



Valley Center Community Planning Group

Regular Meeting - Final Agenda

May 11, 2026, 7:00 p.m.

Valley Center Community Hall - Virtual Access Listed Below
28246 Lilac Road - Valley Center, CA 92082

Dori Rattray - Chair
Seat 3

drattray524@aol.com

Lisa Adams - Vice Chair
Seat 6

lisa.adams.valleycenterca@gmail.com

James Garritson - Secretary
Seat 12

vc@garritson.com

Chris Barber
Seat 11

chris.barber1959@gmail.com

Michelle Bothof
Seat 1

busybrunette@protonmail.com

Vlad Ciupitu
Seat 8

vc Ciupitu@gmail.com

Susan Fajardo
Seat 14

sfajardo247@gmail.com

Delores Chavez Harnes
Seat 5

dee.valleycenter@gmail.com

Mary Hodson
Seat 13

mhodsonvalleycenter@gmail.com

Steve Hutchinson
Seat 2

hutchinsonsm@gmail.com

Karen Lieber
Seat 7

kliieber.vccpg@gmail.com

Bob Littlejohn
Seat 9

robert.g.littlejohn@gmail.com

Dr. Matt Matthews
Seat 4

LaVonne Norwood
Seat 10

lavonnenorwood@gmail.com

Tom Stinson
Seat 15

tomjstinson51@gmail.com

A. Roll Call

B. Pledge of Allegiance

C. Approval of minutes: March 9, 2026

D. Public Comments: Members of the public may address the Planning Group on any topic not on the agenda. A three (3) minute time limit is allowed per speaker unless otherwise negotiated with the Chair. The Planning Group cannot discuss or vote on a topic but may place the item on a future agenda. Speakers are required to complete a Request to Speak form prior to the start of the meeting.

1. Old Castle Pipeline Replacement - Phase Two, **Melody Rocco, District Engineer, Valley Center Municipal Water District.**

2. The County of San Diego Planning & Development Services Department (PDS) is conducting an Inclusionary Housing Study and Ordinance Development. The purpose of this project is to assess feasible options for requiring housing projects to provide affordable housing, and develop an Inclusionary Housing Ordinance that addresses the County's housing needs. **Ben Larson, Alexa Kerr, Land Use/Environmental Planner, Planning & Development Services**

E. Action Items:

(VCCPG advisory vote may be taken on the following items) The agenda is available to members prior to regular meetings through advanced publication in the Valley RoadRunner, email distribution and public review at the Valley Center Community Hall.

1. Pauma Heights Road has no posted speed limit and is subject to the State maximum speed of 55 MPH. A preliminary review of prevailing speeds and roadway conditions could support radar certification of a 45 MPH speed limit. **Barber (VOTE)**

2. The Green Storage Valley Center, LLC. This is a request for a 2-year Time Extension for a previously approved Site Plan Modification (PDS2020-STP-03-026W1), **Fajardo (VOTE)**

3. Project Summary Reports, a current list of all projects proposed for Valley Center, **Rattray, Chair (REVIEW)**

4. Review and discuss the status of the Protocol for Media Relations and Public Communication. Discuss on whether to include new language into the VCCPG Standing Rules to strengthen guidance on communications with the media and the public. **(DISCUSSION ONLY)**

F. Subcommittee Reports:

- Cannabis: Matthews

- Enhancement: Lieber

- Energy: Littlejohn

- Parks, Rec & Trails: Hodson

- Community Plan Update: Ciupitu

- Emergency Evacuation: Harnes

- Mobility: Barber

- Water (Liaison): Fajardo/Matthews

G. Additional Reports:

- Association of Planning: Hutchison

- Design Review Board: Bothof

- Nominations: Harnes

- Revitalization: Barber

- Board of Supervisors (Liaison): Norwood

- Government: Stinson

- Quarterly Chair CPG Update: Rattray

- Tribal: Rattray

H. Correspondence:

1. Rattlesnake Awareness

2. Supervisors Receive Early Look at Possible Spending Priorities for Next Year's Budget

3. Socially Equitable Cannabis Program

4. County Supervisors Approve \$14M Annual Plan as Housing Production Rises in Unincorporated Areas

5. South Village Storage Major Grading Public Disclosure Link

6. Tree Removal at 29623 Anthony Road, Valley Center, CA 92082

7. Oak Tree in trouble - 27927 Evergreen Way, Valley Center, CA 92082

8. Tiered Winery Ordinance - Rural Residential (RR) Expansion | Focus Group Meeting #1

I. Next Regular Meeting: June 8, 2026, @ 7:00 p.m.

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

Public Disclosure Notice

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

J. Zoom Information:

Meeting ID: 864 190 6365 Passcode: 347629

<https://us02web.zoom.us/j/8641906365?pwd=cQx1luZiawbph9bFa6DGVxP27l7bGt.1&omn=82136119845>



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: **Bianca Lorenzana**
 Planner's Phone: 619-510-2146
 Planner's email: Bianca.Lorenzana@sdcounty.ca.gov
 CPG/DRB/CSG: **VALLEY CENTER**

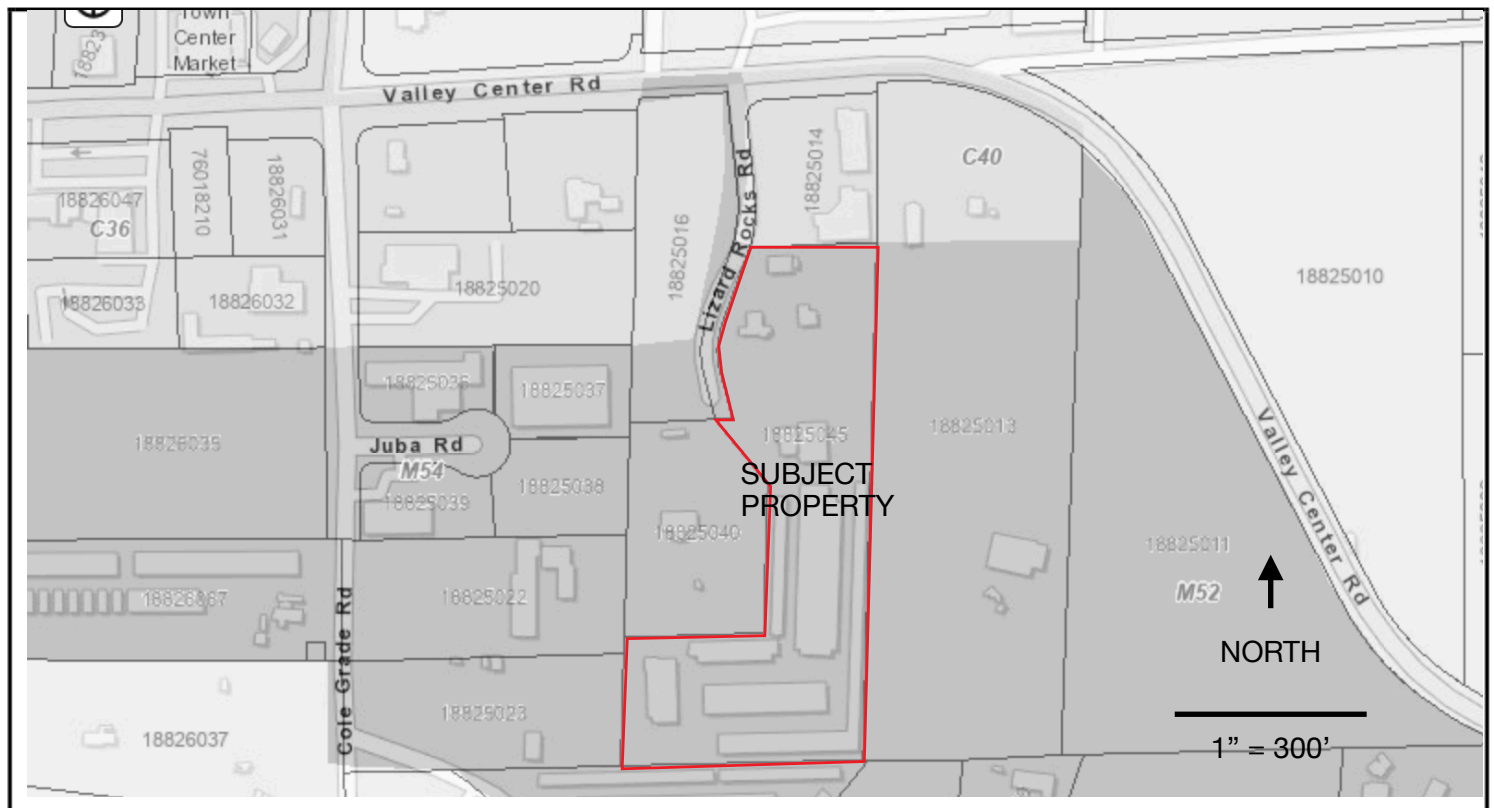
Record ID & Date Received

SDC PDS RCVD 12-09-25
STP03-026W1TE2

Project Name & Brief Description: Greens Storage Valley Center North Lot Expansion — vicinity map used for requested entitlement extension. This is a request for a 2-year Time Extension for a previously approved Site Plan Modification (PDS2020-STP-03-026W1). 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: M52 General Plan: I-1, I-2 Acre(s): 5.7
 Owner/Applicant: Greens Valley Center, LLC Engineer: Wunderlin Engineering
 Project Site Address: 28407 Lizard Rocks Rd, Valley Center APN#(s): 188-250-45



5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123

For any questions, please email us at: PDSZoningPermitCounter@sdcounty.ca.gov
<http://www.sdcounty.ca.gov/pds>



This project is located in the

**VALLEY CENTER
Planning Group Area**

The Planning Group meets on the
Second (2nd) Monday of each month at:

**Valley Center Community Hall Basement
28246 Lilac Road
Valley Center**

7:00 PM

Final Agenda is posted at the same address.



