



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

11/1/02 11:11 AM  
SDC DPLU RCVD 11-1-02  
P02-022  
11/1/02 11:11 AM  
SDC DPLU RCVD 11-1-02  
P02-022

**DISCRETIONARY PROJECT APPLICATION**

| Case Numbers         | DPLU                       | DPW           | Health            | Other       |
|----------------------|----------------------------|---------------|-------------------|-------------|
|                      | 1790 F/D                   | 1200 F/D      | 700 F/D           | F/D         |
| <b>P02-022</b>       | F/D                        | F/D           | F/D               | F/D         |
|                      | F/D                        | F/D           | F/D               | F/D         |
| ENV# <u>22-08057</u> |                            |               |                   |             |
| WE# <u>1741</u>      | 3300 D                     | CP 86 88      |                   |             |
| WN# <u>6909</u>      | 1790 D                     |               |                   |             |
|                      | <b>DEPARTMENT USE ONLY</b> |               |                   |             |
| <b>TOTALS</b>        | <u>5090</u> +              | <u>1200</u> + | <u>700</u> =      | <u>6990</u> |
|                      | 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 **Craig Grimm** Phone ( **760-731-2900** ) \_\_\_\_\_

Owner's E-mail Address \_\_\_\_\_

Address **2815 via Posada (POSADA)** \_\_\_\_\_

City **La Jolla CA 92037** State \_\_\_\_\_ Zip \_\_\_\_\_

Applicant Name **Karen Kukkonen** Phone ( ) **708-808-4779**  
(If different from owner and/or party financially responsible for project on DPLU#126.)

Address **2081 E Sunset Rd. Las Vegas NV 89119** \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Planner Name **TRS Consultants** Phone ( ) **858-496-2525**

Address **7867 Convoy Ct. #312** \_\_\_\_\_

City **San Diego CA 92111** State \_\_\_\_\_ Zip \_\_\_\_\_

Point of Contact **Thure Stedt** Phone ( ) **858-496-2525**

Project Name **Fountains Plus**

Project Address **26746 Mountain Meadow Rd Escondido CA 92026**

Assessor's Parcel No **186-093-19, 23**

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).**

Craig Grimm  
Signature of owner or Authorized Agent  
**Craig Grimm**

11/29/02  
Date

\_\_\_\_\_  
Print or type Signature's Name

**SDC DPLU RCVD 11-1-02**

**P02-022**

DPLU #346 (07/02)

11-1-02 PM

**FOR DEPARTMENT USE ONLY**

Existing Proposed

General Plan Designation \_\_\_\_\_

Regional Category \_\_\_\_\_

13  
CUDA

For Administrative Permits and Use Permits

Describe use \_\_\_\_\_

\_\_\_\_\_  
L15  
\_\_\_\_\_  
\_\_\_\_\_

| ZONE                            |                    |            |  |
|---------------------------------|--------------------|------------|--|
| USE REGULATIONS                 |                    | <u>C36</u> |  |
| NEIGHBORHOOD REGULATIONS/Animal |                    | <u>9</u>   |  |
| DEVELOPMENT REGULATIONS         | Density            | <u>-</u>   |  |
|                                 | Lot Size           | <u>-</u>   |  |
|                                 | Building Type      | <u>U</u>   |  |
|                                 | Maximum Floor Area | <u>-</u>   |  |
|                                 | Floor Area Ratio   | <u>-</u>   |  |
|                                 | Height             | <u>9</u>   |  |
|                                 | Lot Coverage       | <u>-</u>   |  |
|                                 | Setback            | <u>0</u>   |  |
| Open Space                      | <u>-</u>           |            |  |
| SPECIAL AREA REGULATIONS        |                    | <u>B</u>   |  |

60  
Thomas Bros 1089 Tax Rate Area 74090

Total Acres 1+ No. of lots 2

Planning Group Hedden Meadows Supervisor District 03

Community Plan No @ Malibu

Related Cases?  YES  NO If yes, list case number(s) 500-065 0008-042

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 15

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

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

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

DM 11-1-2  
Technician Initials Date

Technician's comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### **346S Supplemental Application**

Application is made by Karen Kukkonen for a major use permit to allow outdoor storage, display and sales of decorative landscape materials in the C-36 zone.

