

# COUNTY OF SAN DIEGO TRACT NO. TM 5223 RPL-3 SHADOW RUN RANCH, PAUMA VALLEY

MAJOR USE PERMIT 00-030  
SHEET 1 OF 2

OWNER/SUBDIVIDER

SHERRILL ANN SCHOEPE, GENERAL PARTNER  
SHADOW RUN RANCH, LLC  
PO BOX 1249  
PAUMA VALLEY, CA 92061  
(760) 742-1893  
*Sherrill Ann Schoepe, Trustee*

PLANNERS

TRC CONSULTANTS  
438 CAMINO DEL RIO SOUTH, SUITE 223  
SAN DIEGO, CA 92108  
(619) 299-2525

ENGINEER

MASSON & ASSOCIATES INC.  
200 E. WASHINGTON AVE. SUITE 200  
ESCONDIDO, CA. 92025  
(760) 741-3570

ROBERT D'AMARO, R.C.E. C081699  
EXP. 03/31/2022



ZONING

USE REGULATIONS	NORTHWESTERLY PORTION		SOUTHEASTERLY PORTION	
	A70	M	A70	M
NEIGHBORHOOD REGS.				
DENSITY	.25	.25		
LOT SIZE	4 AC.	4 AC.		
BUILDING TYPE	C	C		
MAX. FLR. AREA				
FLR. AREA RATIO				
HEIGHT	C	G		
COVERAGE	C	C		
SETBACK				
OPEN SPACE				
SPECIAL AREA REGS.	F			

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: PORTIONS OF SECTIONS 5&6, T10S, R1W, S.B.B.M. & PORTIONS OF SECTIONS 31&32, T9S, R1W, S.B.B.M.

NOTES

- ZONING - EXISTING: (A70) LIMITED AGRICULTURE
- GENERAL PLAN LAND USE DESIGNATION: - EXISTING: (19) AGRICULTURE
- COMMUNITY PLAN: PALA/PAUMA SUBREGIONAL PLAN
- GENERAL PLAN REGIONAL CATEGORY: ESTATE DEVELOPMENT AREA (EDA)
- MINIMUM LOT SIZE: 2 AC (GROSS)
- TOTAL LOTS: 47 TOTAL, 44 RESIDENTIAL, 3 OPEN SPACE
- SITE AREA: 248.26 AC. Gross
- WATER SUPPLIED BY: YUIMA M.W.D.
- SEWAGE SUPPLIED BY: INDIVIDUAL SEWER SEPTIC SYSTEMS DESIGN BY: VANJIE MIDDLETON
- GAS SUPPLIED BY: PROPANE TANKS AND DELIVERY SERVICE ON EACH LOT
- ELECTRIC SUPPLIED BY: SAN DIEGO GAS & ELECTRIC
- FIRE PROTECTION: CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION
- SCHOOL DISTRICTS: FALLBROOK UNION HIGH SCHOOL, VALLEY CENTER-PAUMA UNIFIED
- LEGAL ACCESS: HIGHWAY 76
- BOUNDARY INFORMATION HAS BEEN COMPILED FROM RECORD DATA
- GRADING AS SHOWN, AND PURSUANT TO THE COUNTY GRADING ORDINANCE
- ALL IMPROVEMENTS TO COUNTY OF SAN DIEGO STANDARDS
- PROPOSED PRIVATE DRIVEWAYS TO BE GRADED TO 20' WIDTH WITH 16' PAVED, PER COUNTY STANDARD DS-7
- GRADING OF DRIVEWAYS AND PADS SHALL BE DONE INDIVIDUALLY
- TAX RATE AREA: 94143 AND 94158
- NO STREET LIGHTS ARE PROPOSED
- ASSOCIATED PERMITS: M.U.P. / P.R.D.
- BOUNDARY ADJUSTMENT 00-0205 SUBMITTED PREVIOUSLY, TO RECORD PRIOR TO T.M.

