

Valley Center Community Planning Group

Approved Minutes for a regular meeting held on **May 9, 2022** at 7:00 p.m. in the Valley Center Community Hall, 28246 Lilac Road, Valley Center, California 92082.

Delores Chavez Harmes, **Chair**; Kevin Smith, **Vice-Chair**; James Garritson, **Secretary**

A=Absent; **Ab**=Abstention; **DRB**=Valley Center Design Review Board; **N**=Nay; **P**=Present; **R**=Recused; **VCCPG**=Valley Center Community Planning Group; **VCPRD**=Valley Center Parks & Recreation District; **Y**=Yea

A. Roll Call

- The Meeting was called to order at **7:00 p.m.** and a Quorum was established with **14 members present.**
- Lisa Adams - **P**
- Michelle Bothof - **P**
- Delores ChavezHarmes-**P**
- Susan Fajardo - **P**
- Julia Feliciano - **P**
- James Garritson - **P**
- Steve Hutchison - **P**
- Matt Matthews - **P**
- ~~Kathleen McCabe~~ - **A**
- LaVonne Norwood - **P**
- James Radden - **P**
- Dori Rattray - **P**
- Roya Sabeti - **P**
- Larry Schmidt - **P**
- Kevin Smith - **P**

B. Pledge of Allegiance - Chair Harmes

C. Approval of March 14, 2022 Minutes

- **Motion: To approve the March 14, 2022 Minutes.**
- **Maker/Second:** Smith/Norwood
- **Motion Carries 14-0-0 (Y-N-Ab).**

D. Public Comments: Members of the public may address the Planning Group on any topic not on the agenda.

SDG&E Keys Creek Update: Dallin Young

- Kevin Burns presented information about two projects. All undergrounding of Cole Grade Road, except the temporary overhead line for Keys Creek, is now complete. Once one additional easement is acquired from a property owner, SDG&E will complete the temporary overhead line. After the County completes the construction of the bridge, SDG&E will construct a permanent line underneath the bridge.
- SDG&E is replacing about 37 miles of the original gas line. The Valley Center project might begin sometime in the fourth quarter of this year. This section of the project is nearly six miles and will cross three creeks.
- Mr. Garritson asked about the possibility of converting all 1949 pipeline easements into a County trail system. SDG&E remains open to this proposal.

Park Circle and Honorary Mayor Raffle Tickets

- Ms. Norwood announced that she is selling \$5 raffle tickets. There was also discussion about public access to Park Circle. At the moment, the housing community has placed signs in the park stating that the park is closed. At previous meetings, the Planning Group was told that the park was public and open to the community. Miss Norwood emailed Kerry

Garza about the park closure. Mr. Garza stated that the park is not completed and will be handed over to the County Parks Department probably by the end of this year. As soon as that happens, the park will be opened to the public.

- Becky Rapp provided an update about County marijuana ordinances. She asked the community to consider speaking at the online County Board of Supervisors meeting tomorrow morning at 9 o'clock, Tuesday, May 10, 2022.
- Chair Harmes explained that the Planning Group always announces an official meeting in the Valley Roadrunner. According to County counsel, our full agenda does not need to be published in a community newspaper. Only notice of the meeting. However, we submit our full agenda as a courtesy to our community and for transparency.

F. Action items (VCCPG advisory vote may be taken on the following items)

1) Discretionary Permit - Amaranto Growers Ag Clearing PDS2022-AD-22-001: (Adams) Clearing of 20.96 acres for wholesale greenhouse made of metal frames covered with flexible plastic to grow ornamental plants in plastic pots. Not open to the public – business to business sales only to US & Canada. Potting machine, heating system and irrigation system. Site to have parking for employees and a loading zone. (Vote)