The subject property is located at 27646 Mountain Meadow Road and is bordered on three sides by roads. I-15 forms the westerly and northerly boundary while Centre City Parkway is the easterly boundary.

This application proposes no construction or change in the operation of the existing business.

The site contains a 1900 square foot building which is used for sales, office space and storage, a 60 ± square foot shed used for storage and two signs. Ten parking spaces are provided. The west and north boundaries of the site are fenced with a 6' high chain link fence. A portion of the easterly frontage on Centre City Parkway is fenced with a decorative wrought iron fence. Electric gates are installed at each of the driveway entrances.

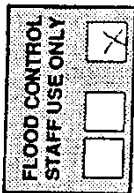
Outdoor sales and display areas occupy the bulk of the site, except for the driveway, building and parking areas. Outdoor sales/display/storage area totals approximately 1.25 acres.

Within the outdoor sales/display areas there are no permanent fixtures, all of the display materials are portable.

# PRELIMINARY FLOODPLAIN EVALUATION

## RESOURCE PROTECTION STUDY

Project Name Fountains Plus DPW Deposit No. \_\_\_\_\_  
 Applicant Name Karen Kukkonen Phone No. c/o 858-496-2525  
 Applicant Address 2081 East Sunset Rd Las Vegas NV 89119  
 Project Address 26746 Mountain Meadow Rd Assessor's Parcel No. 186-093-19 23  
 Thomas Bros. Coordinates 1089 D6 CA Coordinates \_\_\_\_\_



*U 10/21/02*  
 Project is **NOT** located within the 100 year floodplain, as defined in the Resource Protection Ordinance. (This does not imply any guarantee by the County that this project is free from flood or drainage hazards).  
 Project **IS** located within the 100 year floodplain.  
 Stream/River name \_\_\_\_\_ Sheet No. \_\_\_\_\_  
 \$200.00 Preapplication Fee paid.

### INSTRUCTIONS

The purpose of this evaluation is to determine whether the project site is located within the 100 year floodplain and therefore subject to the Resource Protection Ordinance requirements as they relate to floodplains. This form must be completed and submitted as part of a Resource Protection Study application.

1. Provide an accurate location map ( Thomas Brothers ) with the boundaries of your project to the Flood Control Counter, and a copy of the Tax Assessor's Map for your parcel.

If all or part of your proposed project is located in a floodplain on a County Floodplain Map, then the project must also be plotted on the County Floodplain Map ( available at the Department of Public Works Mapping Counter).

2. Bring this form and your map to the Flood Control Section . The counter staff will indicate whether your proposed project is in or out of a floodplain by initialing the appropriate boxes above.
3. If your proposed project is located in the floodplain, then further evaluation will be necessary and will require the following:
  - Submit a \$200.00 fee to the Flood Control Counter.
  - Provide a floodplain map with an accurate plotting of the proposed project and submit one copy of project map, indicating type of discretionary permit, to the Flood Control Counter.
  - Submit this form, appropriately marked, as part of your Resource Protection Study application to the Department of Planning and Land Use.
4. A preliminary check of your map will be made within 7 days. At the time the evaluation will be either completed and returned to the Project Planner, or you will receive Notice that further information and a fee may be requested.