PARK LAND DEDICATION STATEMENT

THE SUBDIVIDER SHALL PAY PARK IN LIEU FEES PURSUANT TO CHAPTER 1 OF DIVISION 10 OF TITLE 8 OF THE SAN DIEGO COUNTY CODE, PRIOR TO APPROVAL OF FINAL MAP, AND WILL REQUEST A CREDIT FOR UP TO 50% OF PARK FEES FOR AN ON-SITE PRIVATE PARK, THE DESIGN OF WHICH IS SHOWN ON THE MAJOR USE PERMIT PLOT PLAN (PDS2000-3300-00-030).

MAJOR USE PERMIT NOTES:

PROPOSED USE:  
A 248.26-ACRE RESIDENTIAL DEVELOPMENT CONSISTING OF 44 SINGLE-FAMILY RESIDENTIAL LOTS WITH A MINIMUM PARCEL SIZE OF TWO-ACRES. A 7.96-ACRE (NET/GROSS) RECREATIONAL OPEN SPACE LOT. A 91.31 (GROSS) BIOLOGICAL OPEN SPACE LOT. A 39.12-ACRE (GROSS) AGRICULTURAL OPEN SPACE LOT. PRIVATE STREETS AND HIKING TRAILS.

OPEN SPACE ANALYSIS (SECTION 6648 Z0)

	248.26 AC	91.31 AC	36.78% OF SITE
TOTAL AREA	248.26 AC		
BIOLOGICAL OPEN SPACE	7.96 AC		03.21% OF SITE
RECREATIONAL OPEN SPACE	39.12 AC		15.76% OF SITE
AGRICULTURAL OPEN SPACE	138.39 AC		55.75% OF SITE
TOTAL	138.39 AC		

RESIDENTIAL ACREAGE (SECTION 6618 (a) Z0) = 248.26 AC  
PERMITTED NUMBER OF LOTS (SECTION (a) Z0)  
ZONING MINIMUM ... 4 AC  
248.26 / 4 = 62.15 LOTS ALLOWED

NOTE:  
PERMANENT SIGNS WILL BE REQUIRED ALONG THE BOUNDARY BETWEEN OPEN SPACE EASEMENT AND THE LIMITED BUILDING ZONE. THEY WILL BE INSTALLED AT INTERVALS OF 100 FEET. THE SIGNS WILL BE CORROSION RESISTANT AND 6"x9" MINIMUM SIZE, ON POSTS NOT LESS THAN THREE FEET IN HEIGHT FROM THE GROUND SURFACE. SIGNS MAY BE ATTACHED TO FENCING IN LIEU OF ATTACHING THEM TO A SEPARATE POST. THE SIGNS WILL STATE THE FOLLOWING:

SENSITIVE ENVIRONMENTAL RESOURCES DISTURBANCE BEYOND THIS POINT ACCESS IS RESTRICTED BY EASEMENT.  
FOR INFORMATION CONTACT THE COUNTY OF SAN DIEGO, PLANNING AND DEVELOPMENT SERVICES