- Ms. Adams presented information about the project. Daniel Alfaro, the property owner, and Larry Duton, the civil engineer for the project were in attendance. The County is still reviewing a number of the easements near the property. Larry Duton explained how the runoff basins work. The four detention basins will collect any runoff water. Planning Group members were told that they can consider taking a vote on the grading permit tonight.
- Mr. Schmidt shared concerns he has about the percolation ponds leaching into the Keys Creek aquifer and contaminating the well water of neighboring properties. Daniel Alfaro, the owner of the property, explained how the drip irrigation system works.
- Chair Harmes asked questions about how the plastic sheets collect the water. Daniel shared that the farm uses very little water, as his business grows very tiny succulents. Mr. Smith shared that he has many concerns about the project, but since the Planning Group is only reviewing the grading permit tonight, he will save his questions for a later meeting.
- Ms. Norwood asked about the old airfield that once was located on the property. Larry Duton was recently made aware of it. Larry also reiterated that the project will use a minimum amount of water. Mr. Woldman requested that the property owner consider adding a trail through the property. Chair Harmes read a letter from Patsy Fritz sharing concerns she has about water runoff. Henry Williamson, a neighbor with two properties right next to the owner, shared his concerns about possible environmental impacts to the aquifers.
- Ricardo Gonzalez, a neighbor, shared that the property was sold at a low price because it might not pass a percolation test. He is against the project and does not believe growing succulents is beneficial for the community. Ricardo also shared his concerns about hoop houses.

- Janet Christianson is a neighbor who lives across the street from the project. She shared concerns about potential parking problems, noise pollution, and septic issues.
- Vlad Chapitu asked if there was a third party that would regularly visit the property to make sure the pesticides are safe. He also has a well near the property. The County makes regular visits to farmers who use pesticides.
- Arnold Cheney is a neighbor who shared similar concerns about the project. He does not like having additional hoop houses built in the area.
- Chair Harmes asked Ms. Adams if the Planning Group could take a vote tonight. Ms. Adams made the recommendation that the community should postpone a vote and wait for more information from the County. Mr. Schmidt shared that the operation would pot about 250,000 plants each year. Daniel Alfaro, the property owner, shared that there are about 125 tiny succulents in each flat. Mr. Garritson asked how postponing a vote on the project would affect the property owner. Daniel shared that the County checks the pesticides once or twice a week. Mr. Hutchison made the recommendation to postpone a vote until the County has more time to make a recommendation about the project.
- **Motion:** To postpone a vote until the County has more time to make a recommendation about the project.
- **Maker/Second:** Hutchison/Fajardo
- **Motion Carries 13-1-0 (Y-N-Ab). Mr. Garritson voted nay.**

2) Major Use Permit – Circle K Car Wash PDS2022-MUP-22-003: (Schmidt) An automated car wash that reclaims water used with eco-friendly cleaning agents. It will provide Valley Center residents with the option to wash cars in an eco-friendly environment. Structure will be enclosed behind the current Circle K building. Facility will include star of the art technology to ensure cars are washed in a responsible manner. (Vote)

- Mr. Schmidt introduced David Carattini, the business owner. David shared how happy he is to own this car wash franchise and how his business will provide great benefits to the community. The DRB needs to approve the project before the Planning Group can make their recommendation. Lee Vance shared that he represents the property owner and is trying to get approval for the discretionary permit. Chair Harmes will make sure the project is brought before the DRB.

3) Albertsons PDS2022-STP-17-037M1 (Harmes) Update on minor deviations. (Informational)

- Chair Harmes explained some of the small changes that have been made to the plans. Parking lot lights will now be a bronze color instead of a charcoal color. There was discussion about when the project will break ground. David Ross shared that the County is still working on final approval of the project. Since Albertsons owns the Vons company, the store will be either an Albertsons or Vons.

G. Subcommittee Reports

1) Emergency Evacuation (Adams):

- Chair Harmes and Ms. Adams shared that brush clearing must frequently be cleared around property structures. Chair Harmes recommended that some of the videos that were shared at the meeting be posted on the Planning Group website. Evacuation routes are not posted, as they are subject to change depending on conditions.

2) Cannabis Subcommittee (Mathews):

- Dr. Matthews shared information about the zoning ordinances. He believes that THC in the aquifers will pose a number of environmental problems that harm ecosystems. The only method to grow cannabis is in environmentally self-contained units.

3) Parks & Rec/Trails (Norwood):

- Ms. Norwood shared that Supervisor Desmond visited the Butterfield Trails Ranch a few months ago.