**FOR ADDITIONAL GENERAL INFORMATION CALL 565-5981**  
**FOR TECHNICAL INFORMATION CALL DPW FLOOD CONTROL AT 694-3276 OR 694-3269**



# ENVIRONMENTAL INITIAL STUDY (AEIS) APPLICATION

SUBMIT THREE COPIES TO THE DEPARTMENT OF PLANNING AND LAND USE

THIS FORM IS BEING COMPLETED BY:

Eric Kallen

Name (Please print)

Signature

10-25-02

Agency (If Applicable)

Title

Date

7867 Convoy Ct #312

Address

San Diego CA 92111

City

State

Zip

Telephone number

( ) 858-496-2525

CONTACT PERSON Thure Stedt

PHONE 858-496-2525

**PROJECT TYPE - Check all appropriate classifications.**

General Plan Amendment  Major Use Permit (MUP)  Major Use Permit Modification   
 Road Matters: Opening  Vacation  Administrative Permit   
 Zone Reclassification (Rezone) from \_\_\_ Zone to \_\_\_ Zone  Specific Plan   
 Specific Plan Amendment  Minor Use Permit (ZAP)  Minor Use Permit Modification   
 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 \_\_\_\_\_

## I. GENERAL INFORMATION

A. NAME OF OWNER/APPLICANT Craig Grimm et al/Karen Kukkonen

Address 2081 E Sunset Rd

City Las Vegas NV 89119

State

Zip

Telephone number ( ) 708-808-4779

**FOR COUNTY USE ONLY**

APNs \_\_\_\_\_ WE \_\_\_\_\_

Thomas Bros. page \_\_\_\_\_ : \_\_\_\_\_ Community/General Plan Area \_\_\_\_\_

Plan Designation \_\_\_\_\_ Zoning \_\_\_\_\_

Regional Planner \_\_\_\_\_ Assigned Planner \_\_\_\_\_ Assigned Analyst \_\_\_\_\_

SBC DPLD RCVB 11-1-02

# P02-022

**B. PROJECT LOCATION**

1. Project location is N (S) E W side of Mountian Meadow Rd between I-15 and Centre City Parkway Street. Address (if any) 26746 Mountian Meadow Rd
2. Lot No. \_\_\_\_\_ Block No. \_\_\_\_\_ Subdivision Name \_\_\_\_\_ Map No. \_\_\_\_\_

Brief legal description:

Portion Section 19, T 11S R2W SBBM

3. Complete Assessor's Parcel Number: Book 186 Page 093 Parcel(s) 23, 19

**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.
- | <u>Discretionary Action</u> | <u>Project Case Number</u> |
|-----------------------------|----------------------------|
|-----------------------------|----------------------------|

Major Use Permit

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 C-36 Proposed Zone C-36

4. General Plan Designation #13 Proposed General Plan Designation #13

**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.

Major Use Permit to allow outdoor display, sales and storage in the C-36 Zone.

The property is used for the sales of garden supplies and landscape items, particularly fountains and similar items. These items are displayed outdoors.

Portable screens, planters and small covers are used on the site to display items and provide shaded areas.

**B. PROPOSED SITE UTILIZATION**

1. Total area 1.5 acres.
2. Net acres (total area minus area of public street and dedication) 1.5 acres.
3. Number of buildings 2 Height 14' Stories 1
4. Number of attached residential units none Detached none
5. Total floor area of: Commercial uses see project description Industrial uses none
6. Number of off-street parking spaces 10

**C. TOPOGRAPHY AND GRADING - Attach copy of grading plan for AEIS. SEE SLOPE ANALYSIS**

1. Percent of site previously graded unknown

|                                 |                            |                      |
|---------------------------------|----------------------------|----------------------|
|                                 | NO GRADING PROPOSED        |                      |
| 2. Slope Classification         | <u>Existing topography</u> | <u>After grading</u> |
| <u>County projects gradient</u> |                            |                      |
| 0 - 15%                         | <u>100</u> %               | <u>        </u> %    |
| 16 - 25%                        | <u>        </u> %          | <u>        </u> %    |
| Over 25%                        | <u>        </u> %          | <u>        </u> %    |

3. Area to be graded none acres.
4. Volume of cutting none cubic yards, maximum cut slope ratio          & height
5. Volume of fill none cubic yards, maximum fill slope ratio          & height
6. Volume of soil imported or exported (specify) none
7. Retaining wall(s). Length none 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.

