

Meeting Date: 10/21/09 (5)

ORDINANCE NO. 10018 (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN PROPERTY

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

Section 1. The intent of this ordinance is to change the zoning classification of certain property located in the North County Metropolitan Subregional Planning Area.

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 C42, Animal Designator R, Density 4.3, Lot Size , Building Type I, Maximum Floor Area , Floor Area Ratio , Height G, Lot Coverage , Setbacks Q, Open Space , Special Area Regulations B.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations C42, Animal Designator R, Density 4.3, Lot Size , Building Type I, Maximum Floor Area , Floor Area Ratio , Height H, Lot Coverage , Setbacks Q, Open Space , Special Area Regulations B.

Description of affected real property:

THAT PORTION OF OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS DESCRIBED IN DEED TO TELEKLEW PRODUCTIONS, INC. , A CALIFORNIA CORPORATION, RECORDED JULY 28, 1982 AS FILE/PAGE NO. 82-230140 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF LOT 37 OF COUNTY OF SAN DIEGO TRACT NO. 4417, ACCORDING TO MAP THEREOF NO. 11014, RECORDED AUGUST 9, 1984 AS FILE NO. 84-304227 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG THE NORTHERLY LINE OF SAID MAP NO. 11014, SOUTH 89°27'40" EAST (REC, SOUTH 89°59'57" EAST, PER SAID TELEKLEW DEED), 1030.09 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID NORTHERLY LINE, NORTH $00^{\circ}32'20''$ EAST (REC, NORTH $00^{\circ}00'03''$ EAST, PER SAID TELEKLEW DEED), 527.62 FEET TO THE NORTHERLY LINE OF SAID TELEKLEW PRODUCTIONS LAND, SAID LINE BEING SHOWN AND DELINEATED ON RECORD OF SURVEY MAP NO. 4806, RECORDED OCTOBER 28, 1958 AS FILE NO. 179731 OF OFFICIAL RECORDS OF SAID COUNTY,

TOGETHER WITH THAT PORTION OF CHAMPAGNE BOULEVARD (FORMERLY OLD HIGHWAY 395 AND INTERSTATE 15) AS DESCRIBED IN DEED TO TELEKLEW PRODUCTIONS INC. RECORDED APRIL 16, 1985 AS FILE NO. 85-130907 OF OFFICIAL RECORDS OF SAID COUNTY, LYING ADJACENT TO THAT PORTION OF PARCEL 2 OF RECORD OF SURVEY MAP NO. 4070, RECORDED NOVEMBER 9, 1956 AS FILE NO. 159529 OF OFFICIAL RECORDS OF SAID COUNTY, LYING NORTHERLY OF THE NORTHERLY BOUNDARY OF SAID MAP NO. 11014, AND LYING NORTHEASTERLY OF THE LINE THAT IS 51.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID CHAMPAGNE BOULEVARD AS SAID CENTERLINE IS SHOWN ON MAP NOS. 8875 AND 10135, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO TOGETHER WITH THAT PORTION OF LOT 37 OF COUNTY OF SAN DIEGO TRACT NO. 4417, ACCORDING TO MAP NO. 11014, RECORDED AUGUST 9, 1984 AS FILE NO. 84-304227 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 37;

THENCE ALONG THE WESTERLY LINE THEREOF, SOUTH $16^{\circ}50'26''$ EAST, 106.70 FEET TO THE BEGINNING OF A NONTANGENT 320.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, A RADIAL LINE THERETO BEARS SOUTH $16^{\circ}50'26''$ EAST;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $04^{\circ}21'41''$ A DISTANCE OF 24.36 FEET;

THENCE TANGENT TO SAID CURVE, NORTH $78^{\circ}03'31''$ EAST (REC, NORTH $77^{\circ}31'15''$ EAST PER TELEKLEW DEED), 243.75 FEET TO THE BEGINNING OF A TANGENT 280.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $17^{\circ}52'25''$ A DISTANCE OF 87.35 FEET TO THE BEGINNING OF A REVERSE 400.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $03^{\circ}26'40''$ A DISTANCE OF 24.05 FEET TO THE NORTH LINE OF SAID LOT 37;

THENCE ALONG SAID NORTH LINE OF SAID LOT 37, NORTH 89°27'40" WEST (REC, NORTH 89°59'57" WEST PER TELEKLEW DEED), 394.55 FEET TO THE POINT OF BEGINNING.

AND ALSO TOGETHER WITH THAT PORTION OF CHAMPAGNE BOULEVARD (FORMERLY OLD HIGHWAY 395 AND INTERSTATE 15) AS CONDITIONALLY VACATED BY BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ON MAY 2, 1984, BOARD OF SUPERVISORS MINUTES ITEM NO. 37, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 37 OF COUNTY TRACT NO. 4417, ACCORDING TO MAP NO. 11014, RECORDED AUGUST 9, 1984 AS FILE NO. 84-304227 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 37, SOUTH 16°50'26" EAST, 106.70 FEET;

THENCE NORMAL THERETO, SOUTH 73°42'46" WEST (REC, SOUTH 73°09'34" WEST PER TELEKLEW DEED), 49.00 FEET TO A LINE THAT IS 51.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID CHAMPAGNE BOULEVARD AS SAID CENTERLINE IS SHOWN ON MAP NOS. 8875 AND 10135, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG SAID PARALLEL LINE, NORTH 16°50'26" WEST, 106.71 FEET TO A POINT THAT IS DISTANT, SOUTH 73°10'13" WEST, 49.00 FEET FROM THE POINT OF BEGINNING;

THENCE NORTH 73°10'13" EAST, 49.00 FEET TO THE POINT OF BEGINNING.

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.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of San Diego this 21st day of October, 2009.