

Meeting Date: 01/29/2020 (07)

ORDINANCE NO. 10655 (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY
WITHIN THE VALLE DE ORO COMMUNITY PLAN AREA, REF: PDS2016-REZ-16-003

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 B. 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 classification is as follows:

ZONING REGULATIONS	CURRENT	PROPOSED
Use Regulation:	S94	RU
Animal Regulation:	H	-
Density:	-	-
Lot Size:	-	-
Floor Area Ratio:	-	-
Building Type:	W	W
Height:	A	P
Setback:	B	V
Lot Coverage:	-	-
Open Space:	-	-
Special Area Regulations	-	-

Description of affected real property:

See attached legal description, Exhibit B.

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: William Witt, Senior Deputy County Counsel

EXHIBIT "A"

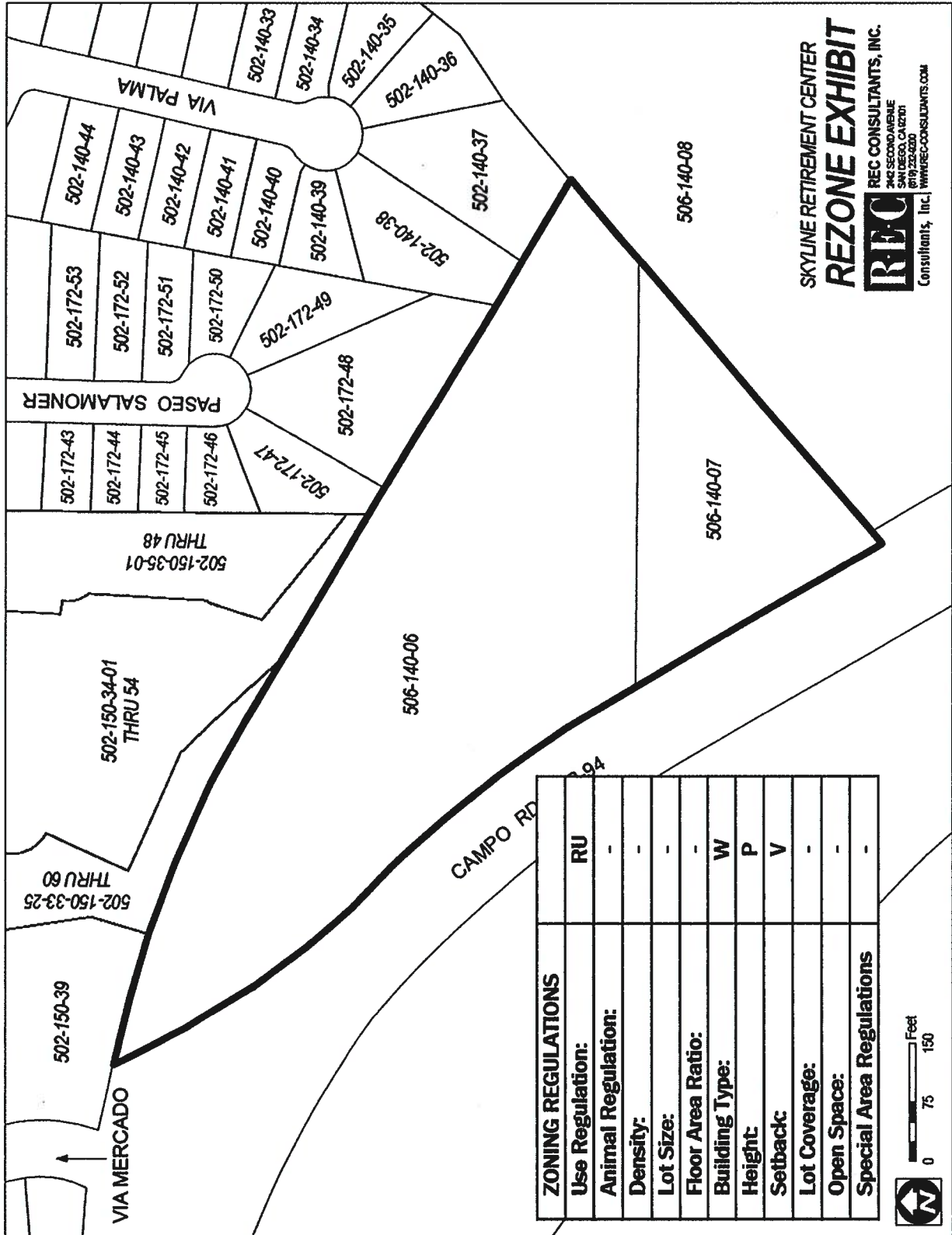


EXHIBIT "B"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF TRACT F OF RANCHO JAMACHA, ACCORDING TO PARTITION MAP THEREOF MADE IN THE ACTION ENTITLED "WILLIAM H. KEIGHLER, ET AL, VS. MARY H. EDDY, ET AL, UNDER SUPERIOR COURT CASE NO. 13 OF FILE IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY; A COPY OF THE DECREE RENDERED UNDER SAID CASE NO. 13, BEING RECORDED APRIL 21, 1881 IN BOOK 38, PAGE 305 OF DEEDS, RECORDS OF SAN DIEGO COUNTY BEING IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF COUNTY OF SAN DIEGO TRACT 3634-3, ACCORDING TO MAP THEREOF NO. 8860, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MAY 