NONE

**III. ADDITIONAL INFORMATION**

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

Give compass direction in blanks where applicable.

1. Private dwellings ALL Multiple dwellings \_\_\_\_\_ Commercial WS Industrial \_\_\_\_\_  
Mobilehome park W Vacant ALL Agriculture SW 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? NO
4. Does the property have any open space easements? NO
5. Describe the most recent use of the project site.  
"FOUNTAINS PLUS" RETAIL SALES OF GARDEN ITEMS AND FOUNTIANS
6. Describe surrounding land uses and environmental setting (e.g., land uses, topography, vegetation, proximity to major infrastructure and geographical features).

The vicinity is dominated by I-15 which runs along the property's west boundary, Mountain Meadow Road is the property's northerly boundary, Centre City Parkway is the property's easterly boundary. The land uses in the vicinity are commercial nurserys to the south. A driving range also to the south. Convenience commercial to the west. Scattered aagriculture in all directions.

The Champagne Village Mobile Home park, the Welk Development and the Champagne Gardens specific plan area are about one mile to the north. To the west across I-15 are a small co-op mobile home park, commercial nursery operations, avocado groves, the Golden Door resort ( along Deer Springs Road) and the old Deer Springs fire department facility.

Residenital use is scattered to the west and east. To the north are the Mountian Meadow developments and Champagne Gardens. To the south are rural residential developments and the community of Jesmond Dene.

**B. ENVIRONMENTAL SETTING (continued)**

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

Site is entirely disturbed due to long time use. The site has one main structure of about 1900 square feet which is used for sales, office and storage. Another small shed of about 60 square feet exists. Portable display materials and sun shades are used throughout the site.

There is no apparent drainage swales on the site.

9. Will the project be within 500 feet of an existing or future major roadway or train track?

- A. If yes, identify. I-15
- B. Give any elevation differential. 5'
- C. If yes, describe any natural or man-made features which would shield the project site from noise.

none proposed

10. List any other potential noise sources which could affect the project (e.g., industrial projects nearby) and give the approximate distances. none

11. Will the project be served by wells? no If no, what district will provide water? Valley Center

12. Will the project have on site sewage disposal? yes If no, what district will provide sewer service?

13. What fire protection agency will serve the project? Deer Springs

14. Must the project annex to any of these agencies? no If so, which one(s)? \_\_\_\_\_

**IV. FOR COMMERCIAL & INDUSTRIAL PROJECTS ONLY (Includes Day Care Centers and Cottage Industries)**

**A. PROJECT OPERATIONS**

1. Number of average daily automobile trips generated by the project 30-50
2. Facility to be open Tuesdays to Sundays 9 am to 6 pm. Closed on Mondays.
3. Total number of employees 3 Each shift VARIES
4. Number of clients, customers or users EACH weekday 30-50
5. Radius of the service area 15 miles.  
see project description
6. Total floor area \_\_\_\_\_ square feet. Types of uses \_\_\_\_\_
7. Number of off site parking spaces provided 10

**B. INDUSTRIAL WASTE**

1. Will industrial waste be discharged? No If yes, attach a discussion of the provisions for disposal.
2. Will the project result in the use or discharge of hazardous materials including hazardous air emissions (e.g., chemicals, dust, smoke, etc.)? \_\_\_\_\_
3. If yes, attach a discussion of the pollutants mandated for control and any special permits required. Also answer "a" and "b" below.
  - a. What type of material(s)? No
  - b. How often? \_\_\_\_\_

**C. MISCELLANEOUS**

1. Could the project result in the emission of any substances or energy such as odor, vibration, glare, or electrical disturbance? No
2. Will the project generate noise which could be heard outside the project? No
3. If the project involves the storage of dangerous materials (e.g., liquefied petroleum) what safety measures have been taken? No

**SUBMIT THIS COMPLETED APPLICATION TO THE  
DEPARTMENT OF PLANNING AND LAND USE ZONING COUNTER.**