



COUNTY OF SAN DIEGO
 DEPT. OF PLANNING & LAND USE
 5201 RUFFIN ROAD, SUITE B
 SAN DIEGO, CA 92123-1666

(858) 565-5981 • (888) 267-8770 • FAX (858) 495-5550

CP 14074

DISCRETIONARY PROJECT APPLICATION

| Case Numbers | DPLU | DPW | Health | Other |
|----------------------------|------------|---------|-------------------|---------|
| ER 02-08-041 | \$2100 F/D | F/D | F/D | F/D |
| L 14311 | F/D | F/D | F/D | F/D |
| | F/D | F/D | F/D | F/D |
| ENV# 02-03-041 | | | | |
| WE# 1647 | \$2100.00 | | | |
| WN# | D | | | |
| DEPARTMENT USE ONLY | | | | |
| TOTALS | \$2100. + | + _____ | = _____ | \$2100. |
| | DPLU | DPW | Health and Others | Total |

Have you had a pre-application conference? YES NO

If yes, Planner's Name: _____

Financial responsibility: owner applicant engineer taxpayer ID# or SSN _____

* Owner Name Paradigm Development L.P. Phone (760) 751-3326

Owner's E-mail Address _____

Address 10094 Los Nidos Ln

City Escondido State CA. Zip 92026

Applicant Name _____ Phone (____) _____
 (If different from owner and/or party financially responsible for project on DPLU#126.)

Address _____

City _____ State _____ Zip _____

Engineer Name Chris Terrigan Phone (619) 280-3100

Address 3737 Camino Del Rio South Suite 200

City San Diego State CA. Zip 92108

Point of Contact Chris Terrigan Phone (619) 280-3100

Project Name _____

Project Address _____

Assessor's Parcel No ~~185-090-604~~, 185-090-76, 74, 77

I am able and intend to proceed with actual construction work and/or division of land in accordance with plans submitted herein within _____ months after approval. **ATTACH A LETTER OF AUTHORIZATION FOR AGENT (IF APPLICABLE).**

Rodney Bruce
 Signature of owner or Authorized Agent

7/29/02
 Date

Rodney Bruce
 Print or type Signature's Name

SDC DPLU RCVD 7-29-02

DPLU #346 (07/02) 10-25-02 AM

L14311

FOR DEPARTMENT USE ONLY

Existing Proposed

General Plan Designation 12 _____

Regional Category ECA _____

For Administrative Permits and Use Permits
Describe use

| ZONE | | |
|---------------------------------|--------------------|-------------|
| USE REGULATIONS | | <u>S88</u> |
| NEIGHBORHOOD REGULATIONS/Animal | | <u>L</u> |
| DEVELOPMENT REGULATIONS | Density | <u>.31</u> |
| | Lot Size | <u>1 AC</u> |
| | Building Type | <u>C</u> |
| | Maximum Floor Area | <u>-</u> |
| | Floor Area Ratio | <u>-</u> |
| | Height | <u>6</u> |
| | Lot Coverage | <u>-</u> |
| | Setback | <u>V</u> |
| Open Space | | <u>-</u> |
| SPECIAL AREA REGULATIONS | | <u>A</u> |

1089

Thomas Bros. F2 Tax Rate Area _____

Total Acres _____ No. of lots _____

Planning Group Hidden Meadows Supervisor District _____

Community Plan no co mebra

Related Cases? YES NO If yes, list case number(s) < 143 11

Linked Cases? If yes, list case number(s) _____

Is the project in a Specific Plan? If yes, name Plan _____

Is the project within 1/2 mile of a regional park? YES NO

Is the project within 1 mile of an airport?

Is the project within 1 mile of a highway?

Is the project within 1 mile of a city? If yes, name City _____

Is the project within a city sphere of influence? If yes, name City _____

Is the project proposed for septic or sewer?

Is the project subject to the County Groundwater Ordinance? YES NO

Is the project a violation case?