4) Mobility (Adams):

- No report.

5) Tribal Liaison (Smith, Chair)

- Chair Harmes shared that the Pala tribe is planning to build a cultural center off I-15.

6) Design Review Board (Smith/Adams)

- No report.

7) Community Plan (Hutchinson)

- There will be an in-person meeting in either May or June. The committee now is down to five members.

8) Revitalization Subcommittee (Rattray):

- There is a June 11 meeting that will provide an informative meeting about fires. Dr. Matthews shared concerns about the poor road condition of Lake Wohlford Rd. Ms. Rattray would like the County to consider installing lighting near the airstrip located on Cole Grade Road in Pauma Valley to alert drivers whenever the creek floods.

9) Board (Harmes/Fajardo):

- No report.

I. Adjournment

- Next regular meeting of VCCPG: **June 13, 2022 at 7 p.m.**
- **The meeting adjourned at 9:00 p.m.**
- **Minutes were approved on June 13, 2022.**

James Garritson, Secretary



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

RECORD ID(S):

PDS 2022-AD-22-004

	Planning	LD Review Teams	DEH	Trails Review	Other
FEES					
DEPOSITS	<u>3238</u>				
TOTAL FEES AND INITIAL DEPOSIT: \$ <u>3238</u>					

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) 133-202-02-00

Owner's Name Amaranto Growers

Owner's Phone 760-884-4736

Owner's Address 663 S. Rancho Santa Fe Rd. #105 San Marcos, CA 92078

Number Street City State Zip

Owner's email Daniel@amarantogrowers.com

Owner's Fax _____

Applicant's Name

(if different from owner)

Applicant's Phone _____

Applicant's Address _____

Number Street City State Zip

Applicant's email _____

Applicant's Fax _____

Engineer's Name Alidade Engineering, Inc.

Engineer's Phone 951-587-2020

Engineer's Address 28936 Old Town Front St. #205 Temecula, CA 92590

Number Street City State Zip

Engineer's email larry-alidade@att.net

Engineer's Fax _____

Project Contact Person Daniel Alfaro

Phone 760-884-4736

Address 663 S. Rancho Santa Fe Rd. # 105 San Marcos, CA 92078

Number Street City State Zip

Project Contact's email Daniel@amarantogrowers.com

Project Contact's Fax _____

Project Name Amaranto Growers - Cool Valley Rd

Project Address & Nearest Cross Street Nw corner of Cole Grade Rd and Cool Valley Rd

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.**

Signature of Owner or ***Authorized Agent**

Daniel Alfaro

Print Signator's Name

10/07/2021

Date

PDS-346 (5/21/2018)

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

SDC PDS RSVD 03-08-22

AD-22-004



FOR DEPARTMENT USE ONLY

General Plan Designation

Regional Category

sting Proposed

For Administrative Permits and Use Permits

Describe use:

AD
AG Clearing

ZONE		
USE REGULATIONS	RR	
ANIMAL REGULATIONS	V	
DEVELOPMENT REGULATIONS	Density	2AC
	Lot Size	C
	Building Type	C
	Maximum Floor Area	1
	Floor Area Ratio	1
	Height	1
	Lot Coverage	1
	Setback	1
Open Space	1	
SPECIAL AREA REGULATIONS		

Thomas Guide (Page/Grid)

1070 F3

Tax Rate Area

9407.5

Total Acres

20.96 No. of lots 1

Planning Group

Valley Center

Community Plan

Valley Center

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 IC-20-064

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: 3/8/22

Technician's comments: _____



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

Type of permit requested: ☐ Major Use Permit ☐ Modification
 (Check ALL that apply) ☐ Minor Use Permit ☐ Minor/Administrative Deviation
☒ Administrative Permit ☐ Time Extension
☐ Site Plan
☐ Others _____

Waivers or exceptions:

(e.g., height or setbacks with Major Use Permit) associated with the application:

Description of proposed use:

Describe in detail the use/projects in terms of purpose, capacities, operating characteristics, access-parking arrangement, service radius and any other relevant data. Attach additional sheets if needed.

