

**Hidden Meadows Community Sponsor Group
Project Review Cover Sheet**

Project No.	TM5134RPL, MUP98-015 RPL
Applicant	The Welk Group, Inc. 8860 Lawrence Welk Drive Escondido, CA 92026-6554 760/749-3000
Engineer	RBF Consulting, Stephen Wragg, 858/614-5000
Project Description	208 villas on both sides of Welk View Drive

HMCSG Lead Don Harrington
749-8369

HMCSG Interested Party

HMCSG Meeting

Member notice

All Sponsor Group members are expected to familiarize themselves with this project prior to the meeting presentation. This includes reviewing the project documentation and a site drive by. Additional research may be conducted as desired.



COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND LAND USE
5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CA 92123-1686
TOLL FREE NUMBER: (888) 267-8770

cp1054

02/27/02 10:27AM
4900 TRUST FUND DEPOSITS DP \$210.00
Work Auth: DPW
REF: TM5134RP2
3777 LAYOUT/PERC-OTC
REF: TM5134RP2

\$55.00

DISCRETIONARY PROJECT APPLICATION

Case Numbers	DPLU	DPW	Health	Other
TM 5134RP2	F/D	210	55	F/D
MUP 98-015 RPL	F/D	F/D	F/D	F/D
	F/D	F/D	F/D	F/D
ENV# _____				
WE# _____	F/D			
WN # _____	F/D			
DEPARTMENT USE ONLY				
TOTALS		210	55	265
	DPLU	+	DPW	+
			Health and Others	=
				Total

★ Owner Name The Welk Group, Inc. (contact: Jon Fredricks) Phone (760) 749-3000

Address 8860 Lawrence Welk Drive

City Escondido State CA Zip 92026-9554

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

Address ---

City --- State -- Zip ---

Engineer Name RBF Consulting Phone (858) 614-5000

Address 9755 Clairemont Mesa Boulevard, Suite 100

City San Diego State CA Zip 92124

Point of Contact Stephen Wragg Phone (858) 614-5059

Project Name Garden Villas

Address Champagne Boulevard and Welk View Drive within the Lawrence Welk Village Specific Plan area

Assessor's Parcel No 185-363-19; 185-364-20, 21, 22; 185-463-03

Have you had a pre-application conference? YES NO If yes, Planner's name: Bill Stocks

I am able and intend to proceed with actual construction work and/or division of land in accordance with plans submitted herein within 1 months after approval. **ATTACH A LETTER OF AUTHORIZATION FOR AGENT (IF APPLICABLE).**

Stephen Wragg Signature of Owner or Authorized Agent 2/19/02 Date

Stephen Wragg, RBF Consulting Print or type Signator's Name **SDC DPLU RCVD 2-27-02** DPLU# 346 (4/00)

TM5134RPL2

2/27/AM

FOR DEPARTMENT USE ONLY

General Plan Designation 17
 Regional Category EDA

For Administrative Permits and Use Permits
 Describe use _____

Replacement plot plan

ZONE		
USE REGULATIONS		<u>RV5</u>
NEIGHBORHOOD REGULATIONS/Animal		<u>Q</u>
DEVELOPMENT REGULATIONS	Density	<u>S</u>
	Lot Size	<u>6000</u>
	Building Type	<u>R</u>
	Maximum Floor Area	<u>11</u>
	Floor Area Ratio	<u>11</u>
	Height	<u>5</u>
	Lot Coverage	<u>11</u>
	Setback	<u>5</u>
Open Space	<u>11</u>	
SPECIAL AREA REGULATIONS		<u>11</u>

1A
 Thomas Bros. 1089 Tax Rate Area 94105
 Total Acres 410.19 No. of lots _____

Planning Group Hidden Meadows Supervisor District 5

Community Plan North County Metro

Related Cases? YES NO If yes, list case number(s) BC 88-0112, B/A 91-0095

Linked Cases? YES NO If yes, list case number(s) MUP 98-015 RPL

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

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

BWS 2/27/02
 Technician Initials Date

Technician's comments: _____

Case number TM 5134RPL, MUP98-015 RPL Date received 2-27-02 Hearing date _____
 Proposed use Residential/Open Space Thomas Brothers 1089: 1-A,B
 Owner/Applicant The Welk Group, Inc. Engineer RBF Consulting
 Community/Sub-Regional Plan Area North County Metro
 Plan designator (17) Estate Regional category EDA
 Zoning designation: Existing RV 5 Proposed No Change
 Acres 46 Number of lots 10 Number of dwelling units 208
 Elementary School District Valley Center Pauma High School District Valley Center Pauma
 Sewer District Valley Center MWD Water District Valley Center MWD
 Fire District Deer Springs Fire Protection District * 185-363-19, 185-364-20-22, 185-463-03
 Base map number 64, 65 Book * _____ Page * _____ Parcels * _____



Scale: 1" = 800'

For further information or planner/analyst assignment, please call (858) 694-3292.

FOR FURTHER INFORMATION AND PLANNER/ ANALYST ASSIGNMENT. PLEASE CALL THE FOLLOWING NUMBER. (858) 694-3292 or (800) 411-0017.

