

APPLICATION FOR USE PERMIT

Submitted to the
San Diego County Planning Commission
207 County Administration Center
San Diego, California 92101

Instructions to Applicant

1. Complete Parts A, B, C, D, E, F & G
2. Filing Fee: \$ 200.00
3. Make Checks Payable to County of San Diego

FOR DEPARTMENTAL USE ONLY

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District Palomar Zoning
Ordinance No.
Issued By Date
Accepted By Date
Fee Receipt No. Date

PART A - THE APPLICANT

Name Spanish Trails Girl Scout Council Telephone (714) 623-2518
Mailing Address 1550 N. Garey Ave. City Pomona State Calif. Zip 91767
Interest in Property (Owner, Lessee or Agent ⁽¹⁾) owner

PART B - THE PROPERTY

Location (By Community or Area) Palomar mountain
Location (By House Number and Streets)

Attach One Copy of an Accurate and Complete Legal Description of the Property Concerned.

PART C - PERMIT APPLIED FOR

Special use permit to include resident (established) camping and short
term troop camping.

Variances, if any, requested as a part of this use permit: none

PART D - PLOT PLAN

Attach to this application TWO COPIES of a plot plan drawn to scale which shows the boundaries and dimensions of the property for which a permit is requested. To avoid delay in processing your application, make sure your plot plan is complete, delineated correctly and properly dimensioned. See TYPICAL PLOT PLAN for instructions.

NOTE: See special instructions for trailer parks, borrow pits, quarries, etc.

PART E - STATEMENT WHETHER CONSTRUCTION OR USE HAS STARTED

Has construction or use of the property for which this permit is requested started? No
If it has explain why.

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1. If agent is making application, attach letter of authorization signed by the owner.

(OVER)

PART F - DESCRIPTION OF PROPOSED USE

Describe below, or on an attached sheet if more space is required, the proposed use, its operation, the nature and type of buildings, structures and other facilities to be used and the types of services to be provided.

This property is planned as a multiple use camp site with a minimal number of buildings which, when built, should incorporate the natural feeling of the land in location, construction and appearance. The fully developed site will offer facilities for established and troop camping, family camping, special events and training.

The proposed development of the property is outlined in the enclosed Palomar Master Plan.

Buildings are to be masonry walls, slab floor, fire resistive roofing.

All development will conform with health and safety regulations.

PART G - APPLICANT'S STATEMENT OF JUSTIFICATION

The Zoning Ordinance requires that the following condition MUST be established before any permit can be granted: (Explain in detail how your case qualifies)

Granting the required permit will not be detrimental to the public health, safety or welfare or injurious to property or improvements in the same vicinity and zone because:

Property is bordered on two sides by the Cleveland National Forest or Palomar State Park which both have recreational and educational aims compatible with those of the Spanish Trails Girl Scout Council for development of its multi-purpose campsite.

Private land adjacent to the property is owned by Robert L. Davis and Carl Bergman and development of our land is so planned that it will not interfere with their privacy or use. In no instance is any construction planned within 200 feet of their land.

I am able and intend to proceed with actual construction work or use of the property within 6 months after issuance of the requested permit.

Development is planned on a phase basis over the next ten years.

Spanish Trails Girl Scout Council
Betty L. Ayler, President

(Signature of Applicant)

Date

Nov 23, 1970

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PARCEL 1:

THE WEST HALF OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXHIBIT "A"

PARCEL 2:

AN EASEMENT FOR ROAD PURPOSES OVER AND ACROSS THAT PORTION OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, S.B.M., IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, 40 FEET IN WIDTH, LYING 20 FEET ON EITHER SIDE AND PARALLEL TO THE FOLLOWING DESCRIBED LINE: BEGINNING 1517.24 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 1 EAST, S.B.M., AT A POINT ON THE EAST BOUNDARY OF SAID SECTION 4, TOWNSHIP 10 SOUTH, RANGE 1 EAST: THENCE SOUTH 79°15' EAST 448 FEET, MORE OR LESS, OVER AND ACROSS SAID SECTION 3 TO THE WESTERLY RIGHT OF WAY LINE OF SAN DIEGO COUNTY ROAD S-6, AS SHOWN ON THE COUNTY ROAD SURVEY NO. 636, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

134-03-58

134-01-3

E.K. 0.3

Plot plan Does not
agree with Legal

See note regarding
Legal.