OPEN SPACE LOT  
FENCING & SIGNAGE  
SIGNAGE ONLY

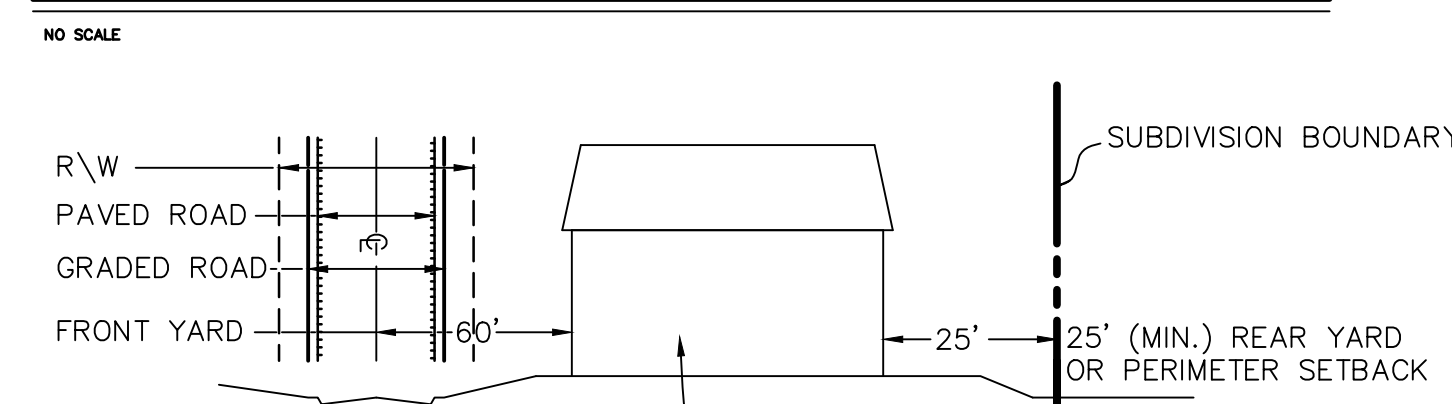
OPENSACE LEGEND

- BIOLOGICAL OPEN SPACE LOT / EASEMENT
- AGRICULTURAL OPEN SPACE LOT
- RECREATIONAL OPEN SPACE LOT
- PROPOSED STEEP SLOPE EASEMENTS
- PROPOSED VISUAL BUFFER EASEMENT
- PROPOSED LIMITED BUILDING ZONE
- PROPOSED LIMITED BUILDING ZONE FAULT SETBACK

