

ORDINANCE NO. 9721 (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN PROPERTY IN THE 4S RANCH
(REF: R03-007)

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

Section 1. ENVIRONMENTAL DETERMINATIONS:

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 Previously Approved Environmental Document" dated February 22, 2005 on file with DPLU as Environmental Review Number 95-08-001CC including California Environmental Quality Act Guidelines Sections 15162, 15163, and 15164 Findings for Determining the Appropriate Environmental Documentation to be completed when there is a previously certified EIR 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 "Multiple Species Conservation Planning Conformance Findings" dated February 22, 2005 on file with DPLU as Environmental Review Number 95-09-001CC; 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:

PARCEL A:

OLD ZONE: Use Regulations (P) C34, Animal Designator Q, Density 8.0, Lot Size 10,000, Building Type I, Maximum Floor Area , Floor Area Ratio , Height J, Lot Coverage , Setbacks P, Open Space , Special Area Regulations P.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations (P) C34, Animal Designator Q, Density 10.1, Lot Size 10,000, Building Type I, Maximum Floor Area , Floor Area Ratio , Height J, Lot Coverage , Setbacks P, Open Space , Special Area Regulations P.

Description of affected real property:

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 A POINT ON THE SOUTHERLY RIGHT OF WAY OF RANCHO BERNARDO ROAD AS DEDICATED ON COUNTY OF SAN DIEGO TRACT NO. 5229-1 ACCORDING TO MAP THEREOF NO. 14747 RECORDED FEBRUARY 27, 2004 AS FILE NO. 2004-0158179 IN THE OFFICE OF SAID COUNTY RECORDER, SAID POINT BEING THE NORTHWESTERLY TERMINUS OF A COURSE WHICH BEARS NORTH 55°20'14" WEST, 884.05 FEET, SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,148.00 FEET TO WHICH A RADIAL BEARS NORTH 34°39'46" EAST; THENCE WESTERLY 687.87 FEET ALONG SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 34°19'53"; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY SOUTH 00°19'53" WEST, 12.21 FEET; THENCE SOUTH 79°29'09" WEST, 165.19 FEET; THENCE SOUTH 77°36'03" WEST, 170.38 FEET; THENCE SOUTH 68°06'26" WEST, 114.28 FEET; THENCE SOUTH 62°56'03" WEST, 43.96 FEET; THENCE SOUTH 58°28'12" WEST, 34.18 FEET; THENCE NORTH 28°29'05" WEST, 33.40 FEET; THENCE NORTH 17°38'47" EAST, 11.64 FEET TO SAID SOUTHERLY RIGHT OF WAY OF RANCHO BERNARDO ROAD BEING A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1,148.00 FEET TO WHICH A RADIAL BEARS NORTH 26°19'06" WEST; THENCE SOUTHWESTERLY 86.81 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°19'57"; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY SOUTH 74°36'57" EAST, 11.64 FEET; THENCE SOUTH 28°29'05" EAST, 37.13 FEET; THENCE SOUTH 58°28'12" WEST, 33.66 FEET; THENCE SOUTH 51°31'04" WEST, 111.59 FEET; THENCE SOUTH 53°18'40" WEST, 84.80 FEET; THENCE SOUTH 53°53'59" WEST, 99.59 FEET; THENCE SOUTH 47°37'44" WEST, 99.62 FEET; THENCE SOUTH 42°36'33" WEST, 98.83 FEET; THENCE SOUTH 36°31'04" WEST, 117.20 FEET; THENCE SOUTH 32°09'13" WEST, 78.17 FEET; THENCE SOUTH 21°52'58" WEST, 25.73 FEET; THENCE SOUTH 11°58'41" EAST, 25.69 FEET; THENCE SOUTH 51°39'24" EAST, 23.33 FEET; THENCE SOUTH 82°33'38" EAST, 157.74 FEET; THENCE SOUTH 70°52'02" EAST, 153.02 FEET; THENCE SOUTH 65°27'40" EAST, 46.38 FEET; THENCE SOUTH 61°25'35" EAST, 35.13 FEET; THENCE SOUTH 58°57'38" EAST, 48.86 FEET; THENCE SOUTH 71°09'55" EAST, 135.64 FEET; THENCE SOUTH 69°08'45" EAST, 404.17 FEET; THENCE SOUTH 87°22'27" EAST, 48.48 FEET; THENCE SOUTH 81°35'33" EAST, 101.22 FEET; THENCE SOUTH 70°19'48" EAST, 160.12 FEET; THENCE SOUTH 23°57'33" WEST, 46.86 FEET; THENCE SOUTH 19°40'12" WEST, 212.14 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY 30.34 FEET ALONG SAID CURVE THROUGH A CENTRAL