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PARCEL 3:

THE EAST HALF OF THE NORTHWEST QUARTER; THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; ALL IN SECTION 4 TOWNSHIP 10 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF. 134-01-3

EXCEPTING THEREFROM, THAT PORTION DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED SEPTEMBER 23, 1959 AS DOCUMENT NO. 196345, IN BOOK 7896, PAGE 106 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5, THENCE SOUTH $59^{\circ}45'49''$ WEST, 1510.10 FEET TO A $3/4$ INCH IRON PIPE WITH A BEACHES AND PARKS BRASS CAP, BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE FROM SAID POINT OF BEGINNING SOUTH $23^{\circ}26'50''$ EAST, 599.82 FEET TO A $3/4$ INCH IRON PIPE WITH A BEACHES AND PARKS BRASS CAP; THENCE NORTH $89^{\circ}59'26''$ WEST, 240.43 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER, NORTHEAST QUARTER OF SAID SECTION 5, BEING A $3/4$ INCH IRON PIPE WITH A BEACHES AND PARKS BRASS CAP STAMPED L. S. 2665; THENCE NORTH $0^{\circ}11'00''$ EAST, 550.25 FEET TO THE TRUE POINT OF BEGINNING. SAID LINES TO BE LENGTHENED OR FORESHORTENED TO MEET THE TRUE LINES BETWEEN THE NORTHEAST QUARTER, NORTHEAST QUARTER AND NORTHWEST QUARTER, NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SAID SECTION 5.

This is a report of the title to the land described in your application for a Policy of Title Insurance, and is made without liability and without obligation to issue such policy. In addition to any exceptions shown herein and not cleared, the policy, if issued, will contain covenants.

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July 18, 1968

TO: TITLE INSURANCE AND TRUST COMPANY

Rita Parker-Escrow Officer

AMENDING THE LEGAL DESCRIPTIONS FOR TRUST DEEDS SHOWN AS ITEMS 4 and 5 OF ORIGINAL ESCROW INSTRUCTIONS DATED JULY 1, 1968:

The purchase price trust deed shown as Item 4 of original instructions shall encumber The East Half of the Northwest Quarter; the Northwest Quarter of the Northwest Quarter; the Northwest Quarter of the Southeast Quarter; the Northeast Quarter of the Southwest Quarter; all in Section 4, Township 10 South, Range 1 East, San Bernardino Meridian, in the County of San Diego, State of California, according to United States Government Survey thereof.

The purchase price trust deed shown as Item 5 of the original instructions shall encumber the Northeast Quarter of the Northeast Quarter of Section 5, Township 10 South, Range 1 East, San Bernardino Meridian, in the County of San Diego, State of California, according to United States Government Survey thereof.

Excepting therefrom, that portion described in deed to the State of California recorded September 23, 1959 as Document No. 196345, in Book 7896, page 106 of Official Records, more particularly described as follows:

Commencing at the Northeast corner of said Section 5; thence South 59° 45' 49" West, 1510.10 feet to a 3/4 inch iron pipe with a Beachers and Parks Brass Cap, being the True Point of Beginning of the herein described parcel of land; thence from said point of beginning South 23° 26' 50" East, 599.82 feet to a 3/4 inch iron pipe with a Beachers and Parks Brass Cap; thence North 89° 59' 26" West 240.43 feet to the Southwest corner of the Northeast Quarter, Northeast Quarter of said Section 5, being a 3/4 inch iron pipe with a beachers and Parks Brass cap stamped L. S. 2665; thence North 0° 11' 00" East, 550.25 feet to the True Point of Beginning, said lines to be lengthened or foreshortened to meet the true lines between the Northeast Quarter, Northeast Quarter and Northwest Quarter, Northeast Quarter and Southeast Quarter of said Section 5.

It is understood and agreed the Sellers in this escrow are Gordon T. Davis, ~~Martha L. Davis~~ Hubert L. Davis, who acquired title as Herbert L. Davis, Ray L. Bergman and Wanda L. Bergman, husband and wife, and Carl H. Bergman and Ellen R. Bergman, husband and wife,

And All other terms and conditions of the original instructions remain the same.

SPANISH TRAILS GIRL SCOUT COUNCIL,
a corporation

BY: Betty L. Cardone, Pres.