Purpose: Wholesale Greenhouse made of metal frames covered with flexible plastic to grow ornamental plants in plastic pots. Not open to the public, business to business sales only.
 Capacities: We hope to grow around 250,000 pots per year.
 Operating Characteristics: We plant to have a potting machine to fill our pots with soil. An irrigation system to water the plants. And a heating system for the plants.
 Access-parking arrangement: We'd like to have a loading zone for our customers and parking for our employees.
 Service radius: We sell to other businesses in USA and Canada.

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

SDC PDS RCVD 03-08-22
AD22-004

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<http://www.sdcounty.ca.gov/pds>





County of San Diego, PDS, Zoning Division
Continued

Complete the following table if the project proposes to create ANY new dwelling units or lots.

Number of Subdivision Lots/Parcels proposed:

Gross Lots

1

Net Lots

1

Dwelling Units (gross)

1

Dwelling Units (net)

1

Total Residential Lots

1

Total Commercial Lots

0

Total Industrial Lots

0

Total Civic Lots

0

Definitions

Gross Lots: Number of lots that would potentially exist after project buildout.

Net Lots: Number of gross lots minus number of lots that existed prior to project approval. An existing lot is a lot that was created in conformance with the Subdivision Map Act.

Dwelling Units (gross): Number of dwelling units that would exist after project buildout.

Dwelling Units (net): Number of gross dwelling units minus the number of existing dwelling units prior to implementation of this project. An existing dwelling unit is a dwelling unit that has been permitted.



County of San Diego, Planning & Development Services
ENVIRONMENTAL REVIEW
QUESTIONNAIRE FOR AGRICULTURALLY
RELATED CLEARING PERMITS
ZONING DIVISION

***This form should be completed at the time of submittal.**

Applicant's Name: Amaranto Growers Phone: 760-884-3736

Applicant's Mailing Address:

663 S. Rancho Santa Fe Rd. #105, San Marcos, CA 92078

Contact Person: Daniel Alfaro Phone: 760-884-3736

Site Address (if different from above):

Ne Corner of Cole Grade Rd and Cool Valley Rd

Parcel size (acres): 22.45 Approximate quantity of earth to be cleared: 8.3 acres

Provide a description of past and proposed agricultural use:

Build multiple greenhouses on the site along with a single family residence loading area and parking lot. Greenhouses will be metal frame with flexible plastic tops along with an irrigation system for the potted plants grown within the greenhouses.

List documents to show past agricultural use of site:

NONE

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SDC PDS RCVD 03-08-22
AD22-004

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<http://www.sdcountry.ca.gov/pds>





County of San Diego, PDS, Zoning Division
ENVIRONMENTAL REVIEW QUESTIONNAIRE - AG CLEARING PERMITS

Continued

YES NO

- ☐ ☒ Is your project located on a hazardous waste site that is included on any list compiled pursuant to Section 65962.5 of the Government Code? *Please consult the San Diego County List of Hazardous and/or Substance Sites available at DPW or Building Counters.*
- ☐ ☒ Will your project involve the demolition or modification of a structure(s) greater than 50 years in age? (If yes, please supply picture(s) of structure.)
- ☐ ☒ Will your project disturb an archaeological resource such as rock art, grinding and milling features, or artifacts.
- ☐ ☒ Will any watercourse or natural swale be affected or will the clearing take place within 200 feet of a watercourse or natural swale?
- ☐ ☒ Does the project propose 40 acres or more to be cleared in an area that has been previously legally disturbed, (e.g. has been legally cleared in the past for agriculturally related operations)? If so, please provide evidence such as a permit number of an approved Agricultural Exemption form. _____
- ☐ ☒ Does the project propose 20 acres or more to be cleared in an area that has NOT been previously legally disturbed?
- ☐ ☐ Has your project undergone previous environmental review as part of a previous Subdivision or Use Permit? If yes, please supply the associated project name and permit numbers below:
 Yes it has. But permit numbers are unknown.

I hereby certify the above answers are true and correct to the best of my knowledge:

Applicant's Signature: _____

Date: 01/15/2021

*This form should be completed at the time of submittal.