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

RECORD ID(S): PDS2025-STP-03-026W1TEZ

	Planning	LD Review Teams	DEH	Trails Review	Other
FEES	<u>1547</u>	+	_____	+	_____
DEPOSITS	_____	+	<u>1098</u>	+	_____
TOTAL FEES AND INITIAL DEPOSIT: \$ <u>2635</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: PDS2023-COMACC-000002 - PDS2020-STP-03-026W1

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) 188-250-45-00

Owner's Name Greens Valley Center, LLC Owner's Phone (949) 546-0560

Owner's Address 910 S El Camino Real Suite 100, San Clemente, CA 92672

Owner's email accounting@greensglobal.com Owner's Fax _____

Applicant's Name Rajesh Kadakia Applicant's Phone (949) 546-0560
(if different from owner)

Applicant's Address 910 S El Camino Real, Suite 100, San Clemente, CA 92672

Applicant's email development@greensglobal.com Applicant's Fax _____

Engineer's Name Michael Wunderlin Engineer's Phone (760) 644-2944

Engineer's Address P.O. Box 461300, Escondido, CA 92046

Engineer's email wunderlineng@gmail.com Engineer's Fax _____

Project Contact Person Roger Scherer Phone (951) 691-7762

Address 910 S El Camino Real Suite 100, San Clemente, CA 92672

Project Contact's email roger.scherer@gmail.com Project Contact's Fax _____

Project Name Extension of Time Greens Storage Valley Center Expansion

Project Address & Nearest Cross Street 28435 Lizard Rocks Rd, Valley Center, CA 92082

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**

Rajesh Kadakia

Print Signator's Name

Date

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

SDC PDS RCVD 12-09-25
STP03-026W1TE2



FOR DEPARTMENT USE ONLY

Existing Proposed

General Plan Designation _____

Regional Category _____

<p>For Administrative Permits and Use Permits</p> <p>Describe use:</p> <p align="center"><u>STP TE</u></p> <p>_____</p> <p>_____</p>

ZONE		
USE REGULATIONS		
ANIMAL REGULATIONS		
DEVELOPMENT REGULATIONS	Density	
	Lot Size	
	Building Type	
	Maximum Floor Area	
	Floor Area Ratio	
	Height	
	Lot Coverage	
	Setback	
Open Space		
SPECIAL AREA REGULATIONS		

Thomas Guide (Page/Grid) _____

Tax Rate Area _____

Total Acres _____ No. of lots _____

Planning Group VALLEY CENTER

Community Plan VALLEY CENTER

Supervisor District _____

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 _____

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: P. BROCKETT Date: 11/10/2025 Technician's comments: _____

A DEVELOPMENT FOR GREENS GLOBAL



ARCHITECT

KSP STUDIO
23 ORCHARD RD
LAKE FOREST, CA 92630
CONTACT: SHABNAM VAKILI
TEL: (949) 380-3970

DEVELOPER

GREENS GLOBAL
910 SOUTH EL CAMINO REAL, SUITE 100
SAN CLEMENTE, CA 92672
CONTACT: NEIL KADAKIA
TEL: (949) 201-9160

CIVIL

DRC ENGINEERING, INC.
160 SOUTH OLD SPRINGS ROAD, SUITE 210
ANAHEIM HILLS, CA 92808
CONTACT: GREG COOKE
TEL: (714) 685-6860 XT. 331

LANDSCAPE

KSP STUDIO
23 ORCHARD RD
LAKE FOREST, CA 92630
CONTACT: JUSTIN HEACOCK
TEL: (949) 380-3970

SHEET INDEX

ARCHITECTURAL

1. COVER SHEET
- 1.1 ALTA/ NSPS LAND TITLE SURVEY
2. PLOT PLAN - NEW SITE 'B'
- 2.1 PLOT PLAN - EXISTING SITE 'A'
3. CONCEPTUAL FIRST FLOOR PLAN
4. CONCEPTUAL SECOND FLOOR PLAN
5. ~~CONCEPTUAL THIRD FLOOR PLAN~~
6. CONCEPTUAL ELEVATIONS - BUILDING 1
7. NOT USED
8. CONCEPT VIEWS
9. CONCEPTUAL LANDSCAPE PLAN - NEW SITE 'B'
- 9.1 CONCEPTUAL LANDSCAPE PLAN - EXISTING SITE 'A' FOR REFERENCE

VICINITY MAP



Project # PDS2020-STP-03-026W1 incl. 16 sheets
was approved on 11/09/2021 by

- The Director of Planning & Development Services
- The Zoning Administrator
- The San Diego County Planning Commission
- The San Diego County Board of Supervisors

By Dru Pull Planning Manager
Name Title



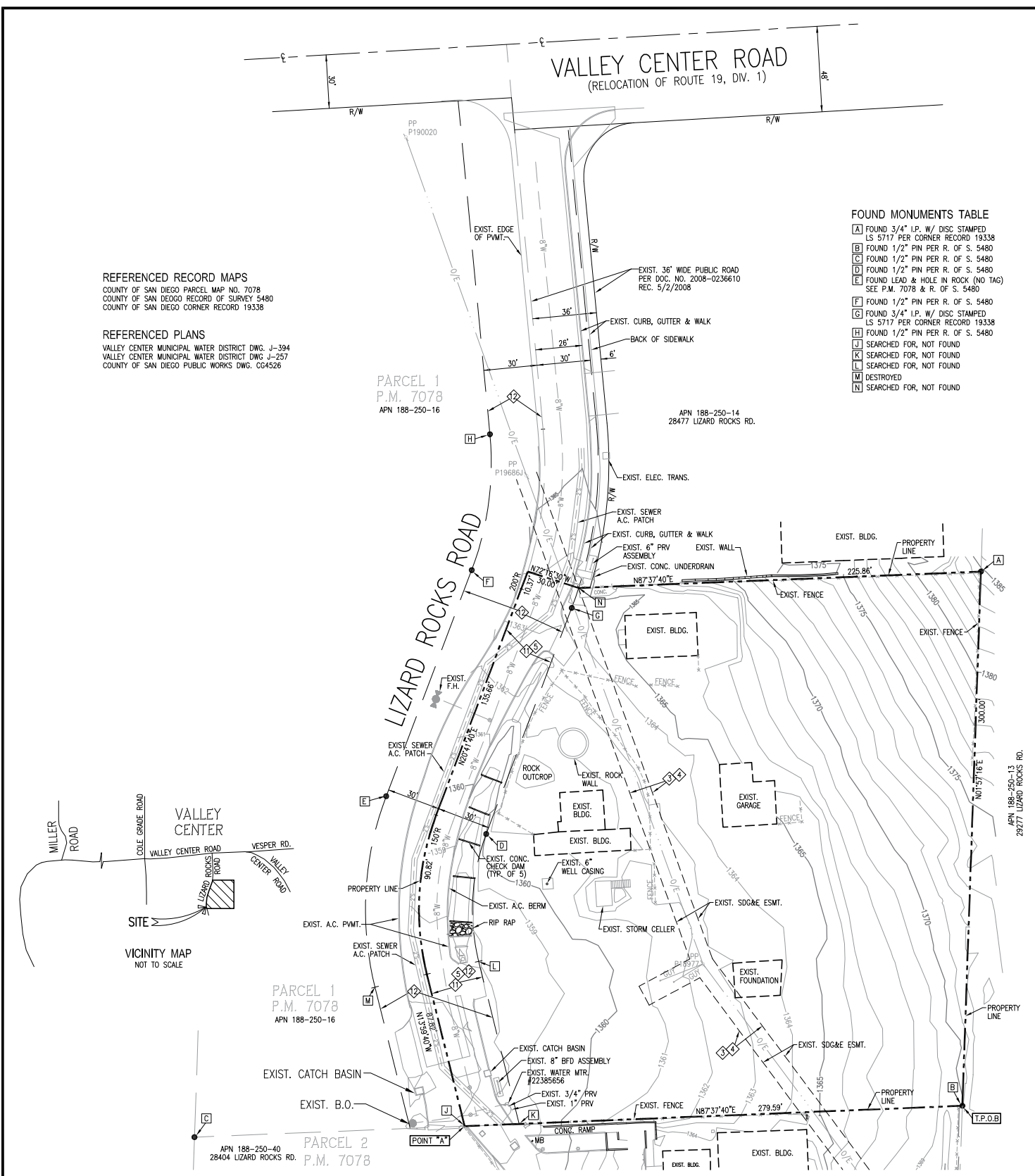
28435 LIZARD ROCKS RD | VALLEY CENTER, CA 12.08.20

COVER SHEET

KSP PROJECT NO. 20460



ALTA / NSPS LAND TITLE SURVEY



REFERENCED RECORD MAPS
 COUNTY OF SAN DIEGO PARCEL MAP NO. 7078
 COUNTY OF SAN DIEGO RECORD OF SURVEY 5480
 COUNTY OF SAN DIEGO CORNER RECORD 19338

REFERENCED PLANS
 VALLEY CENTER MUNICIPAL WATER DISTRICT DWG. J-394
 VALLEY CENTER MUNICIPAL WATER DISTRICT DWG. J-257
 COUNTY OF SAN DIEGO PUBLIC WORKS DWG. CG4526

FOUND MONUMENTS TABLE

A	FOUND 3/4" I.P. W/ DISC STAMPED LS 5717 PER CORNER RECORD 19338
B	FOUND 1/2" PIN PER R. OF S. 5480
C	FOUND 1/2" PIN PER R. OF S. 5480
D	FOUND 1/2" PIN PER R. OF S. 5480
E	FOUND LEAD & HOLE IN ROCK (NO TAG) SEE P.M. 7078 & R. OF S. 5480
F	FOUND 1/2" PIN PER R. OF S. 5480
G	FOUND 3/4" I.P. W/ DISC STAMPED LS 5717 PER CORNER RECORD 19338
H	FOUND 1/2" PIN PER R. OF S. 5480
I	SEARCHED FOR, NOT FOUND
J	SEARCHED FOR, NOT FOUND
K	SEARCHED FOR, NOT FOUND
L	SEARCHED FOR, NOT FOUND
M	DESTROYED
N	SEARCHED FOR, NOT FOUND

TITLE EXCEPTIONS / EASEMENTS

- ITEM NUMBERS PER PRELIMINARY TITLE REPORT FURNISHED BY EQUITY TITLE COMPANY DATED DECEMBER 24, 2018 AS ORDER NO. 0R1854028.
- AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS FOR: PUBLIC UTILITIES
 GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
 RECORDED: JULY 29, 1935 IN BOOK 419, PAGE 234, OF OFFICIAL RECORDS
 AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN.
 - AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS. FOR: PUBLIC UTILITIES
 GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
 RECORDED: AUGUST 13, 1936 IN BOOK 545, PAGE 235, OF OFFICIAL RECORDS.
 AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN.
 - AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS. FOR: ROAD AND PUBLIC UTILITY PURPOSES
 GRANTED TO: HAROLD H. SEITZ AND BEATRICE R. SEITZ
 RECORDED: APRIL 6, 1960 AS INSTRUMENT NO. 1960-70280, OF OFFICIAL RECORDS.
 AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN.
 - AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS. FOR: ROAD AND PUBLIC UTILITY PURPOSES
 GRANTED TO: HAROLD H. SEITZ AND BEATRICE R. SEITZ
 RECORDED: APRIL 6, 1960 AS INSTRUMENT NO. 1960-70280, OF OFFICIAL RECORDS.
 AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN.
 - ANY DISCREPANCIES IN BOUNDARY OR ANY RIGHTS WHICH MAY ARISE OR EXIST WHICH ARE DISCLOSED BY RECORD OF SURVEY NO. 5480
 RECORDED: MAY 26, 1960 AS INSTRUMENT NO. 1960-111034, OF OFFICIAL RECORDS.
 AFFECTS: SAID LAND
 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE RECORD OF SURVEY MAP NO. 5480. PURPOSE: EASEMENT RESERVED FOR ROAD PURPOSES
 AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN.
 - A PENDING ASSESSMENT FOR THE DISTRICT SHOWN BELOW. WHEN NOTICE OF THE ASSESSMENT IS RECORDED WITH THE COUNTY RECORDER THE ASSESSMENT SHALL BECOME A LIEN ON SAID LAND.
 DISTRICT: PROPOSED BOUNDARY MAP ASSESSMENT DISTRICT
 DISCLOSED BY: ASSESSMENT DISTRICT BOUNDARY MAP
 RECORDED: FEBRUARY 10, 1997 AS INSTRUMENT NO. 1997-0060811, OF OFFICIAL RECORDS.
 - THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONDITION OF SALE AGREEMENT", EXECUTED BY AND BETWEEN ALBERT WITKOLT AND EUGENE WESTON III AND WANDA D. WESTON, RECORDED NOVEMBER 21, 2001 AS INSTRUMENT NO. 2001-0850796 OF OFFICIAL RECORDS.
 - A DOCUMENT ENTITLED "NOTICE OF HIGH WATER PRESSURE" RECORDED JANUARY 31, 2005 AS INSTRUMENT NO. 2005-0080131, OF OFFICIAL RECORDS.
 - AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS. FOR: RIGHT OF WAY
 GRANTED TO: VALLEY CENTER MUNICIPAL WATER DISTRICT
 RECORDED: JUNE 23, 2008 AS INSTRUMENT NO. 2008-0335215, OF OFFICIAL RECORDS.
 AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN.
 - AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS. FOR: RIGHT OF WAY
 GRANTED TO: THE COUNTY OF SAN DIEGO, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA
 RECORDED: JANUARY 16, 2009 AS INSTRUMENT NO. 2009-0022415, OF OFFICIAL RECORDS.
 AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN.