Gordon T. Davis

BY: Josephine R. Bagley, Secy.

Hubert L. Davis

Ray L. Bergman

Carl H. Bergman

Ellen R. Bergman

Wanda L. Bergman

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PALOMAR MASTER PLAN

March, 1969

STATEMENT of basic development PHILOSOPHY:

In order to inspire the wide variety of creative program as well as maintain and prolong the natural beauty of the site, it is necessary to put multiple use to a minimal number of buildings which, when built, should incorporate the natural feeling of the land in location, construction and appearance.

I. Fully developed, the site will offer facilities for:

- Established Camping
 - Troop camping - cabin and primitive, year round
 - Troop camping with a core staff
- Family Camping
- Out-of-Council Traveling Troops ("Wayfarers")
- Special events: Neighborhood Camporees, Senior Conference, special interest camps, etc.
- Training - Adult, conferences
 - C.I.T.

II. Program opportunities will include:

- Backpacking - beginning through advanced
- Waterfront - lake and/or pool for swimming
 - lake for fishing, rowing, canoeing, sailing
- Primitive camping, survival skills (Wilderness area)
- Conservation including maintaining safety areas and erosion control.
 - Wildlife sanctuary.
- Arts in the out-of-doors
- Archery
- Hiking trails (All States Commitment '68)
- Nature - trails, study, identification, museum. Geology, natural habitat, ecology.
- Area history - cabin as reception center and museum. Indian reservation close.
- Anthropology dig
- Amphitheater productions, campfires
- Equestrian skills
- Campcraft skills development

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III. Capacity of site fully developed:

Established Camp- of 250 girls per session in 7 units	X 4 sessions	= 1,000 girls during summer
Short Term Resident- Special Interest 125 girls	X 2 sessions	= 250 girls
Troop Camping with a Core Staff	12 time periods per year. 4-5 sites	= 1,600 girls
Troop Camping	11 sites - 30 time periods - 30 girls per troop	= 9,900 girls
TOTAL Girls per year		= 12,750 girls

Total site will accomodate at any one time:
 11 units x 30 each troop = 330
 2 buildings for troop
 camping not part of units = 60
 390 TOTAL

IV. It is the goal of the council to provide resident camping opportunities to 1/4 of its membership above Brownie level.

1968 - 15,000 1/4 = 3,800	Spaces available: Conifer, Manzanita (leased), Big Dalton = 864
1980 estimate 19,000 1/4 = 4,700	Palomar site fully developed will add 1,250 resident camp spaces.

It is also the goal of this council that each Junior, Cadette, and Senior troop shall have an opportunity each year for a cabin troop camp experience. Eight (8) additional facilities are needed at this time to fulfill our present needs. (Eight such facilities are provided for in the Palomar Master Plan by 1980, leaving all membership increase to be served by development of other sites.)

All of the proposed development of the Palomar Site set forth in the Palomar Master Plan could be absorbed by the council membership at the present time.

V. Estimated development cost:

Land purchase: \$ 396,000

Development: 800,000

TOTAL \$1,196,000

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IV. PLANNED STEPS FOR DEVELOPMENT

A*

B**

* (Column "A" - projected date step is complete and ready for use)

** (Column "B" - total girls spaces available for use)

1. Camping Services Committee is responsible for the implementation of troop camping in the area of the original cabin utilizing temporary latrines, water from Iron Springs through repaired line and a new tank, and for taking steps necessary for the preservation of the cabin.

(two temporary troop camp sites - tent shelter- 30 time periods, 30 girls per time = 1,800 girls per year.)

1969

1,800

2. Soil survey...feasibility of a lake with special attention to what the influence will be on the new well...feasibility of development of a natural Amphitheater with emphasis on good conservation practices. Determine aide available in exchange for initiation of conservation/flood control projects.

1969

3. Aerial survey of the property, production of contour maps of the property for analysis and future planning for development.

1969

4. Pursue the possibility of a land trade with the Palomar State Park to give us more useable, fairly level land along the 5,120-foot contour where the land dips into Upper Doane Valley. This would provide a natural buffer zone between our site and the State Park.

1969

5. Development of a brochure including background information on Girl Scouting, Spanish Trails Council and its camp needs, master plan for the development of the Palomar Site and the results of steps 2, 3, and 4. This piece would provide background information necessary in the recruitment of an architect for the site plan (step 6) and would be available in connection with the Capital Campaign.