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

Record ID:

SHEET 1 OF 2 SHEETS





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

RECORD ID(S): PDS2022-ER-08-01-008A
PDS2022-MUP-22-003

	Planning	LD Review Teams	DEH	Trails Review	Other
FEES			1431		
DEPOSITS	13,612				
TOTAL FEES AND INITIAL DEPOSIT: \$	15,244				

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) 188-231-3 -60

Owner's Name 6 Carat Enterprise Inc. Owner's Phone 760-822-0004

Owner's Address 270 North El Camino Real #523, Encinitas, CA 92024

Owner's email DavidCarattini1@gmail.com

Owner's Fax _____

Applicant's Name David Carattini Applicant's Phone 760-822-0004

Applicant's Address 270 North El Camino Real #523, Encinitas, CA, 92024

Applicant's email DavidCarattini1@gmail.com

Applicant's Fax _____

Engineer's Name Hossein Zomorodi/K&S Engineering, Inc Engineer's Phone 619-296-5565

Engineer's Address 7801 Mission Center Ct #100, San Diego, CA, 92108

Engineer's email h-zomorodi@ks-engr.com

Engineer's Fax _____

Project Contact Person David Carattini Phone 760-822-0004

Address 270 North El Camino Real #523 Encinitas, CA, 92024

Project Contact's email DavidCarattini1@gmail.com

Project Contact's Fax _____

Project Name 6 Carat Car Wash

Project Address & Nearest Cross Street 28 874 Valley Center Rd. Valley Center, CA, 9208 2/Miller Rd.

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 5 of Title 8 of the San Diego County Code.

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

Signature of Owner or *Authorized Agent

David Carattini

Print Signator's Name

4/20/21

Date

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

SDC PDS RSVD 03-16-22

MUP-22-003



FOR DEPARTMENT USE ONLY
office professional

Gen commercial
General Plan Designation

Existing / Proposed

Regional Category Village

For Administrative Permits and Use Permits
Describe use: mwp

ZONE		
USE REGULATIONS	C30	C36
ANIMAL REGULATIONS	J	
DEVELOPMENT REGULATIONS	Density	2
	Lot Size	.5 AC
	Building Type	L
	Maximum Floor Area	— 1.6
	Floor Area Ratio	—
	Height	G
	Lot Coverage	—
	Setback	B G
	Open Space	—
SPECIAL AREA REGULATIONS		

Thomas Guide (Page/Grid) 1090E1

Tax Rate Area 94075

Total Acres 5.75 No. of lots 1

Planning Group Valley center

Community Plan Valley center

Supervisor District 5

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 STP-08-013

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 Initial: J. Pable Date: 3/1/22 Technician's comments: _____

public notice posted
met 3/16/22



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

Type of permit requested: ☒ Major Use Permit ☐ Modification
 (Check ALL that apply) ☐ Minor Use Permit ☐ Minor/Administrative Deviation
☐ **Administrative** Permit ☐ Time Extension
☐ Site Plan
☐ Others _____

Waivers or exceptions:

(e.g., height or setbacks with Major Use Permit) associated with the application:

None requested

Description of proposed use:

Describe in detail the use/projects in terms of purpose, capacities, operating characteristics, access-parking arrangement, service radius and any other relevant data. Attach additional sheets if needed.

This will be a an automated Car Wash that reclaims the water used with eco friendly cleaning agents. This will give residents of Valley Center a viable option to wash their cars in an eco friendly environment. This structure will be enclosed and behind the current Circle K Building. This car washing facility will reclaim the water being used, filters it, and then re-use it. The facility will include state-of-the-art technology to ensure that the cars will be washed in a responsible manner.

