



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

**DISCRETIONARY PROJECT APPLICATION**

Case Numbers	DPLU	DPW	Health	Other
PAA 03-004	2020 F/D	F/D	F/D	F/D
	F/D	F/D	F/D	F/D
	F/D	F/D	F/D	F/D
ENV#				
WE#	D			
WN# 7116	2020 D			
<b>DEPARTMENT USE ONLY</b>				
<b>TOTALS</b>	\$2020 +	+ _____	=	\$2020
	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 33-0621162

Owner Name Paradigm Development Phone (760) 751-3326

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

Address 10094 Los Nidos Lane

City Escondido, State CA Zip 92026

Applicant Name Paradigm Development Phone (760) 751-3326  
(If different from owner and/or party financially responsible for project on DPLU#126.)

Address 10094 Los Nidos Lane

City Escondido State CA Zip 92026

Engineer Name James Chagala Phone (760) 751-2691

Address 10324 Meadow Glen Way East

City Escondido State CA Zip 92026

Point of Contact Same as above Phone ( ) \_\_\_\_\_

Project Name Paradigm GPA

Project Address Los Nidos Lane and Mountain Meadow Road

Assessor's Parcel No See Attached list. 185-102-01,02,07,06  
85-090-13,15,17,53,63,67,74,75,76,77,68  
186-322-31

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).**

James Chagala  
Signature of owner or Authorized Agent

4/16/03  
Date **SDC DPLU RCVD 04-16-03**

James Chagala  
Print or type Signature's Name

**PAA03-004**

DPLU #346 (07/02) 3:40-03 PM

**FOR DEPARTMENT USE ONLY**

Existing      Proposed  
 General Plan Designation      21      18  
 Regional Category      EM

For Administrative Permits and Use Permits  
 Describe use  
GP 21 + 18 →  
2 + 18

		ZONE	
USE REGULATIONS		<u>S60</u>	<u>A70</u>
NEIGHBORHOOD REGULATIONS/Animal		<u>L</u>	<u>L</u>
DEVELOPMENT REGULATIONS	Density	<u>31</u>	<u>125</u>
	Lot Size	<u>EA</u>	<u>8AC</u>
	Building Type	<u>C</u>	<u>C</u>
	Maximum Floor Area	<u>-</u>	<u>-</u>
	Floor Area Ratio	<u>-</u>	<u>-</u>
	Height	<u>G</u>	<u>G</u>
	Lot Coverage	<u>-</u>	<u>-</u>
	Setback	<u>V</u>	<u>C</u>
Open Space		<u>-</u>	<u>-</u>
SPECIAL AREA REGULATIONS			

Thomas Bros. 1089 Tax Rate Area 99105  
 Total Acres \_\_\_\_\_ No. of lots 16

Planning Group Hidden Meadows Supervisor District 5

Community Plan NC 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 \_\_\_\_\_

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** DA 9-16  
Technician Initials      Date

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



# PLAN AMENDMENT AUTHORIZATION (PAA) APPLICATION

## GENERAL INSTRUCTIONS

Submit five (5) sets of the following documents to the Zoning Counter with a check for applicable fees made payable to the County of San Diego:

- DPLU #126 Acknowledgment of Filing Fees and Deposits
- DPLU #271 Plan Amendment Application
- DPLU #305 Ownership Disclosure
- DPLU #346 Discretionary Permit Application

*\*A pre-application conference with a Planner is strongly recommended prior to submittal to discuss your project and the PAA/GPA process.*

PROJECT NAME Paradigm GPA

Address/Location Los Nidos Lane and Mountain Meadow Road

APPLICANT Paradigm Development L.P.

Address 10094 Los Nidos Lane

Escondido, CA 92026

Telephone (760) 751-3326

OWNER (if different from applicant) \_\_\_\_\_

Address \_\_\_\_\_

Telephone ( ) \_\_\_\_\_

<b>FOR DEPARTMENT USE ONLY</b>	
PAA # _____	Did applicant attend a Pre-Application Conference? Yes <input type="checkbox"/> No <input type="checkbox"/>
Submittal date _____	If yes, with whom? Zoning and General Plan Information checked by _____
Decision date _____ <small>(45 calendar days after submittal)</small>	

DPLU#271 (10/01)

**LIST THE ASSESSOR'S PARCEL NUMBERS FOR ALL PROPERTY INCLUDED IN THIS APPLICATION.**  
 An incomplete listing may invalidate General Plan Amendment Authorization.

