

Meeting Date: 12/14/16 (4)

ORDINANCE NO.: 10451 (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION  
OF CERTAIN PROPERTY IN THE VALLEY CENTER COMMUNITY PLAN,  
REF: REZ15-010

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

Section 1. The zoning classification of the real property described below is hereby changed as follows:

The existing zoning classification is as follows:

**132-081-42-00 and 133-301-43-00**

OLD ZONE: Use Regulations A70, Animal Designator L, Density ---, Lot Size 4 Ac, Building Type C, Maximum Floor Area ---, Floor Area Ratio ---, Height G, Lot Coverage ---, Setbacks C, Open Space ---, Special Area Regulations ---.

**133-010-12-00,133-010-13-00,133-010-14-00,133-010-15-00,133-010-16-00,133-420-04-00,133-420-05-00,133-420-06-00,133-420-07-00,133-420-08-00,133-420-15-00,133-420-16-00,133-420-19-00**

OLD ZONE: Use Regulations A70, Animal Designator L, Density ---, Lot Size 8 Ac, Building Type C, Maximum Floor Area ---, Floor Area Ratio ---, Height G, Lot Coverage ---, Setbacks C, Open Space ---, Special Area Regulations POR F.

The zoning classification is changed to read as follows:

**132-081-42-00 and 133-301-43-00**

NEW ZONE: Use Regulations A70, Animal Designator L, Density ---, Lot Size 4 Ac, Building Type C, Maximum Floor Area ---, Floor Area Ratio ---, Height G, Lot Coverage ---, Setbacks C, Open Space ---, Special Area Regulations A.

**133-010-12-00,133-010-13-00,133-010-14-00,133-010-15-00,133-010-16-00,133-420-04-00,133-420-05-00,133-420-06-00,133-420-07-00,133-420-08-00,133-420-15-00,133-420-16-00,133-420-19-00**

NEW ZONE: Use Regulations A70, Animal Designator L, Density ---, Lot Size 8 Ac, Building Type C, Maximum Floor Area ---, Floor Area Ratio ---, Height G, Lot Coverage ---, Setbacks C, Open Space ---, Special Area Regulations POR F, A.

Description of affected real property:

See Exhibit "A" for the legal description of the affected property.

Section 2. 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 BY  
COUNTY COUNSEL

By: \_\_\_\_\_  
Stephanie Smith, Senior Deputy

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of San Diego this 14<sup>th</sup> day of December, 2016.



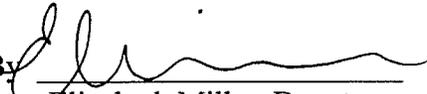
\_\_\_\_\_  
RON ROBERTS  
Chairman, Board of Supervisors  
County of San Diego, State of California

The above Ordinance was adopted by the following vote:

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn

ATTEST my hand and the seal of the Board of Supervisors this 14<sup>th</sup> day of December, 2016.

DAVID HALL  
Clerk of the Board of Supervisors

By   
\_\_\_\_\_  
Elizabeth Miller, Deputy



Ordinance No. 10451 (N.S.)

12/14/16 (4)

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**AGRICULTURAL PRESERVE**

**PARCEL A:** (APN: 132-081-42)

ALL THAT PORTION OF FRACTIONAL SECTION 21, TOWNSHIP 10 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS PARCEL "A" IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED MARCH 1, 1991 AS INSTRUMENT NO. 1991-0090029 OF OFFICIAL RECORDS.

**PARCEL B:** (INTENTIONALLY OMMITED)

**PARCEL C:** (APN: 133-010-13, 14, 15 & 16)

PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 14041, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON NOVEMBER 22, 1985.

**PARCEL D:** (APN: 133-010-12 & 133-420-15)

THOSE PORTIONS OF THE WEST HALF OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 22 AND THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27, ALL IN TOWNSHIP 10 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS PARCEL "B-1" IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED OCTOBER 25, 1985 AS INSTRUMENT NO. 85-399911 OF OFFICIAL RECORDS.

**PARCEL E:** (APN: 133-420-16)

THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 14061, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF

SAN DIEGO COUNTY, DECEMBER 9, 1985, DESCRIBED AS PARCEL "A" OF THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED JANUARY 14, 1993 AS INSTRUMENT NO. 1993-0023822 OF OFFICIAL RECORDS.

**PARCEL F:** (APN: 133-301-43 & 133-420-19)

THAT PORTION OF PARCEL 3 OF PARCEL MAP NO. 14061, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 9, 1985 TOGETHER WITH THAT PORTION OF THE NORTH HALF OF SECTION 28, TOWNSHIP 10 SOUTH, RANGE 1 WEST, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS PARCEL "B" OF THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 1, 1990 AS INSTRUMENT NO. 1990-058700 OF OFFICIAL RECORDS.

**PARCEL G:** (APN: 133-420-04)

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 10 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS PARCEL "C-1" OF THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED OCTOBER 25, 1985 AS INSTRUMENT NO. 85-399911 OF OFFICIAL RECORDS.

**PARCEL H:** (APN: 133-420-05-06-07 & 08)

PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 14452, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON SEPTEMBER 5, 1986.

  
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DOUGLAS B. STROUP  
HUNSAKER & ASSOCIATES SAN DIEGO, INC.

*6/30/2016*  
P.L.S. 8553