11, 1978; THENCE ALONG THE BOUNDARY OF SAID MAP NO. 8860, NORTH 60°28'49" WEST (NORTH 60°28'36" WEST PER MAP NO. 8860), 203.79 FEET TO THE MOST SOUTHERLY CORNER OF COUNTY OF SAN DIEGO TRACT 3634-2, AND 4 ACCORDING TO MAP THEREOF NO. 8888, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 14, 1978; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID MAP NO. 8888, NORTH 60°28'49" WEST (NORTH 60°28'36" WEST PER MAP NO. 8888), 310.40 FEET TO THE MOST SOUTHERLY CORNER OF COUNTY OF SAN DIEGO TRACT 3692-1, ACCORDING TO MAP THEREOF NO. 8952, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 9, 1978; THENCE ALONG THE BOUNDARY OF SAID MAP NO. 8952 AS FOLLOWS: NORTH 60°28'49" WEST (NORTH 60°28'36" WEST PER MAP NO. 8952), 282.30 FEET TO THE BEGINNING OF A TANGENT 1530.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°53'36" A DISTANCE OF 584.63 FEET TO THE SOUTHEASTERLY CORNER OF VIA MERCADO AS SHOWN ON SAID MAP NO. 8952, SAID CORNER ALSO BEING A POINT ON THE ARC OF A NON- TANGENT 236.00 FOOT RADIUS CURVE, CONCAVE, NORTHWESTERLY, A RADIAL LINE OF SAID CURVE BEARS SOUTH 73°54'09" EAST TO SAID POINT; THENCE ALONG THE SOUTHERLY AND SOUTHWESTERLY EXTENSION OF SAID CURVE TO THE CENTER LINE OF RELOCATION COUNTY HIGHWAY COMMISSION ROUTE 16, DIVISION 2 AS DESCRIBED IN DEED TO THE COUNTY OF SAN DIEGO, RECORDED AUGUST 12, 1981 AS FILE NO. 1981-0256850 OF OFFICIAL RECORDS; THENCE