185-102-06, 185-102-07, 185-102-02, 185-102-01 185-101-17,  
185-090-13, 185-090-76, 185-090-63, 185-090-15, 185-090-74  
185-090-75, 185-090-77, 185-090-67, 185-090-68, 185-090-53  
186-322-31

Total Acreage: 345 Tax Rate Area: See Attached Sheet

Thomas Bros. Page & Coordinate: 1089 F2 Supervisor's District: Fifth

Community or Subregional Plan: North Couty Metropolitan--Hidden Meadows

**ZONING RECLASSIFICATION INFORMATION:** Complete the zoning boxes below. Information for completing this form is available from the Zoning Information Counter, Department of Planning and Land Use, 565-5981. Please duplicate this form if you need to fill out more than one zoning reclassification item.

**EXISTING**

General Plan Regional Category:

21 SPA (.31), (18) Multiple Rural  
 Community/Subregional Plan Designation:

**PROPOSED**

General Plan Regional Category:

Use (2), (18)  
 Community/Subregional Plan Designation:

**Existing Zoning See Attached Sheet**

USE REGULATIONS		
ANIMAL REGULATIONS		
Density		
Lot Size		
Building Type		
Maximum Floor Area		
Floor Area Ratio		
Height		
Lot Coverage		
Setback		
Open Space		
SPECIAL AREA REGULATIONS		

**Proposed Zoning See Attached Sheet**

USE REGULATIONS		
ANIMAL REGULATIONS		
Density		
Lot Size		
Building Type		
Maximum Floor Area		
Floor Area Ratio		
Height		
Lot Coverage		
Setback		
Open Space		
SPECIAL AREA REGULATIONS		

**Give a brief description of the proposed plan amendment:**

Change the Existing (18) and (21) to (2) and (18). Also enlarge the  
Hidden Meadows Country Town and eliminate textual reference to the Meadow  
View Ranch Specific Plan found in Chapter 7 of the text of the North  
County Metropolitan Subregional Plan.

### SUPPLEMENTAL INFORMATION:

This is a request for authorization to amend the North County Subregional Plan and Text. The subject property is located in the Hidden Meadows segment of this subregional plan. This proposal is essentially the same as the change for this property currently recommended by staff for GP 2020.

This proposal would change the General Plan Designation of the subject property from (21) SPA .31 and (18) Multiple Rural Use to (2) Residential and (18) Multiple Rural Use. The total acreage considered is 345 acres of which 209 acres is presently SPA, and 137 acres is Multiple Rural Use (See Figure 1). It would also amend the area going to (2) Residential, and the intervening area between this property and the current Country Town. This amendment would be from the Estate Development Area (EDA) to the Country Town Regional Category.

All of the property presently has a Regional Category of EDA with the exception of approximately 40, acres which has a Regional Category of Environmentally Constrained. The proposal would result in roughly 291 acres being changed from EDA to Country Town, with 200 acres of that total being on the subject property (See Figure 2). Additionally, on the subject property, it would result in 200 acres having a designation of (2) Residential and 145 acres having a designation of Multiple Rural Use (See Figure 3). The lines for the (2) Residential follow the lines on the current GP for Semi Rural (SR-1), as shown on Figure 4 by the yellow fill.

In addition to the request for changes to the plan maps, there is also a request to delete Chapter 7 of the North County Metropolitan Subregional Plan that references the Meadow View Ranch Specific Plan.

## AUTHORIZATION CRITERIA

This is a proposal to amend the North County Subregional Plan and Text. The subject property is located in the Hidden Meadows segment of this subregional plan.

This proposal would change the General Plan Designation of the subject property from (21) SPA .31 and (18) Multiple Rural Use to (2) Residential and (18) Multiple Rural Use. The total acreage considered is 345 acres of which 209 acres is presently SPA and 137 acres is Multiple Rural Use (See Figure 1). It would also change the area going to (2) Residential and the area intervening between this property and the current Country Town from the Estate Development Area (EDA) to the Country Town Regional Category.

All of the property presently has a Regional Category of EDA with the exception of approximately 40 acres, which has a Regional Category of Environmentally Constrained. The proposal would result in roughly 291 acres being changed from EDA to Country Town, with 200 acres of that total being on the subject property (See Figure 2). Additionally, it would result in 200 acres having a designation of (2) Residential and 145 acres having a designation of Multiple Rural Use on the subject property (See Figure 3). The lines for the (2) Residential follow the lines on the current GP for Village Residential 1, as shown on Figure 4 by the yellow fill.

In addition to the request for changes to the plan maps, there is also a request to delete Chapter 7 of the North County Metropolitan Subregional Plan that references the Meadow View Ranch Specific Plan.

Responses to the 10 criteria outlined in Board of Supervisors Policy I-63 are as follows.

1. Applications located in an area where community/subregional plan has not had an update, or where such update occurred more than three years ago.

