with the Newland Sierra 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:

Meeting Date: 09/26/18 (01)

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 Newland Sierra Environmental Impact Report (EIR) dated June 2018. The conditions of the Site Plan approval shall be complied with as specified in the permit.
2. All landscaping, lighting, signage and private parks shall be compatible with the Newland Sierra Specific Plan.
3. The architecture of the Summit, Knoll, Mesa, Valley, Hillside, Terraces, and the Town Center subareas shall be compatible with the Newland Sierra Specific Plan.
4. All grading shall be compatible with the grading guidelines and development standards set forth in the Newland Sierra Specific Plan.
5. To reduce GHG emissions, require as a condition of each implementing Site Plan, that all project design features be incorporated into the Building Permits, including, but not limited to electric vehicle (EV) charging stations and solar photovoltaic on residential structures.
6. In order to ensure operations-related GHG emissions are offset to zero, the project applicant shall purchase and retire carbon offsets, for a 30-year period, consistent with the performance standards and requirements set forth in Mitigation Measure M-GHG-2 of the EIR dated June 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 (TMD) program. Each implementing Site Plan shall include conditions of approval that require the implementation and on-going management of the TDM program and measures, including, but not limited to, an electric bike share program, a car-share program, a ride share or shuttle system that connects the various neighborhoods to the Town Center, subsidized transit passes, establish a transportation coordinator, and TDM marketing for employees and residents. Project Design Features as listed in Table 2.7-7 of the EIR dated June 2018 shall be implemented.
8. To ensure that all road improvements required by TM-5597 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 required by be completed based on the Equivalent Dwelling Unit (EDU) thresholds identified below. Each Site Plan shall include a table that identifies the EDU's 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 5597 be completed prior to issuance of a building permit(s) that exceeds the applicable threshold. The following are the EDU thresholds:

Meeting Date: 09/26/18 (01)

Intersections

Deer Springs Road/I-15 Northbound Ramps – 640 EDU
Deer Springs Road/I-15 Southbound Ramps – 370 EDU
Deer Springs Road/Mesa Rock Road – 900 EDU
Deer Springs Road/Sarver Lane – 350 EDU
Deer Springs Road/Twin Oaks Valley Road – 280 EDU
Twin Oaks Valley Road/Buena Creek Road – 80 EDU
Buena Creek Road/South Santa Fe Avenue – 273 EDU
Buena Creek Road/Monte Vista Drive – 165 EDU

Road Segments

Deer Springs Road
Twin Oaks Valley Road to Sarver Lane – 40 EDU
Sarver Lane to Mesa Rock Road – 58 EDU
Mesa Rock Road to I-15 – 24 EDU

Twin Oaks Valley Road
Deer Springs Road to Buena Creek Road – 41 EDU
Buena Creek Road to Cassou Road – 80 EDU

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

9. The fair share contribution of \$200,000 (\$50,000 upon issuance of first grading permit; \$150,000 upon issuance of the first building permit) shall be deposited into a Trust Account. As a condition of the first Site Plan, \$150,000 shall be deposited into a Trust Account as approved by the Director of PDS prior to approval of any building permits.
10. Each implementing Site Plan shall include all applicable project features identified in the Specific Plan as conditions of approval, including but limited to, prohibiting turf grass in residential front yards, low-water use landscaping, plumbing for greywater systems, and incorporating vineyards into the landscape.

Waivers:


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

Meeting Date: 09/26/18 (01)

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: Inga Lintvedt,
Senior Deputy County Counsel

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of San Diego this 26th day of September, 2018.


KRISTIN GASPAR
Chairwoman, Board of Supervisors
County of San Diego, State of California

The above Ordinance was adopted by the following vote:

AYES: Cox, Gaspar, Roberts, Horn
ABSENT: Jacob

ATTEST my hand and the seal of the Board of Supervisors this 26th day of September, 2018.

DAVID HALL
Clerk of the Board of Supervisors

By 
Chrystal Rodriguez, Deputy



Ordinance No.: 10565 (N.S.)
09/26/18 (01)