FOR PLANNER ASSIGNMENT, PLEASE CALL (858) 694-3292

SN
Technician Initials Date

Technician's comments: _____



L14311

COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

ENVIRONMENTAL INITIAL STUDY (AEIS) APPLICATION

SUBMIT FOUR COPIES TO THE DEPARTMENT OF PLANNING AND LAND USE

THIS FORM IS BEING COMPLETED BY:

Chris Jennigan
Name (Please print)

[Signature]
Signature

Lintvedt, McCall & Assoc.
Agency (If applicable)

Sr. Civil Engineer 6/29/02
Title Date

3737 Camino Del Rio South Suite 200
Address

San Diego CA 92108 (619) 280-3100
City State Zip Telephone number

CONTACT PERSON Chris Jennigan PHONE 619-280-3100

PROJECT TYPE - Check all appropriate classifications.

- General Plan Amendment
 - Road Matters: Opening Vacation
 - Zone Reclassification (Rezone) from _____ Zone to _____ Zone
 - Specific Plan Amendment
 - MAJOR SUBDIVISION (TM)
 - Expired TM Time Extension Replacement: Date of original submittal _____
 - MINOR SUBDIVISION (TPM)
 - Expired TPM Time Extension Replacement: Date of original submittal _____
 - Other: Grading Plan
- Major Use Permit (MUP)
 - Major Use Permit Modification
 - Administrative Permit
 - Specific Plan
 - Minor Use Permit (ZAP)
 - Minor Use Permit Modification

I. GENERAL INFORMATION

A. NAME OF OWNER/APPLICANT Paradigm Development L.P. / Michael Toomey, Pres.

Address 10094 Los Midos Ln

City Escondido State CA Zip 92026

Telephone number (760) 751-3326

| | | |
|---------------------|-----------------------------|------------------|
| FOR COUNTY USE ONLY | | WE |
| APNs | | |
| Thomas Bros. Page | Community/General Plan Area | |
| Plan Designation | Zoning | |
| Regional Planner | Assigned Planner | Assigned Analyst |

DPI T# 167 (03/02)

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CA 92123-1666 • (858) 565-5981 • (888) 267-8770

SDC DPLU RCVD 7-29-02

L14311

B. PROJECT LOCATION

1. Project location is (N) (S) E W side of Los Nidos Ln between Mt Meadow
and the end of Los Nidos Ln ~~Street~~. Address (if any) _____

2. Lot No. _____ Block No. _____ Subdivision Name _____ Map No. _____

Brief legal description:

Parcel A of B/c 96-0095 & Parcel D of B/c 01-0246

3. Complete Assessor's Parcel Number: Book 185 Page 090 Parcel(s) 69
185 090 76

C. PROJECT APPROVALS

1. Indicate all discretionary permits, approvals or findings required from the County of San Diego to complete the project. Indicate the respective case numbers and dates of any previous approvals.
Discretionary Action Project Case Number

None

2. Indicate other permits, approvals or findings required from regional, state and federal jurisdictions (e.g., Regional Water Quality Control Board, Army Corps of Engineers, Air Pollution Control District, Coastal Commission, California Fish and Game, LAFCO). If previously granted, indicate date of approval.

3. Zone: Indicate existing zoning A-70/588 Proposed Zone A-70/588

4. General Plan Designation 21/18 Proposed General Plan Designation 21/18

II. PROJECT DESCRIPTION

A. DESCRIBE IN DETAIL THE MAIN FEATURES OF THE PROJECT. This description should adequately reflect the ultimate use of the site in terms of all construction and development, verified by submitted drawings/plans. If the project will be phased, the anticipated phasing schedule should be described.

Provide grading for 2 residential pads and access via a private easement road.

