



COUNTY OF SAN DIEGO
DEPT. OF PLANNING & LAND USE
5201 RUFFIN ROAD, SUITE B
SAN DIEGO, CA 92123-1666
(858) 565-5921 • (888) 267-8770 • FAX (858) 495-5550

CP14750

DISCRETIONARY PROJECT APPLICATION

Case Numbers	DPLU	DPW	Health	Other
TPM 20699	\$1,500 F/D	\$1,200 F/D	F/D	F/D
	F/D	F/D	F/D	F/D
	F/D	F/D	F/D	F/D
ENV# 02-08-055				
WE# 1741	\$2,200 D	900		
WN# 6964	D			
DEPARTMENT USE ONLY				
TOTALS	\$3,500 + \$1,200	+	0	= \$4,700
	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 DIANA B. CHUBBIC Phone (760) 745-3755
497-8777 → Steve

Owner's E-mail Address _____

Address 907 NORTH AVENUE

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 JAY-EL ENGINEERING Phone (760) 741-6279

Address 504 STONE PLACE

City ESCONDIDO State CA Zip 92026

Point of Contact WILLIAM KLINGER Phone (760) 741-6569 ✓ 11.7.02

Project Name _____

Project Address 907 NORTH AVENUE

Assessor's Parcel No 137-360-68

I am able and intend to proceed with actual construction work and/or division of land in accordance with plans submitted herein within 6 months after approval. ATTACH A LETTER OF AUTHORIZATION FOR AGENT (IF APPLICABLE).

Diana B. Chubbic 9/16/02
Signature of owner or Authorized Agent Date

DIANA B. CHUBBIC
Print or type Signature's Name

SDC DPLU RCVD 10-29-02

TPM20699

DPLU #346 (07/02)

10-29-02 AM

FOR DEPARTMENT USE ONLY

General Plan Designation

Existing Proposed

1

Regional Category

CUA

For Administrative Permits and Use Permits
Describe use

4 lots

ZONE		
USE REGULATIONS		<u>RS1</u>
NEIGHBORHOOD REGULATIONS/Animal		<u>R</u>
DEVELOPMENT REGULATIONS	Density	<u>1</u>
	Lot Size	<u>1ac</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>FL</u>
SPECIAL AREA REGULATIONS		<u>-</u>

Thomas Bros. ^{2H}1109 Tax Rate Area 74169
Total Acres 4.28 No. of lots 174

Planning Group _____ Supervisor District 5

Community Plan North Metro

Related Cases? YES NO If yes, list case number(s) _____

Linked Cases? YES NO If yes, list case number(s) _____

Is the project in a Specific Plan? YES NO 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? YES NO

Is the project within 1 mile of a highway? YES NO

Is the project within 1 mile of a city? YES NO If yes, name City Escondido

Is the project within a city sphere of influence? YES NO 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? YES NO

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

Christine Clay ^{10/29/05}
Technician Initials Date

Technician's comments: _____

County of San Diego



Department of Planning and Land Use

NOTICE OF PROPOSED SUBDIVISION OR CERTIFICATE OF COMPLIANCE ACTIVITY

(Minor Subdivision / Certificate of Compliance)

A Tentative Parcel Map (TPM); _____ Revised TPM; _____ Expired TPM; _____ Certificate of Compliance; has been filed with the Department of Planning and Land Use for property located within 300 feet, or further, of property shown as being owned by you. The proposed project and/or its required improvements may be of interest to you. If you have any comments or recommendations that you wish the Director to consider as part of the review of the proposal, please submit them in writing within 25 days of the date filed as shown below. Primary consideration will be given to documented facts that support or conflict with the facts presented on or with the applicant's request.

NOTE: A public copy of this proposal is on file at 5201 Ruffin Road, Suite B, San Diego, California 92123. The project planner can give further information on this case. To find out the name and telephone number of the project planner, please contact Project Processing at (858) 694-3292.

If you would like to receive copies of the Preliminary and Final Notices of Decision, you must send two self-addressed business envelopes, a \$5.00 fee (non-refundable), and a written request for the Notices. Once notified, you may discuss the Notices with the proper planner at the above address. You may also request a review of the preliminary decision. If such a request is filed in writing within seven days of the date of the preliminary decision, a meeting with the project planner, applicant and interested agencies will be held to discuss the project. Instructions for filing such a request and the name and telephone number of the project planner will be included with the Notice. This Notice should be discussed with the project planner prior to submission of a request for a review.