ANGLE OF $86^{\circ}54'19''$ TO A POINT OF CUSP SAID POINT BEING ON THE NORTHERLY LINE OF CAMINO DEL NORTE, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,861.00 FEET TO WHICH A RADIAL BEARS NORTH $16^{\circ}34'31''$ EAST; THENCE EASTERLY 133.61 FEET ALONG SAID CURVE AND SAID NORTHERLY LINE OF CAMINO DEL NORTE THROUGH A CENTRAL ANGLE OF $04^{\circ}06'49''$ TO A POINT OF CUSP SAID POINT BEING THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 20.00 FEET TO WHICH A RADIAL BEARS SOUTH $20^{\circ}41'20''$ WEST; THENCE LEAVING SAID NORTHERLY LINE OF CAMINO DEL NORTE NORTHWESTERLY 31.06 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $88^{\circ}58'52''$; THENCE NORTH $19^{\circ}40'12''$ EAST, 209.51 FEET; THENCE NORTH $15^{\circ}22'51''$ EAST, 22.87 FEET; THENCE SOUTH $58^{\circ}25'06''$ EAST, 109.45 FEET; THENCE SOUTH $57^{\circ}32'12''$ EAST, 79.38 FEET; THENCE SOUTH $63^{\circ}02'05''$ EAST, 76.29 FEET; THENCE SOUTH $71^{\circ}32'06''$ EAST, 95.28 FEET; THENCE SOUTH $83^{\circ}25'04''$ EAST, 48.35 FEET; THENCE NORTH $84^{\circ}35'32''$ EAST, 133.63 FEET; THENCE NORTH $81^{\circ}52'23''$ EAST, 88.28 FEET; THENCE NORTH $75^{\circ}05'24''$ EAST, 158.80 FEET; THENCE NORTH $89^{\circ}00'41''$ EAST, 120.83 FEET; THENCE SOUTH $77^{\circ}01'32''$ EAST, 59.25 FEET; THENCE SOUTH $64^{\circ}40'00''$ EAST, 82.81 FEET; THENCE SOUTH $78^{\circ}07'34''$ EAST, 81.61 FEET; THENCE SOUTH $81^{\circ}02'24''$ EAST, 69.68 FEET; THENCE SOUTH $76^{\circ}07'47''$ EAST, 37.64 FEET; THENCE SOUTH $62^{\circ}27'58''$ EAST, 31.70 FEET; THENCE SOUTH $73^{\circ}40'21''$ EAST, 56.84 FEET; THENCE SOUTH $28^{\circ}40'21''$ EAST, 19.54 FEET TO THE WESTERLY RIGHT OF WAY OF DOVE CANYON ROAD; THENCE ALONG SAID WESTERLY LINE NORTH $16^{\circ}19'39''$ EAST, 558.05 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY 29.94 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $85^{\circ}46'03''$ TO SAID SOUTHERLY LINE OF RANCHO BERNARDO ROAD BEING THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 953.00 FEET TO WHICH A RADIAL BEARS SOUTH $20^{\circ}33'36''$ WEST; THENCE ALONG SAID SOUTHERLY LINE AND NORTHWESTERLY ALONG SAID CURVE 167.58 FEET THROUGH A CENTRAL ANGLE OF $10^{\circ}04'30''$ TO THE BEGINNING OF COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 112.00 FEET TO WHICH A RADIAL BEARS SOUTH $30^{\circ}38'06''$ WEST; THENCE NORTHWESTERLY 41.45 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $21^{\circ}12'25''$ TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 88.00 FEET TO WHICH A RADIAL BEARS NORTH $51^{\circ}50'31''$ EAST; THENCE NORTHWESTERLY 26.39 FEET THROUGH A CENTRAL ANGLE OF $17^{\circ}10'45''$; THENCE NORTH $55^{\circ}20'14''$ WEST 973.77 FEET TO THE POINT OF BEGINNING.

PARCEL B:

OLD ZONE: Use Regulations RV12, Animal Designator A, Density 12.0, Lot Size 5,000, Building Type K, Maximum Floor Area , Floor Area Ratio , Height G, Lot Coverage , Setbacks J, Open Space A, Special Area Regulations D3.

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 V, Open Space , Special Area Regulations D1.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations S80, Animal Designator L, Density 0, Lot Size , Building Type , Maximum Floor Area , Floor Area Ratio , Height , Lot Coverage , Setbacks , Open Space , Special Area Regulations .

Description of affected real property:

Lot 726 of Tract No. 5067-8, per Map No. 14172.

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, APPROVED AND ADOPTED this 15th day of June 2005