ADDITIONAL INFORMATION:

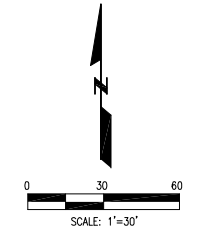
- GEOTECHNICAL INFORMATION SHOWN IN THE "EXECUTIVE SUMMARY OF LIMITED GEOTECHNICAL EVALUATION FOR PURCHASER'S DUE DILIGENCE, 28435 LIZARD ROCKS ROAD, VALLEY CENTER CALIFORNIA 92028, ASSESSOR'S PARCEL NUMBER (APN) 188-250-15-00" DATED FEBRUARY 21, 2019 BY GEOSOLS, INC. 5741 PALMER WAY, CARLSBAD, CA 92020, W.O. 7850-A-SC.
- DEVELOPMENT INFORMATION SHOWN IN THE "INITIAL CONSULTATION FOR GREEN STORAGE VALLEY CENTER EXPANSION, RECORD ID: PFG2019-IC-19-002" DATED FEBRUARY 11, 2019 BY COUNTY OF SAN DIEGO, PLANNING & DEVELOPMENT SERVICES, 5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CA 92123.
- EASEMENT FOR COUNTY HIGHWAY INFORMATION SHOWN IN "SUBORDINATION AGREEMENT" PER DOC. NO. 2009-0198022 RECORDED APRIL 17, 2009 OF OFFICIAL RECORDS AND "SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE" PER DOC. NO. 2013-0115005 RECORDED FEBRUARY 21, 2013 OF OFFICIAL RECORDS.
- "PHASE 1 ENVIRONMENTAL SITE ASSESSMENT" BY EARTH STRATA GEOTECHNICAL SERVICES, 42184 REMINGTON AVENUE, TEMECULA, CA 92590, DATED FEBRUARY 15, 2019, PROJECT #P192554-60A

LEGEND

- FOUND MONUMENT AS DESCRIBED HEREON
- PROPERTY LINE
- - - EASEMENT AS NOTED
- - - CENTERLINE
- - - EXISTING FENCE
- 1730- CONTOUR ELEVATION
- 8"W- EXIST. 8" WATER MAIN
- 0/E- EXIST. OVERHEAD ELECTRIC

ABBREVIATIONS

- | | |
|----------|-------------------|
| AC | ASPHALT CONCRETE |
| CONC | CONCRETE |
| DOC. | DOCUMENT |
| FD | FOUND |
| NO. | NUMBER |
| O/E | OVERHEAD ELECTRIC |
| P.M. | PARCEL MAP |
| IP | IRON PIPE |
| PP | POWER POLE |
| REC. | RECORDED |
| R. OF S. | RECORD OF SURVEY |



LEGAL DESCRIPTION

PARCEL 1:
 ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 88°35'07" WEST, 355.11 FEET; THENCE NORTH 01°57'16" EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 610.63 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID PARALLEL LINE SOUTH SOUTH 87°37'40" WEST, 279.59 FEET TO A POINT HEREIN DESCRIBED AS POINT "A"; THENCE NORTH 13°59'40" WEST, 87.82 FEET TO THE BEGINNING OF A TANGENT 150.00 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°41'20" A DISTANCE OF 90.82 FEET TO THE POINT OF TANGENCY; THENCE NORTH 20°41'40" EAST, 135.66 FEET TO THE BEGINNING OF A TANGENT 200.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°58'10" A DISTANCE OF 10.37 FEET; THENCE RADIAL TO SAID CURVE SOUTH 72°16'30" EAST, 30.00 FEET; THENCE NORTH 87°37'40" EAST, 225.86 FEET, MORE OR LESS, TO THE ABOVE MENTIONED LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG SAID PARALLEL LINE SOUTH 01°57'16" WEST, 300.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:
 AN EASEMENT AND RIGHT OF WAY FOR ROAD AND PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT TO CONVEY THE SAME TO ANY PERSONS OVER AND ACROSS A STRIP OF LAND 60.00 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT HEREIN DESIGNATED IN PARCEL NO. 1 AS POINT "A"; THENCE NORTH 13°59'40" WEST, 87.82 FEET TO THE BEGINNING OF A TANGENT 150.00 FOOT RADIUS CURVE, CONCAVE EASTERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°41'20" A DISTANCE OF 90.82 FEET TO THE POINT OF TANGENCY; THENCE NORTH 20°41'40" EAST, 135.66 FEET TO THE BEGINNING OF A TANGENT 200.00 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°09'20" A DISTANCE OF 91.30 FEET TO THE POINT OF TANGENCY; THENCE NORTH 05°27'40" WEST, 185.73 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF THAT CERTAIN 60.00 FOOT COUNTY ROAD KNOWN AS RELOCATION OF ROUTE 19, DIVISION 1, COUNTY HIGHWAY COMMISSION, ALSO KNOWN AS VALLEY CENTER ROAD AND THE END OF THIS EASEMENT.
 EXCEPTING THEREFROM THAT PORTION OF SAID 60.00 FOOT OF LAND LYING WITHIN THE BOUNDARIES OF PARCEL 1 HEREINABOVE DESCRIBED.

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS THE EASTERLY LINE OF PARCEL 3 OF PARCEL MAP NO. 7078 PER FILE NO. 78-125318 RECORDED MARCH 30, 1978 IN THE COUNTY OF SAN DIEGO BEING NORTH 01°57'16" EAST.

NOTES:

- THIS SURVEY IS BASED UPON PRELIMINARY TITLE REPORT UNDER ORDER NO. 0R1854028 DATED DECEMBER 24, 2018 BY EQUITY TITLE COMPANY.
- THIS SURVEY IS FOR ALTA AND TOPOGRAPHY PURPOSES ONLY.
- STREET ADDRESS: 28435 LIZARD ROCKS ROAD, VALLEY CENTER, CA 92028
- ASSESSOR'S PARCEL NUMBER: 188-250-15
- TOTAL AREA OF PARCEL: 1.78 ACRES
- BUILDING AND FOUNDATION LINES BELOW SURFACE ARE NOT LOCATED.
- ANY UNDERGROUND PRIVATE OR PUBLIC UTILITIES AND STRUCTURES SHOWN HEREON ARE FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY, THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SAID INFORMATION.
- GENERAL PLAN DESIGNATION: LIMITED IMPACT INDUSTRIAL REGIONAL CATEGORY: VILLAGE USE REGULATION: LIMITED INDUSTRIAL (M52)
- BENCHMARK: MONUMENT NO. 1031 PER R. OF S. 14689, 2" IRON PIPE W/ BRASS DISC MARKED "DPS KES1" AT COLE GRADE ROAD + 68" WESTERLY OF VALLEY CENTER ROAD INTERSECTION; NGVD 29; ELEV.= 1349.50 MSL

EASEMENT TABLE

- ◇ EXIST. SD&E EASEMENT PER BOOK 419, PAGE 234, REC. 7/29/1935
- ◇ EXIST. SD&E EASEMENT PER BOOK 545, PAGE 235, REC. 8/13/1936
- ◇ EXIST. EASEMENT FOR ROAD & UTILITY PURPOSES PER FILE NO. 1960-70280, REC. 4/6/1960
- ◇ EXIST. 30' V.C.M.W.D. EASEMENT PER DOC. NO. 2008-0335215, REC. 6/23/2008
- ◇ EXIST. 60' COUNTY OF SAN DIEGO EASEMENT FOR COUNTY HIGHWAY PER DOC. NO. 2009-0022415, REC. 1/16/2009

SURVEYOR'S CERTIFICATE

TO EQUITY TITLE COMPANY, ORDER NO. 0R1854028 (INSURER), SAHIL DESAI AND CHARM DESAI, HUSBAND AND WIFE AS THEIR COMMUNITY PROPERTY (INSURED). THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELDWORK WAS COMPLETED ON MARCH 15, 2019.

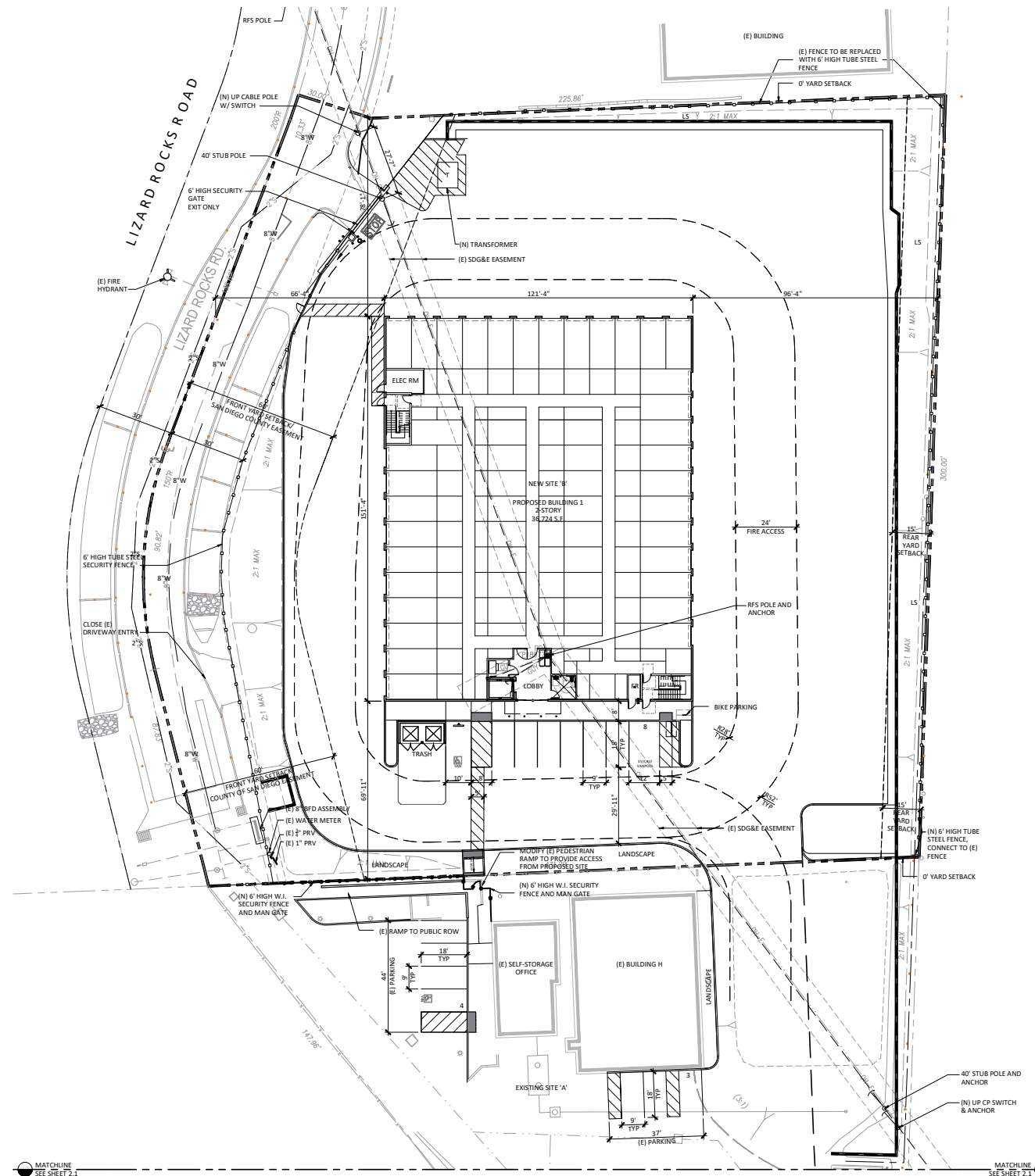
DATE OF MAP: 4/1/2019
 MICHAEL A. WUNDERLIN, L.S. 5210
 EXP. 6/30/2019
 DATE: 4/1/2019