CASE NUMBER: TPM 200699

DATE REQUEST FILED 10/29/02

ASSESSOR PARCEL NUMBER 187-360-68

NAME OF OWNER DIANA B. CHUBBIC

SITE ADDRESS 907 NORTH AVENUE

NAME OF ENGINEER SEYTEL ENGINEERING

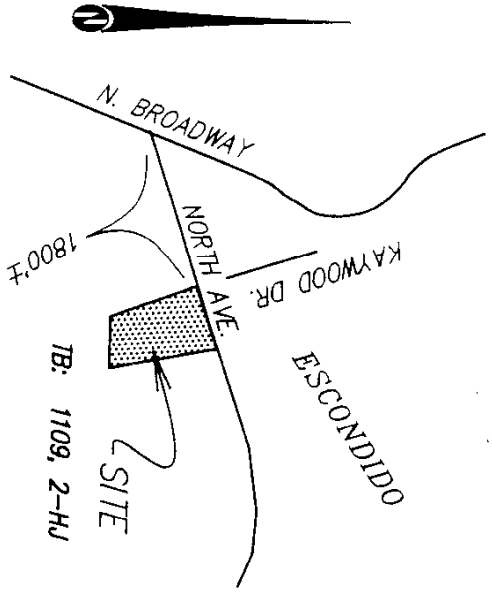
LAND USE DESIGNATION RES 1 DENSITY 1 ACRES

NO. OF LOTS 4 MINIMUM LOT SIZE 1 ACRES

ACCESS BY: Public Road Private Road Easement _____

Note: The case number MUST be included in all correspondence related to this notice.

VICINITY MAP NOT TO SCALE



MAP

SHEET 1 OF 1 SHEETS

LAND DIVISION STATEMENT

Owner's Certificate

certify that I am the record owner, as shown on the latest equalized County assessment, of the property shown on the Tentative Parcel Map. All of my contiguous ownership within and beyond the boundaries of the Tentative Parcel Map are the basis of creation of the lots in my ownership (e.g., Parcel Map, Final Map, Certificate of Compliance, Recorded Map No. 2/1/72) is indicated on the Tentative Parcel Map. I understand that property is considered as contiguous even if separated by roads, streets, utility easements or railroad right-of-way. "Freeway" as defined in Section 23.5 of the California Highway Code, shall not be considered as roads or streets.

certify that I will not, by this application, create or cause to be created, or will not have participated in the creation of more than four parcels on contiguous property unless such contiguous parcels were created by major subdivision. For the purpose of this certification, the term "participated" means having cooperated with or acted in a planning, coordinating or making capacity in any formal or informal association or partnership for the purpose of dividing real property.

under penalty of perjury that the foregoing is true and correct.
this 23rd day of October '02, at Escondido, California.

Diana B. Chubbic
Diana B. Chubbic (760) 745-8755
907 North Ave.
Escondido, CA 92026

Complete Tax Assessor's number is 187-360-68, Code Area is 74169
Revised Legal description of the land shown on the Tentative Parcel Map: A portion of Lot 1 and Lot 2 of Section 34, T11S, R2W, SBM. ~ SEE BOUNDARY ADJUSTMENT PLAT NO. B82-164, Parcel "B"
General Plan Regional Category: CUDA
Community/Subregional Plan Area: North County Metro
Land Use Designation: RES 1
Associated Permits: None
Location and status of existing legal access to subject property from a publicly maintained road (recorded or unrecorded easement-identify and specify width): frontage on North Avenue
Municipal water source/Water District: Valley Center Municipal Water District
Sewer/District: Septic
Fire District: Deer Springs Fire Protection District
School Districts: Escondido Union Elementary and High School Districts
Existing Zoning:

	USE REGULATIONS	RS1
	ANIMAL REGULATIONS	Q
DEVELOPMENT REGULATIONS	Density	1
	Lot size	1ac.
	Building type	C
	Max. floor area	-
	Floor area ratio	-
	Height	G
	Lot Coverage	-
	Setback	H
	Open space	-
	SPECIAL AREA REGS.	--

Proposed Land Use: Residential
Source of Topography: San-Lo Aerial Surveys, JN 11600, flown 5-10-2002, ground control by SE&S
Grading: Cut 1225 C.Y. Fill 1225 C.Y.
Note: Grading shown is conceptual only. Individual lot grading will be addressed at the time of building permits.)
All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this subdivision.
If existing structures are to remain, except for the well on Parcel 1 which will be destroyed under permit, it must be done only just prior to installation of the septic system on Parcel 1.

