

ORDINANCE NO. 9948 (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN PROPERTY
IN THE JAMUL/DULZURA SUBREGIONAL PLANNING AREA
REF: R03-015

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

Section 1. FINDINGS. The Board of Supervisors hereby finds as follows:

- (a) The use and development permitted by the zoning reclassification herein is consistent with the provisions of the Resource Protection Ordinance.
- (b) Groundwater resources are adequate to meet the groundwater demands of the project, as required by the Groundwater Ordinance.
- (c) Plans and documentation demonstrate that development of the property as permitted by the reclassification herein will be in compliance with the provisions of the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance.
- (d) The "Multiple Species Conservation Planning Conformance Findings" dated October 2007 on file with DPLU as Environmental Review Number 04-19-007; 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:

OLD ZONE: Use Regulations A72, Animal Designator Q, Density 0.125, Lot Size 8 acres, Building Type C, Maximum Floor Area _, Floor Area Ratio _, Height G, Lot Coverage _, Setbacks C, Open Space _, Special Area Regulations _.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations A72, Animal Designator Q, Density 0.5, 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:

597-050-13-00, 597-070-02-00, 597-070-07-00

That certain parcel of land in the County of San Diego, State of California being a portion of Fractional Section 10, Township 17 South, Range 1 East, San Bernardino Meridian according to Official Plat thereof described as follows:

COMMENCING at the northeast corner of said Fractional Section 10; thence along the easterly line of said Section South $00^{\circ}24'58''$ East 1312.81 feet to the TRUE POINT OF BEGINNING; thence continuing along said easterly line of said Section South $00^{\circ}24'58''$ West 1312.81 feet; thence continuing along said easterly line South $00^{\circ}25'56''$ East 1806.43 feet; thence along the southerly line of Parcels 2 and 3 of Parcel map No. 16190, filed in the Office of the County Recorder of San Diego County on August 16, 1990, North $88^{\circ}42'00''$ West 3115.99 feet; thence along the westerly line of Parcels 2 and 4 of said Parcel Map North $02^{\circ}09'30''$ East 688.81 feet to the beginning of non-tangent curve concave northwesterly and having a radius of 725.00 feet, a radial line of said curve from said point bears North $06^{\circ}38'00''$ West; thence leaving said westerly line along said curve easterly and northeasterly 344.96 feet through a central angle of $27^{\circ}15'44''$; thence tangent from said curve North $55^{\circ}46'15''$ East 68.41 feet to the beginning of a tangent curve concave southeasterly and having a radius of 300.00 feet; thence along said curve northeasterly and easterly 163.46 feet through a central angle of $31^{\circ}13'10''$; thence non-tangent from said curve North $02^{\circ}09'30''$ East 602.46 feet to the northerly line of said Parcel 4; thence along said northerly line North $84^{\circ}45'02''$ East 1010.71 feet; thence North $00^{\circ}42'22''$ East 1293.00 feet; thence North $83^{\circ}49'37''$ East 1512.40 feet to the TRUE POINT OF BEGINNING. (See Exhibit A).

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 23rd day of July, 2008.