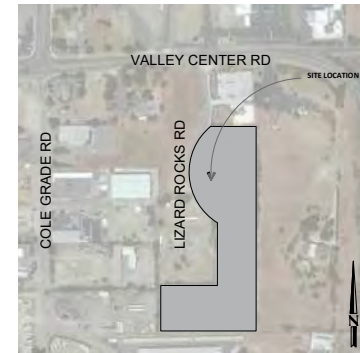
WUNDERLIN ENGINEERING, INC.
 P.O. BOX 461300, ESCONDIDO, CA 92046
 PH. (760) 743-2238
 email: wunderlin@earthlink.net

APPROVED
 Nov 9, 2021
 PLANNING & DEVELOPMENT SERVICES

DATE: 4/1/2019
 BY: [Signature]



VICINITY MAP



NOT TO SCALE

PROPOSED 1.00 GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA ELECTRICAL CODE (CEC).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE APPLICABLE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE FIRE ACCESS AND EGRESS AT ALL TIMES.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE TRAFFIC FLOW AND PARKING AT ALL TIMES.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE LANDSCAPE AND SOIL STABILIZATION AT ALL TIMES.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SECURITY AND ACCESS AT ALL TIMES.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS AND AS-BUILT DRAWINGS.
10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS AND REPORTING AT ALL TIMES.

PROPOSED 1.01 GENERAL NOTES

1. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS AND AS-BUILT DRAWINGS.
2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS AND REPORTING AT ALL TIMES.
3. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SECURITY AND ACCESS AT ALL TIMES.
4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE LANDSCAPE AND SOIL STABILIZATION AT ALL TIMES.
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9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE APPLICABLE AGENCIES.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA ELECTRICAL CODE (CEC).

PROPOSED 1.02 GENERAL NOTES

1. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS AND AS-BUILT DRAWINGS.
2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS AND REPORTING AT ALL TIMES.
3. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SECURITY AND ACCESS AT ALL TIMES.
4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE LANDSCAPE AND SOIL STABILIZATION AT ALL TIMES.
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10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA ELECTRICAL CODE (CEC).

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 Nov 9, 2021
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28435 LIZARD ROCKS RD | VALLEY CENTER, CA

PLOT PLAN
 05.25.21

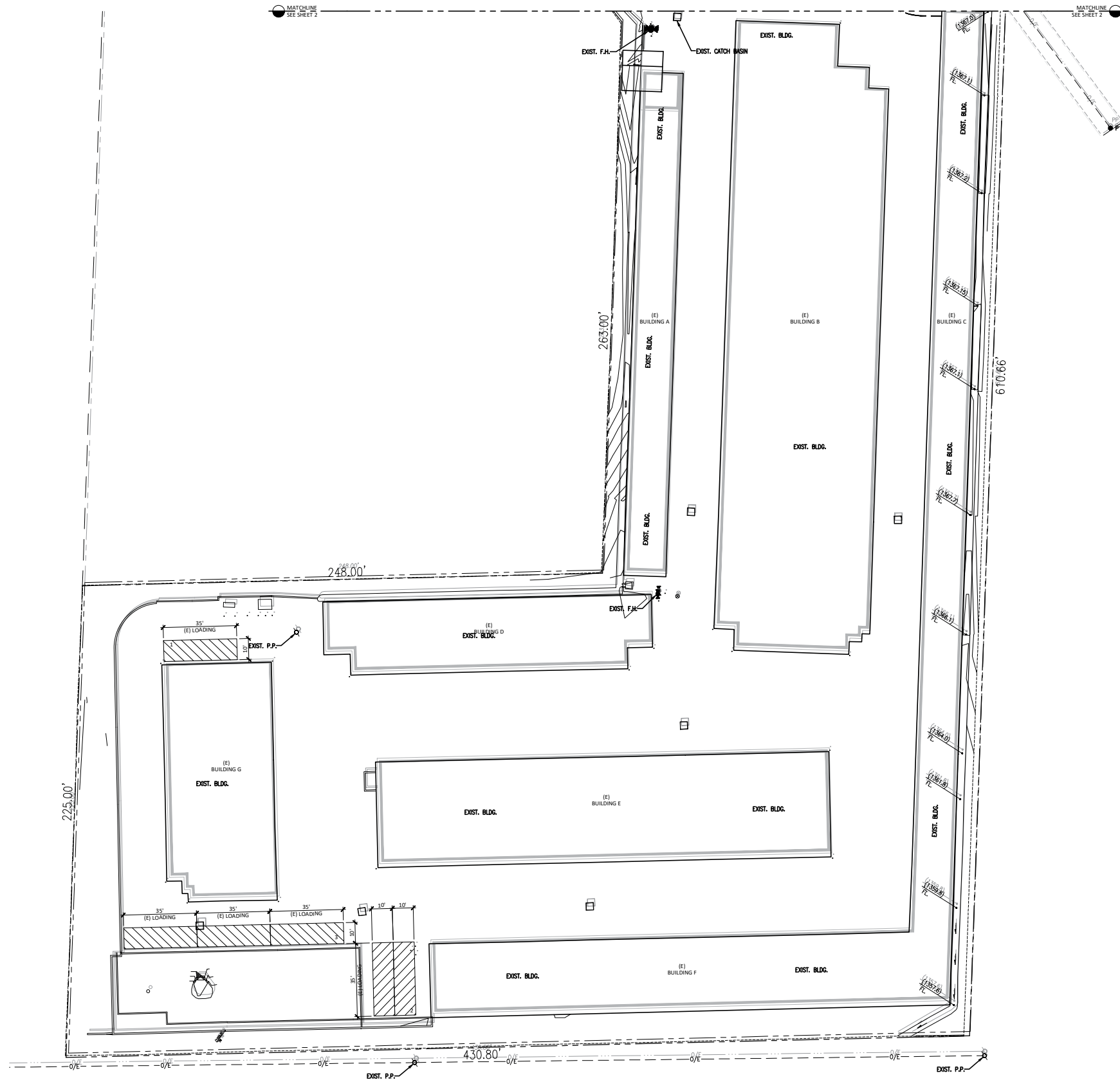


SHEET 2



STUDIO
 architecture + engineering
 23 ORCHARD ROAD, SUITE 200
 LAKE FOREST, CA 92630
 T 949.386.3870 F 949.386.3771

KSP PROJECT NO. 20460



GENERAL NOTES	
1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.	
2. EXISTING CONDITIONS ARE SHOWN FOR REFERENCE ONLY.	
3. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.	
4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.	
5. THE DESIGNER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.	
6. THIS PLAN IS TO BE USED IN CONJUNCTION WITH SHEET 2.0.	
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.	
8. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS NOTED THE FOLLOWING:	
9. THE EXISTING BUILDINGS ARE IN VARIOUS STATES OF REPAIR AND WILL BE DEMOLISHED AND REPLACED AS SHOWN.	
10. THE EXISTING PAVING SHALL BE REPAIRED OR REPLACED AS SHOWN.	
11. THE EXISTING UTILITIES SHALL BE PROTECTED OR RELOCATED AS SHOWN.	
12. THE EXISTING TREES SHALL BE PRESERVED OR REPLACED AS SHOWN.	
13. THE EXISTING SIGNAGE SHALL BE REMOVED AND REPLACED AS SHOWN.	
14. THE EXISTING FENCE SHALL BE REMOVED AND REPLACED AS SHOWN.	
15. THE EXISTING DRIVEWAY SHALL BE REPAIRED OR REPLACED AS SHOWN.	
16. THE EXISTING SIDEWALK SHALL BE REPAIRED OR REPLACED AS SHOWN.	
17. THE EXISTING STAIRS SHALL BE REPAIRED OR REPLACED AS SHOWN.	
18. THE EXISTING ROOFS SHALL BE REPAIRED OR REPLACED AS SHOWN.	
19. THE EXISTING MECHANICAL SYSTEMS SHALL BE REPAIRED OR REPLACED AS SHOWN.	
20. THE EXISTING ELECTRICAL SYSTEMS SHALL BE REPAIRED OR REPLACED AS SHOWN.	
21. THE EXISTING PLUMBING SYSTEMS SHALL BE REPAIRED OR REPLACED AS SHOWN.	
22. THE EXISTING FIRE ALARMS SHALL BE REPAIRED OR REPLACED AS SHOWN.	
23. THE EXISTING SMOKE DETECTORS SHALL BE REPAIRED OR REPLACED AS SHOWN.	
24. THE EXISTING SECURITY SYSTEMS SHALL BE REPAIRED OR REPLACED AS SHOWN.	
25. THE EXISTING ACCESSIBILITY FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
26. THE EXISTING ENERGY EFFICIENCY MEASURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
27. THE EXISTING SUSTAINABILITY FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
28. THE EXISTING HISTORIC FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
29. THE EXISTING CULTURAL FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
30. THE EXISTING SCENIC FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
31. THE EXISTING OPEN SPACE FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
32. THE EXISTING RECREATION FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
33. THE EXISTING EDUCATION FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
34. THE EXISTING HEALTH CARE FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
35. THE EXISTING SOCIAL SERVICES FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
36. THE EXISTING COMMUNITY DEVELOPMENT FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
37. THE EXISTING ECONOMIC DEVELOPMENT FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
38. THE EXISTING ENVIRONMENTAL FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
39. THE EXISTING INFRASTRUCTURE FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
40. THE EXISTING TRANSPORTATION FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
41. THE EXISTING UTILITIES FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
42. THE EXISTING ENERGY FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
43. THE EXISTING WATER FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
44. THE EXISTING WASTE FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
45. THE EXISTING AIR FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
46. THE EXISTING CLIMATE FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
47. THE EXISTING SOIL FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
48. THE EXISTING VEGETATION FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
49. THE EXISTING ANIMALS FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
50. THE EXISTING PLANTS FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
51. THE EXISTING FUNGI FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
52. THE EXISTING BACTERIA FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
53. THE EXISTING VIRUSES FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
54. THE EXISTING PARASITES FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
55. THE EXISTING PESTS FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
56. THE EXISTING DISEASES FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
57. THE EXISTING DEFECTS FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
58. THE EXISTING DAMAGES FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
59. THE EXISTING INJURIES FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
60. THE EXISTING DEATHS FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
61. THE EXISTING LOSSES FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
62. THE EXISTING DAMAGES TO PROPERTY FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
63. THE EXISTING DAMAGES TO PERSONS FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
64. THE EXISTING DAMAGES TO THE ENVIRONMENT FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
65. THE EXISTING DAMAGES TO SOCIETY FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
66. THE EXISTING DAMAGES TO THE ECONOMY FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
67. THE EXISTING DAMAGES TO THE CULTURE FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
68. THE EXISTING DAMAGES TO THE HERITAGE FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
69. THE EXISTING DAMAGES TO THE IDENTITY FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
70. THE EXISTING DAMAGES TO THE CHARACTER FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
71. THE EXISTING DAMAGES TO THE QUALITY OF LIFE FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
72. THE EXISTING DAMAGES TO THE WELL-BEING FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
73. THE EXISTING DAMAGES TO THE HEALTH FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
74. THE EXISTING DAMAGES TO THE SAFETY FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
75. THE EXISTING DAMAGES TO THE SECURITY FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
76. THE EXISTING DAMAGES TO THE STABILITY FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
77. THE EXISTING DAMAGES TO THE SUSTAINABILITY FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
78. THE EXISTING DAMAGES TO THE RESILIENCE FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
79. THE EXISTING DAMAGES TO THE ADAPTABILITY FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	
80. THE EXISTING DAMAGES TO THE TRANSFORMABILITY FEATURES SHALL BE REPAIRED OR REPLACED AS SHOWN.	

