



County of San Diego, Planning & Development Services
DISCRETIONARY PERMIT APPLICATION
 ZONING DIVISION

PDS 2024-ER-24-02-001

RECORD ID(S): PDS 2024-MUP-24-001

	Planning	LD Review Teams	DEH	Trails Review	Other
FEES			1445	203	
DEPOSITS	12,071	3,539			
TOTAL FEES AND INITIAL DEPOSIT:	\$ 17,259				

The submitted Initial Deposit is estimated to cover **only** the initial project review (Scoping). Additional monies will be required. A project-specific cost estimate will be provided at the conclusion of Scoping, along with a letter detailing any project issues, revisions, and studies as deemed necessary for compliance with State and County codes and ordinances.

Have you had a pre-application conference? YES NO If yes, Planner's Name _____

Is this project the subject of a code violation? YES NO If yes, provide a copy of the Warning/Citation/Violation Notice.

Are there any related, open applications such as DEH permits, Grading permits, etc? YES NO

If yes, list permits: _____

Is there an existing Trust Account on any of the open records related to this proposed project? YES NO

Are there any prior related cases such as a specific plan? If yes, list Case Number(s) _____

The Financially Responsible Party is responsible for all costs related to this application (See form PDS-126).
 Assessor's Parcel No. (APN) 124-140-25 & 50

Owner's Name Ara and Knarig Wansikehian Living Trust Owner's Phone _____

Owner's Address _____
Number Street City State Zip

Owner's email _____ Owner's Fax _____

Applicant's Name A&S Engineering, Inc., Dave Scott PM Applicant's Phone 661-250-9300
(if different from owner)

Applicant's Address 28405 Sand Canyon Road, Suite B, Santa Clarita, CA 91387
Number Street City State Zip

Applicant's email dscott@asengineer.com Applicant's Fax 661-250-9333

Engineer's Name Mahir Waber Engineer's Phone 424-344-2464

Engineer's Address 19210 S. Vermont Ave, Suite A115, Gardena, CA 90248
Number Street City State Zip

Engineer's email mwaber@waberconsultants.com Engineer's Fax 562-372-3282

Project Contact Person Dave Scott Phone 661-250-9300

Address 28405 Sand Canyon Road, Suite B, Santa Clarita, CA 91387
Number Street City State Zip

Project Contact's email dscott@asengineer.com Project Contact's Fax 661-250-9333

Project Name A&S Engineering - Hwy 76 @ Via Monserate

Project Address & Nearest Cross Street 3808 Pala Road, Fallbrook, CA; Via Monserate

I declare under penalty of perjury under the laws of the State of California that the statements made as part of this application are true and correct. I hereby agree to provide the indemnification as required by Chapter 2 of Division 6 of Title 8 of the San Diego County Code.

***REQUIRED: an Authorized Agent signing below must attach a signed Letter of Authorization.**

Dave Scott PM A&S Engineering
 Signature of Owner or ***Authorized Agent**

Dave Scott 1-9-24
 Print Signator's Name Date

----- OFFICIAL USE ONLY -----

SDC PDS RCVD 01-18-24
MUP24-001



FOR DEPARTMENT USE ONLY

Gen commercial
Existing Proposed

General Plan Designation _____

Regional Category Sem
Rural

For Administrative Permits and Use Permits
 Describe use: mof

ZONE		
USE REGULATIONS		<u>C36</u>
ANIMAL REGULATIONS		<u>Q</u>
DEVELOPMENT REGULATIONS	Density	<u>40</u>
	Lot Size	<u>None</u>
	Building Type	<u>T</u>
	Maximum Floor Area	<u>None</u>
	Floor Area Ratio	<u>None</u>
	Height	<u>G</u>
	Lot Coverage	<u>None</u>
	Setback	<u>0</u>
Open Space	<u>0</u>	
SPECIAL AREA REGULATIONS		<u>B, C, port</u>

Thomas Guide (Page/Grid) 104805

Tax Rate Area 57122

Total Acres 0.91 No. of lots 1

Planning Group Fallbrook

Community Plan Fallbrook

Supervisor District 5

Quad 2

Within: Rural Village Boundaries? YES NO Village Boundaries? YES NO Special Study Area? YES NO
 Project is within a Specific Plan? YES NO If yes, name of Specific Plan _____
 Related Records/Permits? YES NO If yes, list mof 22-004

Project is subject to the County Groundwater Ordinance? YES NO FP-2 YES NO

Project is within 1/2 mile of a Regional Park? YES NO
 Project is within 1 mile of a Highway? YES NO
 Project is within 1 mile of a City? YES NO If yes, name of City _____
 Project is proposed for Septic? YES NO
 Project is proposed for Sewer? YES NO
 Project is a Violation Case? YES NO
 Military Notice is required? YES NO
 Project is within 150' of the International Border? YES NO

If yes, notify the Department of Homeland Security. See Board of Supervisor's Policy I-111.

If the subject parcel was created through a PM or B/C, have you verified that all Covenants of Improvement have been satisfied? YES NO **IF NO, DO NOT ACCEPT THE APPLICATION.**

Is there a different owner of mineral rights than the owner of real property? YES NO
 If yes, identify name and address: _____

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

Technician Initials: [Signature] Date: 1/16/24 Technician's comments: Posting sent 1/16/24