This criterion is met because the update of the Community Plan for the North County Metropolitan Subregional Plan occurred more than three years ago.

2. Applications where it is determined by the Director that amendments are appropriate due to omissions and inconsistencies between zoning and plan designation.

This criterion is not met because there are no inconsistencies between zoning and plan designation.

3. Applications which propose or will propose lower or moderate income housing.

This criterion is not met because the proposed project would result in densities which, while higher than present General Plan, would still not be conducive to low or moderate income housing.

4. Applications which are not within an area under active consideration for incorporation or annexation.

This criterion is met because this area is not one under active consideration for incorporation or annexation.

5. Applications which will have public services currently available to serve the increase in density or intensity of use.

This criterion is met in that water, sewers, fire, and public safety services will be available. The property is within the Valley Center Municipal Water District, the Deer Springs Fire Protection District and the jurisdiction of the County Sheriff. Although service availability letters are not required for a PAA, these entities have indicated that service will be available to serve this property at the requested density.

6. Applications, which exhibit a clear public benefit.

This criterion is met. The proposed project will potentially result in 110 dwelling units, thereby helping to alleviate San Diego County's current and projected housing shortage. Additionally, the General Plan Amendment being requested will result in a concentration of density in two locations and leaving the most environmentally sensitive areas at one dwelling unit per 20 acres, because of slope constraints. This would then result in the most sensitive areas having a very low development potential. Finally, the proposal would eliminate the current SPA Designation on most of this property, which would be consistent with one of the proposals within General Plan Amendment 2020.

7. Applications which will not adversely affect the environment.

This criterion is met. Most of the area proposed for development have been disturbed and are or have been in agriculture. The remaining area is in chaparral, which, while still considered sensitive, is not one of the more sensitive habitats. Most of the area of chaparral will be in areas of very low density, but areas that are disturbed will be mitigated for off site. Although not a part of this request, it is the intention that all development occurs out of the Moosa Canyon corridor.

8. Applications which will not have an adverse impact to the existing uses in the surrounding area or to the community character.

This criterion is met. This is an area of estate-sized lots and the proposed densities will be consistent with what has previously developed.

To the south and southwest there are a large number of parcels, which are in the 1-2 acre range. Additionally a little further to the south are the parcels of the Hidden Meadows Specific Plan, which are in the neighborhood of 10,000 square feet. More to the southeast there are properties ranging from 2 to 8 acres in size.

To the west there is a scattering of parcels 1-2 acres in size, with the predominant parcel range being 2-4 acres.

To the north there continues to be a scattering of parcel sizes, with the sizes increasing further to the north. Due north are parcels in excess of 20 acres, and this area would be bordering areas proposed for Multiple Rural Use.

To the east is primarily property in the Valley Center Community Planning Area. The parcel sizes range in this area from 4 to 20 acres. This area would also be bordering areas proposed for Multiple Rural Use.

9. Applications, which will not result in premature development in the area.

This criterion is met. The area where most of the density will occur is a natural progression of development from the south, coming from the urban densities of the Hidden Meadows Specific Plan Area to the cluster of 1-2 acre parcels to the north of the Specific Plan. This would be similar to what would be permitted under the proposed plan change.

10. Applications which are consistent with the Regional Land Use Element and General Plan Policies and Goals and Policies of the affected Community Plan.

This criterion is met. The (2) Residential Plan Designation is consistent with the Country Town Regional Category. A part of this request is to change appropriate parts of the subject and surrounding property to the Country Town Category. The current Country Town Category is adjacent to a part of the property boundary on the west, and also lies within 400 to 1200 feet to the south.

Land Use Element:

Land Use Goal 1.5 States that:

... The Element provides for containment but at the same time allows for low-density urban development within the town itself. ...

-- Uses and densities will be those permitted by the applicable community or subregional plan map...

-- Expansion of CT boundaries will be discouraged but will be permitted to meet emergency health and safety needs of contiguous subdivided land.

*The project would result in low-density urban development within the town itself and, with this General Plan Amendment, uses and densities will be those permitted on the North County Metropolitan Subregional Plan.*

*While this would be an expansion of the CT boundaries, and this is discouraged, the term discouraged is usually taken to mean generally it should not be done, but there may be instances where such expansion can be done and be consistent with this Element. In this instance, the nearness of the existing country town boundary, the availability of sewer service, the similarity of slope and vegetation to the existing Country Town, and the support of the community for this density being requested would render this request one of the exceptions provided for by use of the term "discourage".*

The Residential 2 Plan Designation description states that:

This designation provides for low-density residential and minor agricultural uses. Maximum density for this designation is one dwelling unit per gross acre.