B. PROPOSED SITE UTILIZATION

1. Total area 5.2 acres. * *Res. pad area only*
2. Net acres (total area minus area of public street and dedication) 5.2 acres.
3. Number of buildings 2 Height _____ Stories 1
4. Number of attached residential units _____ Detached 2 - 1/Lot
5. Total floor area of: Commercial uses 0 Industrial uses 0
6. Number of off-street parking spaces N/A

C. TOPOGRAPHY AND GRADING – Attach copy of grading plan for AEIS.

1. Percent of site previously graded 100%* * *Grading for agricultural use.*

2. Slope Classification

County projects gradient

0 – 15%

16 – 25%

Over 25%

Existing topography

| <u>Pct 'A'</u> | <u>Pct 'D'</u> |
|----------------|----------------|
| <u>33</u> | <u>35 %</u> |
| <u>36</u> | <u>34 %</u> |
| <u>31</u> | <u>31 %</u> |

After grading

| <u>Pct 'A'</u> | <u>Pct 'D'</u> |
|----------------|----------------|
| <u>54</u> | <u>40 %</u> |
| <u>20</u> | <u>22 %</u> |
| <u>26</u> | <u>38 %</u> |

3. Area to be graded 3.07± acres. * *Includes roadway*
4. Volume of cutting _____ cubic yards, maximum cut slope ratio 2:1 & height 14'
5. Volume of ^{fill} ~~cutting~~ _____ cubic yards, maximum fill slope ratio 2:1 & height 14'
6. Volume of soil imported or exported (specify) _____
7. Retaining wall(s). Length N/A Face height _____ feet
8. Is the site upstream of a domestic water reservoir? No

- D. DESCRIBE ALL OFF-SITE IMPROVEMENTS NECESSARY TO IMPLEMENT THE PROJECT AND THEIR POINTS OF ACCESS OR CONNECTION TO THE PROJECT SITE. These improvements include: new streets, street widening, extension of gas, electric, sewer and water lines, cut and fill slopes and pedestrian and bicycle paths.

Water will be provide via a newly constructed waterline in an easement to the Valley Center Municipal Water District. Access will be provided by construction of a private road from Mountain Meadow Rd to Parcel 'D'.

III. ADDITIONAL INFORMATION

A. PROJECT RELATIONSHIP TO AREAS WITHIN 1/4 OF SUBJECT PROPERTY.

Give compass direction in blanks where applicable.

1. Private dwellings S Multiple dwellings _____ Commercial _____ Industrial _____
 Mobilehome park _____ Vacant NE
WS Agriculture NE
WS Indian Reservation _____ School _____

B. ENVIRONMENTAL SETTING

1. Does the project involve:
 A. the burning of wastes? No
 B. the siting of any schools? No
 C. storage, use or emission of hazardous wastes? No
 D. a highway or freeway project? No
2. Is the project within 2 miles of any airport? No
3. Is the project within an agricultural preserve? _____
4. Does the property have any open space easements? No
5. Describe the most recent use of the project site.
Orchards
6. Describe surrounding land uses and environmental setting (e.g., land uses, topography, vegetation, proximity to major infrastructure and geographical features?)
Area consists of abandoned orchards, Rolling hills.
Grass covered open areas

B. ENVIRONMENTAL SETTING (continued)

7. Describe the environmental conditions on-site (vegetation, amount of disturbance, grading, structures, drainage swales etc.).

Abandoned orchards. Access via narrow paved private road. Area is generally along the ridge line of the hills. Grasses in open spaces.

