

Falk

ORDINANCE NO. 7175 (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY  
(Julian)

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:

OLD ZONE: Use Regulations A70, Neighborhood Designator L,  
Density 0.25, Lot Size 4 acres, Building Type C, Maximum Floor  
Area ---, Floor area Ratio ---, Height G, Lot Coverage ---,  
Setbacks C, Open Space ---, Special Area Regulations ---.

NEW ZONE: Use Regulations A70, Neighborhood Designator L,  
Density 0.25, Lot Size 4 acres, Building Type C, Maximum Floor  
Area ---, Floor area Ratio ---, Height G, Lot Coverage ---,  
Setbacks C, Open Space ---, Special Area Regulations D\*.

\*The "D" Design Review Designator is used for site design review as specified by the following six categories: (1) grading, (2) architecture, (3) exterior lighting, (4) landscaping, (5) fencing and (6) wells, septic, water tanks, waterlines. More specifically:

1. Grading: All grading shall be shown on the site plan and shall be limited to that necessary for a driveway, residence, or accessory structures or features of the residence. Areas to be graded should be sited to avoid impacting mature trees or vegetation, to minimize size of heights of cuts and fills and to control erosion. All graded areas shall be screened from view of San Diego County William Heise Park with native plant landscaping. No grading for accessory features of the residence shall occur on slopes in excess of 25% slope.
2. Architectural: The exterior surfaces of all structures shall be of earth tones or forest colors and shall not be bright, glossy, or otherwise visually out of character with the forest setting. Metal roofs or siding are specifically prohibited, and any exposed metal surfaces including water tanks must be painted or otherwise covered. No structure is to be over 2 stories. Scale and bulk shall be minimized by variation in building planes and rooflines, landscape screening and other appropriate methods. Each residence shall have adequate enclosed storage area for trash containers, tools, and other similar items. The contents of such areas shall not be visible externally. No T.V. antennas or dishes of any kind shall be visible from Wm. Heise County Park or Highway 79. Any temporary trailer sited for house construction must be screened from view and may not be on site for more than one year.

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3. Exterior Lighting: All exterior lighting shall be shown on the site or building plans. All lighting not attached to the residence shall be restricted to pedestrian shielded footlamp type; all exterior lighting attached to residences shall have horizontal cut-off and otherwise be shielded to direct light downward and not be visible from adjacent properties.
4. Landscaping: All structures and graded areas shall be landscaped with native vegetation to screen them from view of Wm. Heise Park and surrounding properties. Specific landscape requirements for structures on Lots 20-24, 34, 35, are on file with Environmental Planning; Landscape plans must be submitted with all site plans. There shall be no removal of live trees on any parcel or lot except as needed for forest improvement, fire protection, safeguarding of homes or in conjunction with the building envelope, roads and driveways, or other appurtenances approved by plan. Only native plant species characteristics of the Julian area are to be introduced, except as approved by Environmental Planning in consultation with an approved Biologist. Small garden plots are acceptable.
5. Fencing: Ten thousand (10,000) square feet enclosures of solid fence type are permitted. All other fencing must be a maximum of two horizontal rails of wood material. Barbed wire fence is only permitted along the perimeter of the subdivision. No fencing or any kind is permitted within the open space area along Cedar Creek.
6. Wells, Septic, Watertanks, Waterlines:
  - a. The County Groundwater Geologist shall review and approve well locations and connecting lines for Lots 18 through 25, inclusive, and Lots 30 through 36, inclusive.
  - b. Only the specific language shown on the site plans for leach fields and connecting lines for Lots 12, 20-24, 34, 35 are acceptable. All water storage tanks will be shielded from view by landscaping.

Description of affected real property:

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APPROVED AS TO FORM AND LEGALITY

COUNTY COUNSEL

*Lewis P. Hollinger*  
DEPUTY 1/9/86