*The current proposal would be low-density residential development and would have a density less than 1 dwelling unit per acre.*

### North County Metropolitan Subregional Plan

#### GOALS

1. ACCOMMODATE URBAN DEVELOPMENT IN APPROPRIATE AREAS.

ACCOMMODATE A POPULATION OF 430,000 PERSONS IN THE SUBREGION (INCLUDES CITIES) BY 1995. IF ESSENTIAL SERVICES SUCH AS WATER, SEWER, FIRE PROTECTION AND SCHOOLS CAN BE MADE AVAIABLE.

*Although service availability letters have not been obtained, this proposal will be served by all of the above facilities including sewers. Thus it is one of the areas where population growth is anticipated.*

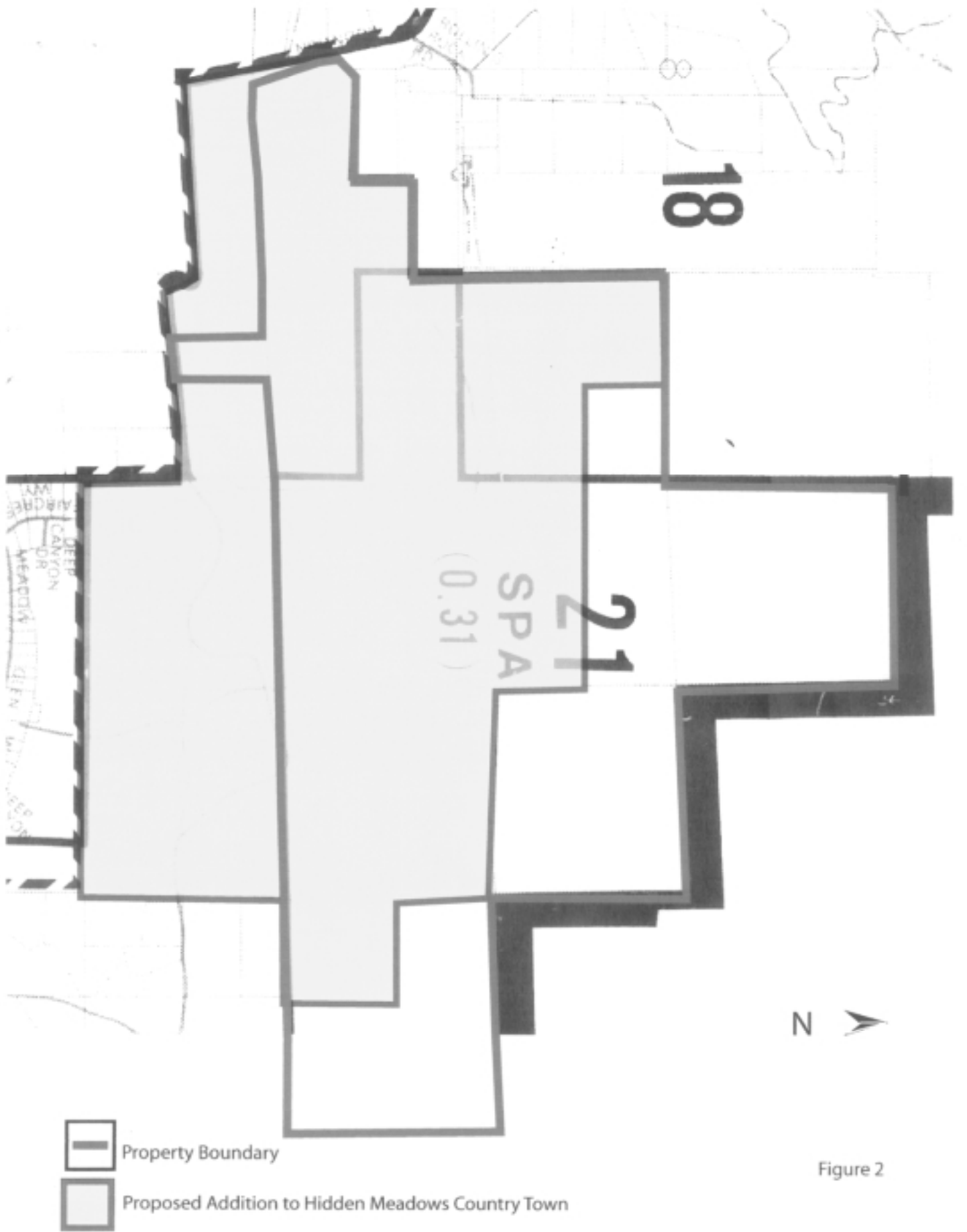


Figure 2