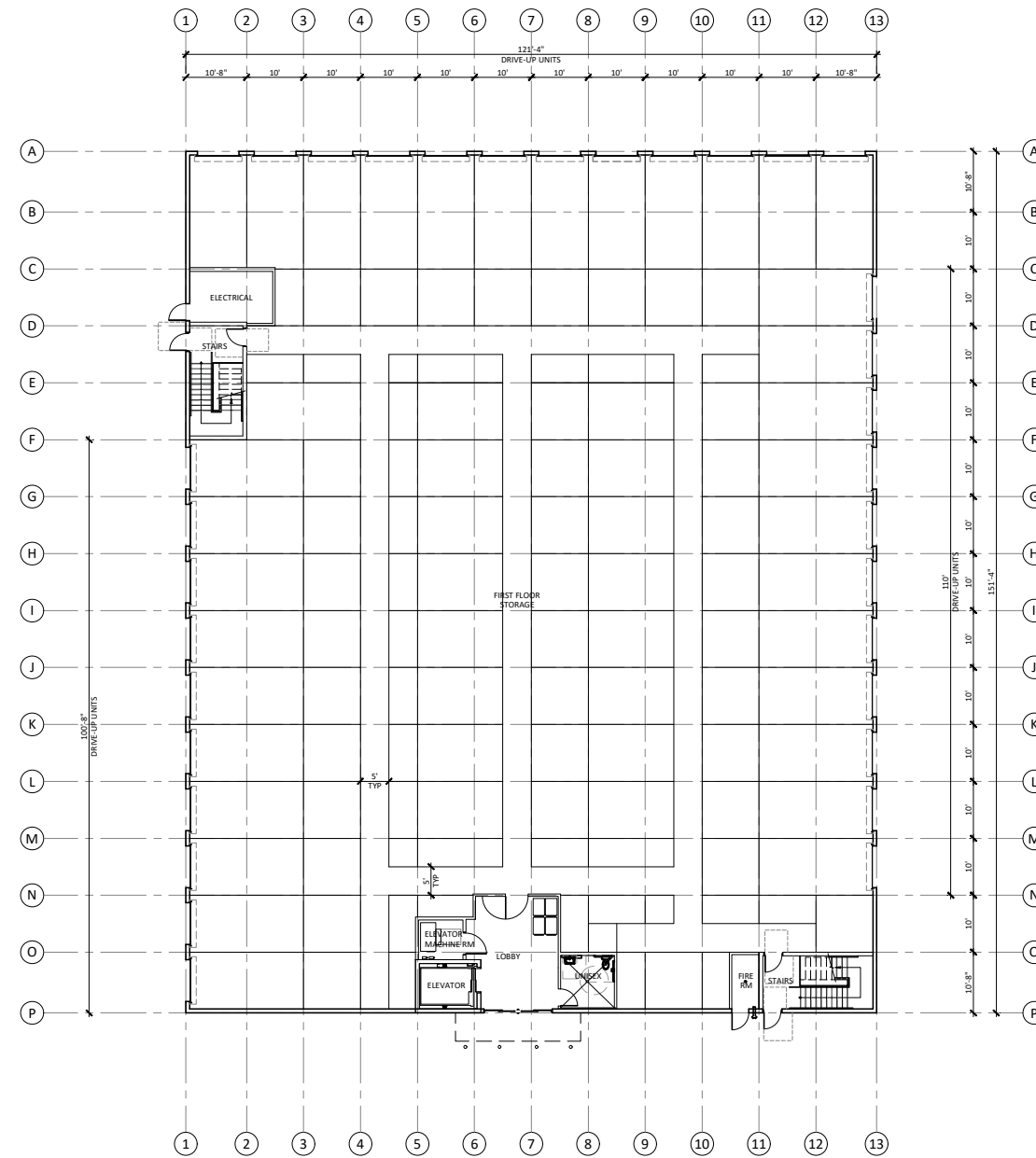
APPROVED
 Nov 9, 2021
 PLANNING & DEVELOPMENT
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28435 LIZARD ROCKS RD | VALLEY CENTER, CA 01.28.21
 CONCEPTUAL SITE PLAN

scale: 1" = 20'-0"
 KSP PROJECT NO. 20460

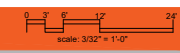
SHEET 2.1
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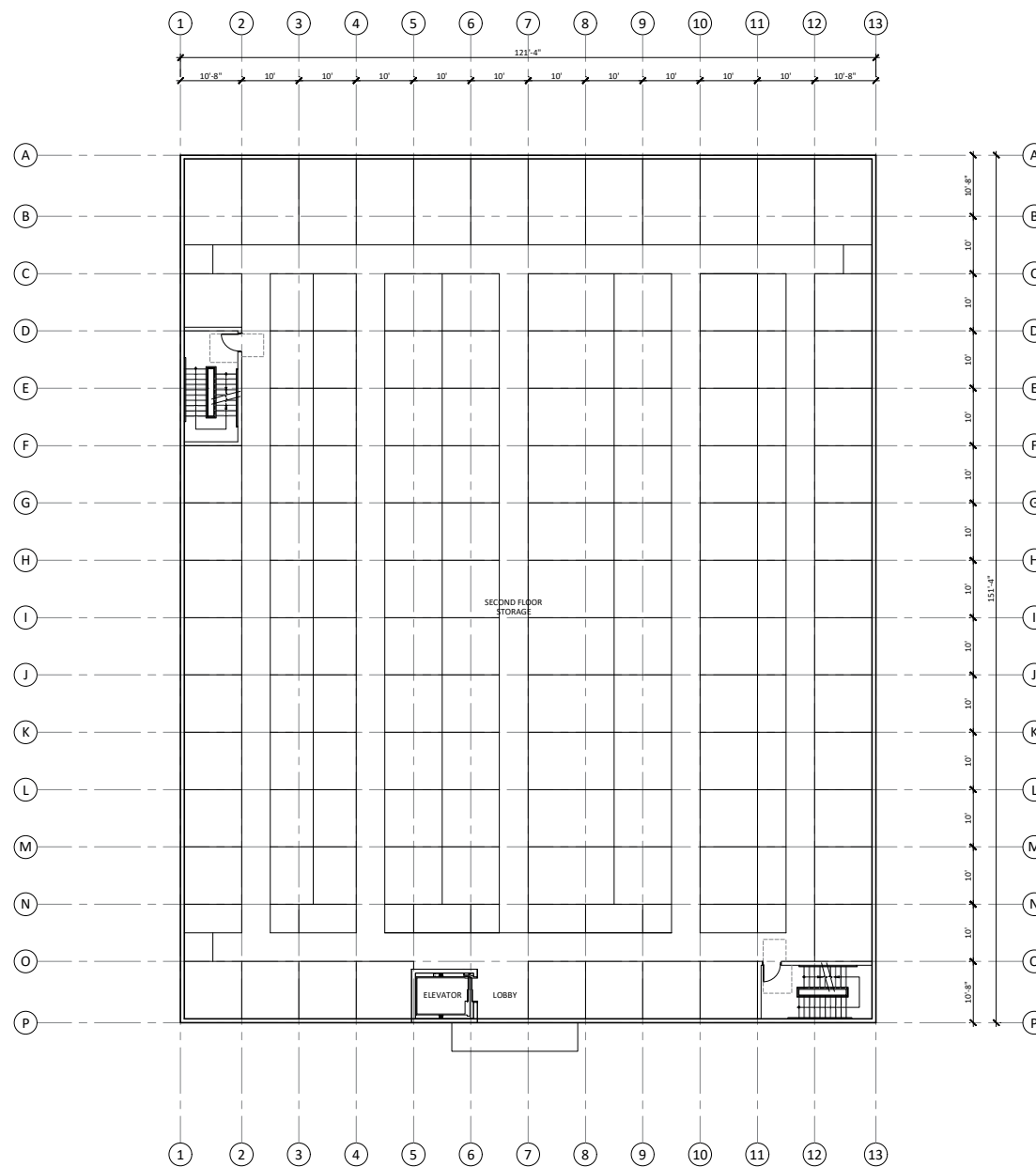


28435 LIZARD ROCKS RD | VALLEY CENTER, CA 12.08.20
CONCEPTUAL FIRST FLOOR PLAN - BUILDING 1



SHEET 3
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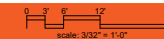


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28435 LIZARD ROCKS RD | VALLEY CENTER, CA 12.08.20

CONCEPTUAL SECOND FLOOR PLAN - BUILDING 1



SHEET 4



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 23 ORCHARD ROAD, SUITE 200
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 T 949.386.3070 F 949.386.3771

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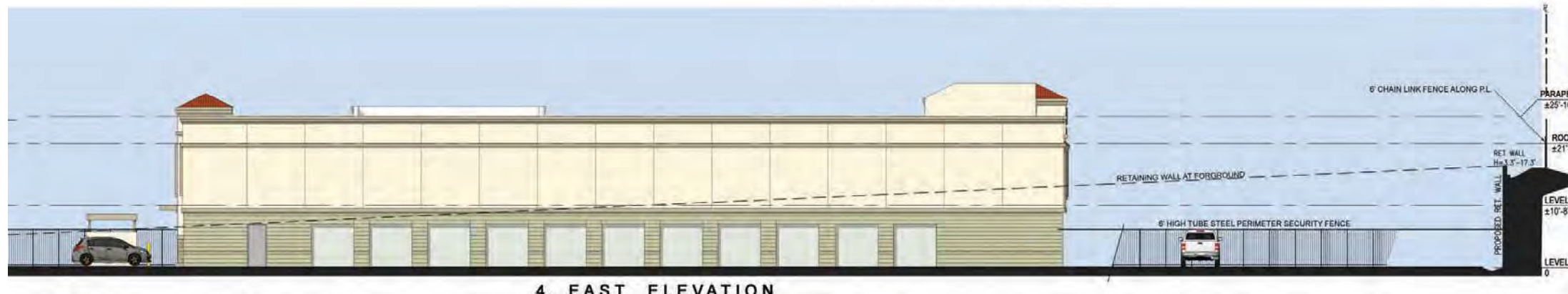
1. SOUTH ELEVATION