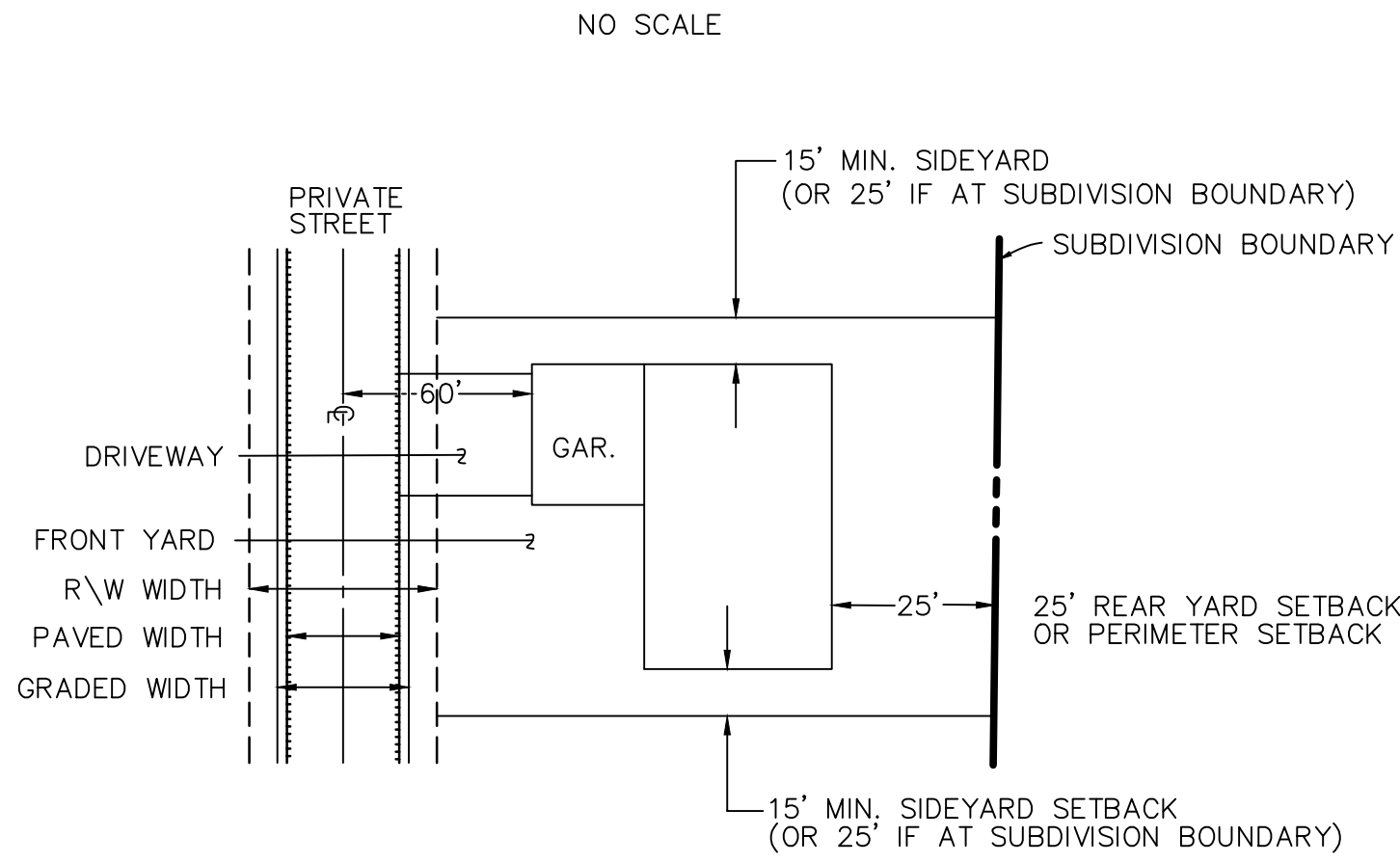
LEGEND TM

- 2nd FLOOR NOISE EASEMENT REQ.
- LOT#
- BROWDITCH
- SWALE / PAD DRAINAGE
- STORM DRAIN
- DAYLIGHT
- FILL SLOPES 2:1 MAX
- CUT SLOPES 2:1 MAX
- AC BERM / 8' TRAIL
- SUB BOUNDARY
- FIRE CLEARING
- PROPOSED WATER
- EXISTING YUIMA WATER
- PROPOSED YUIMA WATER
- HYDRO-MOD BASIN / IMP#
- DIRECTION OF DRAINAGE % SLOPE
- STREET ELEVATION
- LEACH FIELD