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

SDC PDS RCVD 03-16-22
MUP22-003

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<http://www.sdcountry.ca.gov/pds>





County of San Diego, Planning & Development Services
NOTICE TO PROPERTY OWNERS
ZONING DIVISION

A request for a discretionary permit has been filed with the County of San Diego, Department of Planning & Development Services (PDS). State law and County code require that adjacent property owners (and in certain instances residents) be notified of certain types of permits submitted to PDS for approval. You have received this notice because County records show you are within the public notice boundary for this permit. Interested parties can contact the assigned PDS Project Planner (listed below) to request additional information and/or to submit written comments within 30 days of the "Date Received" on this notice. **NOTE: All correspondence MUST reference the Record ID below.**

--- For County Use Only ---

Planner's Name: Rachael Lindebrekke
 Planner's Phone: 619-323-7872
 Planner's email: Rachael.Lindebrekke@sdcounty.ca.gov
 CPG/DRB/CSG: Valley Center

Record ID & Date Received

SRC PDS RCVD 03-16-22

MUP-22-003

Project Name & Brief Description: 6 Carat Car Wash

Number of lots proposed: N/A

You can also contact the local Community Planning Group, Design Review Board or Community Sponsor Group (CPG/DRB/CSG) for further information and to make comments. If the property is within the boundaries of a County recognized (CPG/DRB/CSG), contact information for that group will be printed on the back of this notice.

Zoning: C30/C36 General Plan: GENERAL COMMERCIAL Acre(s): 5.75

Owner/Applicant: David Carattini

Engineer: Hossein Zomorodi

Project Site Address: 28874 Valley Center Drive

APN#(s): 188-231-36-00

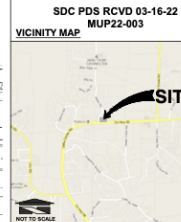
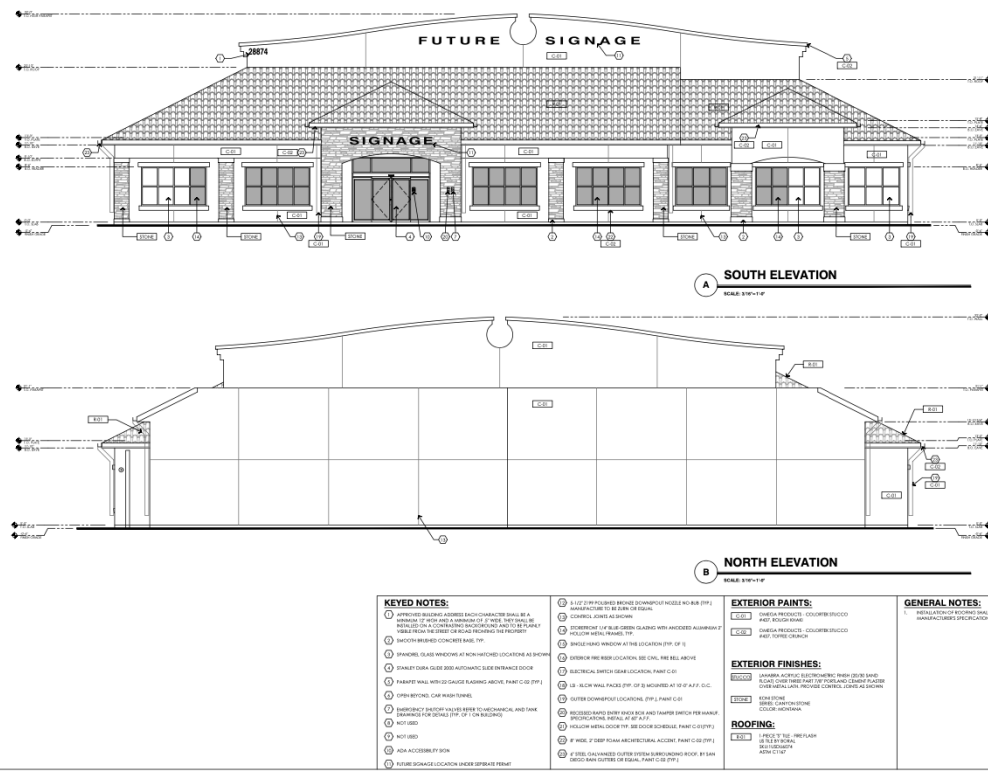


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www.sandiegocounty.gov/pds/

PDS-524 (Rev. 5/25/2018)



[illegible][illegible]