Associated Permits: None
 Location and status of existing legal access to subject property from a publicly maintained road (e.g., recorded or unrecorded easement—identify and specify width): frontage on North Avenue
 Domestic water source/Water District: Valley Center Municipal Water District
 Sewer District: Septic
 Fire District: Deer Springs Fire Protection District
 School Districts: Escondido Union Elementary and High School Districts
 Existing Zoning:

USE REGULATIONS		RS1
ANIMAL REGULATIONS		Q
DEVELOPMENT REGULATIONS	Density	1
	Lot size	1 ac.
	Building type	C
	Max. floor area	-
	Floor area ratio	-
	Height	G
	Lot Coverage	-
	Setback	H
Open space	-	
SPECIAL AREA REGS.		-

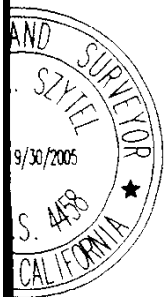
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 All existing structures are to remain, except for the well on Parcel 1 which will be destroyed under permit only just prior to installation of the septic system on Parcel 1.
 A waiver of Sec. 81.702 of the Subdivision Ordinance is hereby requested for the length of the panhandle on Parcel 4. The immediately adjacent APN 187-360-75 enjoys the same length ratio.

GRADE SLOPES (Please refer to the slope map)

Contour Length (L)	Contour Interval (C)	Area (A)	Average Slope (LxC)/(Ax43,560)
960'	5 feet	1.12 ac.	9.83%
1,000'	5 feet	1.11 ac.	10.38%
1,280'	5 feet	1.33 ac.	11.01%
860'	5 feet	1.08 ac.	9.13%
		4.64 ac.	

PERCENTAGE FORMULA (Please refer to the slope map)

%	15-25%	25-50%	> 50%	
ac.	0.65 ac.	0.06 ac.	0	3.93 ac. x 1.00 = 3.93 lots
				0.65 ac. x 0.50 = 0.325 lots
				0.06 ac. x 0.25 = 0.015 lots
				4.64 ac. 4.27 lots



PREPARED BY:

