



# County of San Diego

**JEFF C. MONEDA**  
DIRECTOR

DEPARTMENT OF PUBLIC WORKS  
5510 OVERLAND AVENUE, SUITE 410  
SAN DIEGO, CA 92123-1237  
(858) 694-2212  
[www.sdcountry.ca.gov/dpw/](http://www.sdcountry.ca.gov/dpw/)

January 4, 2021

Rafat Mikhail  
14109 Calle de Vista  
Valley Center, CA 92082

Dear Mr. Mikhail:

REQUEST FOR EXCEPTION TO PUBLIC ROAD STANDARD – SITE PLAN GAS STATION AND CONVENIENCE STORE LOCATED IN THE UNINCORPORATED PORTION OF SAN DIEGO COUNTY WITHIN THE VALLEY CENTER COMMUNITY PLANNING AREA, APN 188-260-31-00, PDS2015-STP-15-012.

County of San Diego (County) Department of Public Works (DPW) has reviewed your request, dated December 5, 2019, for the following design exception(s) to County Public Road Standard(s):

- Request to approve a reduction in the required minimum separation distance between intersecting centerlines of a Non-Mobility Element road entering into a Non-Mobility Element road, (including driveways). In accordance with Section 6.1.C.1, from 200 feet to 151 feet at the project's proposed driveway access (Non-Mobility Element road) and the Non-Mobility Element Road, Cole Grade Road, along Valley Center Road (4.2A Boulevard).
- Request to approve a reduction in the required minimum separation distance between intersecting centerlines of a Mobility Element road entering into a Non-Mobility Element road, (including driveways). In accordance with Section 6.1.C.2, from 300 feet to 183 feet at the project's proposed driveway access (Non-Mobility Element road) and the Mobility Element Road, Valley Center Road, along Cole Grade Road (Industrial/Commercial).

County staff assessed the appropriateness of the requested reduction in separation distance(s), and the County Traffic Engineer has reviewed and supports the request. Found the request to be consistent with the current classification of the public road(s), and the project's private driveway location(s) will cause the least traffic impact considering the constraints. It has been determined that your request for the proposed driveway

Mr. Mikhail  
January 4, 2021  
Page 2

location(s) provides proper vehicular circulation within the project site area and the exception will not adversely affect traffic safety and flow of traffic in the area. This Design Exception Request is hereby approved. All other standards, conditions, and improvements required shall be met.

If you have any questions or need additional information related to this request, please contact Zoubir Ouadah, DPW County Traffic Engineer at (858) 694-3857, at: [Zoubir.Ouadah@sdcounty.ca.gov](mailto:Zoubir.Ouadah@sdcounty.ca.gov).

Sincerely,



Digitally signed by Gade,  
Derek  
Date: 2021.01.04  
14:48:48 -08'00'

DEREK R. GADE, P.E., Assistant Director  
Department of Public Works

cc: PDS2015-STP-15-012 File  
Zoubir Ouadah – Department of Public Works  
Rafat Mikhail – [rafatmikhail@att.net](mailto:rafatmikhail@att.net)



# County of San Diego

## PLANNING & DEVELOPMENT SERVICES

5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123

**MARK WARDLAW**

DIRECTOR

(858) 694-2962 • Fax (858) 694-2555

[www.sdcounty.ca.gov/pds](http://www.sdcounty.ca.gov/pds)

**KATHLEEN A. FLANNERY**

ASSISTANT DIRECTOR

December 15, 2020

To: Derek Gade, Assistant Director  
Department of Public Works

From: Jacob Armstrong, Chief of Land Development  
Planning & Development Services

Reference: PDS2015-STP-15-012 (Design Exception Request)

### RECOMMENDER:

Sinsay,  
Edwin M

Digitally signed by Sinsay,  
Edwin M  
Date: 2020.12.15  
14:50:21 -08'00'

EDWIN M. SINSAY,  
PDS Land Development Project Manager

Date: 12/15/20

Armstrong,  
Jacob

Digitally signed by  
Armstrong, Jacob  
Date: 2020.12.15  
16:31:08 -08'00'

JACOB ARMSTONG,  
Chief of Land Development

Date: 12/15/20

### RECOMMENDATION:

It is recommended that the Director of Public Works support this request. Decision is based upon the County of San Diego (County) Department of Public Works (DPW) and Planning & Development Services (PDS) review of the applicant's request, dated December 5, 2019, for the following design exception(s) to County Public Road Standard(s):

- Request to approve a reduction in the required minimum separation distance between intersecting centerlines of a Non-Mobility Element road entering into a Non-Mobility Element road, (including driveways). In accordance with Section

6.1.C.1, from 200 feet to 151 feet at the project's proposed driveway access (Non-Mobility Element road) and the Non-Mobility Element Road, Cole Grade Road, along Valley Center Road (4.2A Boulevard).