1969

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6. Master Site Plan of projected total development to include:

- water system
- utilities
- access roads (as few as possible internal)
- trails
- parking
- landscaping
- ...as well as anticipated buildings and designated areas for:
 - safety area
 - flag area
 - archery range
 - "Wilderness" area
 - Amphitheater
 - Waterfront

1969

This step would include hiring of a professional architect. The possibility of using a student at the graduate level working under a licenced architect should be explored.

7. a.) Development of the basic water system
- b.) Development of the basic system of access roads
- c.) Development of natural water body (if it can be done free or very low cost - decision based on soil survey) To include:
- swimming area with shower
 - boat docks and storage area
 - ecology pond
- d.) Development of hiking and nature trails with total Master Plan in mind.

1970

8. Development of four troop camping units

Four winterized sites, close to entrance road. Each with water, toilets, lavatories, showers, shelter (for gathering, cooking, sleeping in inclement weather), storage. Designated sleeping and cooking areas out-of-doors. (could be two double buildings to serve the four out-door areas)

(4 unites/30 girls each/30 times a year
= 3,600 girl spaces)

1971

5,400

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A

B

9. Infirmary (in addition to eventual established camp use, a winterized troop camping cabin and core staff sleeping area for troop camping with a core staff.)

At least four rooms including patient area, isolation room, nurse's living quarters, sleeping area for three core staff, kitchen, double bathroom facilities.

(1 building/30 girls/30 times a year = 900)

1971 6,300

10. Maintenance building - designed to serve as a long-term maintenance facility and including a garage, work area, storage, water.

1973

11. Caretaker's residence - comfortable year round living quarters.

1974

12. Established Camp units (seven)

5 units, each with water, latrine and shower facilities, storage (combined in one building) Water system winterized. 4 of these units to have ramada type cover for inclement weather (one unit to remain as primitive as possible.) Available for troop camping.

2 units having winterized buildings in addition to water, latrine, shower, and storage. (one to be set up as C.I.T. library and study area.) Available for winter troop camping.

Each unit with established areas for cooking and sleeping outside. Usable outdoor space surrounding all buildings.

(7 units/30 girls each/30 times a year = 6,300
less two temporary troop camp units = 1,800
yearly additional spaces = 4,500

1975 10,800

Development of Amphitheater area with seating for the total camp, campfire circle and "stage" area.

1975

13. Staff Retreat

Winterized building with water, toilets, lavatories, shower, kitchen, laundry facilities. (to also serve as a winterized troop camp cabin.)

(1 building/30 girls/30 times a year = 900 girls)

1976 11,700

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14. Lodge (dining)-Kitchen Complex (one or more buildings)
In addition to being the main area in the Established camp, designed to serve for training, conferences, and emergency shelter for winter troop camping without winterized cabins.

To include:

Full institutional kitchen with food storage,
refrigeration, preparation and serving areas.
Packout area
Provisions for garbage and trash disposal
Dishwashing and sanitary facilities including
toilets and lavatories
Access for deliveries and for parking
Administrative offices, library, trading post
Sleeping quarters for kitchen personnel

(4 sessions camp at 250/session = 1,000 girls
1 conference of 50)

1979 12,750

15. Swimming Pool

1980

16. Equestrian area including corrals, storage, ring
water, latrines, trails

1980

----Gifts covering a complete element of the development
would be used out of proposed development time and order...

RECOMMENDATIONS:

1. Continue Palomar Master Plan Committee work through the production of informational brochure (step 5). The Master Site Planning Committee should be appointed prior to this time so that the two can meet together to insure that any change in the membership of the Site Planning Committee is aware of the position of Master Plan Committee members.
2. To the Finance Committee:
 - a) procurement of soil survey with emphasis on the feasibility of a lake and its potential influence on our new well.
 - b) an aerial survey be made and contour maps made.
 - c) the possibility of a land trade with the State Park be explored beginning with the writing of a letter requesting permission of the present mortgage holders to make such a trade and agreement that the mortgage will follow the new boundaries.
 - d) establishment of a budget for beginning planning steps for Palomar - an allocation of \$200.00.

NAME OF APPLICANT SPANISH TRAILS GIRL SCOUT CAMP COUNCIL

APPLICATION NUMBER P71-04

30-1

1" = 800'