EXHIBIT "B"
CONTINUED

SOUTHEASTERLY AND SOUTHERLY ALONG THE CENTER LINE OF SAID COUNTY HIGHWAY TO THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY BOUNDARY OF SAID MAP NO. 8860 FIRST HEREINABOVE REFERRED TO; THENCE ALONG SAID PROLONGATION, NORTH 49°07'14" EAST (NORTH 49°07'27" EAST PER MAP NO. 8860) TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OR ANY PORTION LYING WITHIN PARCEL 1 OF LAND CONVEYED TO THE STATE OF CALIFORNIA, RECORDED FEBRUARY 1, 1978 AS FILE NO. 043084 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF TRACT F OF RANCHO JAMACHA, ACCORDING TO PARTITION MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CASE NO. 13, SUPERIOR COURT, ENTITLED WILLIAM M. KEIGHLER, ET AL, VS. MARY H. EDDY ET AL, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY TERMINUS OF THE COURSE DESCRIBED AS A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1530.00 FEET, THROUGH AN ANGLE OF 12°16'14", A DISTANCE OF 327.67 FEET IN PARCEL 1 IN THE DEED TO THE STATE OF CALIFORNIA RECORDED FEBRUARY 1, 1978 AS FILE NO. 043084 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SAID EASTERLY TERMINUS BEING ON THE SOUTHERLY BOUNDARY OF LOT 4 OF AVOCADO VILLAGE ACCORDING TO MAP THEREOF NO. 8327, FILED JUNE 23, 1976 AS FILE NO. 195534 OF OFFICIAL RECORDS; THENCE ALONG THE FOLLOWING COURSE DESCRIBED IN SAID DEED; FROM A TANGENT THAT BEARS SOUTH 16°34'40" WEST, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 236.00 FEET THROUGH AN ANGLE OF 14°20'22" A DISTANCE OF 59.06 FEET TO A POINT OF REVERSE CURVATURE; ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 110.00 FEET, THROUGH AN ANGLE OF 06°28'18" A DISTANCE OF 12.42 FEET TO A POINT OF COMPOUND CURVATURE TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 22.00 FEET, THROUGH AN ANGLE OF 52°02'08", A DISTANCE OF 19.98 FEET TO A POINT OF COMPOUND CURVATURE ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 110.00 FEET, THROUGH AN ANGLE OF 16°43'46", A DISTANCE OF 32.12 FEET; THENCE SOUTH 44°19'10" EAST, 54.12 FEET TO THE NORTHEASTERLY LINE OF THE 114.00 FOOT WIDE STRIP OF LAND DESCRIBED AS PARCEL 2, IN PARCEL NO. 81-0630-AL IN THE DEED TO THE COUNTY OF SAN DIEGO RECORDED AUGUST 12, 1981 AS FILE NO. 1981-0256850 ; THENCE FROM A TANGENT THAT BEARS SOUTH 63°16'51" EAST ALONG SAID NORTHEASTERLY LINE, BEING A CURVE TO THE RIGHT WITH A RADIUS OF 1357.00 FEET, THROUGH A CENTRAL ANGLE OF 12°13'42", AN ARC LENGTH OF 289.62 FEET; THENCE LEAVING SAID

EXHIBIT "B"
CONTINUED

NORTHEASTERLY LINE, FROM A TANGENT THAT BEARS NORTH 45°27'18" WEST, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 949.00 FEET, THROUGH A CENTRAL ANGLE 21°43'23" AN ARC LENGTH OF 359.80 FEET TO SAID SOUTHERLY BOUNDARY OF LOT 4 OF AVOCADO VILLAGE ACCORDING TO MAP THEREOF NO. 8327; THENCE ALONG SAID SOUTHERLY BOUNDARY, FROM A TANGENT THAT BEARS NORTH 79°19'55" WEST, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1530.00 FEET, THROUGH A CENTRAL ANGLE OF 02°33'41" AN ARC LENGTH OF 68.40 FEET TO THE POINT OF BEGINNING.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE NO. 6, MULTIPLY ALL DISTANCES OF USED IN THE ABOVE DESCRIPTION BY 1,000017 TO OBTAIN GROUND LEVEL DISTANCES.

Assessor's Parcel Numbers: 506-140-06 & 07

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of San Diego this 29th day of January, 2020.



GREG COX
Chairman, Board of Supervisors
County of San Diego, State of California

The above Ordinance was adopted by the following vote:

AYES: Cox, Jacob, Gaspar, Fletcher, Desmond

ATTEST my hand and the seal of the Board of Supervisors this 29th day of January, 2020.

ANDREW POTTER
Clerk of the Board of Supervisors

By 
Joana Santiago, Deputy



Ordinance No.: 10655 (N.S.)
Meeting Date: 1/29/2020 (07)