- Request to approve a reduction in the required minimum separation distance between intersecting centerlines of a Mobility Element road entering into a Non-Mobility Element road, (including driveways). In accordance with Section 6.1.C.2, from 300 feet to 183 feet at the project's proposed driveway access (Non-Mobility Element road) and the Mobility Element Road, Valley Center Road, along Cole Grade Road (Industrial/Commercial).

**BACKGROUND:**

The project is a Site Plan Permit, with the following:

- Proposed 3,953 SF gas station and convenience store.
- Eight (8) Fueling Stations and twenty-nine (29) parking stalls proposed with development.

The project is located within the Valley Center Planning Area.

**PROJECT MANAGEMENT TEAM REVIEW:**

County of San Diego (County) Department of Public Works (DPW) and Planning & Development Services (PDS) has reviewed the applicant's request, dated December 5, 2019, and have concluded the following reasons to support the applicant's requests.

1. The County of San Diego, Traffic Engineer has reviewed and supported the request.

# Darnell & ASSOCIATES

TRANSPORTATION PLANNING & TRAFFIC ENGINEERING

December 5, 2019

Sean Oberbauer  
County of San Diego  
Planning & Development Services  
5510 Overland Avenue  
San Diego, CA. 92123

D&A Ref. No: #150603

Subject: Design Exception request for Project Driveway spacing for the proposed Valley Center Arco Project located at the southwest corner of Valley Center Road and Cole Grade Road in the Valley Center area of San Diego County. (PDS 2015-STP-15-012, APN# 188-260-31)

Dear Mr. Oberbauer:

Design Exception to the County of San Diego Road Standard to provide the proposed project driveway on Valley Center Road and the proposed project driveway on Cole Grade Road. The attached Design Exception is required to permit the subject project to move forward.

Please call if you need any additional information or have any questions.

Sincerely,

Darnell & Associates,



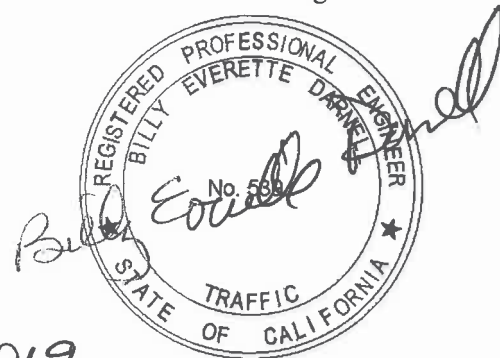
Bill E. Darnell, P.E. Firm Principal  
RCE 22338

BED/jam

150603 - Valley Center Arco Design Exceptionfor Driveway Spacing\_12-5-19

Attachments:

County of San Diego Design Exception Modification



12/5/2019  
Date Signed:



**SDC PDS RCVD 02-12-20**  
**STP15-012**

## **ATTACHMENTS**

- County of San Diego Design Exception Modification  
to a Road Standard

## DEPARTMENT OF PUBLIC WORKS

### Request for a Design Exception to a Road Standard and/or Modification to Project Conditions

**Project Number:** PDS 2015-STP-15-012 **Date of Request:** December 5, 2019  
**Project Location:** Southwest Corner of Valley Center Road and Cole Grade Road  
**Thos. Bros. Map/Grid:** Page 1090-F1 **APN:** 188-260-31-00  
**Requestor Name:** Bill Darnell, Darnell & Associates **Telephone:** (619) 233-9373  
**Address:** 4411 Mercury Street, #207A, San Diego, CA. 92111

**Requested Modification (attach engineering sketches showing existing layout, details and notes):**

Figure 1 presents the Project Site Plan with the driveway spacing from the Center line of Valley Center Road to Cole Grade Road. The County of San Diego Public Roads Standards require 300-feet of spacing along Valley Center Road and 200-feet of spacing along Cole Grade Road. Review of Figure 1 shows the spacing along Cole Grade Road is 183 feet and spacing along Valley Center Road is 151 feet of spacing that does not comply with County requirements.

**Reason for requested Modification (provide attachment if additional space is required):**

The driveway spacing on Valley Center Road and Cole Grade Road are both less than the County Public Road Standards. The spacing on Valley Center Road cannot be satisfied because the frontage is significantly less than the 300-foot requirement. The driveway spacing on Cole Grade Road is 183 feet and is less than the 200-foot requirement.

