

ORDINANCE NO. 2014-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, PREZONING A SINGLE CITY-OWNED PARCEL TOTALING 1.3 ACRES ON LAKE WOHLFORD ROAD WITH NO MAILING ADDRESS IDENTIFIED AS ASSESSOR PARCEL NUMBER (APN) 240-030-2700 FROM COUNTY ZONING TO CITY PRE-ZONING OS (OPEN SPACE)

Planning Case No. PHG 14-0002

Related Cases: PHG 14-0001

The City Council of the City of Escondido, California, DOES HEREBY ORDAIN as follows:

SECTION 1. That notice of a public hearing has been given and public hearings have been held before the Planning Commission on March 11, 2014, and the City Council on April 2, 2014, on this issue.

SECTION 2. That the City Council has reviewed and considered the California Environmental Quality Act ("CEQA") Notice of Exemption prepared for this project and has determined no significant environmental impacts will result from approving this project.

SECTION 3. That upon consideration of the staff report, Planning Commission recommendation, the Factors to be Considered depicted on Exhibit "A," attached to this resolution and incorporated by this reference, and all public testimony presented at the hearing held on this prezoning, the City Council finds that this prezoning is consistent with the General Plan and all applicable specific plans of the City of Escondido.

SECTION 4. That the Zone District Map of the City of Escondido is hereby amended by reclassifying the real property depicted on Exhibit "C" and legally described on Exhibit "B" from County zoning to City PZ-OS; Exhibits "B" and "C" are attached to this Ordinance and incorporated by this reference.

SECTION 5. That the City Clerk is hereby directed to certify to the passage of this ordinance and to cause the same or a summary to be prepared in accordance with Government Code Section 36933, to be published one time within 15 days of its passage in a newspaper of general circulation, printed and published in the City of Escondido.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Escondido at a regular meeting thereof this 9th day of April, 2014 by the following vote to wit:

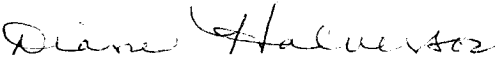
AYES : Councilmembers: GALLO, MASSON, MORASCO, ABED  
NOES : Councilmembers: NONE  
ABSENT : Councilmembers: NONE

APPROVED:



SAM ABED, Mayor of the  
City of Escondido, California

ATTEST:

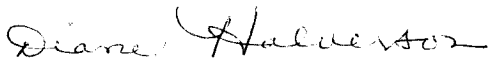


DIANE HALVERSON, City Clerk of the  
City of Escondido, California

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STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO : ss.  
CITY OF ESCONDIDO )

I, DIANE HALVERSON, City Clerk of the City of Escondido, hereby certify that the foregoing ORDINANCE NO. 2014-08 passed at a regular meeting of the City Council of the City of Escondido held on the 9th day of April 2014, after having been read at the regular meeting of said City Council held on the 2nd day of April, 2014.



DIANE HALVERSON, City Clerk of the  
City of Escondido, California

ORDINANCE NO. 2014-08

EXHIBIT "A"

PHG 14-0002  
Factors to be Considered

1. The public health, safety and welfare will not be adversely affected by the proposed rezoning because no development is proposed and the existing use as an electrical generator is distanced from residential structures.
2. The proposed zoning of the site to 'OS' (Open Space) is suitable for the site because the land-use matrix for the Open Space zone identifies public utilities as a permitted use.
3. The proposed rezoning will not be detrimental to surrounding properties because services provided to off-site areas will not change.
4. The proposed Open Space (OS) zoning is consistent with the existing Public Land General Plan designation on the subject property. The primary use of the property will remain a public utility. The existing 1.3 acre property is an appropriate size for the Open Space zone because there are no minimum lot size requirements for this zone.
5. The proposed rezoning will not conflict with any specific development plans for the properties. No Development is proposed; future development will be subject to the provisions of the Escondido General Plan and Zoning Code upon annexation.

EXHIBIT "B"

PHG 14-0002  
Legal Description  
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CITY OF ESCONDIDO  
PREZONING DESCRIPTION  
A.P.N. 240-030-27

ALL THAT PORTION OF LOT 6 (NORTHEAST QUARTER OF NORTHEAST QUARTER) IN SECTION 6 OF TOWNSHIP 12 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO U.S. GOVERNMENT SURVEY APPROVED DECEMBER 7, 1900, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF SAID SECTION 6;

THENCE (1) SOUTH 15° 29' 00" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 350.00 FEET TO THE EXISTING CITY OF ESCONDIDO BOUNDARY;

THENCE (2) LEAVING SAID EAST LINE, ALONG THE EXISTING CITY OF ESCONDIDO BOUNDARY, NORTH 83° 14'00" WEST, A DISTANCE OF 175.00 FEET;

THENCE (3) CONTINUING ALONG THE EXISTING CITY OF ESCONDIDO BOUNDARY, NORTH 15° 29'00" WEST, A DISTANCE OF 350.00 FEET TO THE NORTH LINE OF SAID SECTION 6;

THENCE (4) SOUTH 83° 14'00" EAST, ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 175.00 FEET TO THE **POINT OF BEGINNING**.

*DESCRIBED AREA CONTAINS APPROXIMATELY 1.3 ACRES, MORE OR LESS.*

*DISCLAIMER: FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED*

EXHIBIT "C"

PHG 14-0002  
 Plat Map  
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