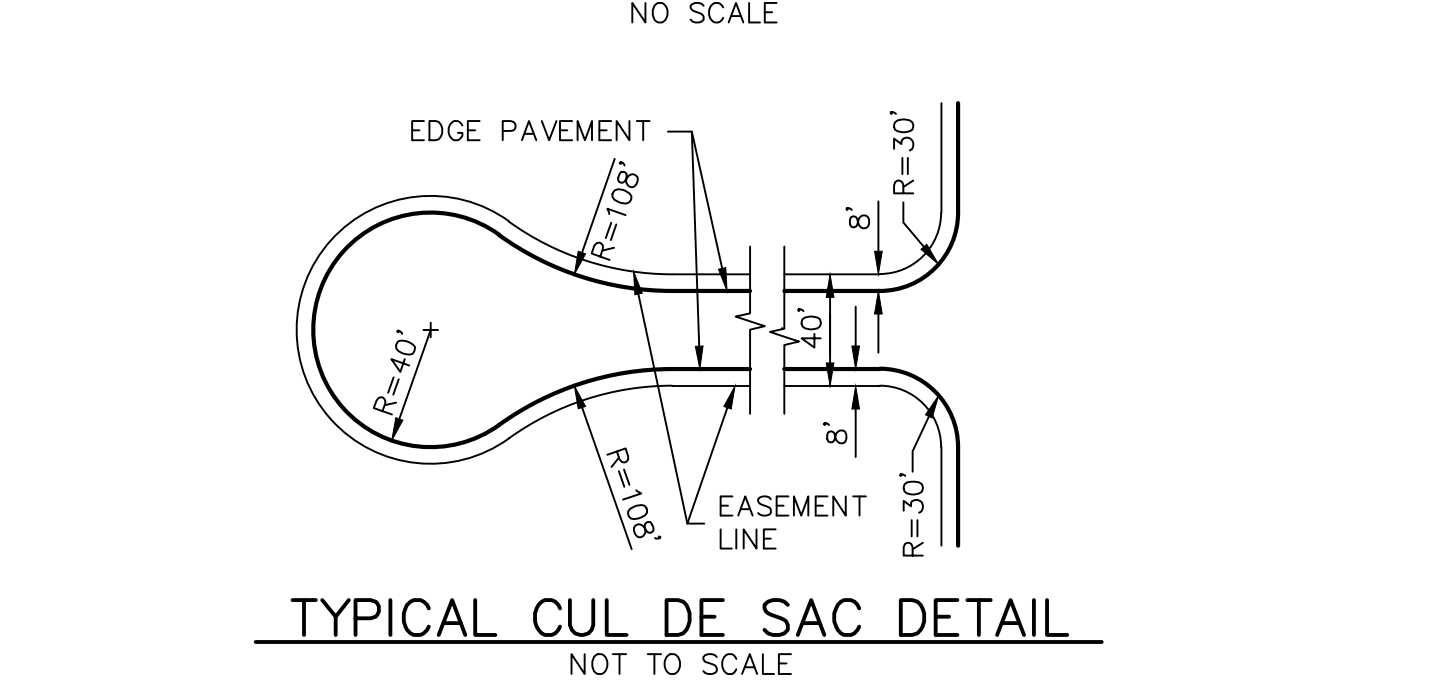
VICINITY MAP



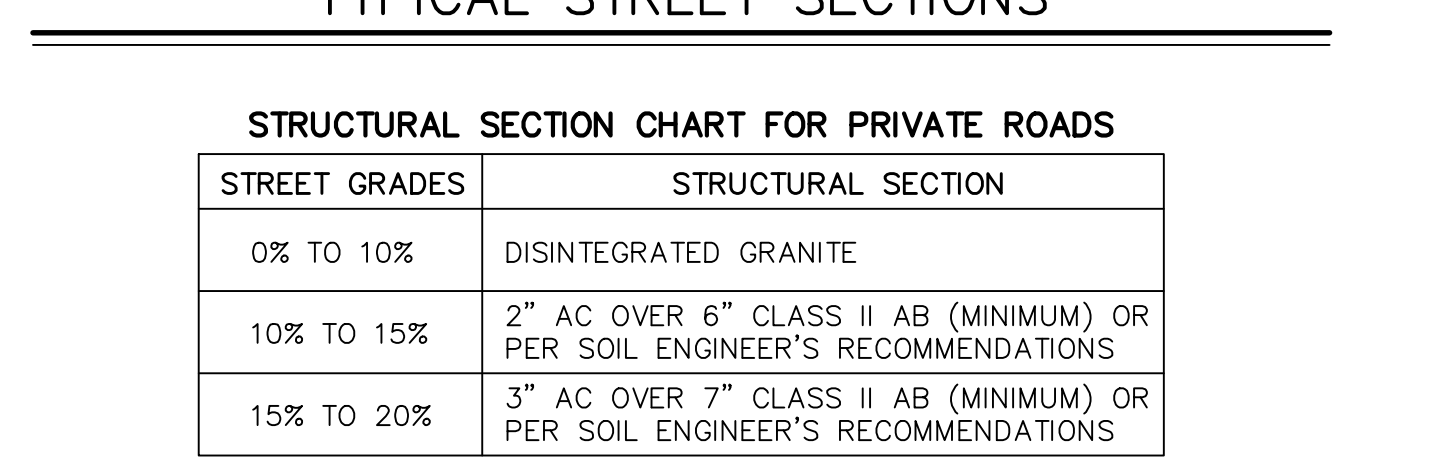
TYPICAL SITE SECTION



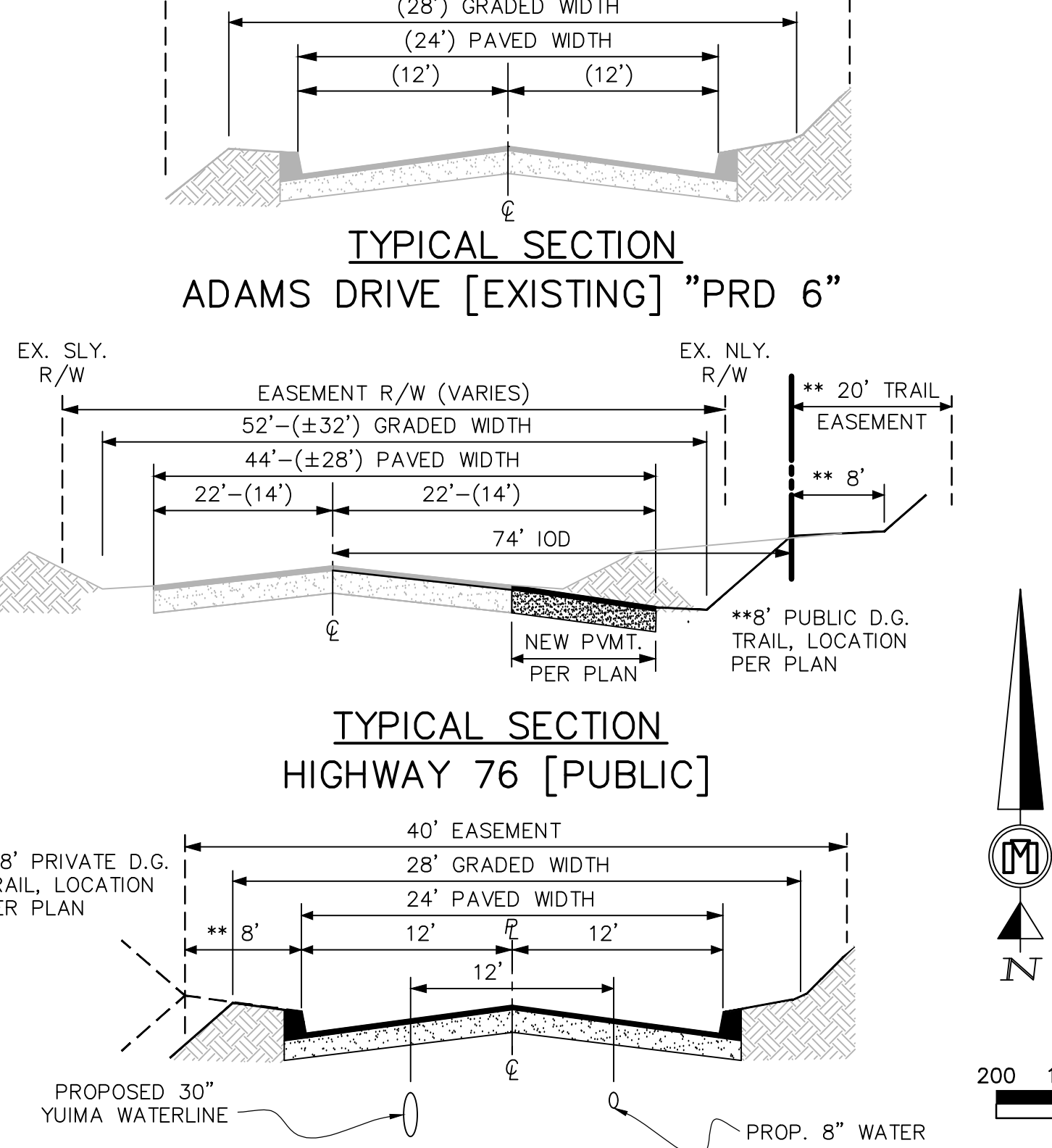
TYPICAL SITE PLAN



TYPICAL CUL DE SAC DETAIL



TYPICAL STREET SECTIONS



LOT MAP AND SHEET INDEX  
SCALE: 1" = 200'