**List alternatives that could mitigate the requested Modification (attach engineering sketches showing proposed layouts, details and notes):**

To satisfy the spacing requirement on Valley Center Road would require the project to acquire land from the adjacent property to construct the access or close the proposed driveway. Closing the Valley Center Road access would limit access to one driveway on Cole Grade Road and the closure of the driveway would result in impacts to the on-site circulation. To satisfy the spacing requirements for Cole Grade Road would require the project site to be redesigned to move the centerline of the driveway 17 feet south and would significantly impact the project site plan.

**Describe the hardship(s) to the property owner(s) and/or neighbor(s) if the request is not approved (see note 3. on reverse):**

To comply with the County Public Roads Standards and remove the Valley Center Road access would reduce access to/from the project site to one (1) access on Cole Grade Road. The reduction in access driveways and relocation of the Cole Grade Road driveway would significantly impact the projects site layout and require a redesign of the project site plan.

**Provide Design and Cost Estimate for meeting the Condition (see note 3. on reverse):**

The design and costs to meet the County Public Roads Standards was determined not to be a feasible and/or reasonable.

See reverse for directions and important information



This form is to be used for the following:

- A. Request modification to a Road Standard and/or modify DPW Conditions included in the **Preliminary Approval** *prior* to the issuance of the Final Approval.
- B. Request modification to a Road Standard and/or modify DPW Conditions included in the **Final Approval** document(s) *prior* to the recordation of the map, which may also require an amendment of conditions.

Note: Request for modifications to conditions of a recorded map, in most cases, requires a map modification, which is a separate process.

This request may be initiated by the owner or by an agent or consultant, the local fire prevention district or the local planning group acting on behalf of the owner. Where professional opinions, judgments, analysis, etc are included, these documents shall be signed, sealed and dated by the responsible licensed professional.

The following guidelines apply to this request:

1. Incomplete or unclear requests, or requests not supported by appropriate documents will be returned as incomplete applications. Requests must be specific and clear.
2. This request must be completed and submitted with supporting attachments. Attachments may consist of documents from the relevant County departments, regulatory agencies, fire prevention districts, water and utility districts, planning groups. Photos, plan and profile sketches, diagrams, engineering studies, certifications, cost estimates, and other pertinent information may also be included.
3. Provide detailed cost estimates for work included in this request. Single figure summary and "bottom line" cost estimates will not be accepted. Please note that financial hardship cannot be the sole basis of a modification request.

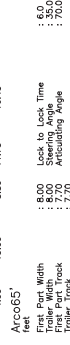
Example 1: A request to reduce an intersectional sight distance condition must, as a minimum, be supported by a detailed plan of the intersection showing the right-of-way easements, the available/required line(s) of sight and the existing obstructions to the line(s) of sight, a certification by a registered engineer of the prevailing speed along the major road, certification as to the minimum acceptable sight distance and the availability of such distance, as well as a detailed cost estimate for compliance with the initial condition.

Example 2: A request to reduce road width improvement standard must, as a minimum, cite the reasons necessitating the request, a letter from the local Fire Prevention District stipulating the acceptable changes to the road(s), plan and profile sketches of the road showing centerline stationing, nature, size and location of utilities that are impacted, and a detailed cost estimate for compliance with the initial improvement condition(s).

4. The applicant will be contacted if additional information or clarification is required. Your request may be forwarded to the local planning group for input. The DPW Project Team responsible for the project area will evaluate the request and make a recommendation to the Director through the Deputy Director. The Director's decision, which is final, will be conveyed to the applicant in writing, with copies to all parties and agencies concerned.
5. Requests take an average of ten (10) working days to process. They may take longer if submitted without the proper supporting documents or if there is insufficient balance in the project account.
6. Mail or submit your completed request(s) to the Department of Public Works (DPW), 5201 Ruffin Road (MS-O336), Suite D, San Diego, CA, 92123. An emailed pdf copy is recommended, also.
7. Staff time to process this request will be charged against the project account. The applicant will be contacted for additional funds if the account balance is insufficient to cover the estimated charges for processing the request.