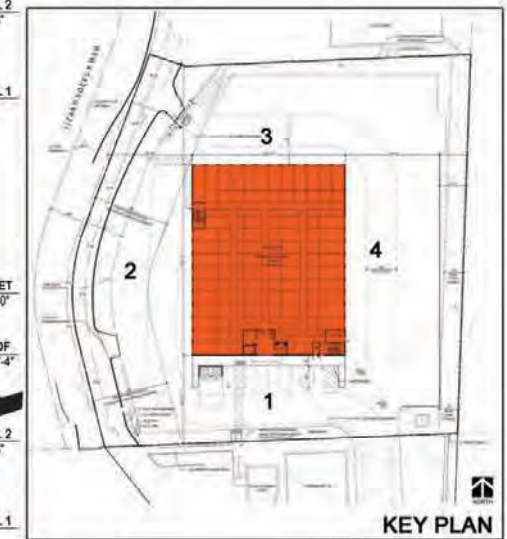
2. WEST ELEVATION



3. NORTH ELEVATION



4. EAST ELEVATION



KEY PLAN



28435 LIZARD ROCKS RD | VALLEY CENTER, CA

CONCEPT ELEVATIONS - BLDG 1

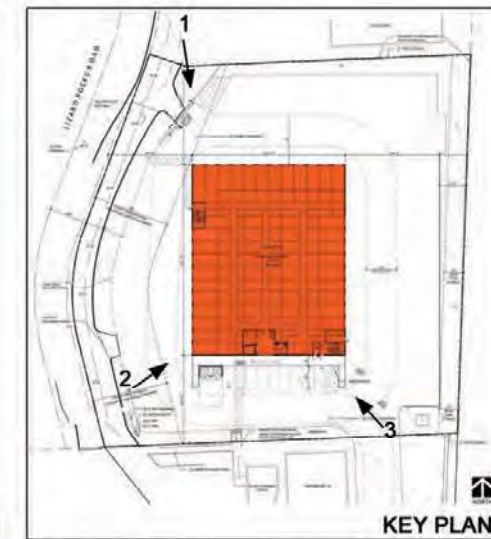
12.09.20

KSP PROJECT NO. 20460

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06



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28435 LIZARD ROCKS RD | VALLEY CENTER, CA

CONCEPT VIEWS

12.09.20

KSP PROJECT NO. 20460

SHT
08



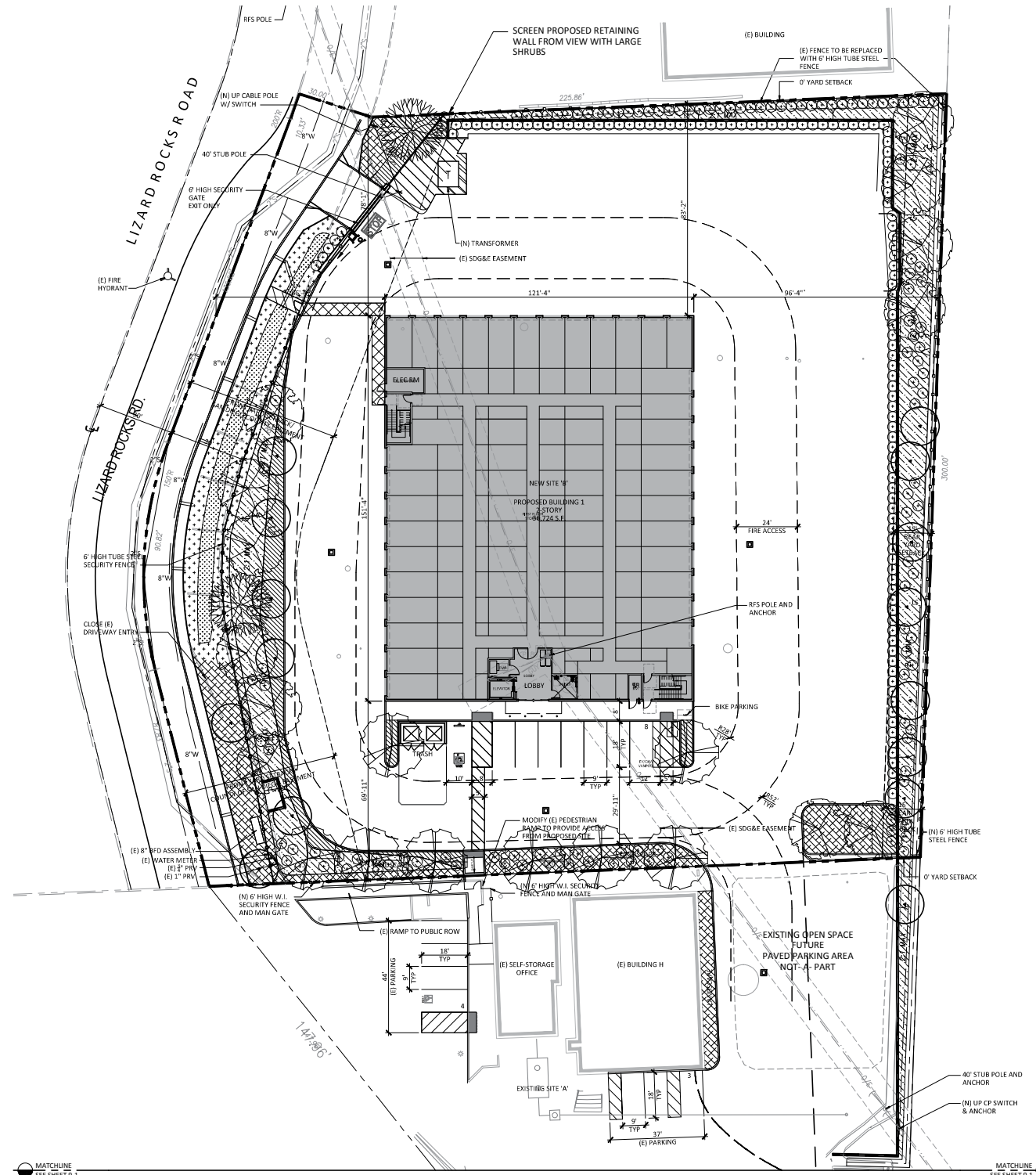
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LANDSCAPE AREA BREAKDOWN - INCLUDED AREA			
AREA	AREA	TREES PROVIDED	PERCENTAGE
LANDSCAPE AREAS		LS AREA	GROSS
FRONT YARD	8,029 S.F.	16	48%
SIDE YARD	4,010 S.F.	7	23%
REAR YARD	4,875 S.F.	12	28%
PARKING AREA	158 S.F.	2	1%
TOTAL LANDSCAPE AREA	16,914 S.F.		100%
			21%
TOTAL PERVIOUS AREA	16,914 S.F.		
GROSS LOT AREA	81,514 S.F.	37	100%

PERVIOUS LANDSCAPE AREA TABLE - INCLUDED AREA		
AREA	AREA	PERCENTAGE
LANDSCAPE AREA	16,914 S.F.	100%
OVERALL TOTAL	16,914 S.F.	100%

GENERAL NOTES:

- All Trees within 10' of paving, footing, building, or any other hardscape within the public right of way shall have a linear root barrier installed at a minimum of 18" depth and 20' in length, center on the centerline of the tree trunk (10' each side).
- All non-turf landscape areas to receive a 3" layer of shredded organic mulch. Groundcover areas to receive 2" layer.
- All backflows and above ground equipment to be placed at least 5' from hardscape on flat area. All equipment to be screened from view with plant material.
- Soil compaction to be no greater than 85% on landscape areas.
- All finish grades to be 1 1/2" below finish surface paving.
- Agronomical soil testing report to be provided by contractor.
- Landscape irrigation equipment to be drip low-flow type that satisfies Valley Center Model Water Landscape Ordinance.
- Refer to civil eng. plans for water quality control measures to be implemented on this project.
- Surface run-off in landscape areas to flow at 2% minimum away from structures to approved drainage system.
- All on-site utilities to be screened from view.
- The project shall use only subsurface irrigation within 24" of an impermeable surface unless the adjacent impermeable surfaces are design and constructed to cause water to drain entirely into a landscape area.
- The irrigation and landscape design shall conform to the latest version of the Valley Center Design Guidelines and the San Diego County Water Efficient Landscape Design Manual.
- Screen parking areas. Planting shall be at least 2' high @ time of planting.



PLANTING LEGEND

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
(Symbol)	<i>Cercis occidentalis</i> Western Redbud	24" Box	15	L	Multi-Trunk
(Symbol)	<i>Platanus racemosa</i> California Sycamore	24" Box	2	M	Multi-Trunk
(Symbol)	<i>Quercus agrifolia</i> Coast Live Oak	36" Box	12	M	Standard
(Symbol)	<i>Rhus lancea</i> African Sumac	36" Box	8	L	Standard

TOTAL TREES REQUIRED 1 PER 400 SF. OF LANDSCAPE 16,063 / 400 = 37 TREES REQUIRED
37 TREES PROVIDED
NET SURPLUS 0

SHRUBS - LARGE - PER PLAN					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
(Symbol)	<i>Heteromeles arbutifolia</i> Toyon	15 Gal	-	L	
(Symbol)	<i>Ligustrum texanum</i> Texas Privet	15 Gal	-	M	
(Symbol)	<i>Rhus integrifolia</i> Lemonade berry	15 Gal	-	L	
(Symbol)	<i>Westringia fruticosa</i> 'Blue Gem' Blue Gem Coast Rosemary	15 Gal	-	L	

SHRUBS - MEDIUM - 1,751 s.f. APPROX. +/- 154 PLANTS @ 36" O.C.					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
(Symbol)	<i>Diets grandiflora</i> Butterfly Iris	5 Gal	3' O.C.	L	
(Symbol)	<i>Callistemon 'Little John'</i> Dwarf Bottle Brush	5 Gal	30" O.C.	L	
(Symbol)	<i>Raphiolepis l. 'Clara'</i> Texas Privet	5 Gal	30" O.C.	L	

SLOPE PLANTING - 6,446 S.F. APPROX. +/- 465 PLANTS @ 48" O.C.					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
(Symbol)	<i>Acacia redolens</i> 'Low Boy' Low Boy Acacia	1 Gal	6' O.C.	L	
(Symbol)	<i>Baccharis p. 'Twin Peaks'</i> Dwarf Coyote Bush	1 Gal	4' O.C.	L	
(Symbol)	<i>Myoporum parvifolium</i> 'Putah Creek' Putah Creek Myoporum	1 Gal	30" O.C.	L	

GROUNDCOVER/GRASSES - 5,130 S.F. APPROX. +/- 767 PLANTS @ 30" O.C.					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
(Symbol)	<i>Festuca mairei</i> Atlas Grass	4" POTS	24" O.C.	L	
(Symbol)	<i>Baccharis p. 'Twin Peaks'</i> Dwarf Coyote Bush	1 Gal	4' O.C.	L	
(Symbol)	<i>Hesperaloe parviflora</i> Red Yucca	5 Gal	30" O.C.	L	
(Symbol)	<i>Muhlenbergia rigens</i> Deer Grass	1 Gal	36" O.C.	L	
(Symbol)	<i>Myoporum parvifolium</i> 'Putah Creek' Putah Creek Myoporum	1 Gal	30" O.C.	L	
(Symbol)	<i>Rosa 'Flower Carpet - Red'</i> Red Flower Carpet Rose	5 Gal	30" O.C.	L	
(Symbol)	<i>Romarinus o. 'Huntington Carpet'</i> Huntington Carpet rosemary	1 Gal	36" O.C.	L	

DRAINAGE SWALE - 762 S.F. APPROX. +/- 391 PLANTS @ 18" O.C.					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING/QTY	WUCOLS	REMARKS
(Symbol)	<i>Achillea millefolium</i> Yarrow	4" POTS	18" O.C.	L	
(Symbol)	<i>Muhlenbergis rigens</i> Deer Grass	4" POTS	18" O.C.	L	
(Symbol)	<i>Carex divulsa</i> California Field Sedge	4" POTS	18" O.C.	L	
(Symbol)	<i>Juncus patens</i> 'Elks Blue' Elks Blue Rush	4" POTS	18" O.C.	L	

THIS PRELIMINARY PLANT PALETTE IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PROPOSED PLANTS BUT DOES NOT INDICATE THE EXACT SPECIES WHICH WILL BE DEVELOPED ON THE DETAILED PLANS.