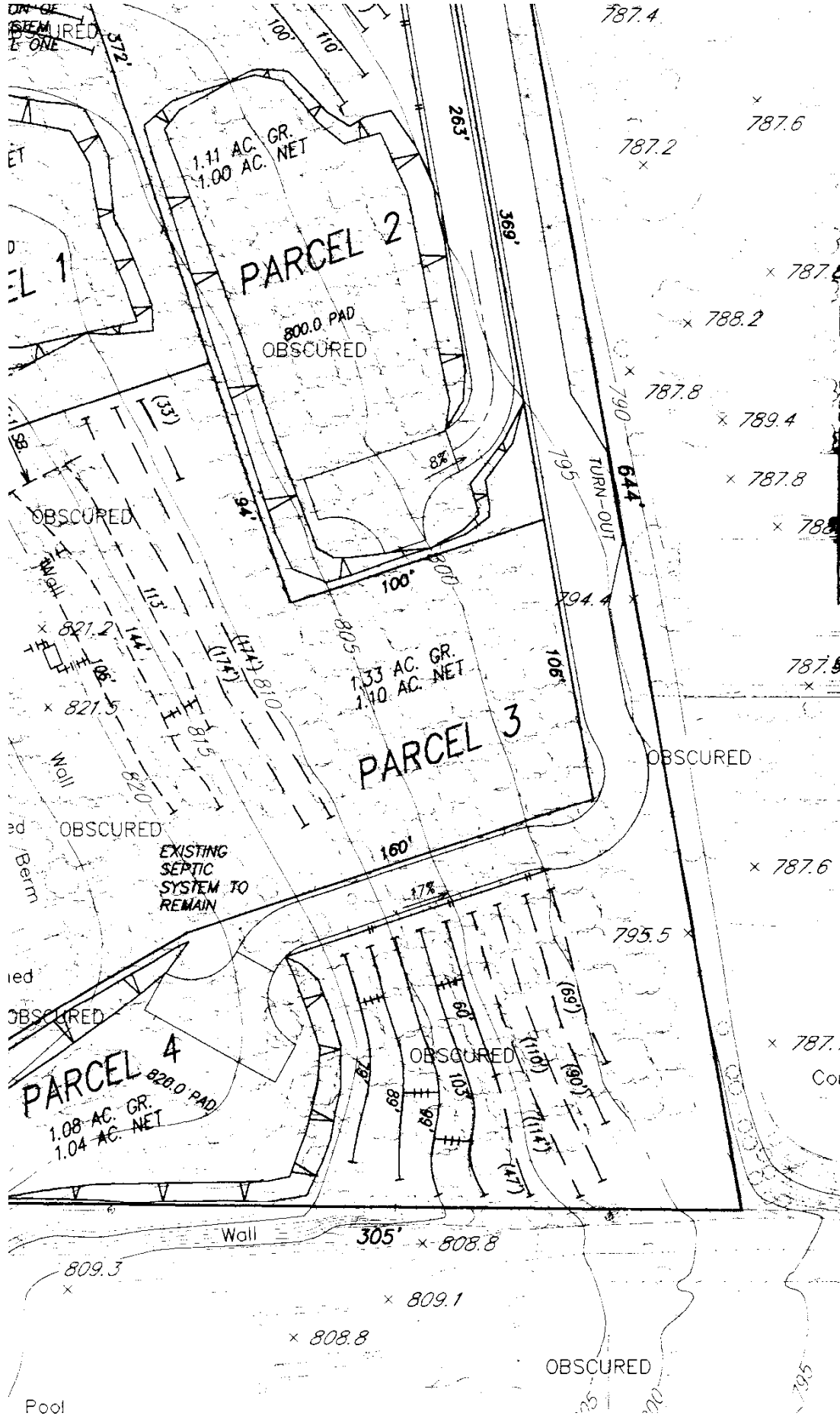


Szytel Engineering and Surveying, Inc.

304 State Place
 Escondido, California 92029
 (760) 741-6979
 Fax: (760) 741-3722

Project No. 1553

BY: *Gary M. Szytel* 10/23/02
 GARY M. SZYTEL LS 4458 RCE 24080



AND RECOMMENDATION IN THE NAME OF Dawn B. Chubb

LEACH LINE	TRENCH DEPTH	ROCK UNDER PIPE	Number of Bedrocks
460'	5'	3'	3 bed
450'	5'	3'	3 bed
430'	5'	3'	3 bed

ERBECK, DIRECTOR, DEPARTMENT OF ENVIRONMENTAL HEALTH
 DATE 9-30-08

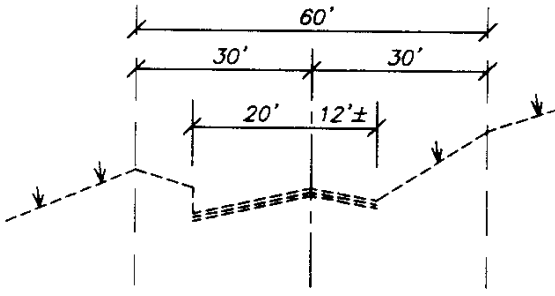
ALL PARCELS SHALL HAVE A LAYOUT OF THE SEWAGE DISPOSAL SYSTEM, PROPOSED STRUCTURES, CUTS AND FILLS APPROVED BY THE SAN DIEGO DEPARTMENT OF ENVIRONMENTAL HEALTH PRIOR TO THE APPROVAL OF THE BUILDING PERMIT AND/OR ISSUANCE OF A SEWER TANK PERMIT. AN ADDITIONAL EXPANSION AREA OF 100% OF THE INITIAL AREA SHALL BE PROVIDED BY SUBMITTING A PLAN FOR THE POTENTIAL EXPANSION IN THE EVENT OF GROWTH.

- 0. AS
- 7. Lo
- (i.e
- 8. Do
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- 12. Ex
- 13. F
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- F
- AVERA
- Parcel
- 1
- 2
- 3
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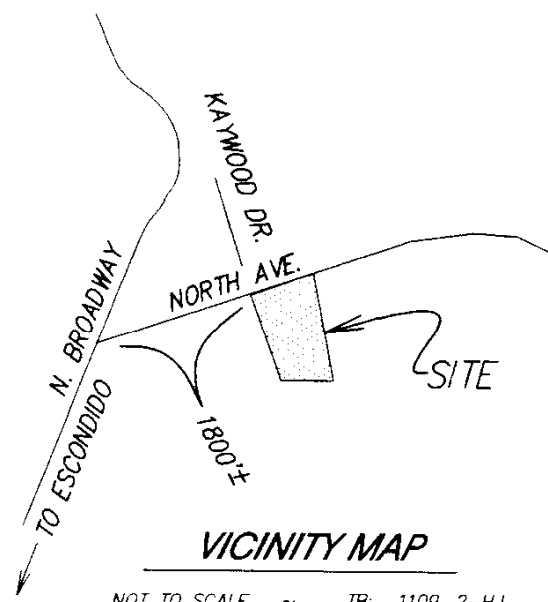


SCALE: 1" = 50'



NORTH AVENUE

NOT TO SCALE



VICINITY MAP

NOT TO SCALE ~ TB: 1109, 2-HJ