The site plan illustrates the layout of Valley Center Road, featuring several key elements:

- Proposed Driveway Spacing:** Two primary spacing dimensions are highlighted with red arrows: "151' PROPOSED DRIVEWAY SPACING" along the left side and "183' PROPOSED DRIVEWAY SPACING" along the top side.
- County Driveway Spacing:** A dimension of "200' COUNTY DRIVEWAY SPACING" is shown at the top right.
- Valley Center Road:** The main road runs vertically through the center of the plan.
- Driveways and Access:** Multiple driveways are shown, including a "NEW ADA RAMP AND STRIPING" area and a "40' PROPOSED DRIVEWAY".
- Building Footprints:** Several structures are depicted, including a large building labeled "STORAGE AREA 625 SF.", another labeled "2200 ARCO AM/PM 3,028 SF.", and a smaller one labeled "CANCY W/ 6 MPDS".
- Landscaping and Retention Areas:** The plan includes areas for landscaping, such as "LANDSCAPE SETBACK" and "LANDSCAPE", and "BD-RETENTION AREA"s.
- Other Features:** Various other details are noted, such as "EXIST. DRAINAGE CHANNEL", "UNDERGROUND LOT LIGHT TYPICAL", "SMALL SLOTTED RETAINING WALL", and "TRASH".



THIS SITE PLAN HAS BEEN PREPARED BASED ON A TOPOGRAPHIC

DCI ENGINEERING, INC.  
LAND SURVEYING & CIVIL ENGINEERING  
4420 E. MIRALOMA AVENUE, SUITE "A"  
ANAHEIM, CA 92807  
(714) 779-3926

NO.	DATE	REVISION DESCRIPTION
1	5/13/79	REVISE TO 8 MPS CAPACITY
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

DEVELOPMENT INFORMATION:

ARCO NT  
2900 am/p  
FUEL CANCE  
w/ 6 MPD

**SITE ADDRESS:**  
**VALLEY CENTER ROAD**  
③ COLE GRADE ROAD  
VALLEY CENTER, CA

---

**FACILITY # TBD**

DRAWING TITLE:  
**PRELIMINARY  
SITE PLAN**  
05/13/2019

**SP-3**

**Preliminary Not For Construction**

**FIGURE 1- PROPOSED PROJECT SITE PLAN**

**From:** [Ouadah, Zoubir](#)  
**To:** [McLean, Sean](#)  
**Cc:** [Oberbauer, Sean](#); [Brazell, Kenneth J](#)  
**Subject:** RE: PDS2015-STP-15-012 Arco Valley Center DER Driveway Spacing  
**Date:** Friday, March 06, 2020 5:33:09 PM  
**Attachments:** [PDS2015-STP-15-012-PDS-PLN-Design Exception Study.pdf](#)  
[image001.jpg](#)

---

Hi Sean,

The attached DER for the subject development driveway spacing is hereby **APPROVED**.

Sincerely,

*Zoubir A. Ouadah, PE, 7E*

County Traffic Engineer  
Department of Public Works  
(858) 694 - 3857  
[Zoubir.Ouadah@sdcounty.ca.gov](mailto:Zoubir.Ouadah@sdcounty.ca.gov)

*Help us ensure DPW Transportation Division's customers have a positive experience. Please take 60 seconds to provide us with your [feedback](#)*

---

**From:** McLean, Sean <Sean.McLean@sdcounty.ca.gov>  
**Sent:** Thursday, March 05, 2020 3:25 PM  
**To:** Ouadah, Zoubir <Zoubir.Ouadah@sdcounty.ca.gov>  
**Cc:** Oberbauer, Sean <Sean.Oberbauer@sdcounty.ca.gov>; Brazell, Kenneth J <Kenneth.Brazell@sdcounty.ca.gov>  
**Subject:** PDS2015-STP-15-012 Arco Valley Center DER Driveway Spacing

Hi Zoubir,

Please find attached DERs for the driveway spacing on Valley Center Road (VCR) and Cole Grade Road (CGR). PDS recommends approving these DERs as the project frontage along VCR is less than 300 feet and along CGR is less than 200 feet.

Regards,

**Sean D. McLean, PE**  
Sr. Civil Engineer



**County of San Diego**  
Planning & Development Services (PDS)  
Land Development - Engineering Division  
5510 Overland Ave, Ste 310  
San Diego, CA 92123-1239, MS O-650  
O: (858) 495-5520

F: (858) 694-8928

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

M -Th: 730-4p; F: 730-4p (Telecommute)

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain information protected from disclosure by applicable laws and regulations. If you are not an intended recipient, you may not review, use, copy, disclose or distribute this message or any of the information contained in this message to anyone. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of this message and any attachments. Unintended transmission shall not constitute waiver of any applicable legal protection afforded to this e-mail and any attached documents.