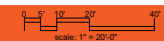
APPROVED
Nov 9, 2021
PLANNING & DEVELOPMENT
SERVICES



28435 LIZARD ROCKS RD | VALLEY CENTER, CA

CONCEPTUAL LANDSCAPE PLAN

01.28.21



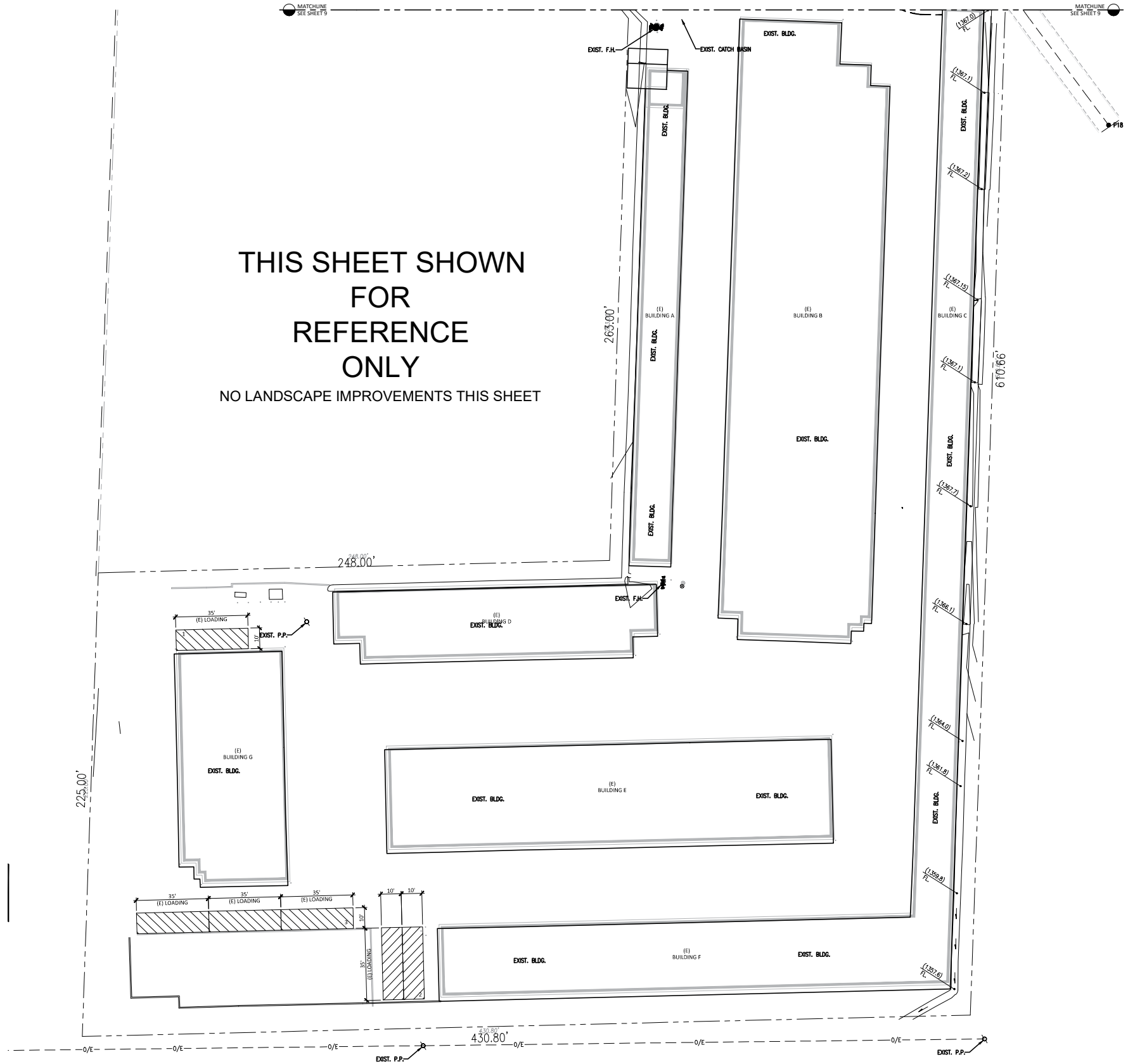
SHEET 9



KSP PROJECT NO. 20460

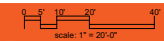
STUDIO
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23 ORCHARD ROAD, SUITE 200
LAKE FOREST, CA 92630
T. 949.360.3970 F. 949.360.3771

THIS SHEET SHOWN
FOR
REFERENCE
ONLY
NO LANDSCAPE IMPROVEMENTS THIS SHEET



28435 LIZARD ROCKS RD | VALLEY CENTER, CA 92686

CONCEPTUAL LANDSCAPE PLAN



KSP PROJECT NO. 20460

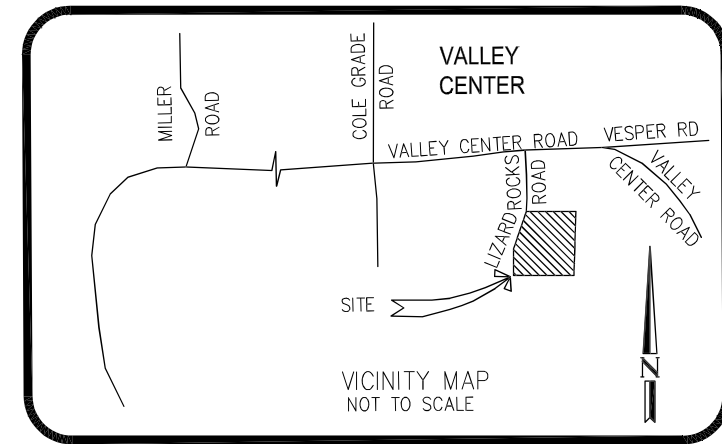
SHEET 9.1



APPROVED
Nov 9, 2021
PLANNING & DEVELOPMENT
SERVICES

PRELIMINARY GRADING PLAN

FOR
24835 LIZARD ROCKS ROAD
VALLEY CENTER, CA 92082



NOTES

NOTE THAT THE PROJECT WILL REQUIRE A GRADING PERMIT. PLEASE CONSIDER THE POTENTIAL IMPACTS TO SURROUNDING RESIDENCES FROM GRADING THE SITE, WHICH INCLUDE BUT ARE NOT LIMITED TO, AESTHETICS, HYDROLOGY, NOISE, VISUAL, ETC.

- PLEASE NOTE ANY OFFSITE GRADING WILL REQUIRE A LETTER OF PERMISSION TO GRADE FROM THE ADJACENT PROPERTY OWNER(S).
- PLEASE NOTE ANY ACCESS ONTO AN ADJACENT PARCEL WILL REQUIRE A DEDICATED ACCESS EASEMENT FROM THE ADJACENT PROPERTY OWNER(S).
- PLEASE NOTE ANY PROPOSED UTILITIES OVER OR UNDER AN ADJACENT PARCEL WILL REQUIRE A DEDICATED UTILITY EASEMENT FROM THE ADJACENT PROPERTY OWNER(S).

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HERON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

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BENCHMARK

MONUMENT NO. 1031 PER R. OF S. 14689, 2" IRON PIPE W/BASS DISC MARKED "GPS KE31" AT COLE GRADE ROAD, 68' WESTERLY OF VALLEY CENTER ROAD INTERSECTION; NGVD 29; ELEV.=1349.30 MSL

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS THE EASTERLY LINE OF PARCEL 3 OF PARCEL MAP NO. 7078 PER FILE NO. 78-125318 RECORDED MARCH 30, 1978 IN THE COUNTY OF SAN DIEGO BEING NORTH 01°57'16" EAST.

ASSESSOR'S PARCEL NUMBER:

188-250-15

CONTACTS

OWNER/DEVELOPMENT
GREENS REAL ESTATE GROUP
910 SOUTH EL CAMINO REAL
SUITE 100 SAN CLEMENTE, CA 92672
CONTACT: NEIL R. KADAKIA
(949)-546-0563

ENGINEER
DRC ENGINEERING INC.
160 SOUTH OLD SPRINGS ROAD, SUITE 210
ANAHEIM HILLS, CA 92808
CONTACT: GREGORY COOKE
(714)-685-6860

LINETYPE LEGEND

AC DIKE (LABEL TYPES)	
CURB & GUTTER (LABEL)	
DITCH - LINED	
DITCH - UNLINED	
EXIST EDGE OF PAVEMENT	
FENCE - BARBED WIRE	
FENCE - CHAINLINK	
FENCE - WOOD	
FIBER ROLL	
GUARD RAIL	
RETAINING WALL (CMU)	
RETAINING WALL (GENERAL, LABEL TYPE)	
RIGHT OF WAY	
SLOPE LIMIT LINES	
STORM DRAIN PIPE	
CABLE TV	
ELECTRICAL	
FIBER OPTIC	
GAS LINE	
METHANE GAS	
OVERHEAD ELECTRICAL	
SEWER LINE	
TELEPHONE	
WATER LINE	
CENTER LINE	
PROPOSED CONTOUR	
EXISTING CONTOUR	
FIRE HYDRANT	
IRRIGATION CONTROL VALVE	
LIGHT STANDARD	
PALM TREE	
POWER POLE	
SEWER MANHOLE	
TRAFFIC SIGNAL	
TREE	
YARD LIGHT	
PROPERTY LINE	
RETAINING WALL CMU	

PRELIMINARY EARTHWORK QUANTITY ESTIMATE

	CUT (CY)	FILL (CY)
RAW	9,380	1,390
TOTALS	9,380	1,390
NET =	7,990 CY EXPORT	

THE ABOVE QUANTITIES DO NOT REFLECT OR ANY SPECIAL CONDITIONS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT AND ARE FOR REFERENCE AND FEE PURPOSES ONLY. SINCE THE ENGINEER CANNOT CONTROL THE EXACT METHOD OR MEANS USED BY THE CONTRACTOR DURING GRADING OPERATION, NOR CAN THE ENGINEER GUARANTEE THE EXACT SOIL CONDITION OVER THE ENTIRE SITE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL EARTHWORK QUANTITIES FOR BIDDING, CONTRACT, AND CONSTRUCTION PURPOSES. IF IT APPEARS THERE WILL BE AN EXCESS OR SHORTAGE OF MATERIAL, THE CONTRACTOR MAY NOTIFY THE ENGINEER TO DETERMINE IF POSSIBLE GRADE ADJUSTMENTS CAN BE MADE TO ALLEVIATE SAID MATERIAL EXCESS OR SHORTAGE.