8. Will the project be within 500 feet of an existing or future major roadway or train track? No

A. If yes, identify. _____

B. Give any elevation differential. _____

C. If yes, describe any natural or man-made features which would shield the project site from noise.

N/A

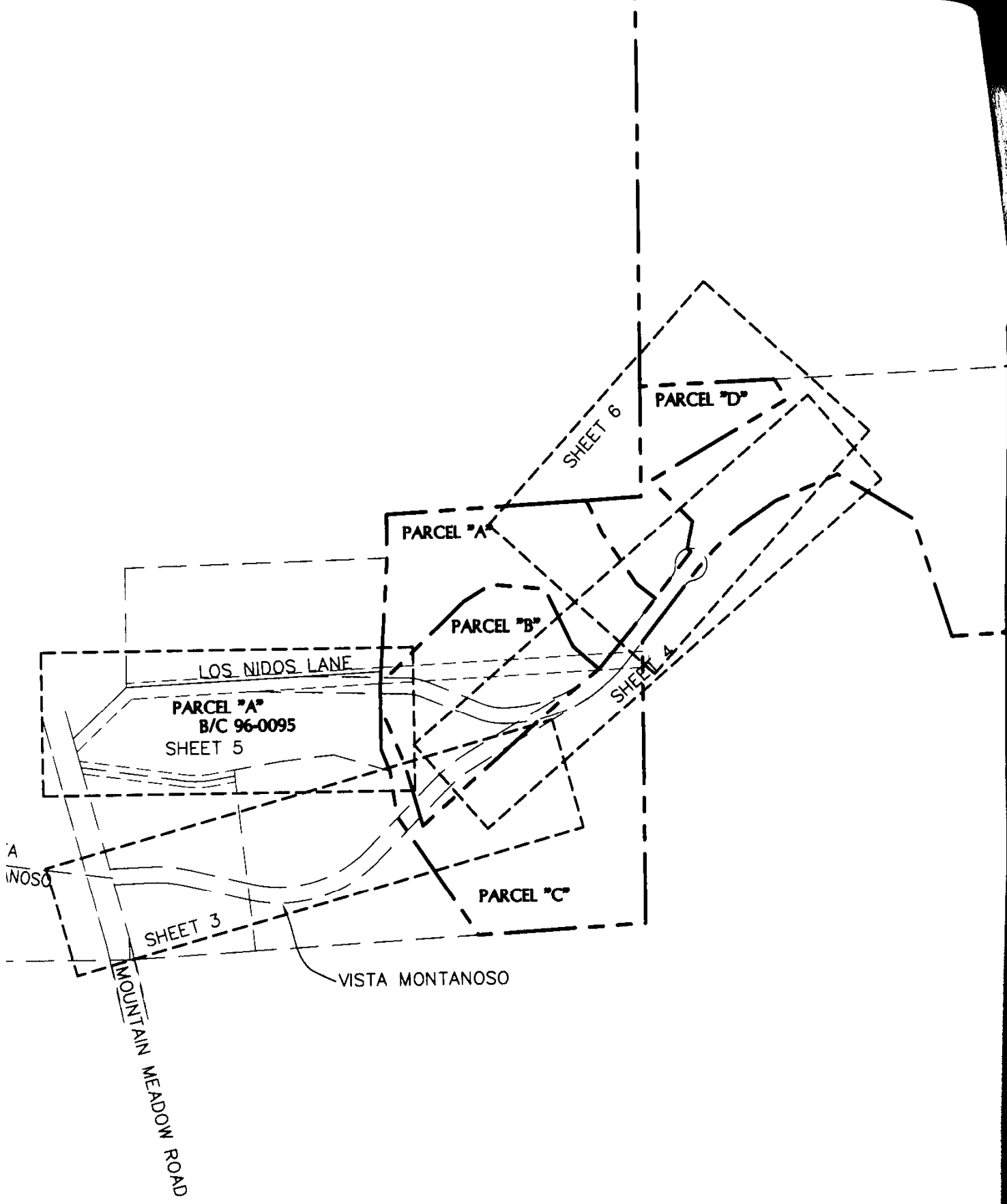
9. List any other potential noise sources which could affect the project (e.g., industrial projects nearby) and give the approximate distances. _____

10. Will the project be served by wells? No If no, what district will provide water? YCMWD

11. Will the project have on-site sewage disposal? Yes If no, what district will provide sewer service?

12. What fire protection agency will serve the project? Deer Springs Fire Protection Dist.

13. Must the project annex to any of these agencies? No If so, which one(s)? _____



A
NOSO

MOUNTAIN MEADOW ROAD

LOS NIDOS LANE

VISTA MONTANOSO

PARCEL "A"
B/C 96-0095
SHEET 5

PARCEL "B"

PARCEL "C"

PARCEL "D"

SHEET 6

SHEET 4

SHEET 3

PARCEL "A"