ABBREVIATIONS:

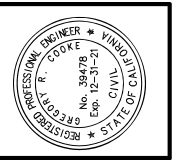
AC - ACRES
A.P.N. - ASSESSOR'S PARCEL NUMBER
ARCH. - ARCHITECTURE
CL - CENTERLINE
CB - CATCH BASIN
FH - FIRE HYDRANT
FF - FINISHED FLOOR
MH - MANHOLE
SDMH - STORM DRAIN MANHOLE
CO - SEWER CLEANOUT
DDC - DOUBLE DETECTOR CHECK
FDC - FIRE DEPARTMENT CONNECTION
PIV - POST INDICATOR VALVE
WM - WATER METER
WV - WATER VALVE
SS MH, SMH - SEWER MANHOLE
EX, EXIST. - EXISTING
PROP. - PROPOSED
MIN - MINIMUM
BOT - BOTTOM
CF - CURB FACE
R/W - RIGHT OF WAY
SD - STORM DRAIN
SS - SEWER
WA - WATER
FW - FIRE WATER
TYP. - TYPICAL
TG - TOP OF GRATE
TC - TOP OF CURB
FL - FLOWLINE
FS - FINISHED SURFACE
FG - FINISH GRADE
PP - POWER POLE
PB - PULLBOX
DI - DRAINAGE INLET
INV - INVERT ELEVATION
LA - LANDSCAPE AREA
BCR - BEGINNING OF CURVE RADIUS
ECR - END OF CURVE RADIUS
GB - GRADE BREAK
TE - TRASH ENCLOSURE
PL - PROPERTY LINE

SHEET INDEX	
1	COVER SHEET
2-3	PRELIMINARY GRADING PLAN
4	PRELIMINARY STORM DRAIN PLAN
5-6	DRAINAGE AREA MAP

APPROVED
Nov 9, 2021
PLANNING & DEVELOPMENT
SERVICES

SDC PDS RCVD 5-28-21
STP03-026W1

PREPARED BY: **DRC** Engineering, Inc.
Civil Engineering/Land Surveying/Planning
160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860
GREGORY R. COOKE
R.G.E. 39478
5/25/2021
DATE



NO.	REVISION:	DATE:

PROJECT: **GS VALLEY EXPANSION**
24835 LIZARD ROCKS ROAD
VALLEY CENTER, CA 92082

DRAWING NAME: **COVER SHEET**

ISSUE:	CONCEPTUAL
DATE:	05/25/2021
CHECKED:	GRC DRAWN: MS
DRAWING FILE:	19132CG
PROJECT NO.:	18-132
SHEET NUMBER:	1
OF	6 SHEETS
SCALE:	AS SHOWN

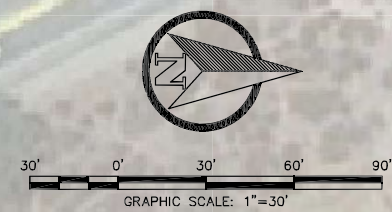
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NOT FOR CONSTRUCTION

SEE SHEET 5 FOR CONTINUATION

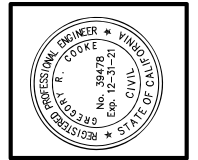


- LEGEND:**
- DRAINAGE STUDY AREA BOUNDARY
 - DRAINAGE SUBAREA BOUNDARY
 - LONGEST FLOW PATH
 - DIRECTION OF FLOW
 - SUBAREA DESIGNATION AREA (ACRES)



APPROVED
 Nov 9, 2021
 PLANNING & DEVELOPMENT
 SERVICES

PREPARED BY: **DLPRC** Engineering, Inc.
 Civil Engineering/Surveying/Land Planning
 GREGORY R. COOKE
 1601 S. Old Springs Road
 Suite 210
 Anaheim Hills, CA 92808
 714-885-8860
 5/25/2021
 DATE



NO.	REVISION	DATE

PROJECT: **GS VALLEY EXPANSION**
24835 LIZARD ROCKS ROAD
VALLEY CENTER, CA 92082
 DRAWING NAME: **DRAINAGE AREA MAP**

ISSUE:	CONCEPTUAL
DATE:	05/25/2021
CHECKED:	GRC DRAWN: MS
DRAWING FILE:	19132CG
PROJECT NO.:	18-132
SHEET NUMBER:	6
OF	6 SHEETS
SCALE:	AS SHOWN

FILENAME: M:\2019\19-132_Greene Global Valley Center SD\CONCEPT\19132_C005-06_DMA.dwg, LAST SAVED ON: May 25 2021 6:57pm PLOTTED BY: JULIE, ON: May 25 2021 7:05pm, CFG:

NOT FOR CONSTRUCTION

Valley Center Community Planning Group

Project Pipeline Report

May 11, 2025

Date Assigned	Project	PDS ID	Board Member	Committee Role	County Planner	Decision	Fire Approval	Update
01.01.24	Native Oaks Village		Delores Chavez Harmes					
12.11.23	South Village Storage	PDS2025-LDREFL-00986	Dori Rattray	Vice Chair (At the time)	Erlinda Remulla	Progressing		03.31.26 - Grading permit out for public notice, working on landscape, fire and building permit next.
08.26.24	Park Circle Commons	Not Assigned	Karen/Dori	Member/Chair	Not Assigned Yet	On Hold		Waiting for for Albertsons
09.14.24	Clean Energy/BESS	PDS2024-MUP-012 +	Dori Rattray	VCCPG Chair	Nicholas Koutoufidis	Watch		VCCPG voted against it on 12.09.24
10.10.24	Indian Creek	PDS2024-TM-5655	Delores Chavez Harmes	Emergency Evacuation Chair	Jayden Ecijan	In process		Project is in limbo. They are trying to acquire additional parcels.County Road 11 (Cole Grade to Miller) in limbo - Fire Marshall needs approval. Park Circle was not required to add Road 19
03.13.25	VanOstaeyen Storage	PDS2025-MUP-25-006-PDS	Steve Hutchison	APG Chair	TBD	In process		Still working through technical report. Working on initial letter
04.15.25	Vesper Lot Split	PDS2025-TPM-21477	Michelle Bothof	DRB Chair	Benjamin Cereceres	In process		Grading permit in process, no public comments yet, received scoping letter sent by County
04.30.25	Woods Valley Center	PSD2023-MPA-014	Chris Barber	Mobility Chair	Michael Johnson	No Commitment		The developer can't committ, everything fell through
06.17.25	Harmonia	Not Assigned	Mary Hodson & TBD	Parks, Rec & Trails Chair	TBD	Info Only	Reviewing	Ingress & egress is a topic now. Possible easement from Cypress Ridge Drive. Planning a discussion with 4 homeowners, Garza sent a letter to homeowners stating he will remove the tree if necessary.
07.09.25	SDGE Transmission Overhead	NA	Bob/Vlad	Energy/CPU	Ryan Lau/Rob Knudson	Info Only		A lot of work is going on right now, update to be provided in the meeting
08.12.25	Rancho Lilac (Updates)	Crystal Benham	Mary Hodson	Parks, Rec & Trails Chair		Watch		SANDAG & CAL Trans still owns. More to follow
08.13.25	ADU Ordinance (Updates)	NA	Lisa Adams	Vice Chair	Enrigque	Watch		VCCPG Voted No 12-1. BOS to review in 2026 - Ltr sent to PDS
09.25.25	Yuima - Cell Tower	PDS2025-MUP-25-008	Delores Chavez Harmes	Emergency Evacuation Chair	Patricia Calderon	Voting 01.08.26		Digital files received
10.03.25	Woods Valley - Lot Split	PDS2025-TPM-21490	Tom Stinson	Government	Enrique Aponte	Received		Waiting for digital files
11.06.25	Lilac - Cell Tower	PDS2025-MUP-25-010+	Dr. Matthews	Cannabis/Water	Alexander Shilvock	Received		Major Use Permit Request, no updates yet
11.26.25	Willow Creek MUP	PDS2025-MUP25-015	Lisa Adams	Vice Chair	Christohper Jacobs	Received via email		Scoping Letter sent by County
12.08.25	Grenke Property	TBD	LaVonne Norwood	Secretary		Waiting on County		Presented overview 12.08.25
03.06.26	Dharma Residence	PDS2026-VAC-001	LaVonne Norwood		Jill Cleveland			waiting for additional paperwork
04.07.26	Green Storage	PDS2025-STP-03-026W1TE2	Susan Fajardo		Bianca Lorenzana	Sent to Susan	May Agenda	Requesting 2 year extension

Assignment List

Name	2023	2024	2025	2026
Lisa			11.26.25	
Chris			04.30.25	
Michelle			04.15.25	
Dee	01.01.23	10.10.24	09.25.25	
Vlad			X	
Susan			Declined to respond	
James			NA	
Mary			06.17.25	
Steve			03.13.25	
Karen		08.24.24		
Bob			07.09.25	
Matt			11.06.25	
LaVonne				03.06.26
Dori	12.11.23	09.14.24		
Tom			10.03.25	

Valk
Projec

Date Assigned	Project	PDS ID	Board Member
09.14.24	Clean Energy/BESS	PDS2024-MUP-012 +	Dori Rattray
09.20.24	Bear Tower	PDS2024-MUP-008	Michelle Bothof
12.01.24	Capital Improvements	NA	Lisa Adams
01.01.25	Lot Reversion	PDS2025-TM-5658	Bob Littlejohn
08.13.25	ADU Ordinance	NA	Lisa Adams
06.09.25	Arco (Signage)	Completed	Lisa Adams
06.03.25	RV Sales	Not Assigned	Dori Rattray (Temp)

ay Center Community Planning Group
 t Pipeline Report - Approved or Declined
 July 14, 2025

Committee Role	County Planner	Decision	Fire Approval
VCCPG Chair	Nicholas Koutoufidis	Watch	
DRB Chair	Andrew Holtz	Approved	
Vice Chair	NA	Approved	NA
Energy Chair	Eddie Scott	Approved	
Vice Chair	Enrigque	Watch	
Vice Chair	TBD	Completed	
VCCPG Chair	TBD	NO MOVEMENT	

Update
VCCPG voted against it on 12.09.24
VCCPG Approved on 07.11.25
VCCPG Approved - submitted to the County 03.25.25
VCCPG Approved it - file with Eddie/County Rep 03.11.25
VCCPG Voted No 12-1. BOS to review in 2026
Looks like the only back lighting is on the gas rates
Company wants to expand to a 2nd location on VC Road