



MEMO

ATTN: *Damon Davis – County of San Diego* **E-Mail:** ▼
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FROM: *Justin P. Schlaefli, PE TE PTOE,* **TOTAL PAGES (Including** 9 +
President **Cover):** Attachments

DATE: *May 2nd, 2023* **TIME:** 10:06:58 AM **JOB NUMBER:** 001719

SUBJECT: *Paradise Valley Road Gas Station – Parking Evaluation –*
PDS2019-ZAP-19-003, PDS2020-ER-20-18-001

Confidential Communications

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Urban Systems Associates, Inc. (USAI) has been retained by Rincon Consultants, Inc. to prepare a parking evaluation for a vacant land parcel in the south-east corner of Paradise Valley Road and Elkelton Place in Spring Valley, California. The proposed project consists of the development of the vacant lot with a 4,713 square feet (SF) fuel station with 8 vehicle fueling spaces and an 855 SF car wash.

Project Description:

The project site is located along Paradise Valley Road on the south-east corner of Paradise Valley Road and Elkelton Place, in Spring Valley, California. As shown in the Project Site Plan included as **Attachment 1**, the proposed and currently vacated 0.493-acre project site is planned to be developed to include a 4,713 SF fuel station (including 1,100 SF of second floor storage space) with 8 fueling spaces and an 855 SF car wash. Access to the site is planned along Paradise Valley Road through a right-in right-out only driveway.

Refer to **Figure 1** for a Project Location Map

County of San Diego Zoning Ordinance:

The County of San Diego Zoning Ordinance 6762 shows the off-street parking requirements for commercial uses. The Paradise Valley Gas Station project is a fuel station with accessory retail sales and/or service for which as shown in **Figure 1** is required to provide parking at a rate of 4.0 parking spaces per 1,000 square feet (SF) of gross floor area (GSF). This parking requirement does not include parking spaces normally provided adjacent to fuel pumps for fueling vehicles or service bays.

Figure 1: County of San Diego Zoning Ordinance 6762 Excerpt

RETAIL	
Retail Sales and Services Includes Personal Services and Repair Services <i>Retail sales and services other than those specifically listed in this table</i>	4.5 Parking spaces per KSF GFA <i>(Total eating, drinking and entertainment uses cannot exceed 15% of project's GFA. Otherwise the floor area that exceeds 15% shall be calculated according to stand-alone eating and drinking establishment use parking requirements)</i>
Bicycle Parking	0.1 Bike space per car space but not less than 3
Gasoline Station Without accessory retail sales and/or service	1 Parking space per employee but not less than 3 (largest work shift)
Bicycle Parking	0.05 Bike space per car space but not less than 3
With accessory retail sales and/or service	4 Parking spaces per KSF GFA <i>(Parking requirement does not include spaces normally provided adjacent to gas pumps for fueling vehicles or service bays)</i>
Bicycle Parking	0.1 Bike space per car space but not less than 3

Provided with the parking ratios required for a fuel station with accessory retail sales and/or service above, the Paradise Valley Gas Station project is required to provide parking onsite as follows:

- Standard Parking Spaces

- (4,713 SF Fuel Station W/ Accessory Retail Sales and/or Service) (4.0 spaces / 1,000 SF of GFA) = 18.85
= 19 spaces

- Bicycle Parking Spaces

- (19 car spaces) (0.1 spaces / car spaces) = 1.9 \longrightarrow *Bike parking spaces cannot be less than 3 spaces
= 3 spaces

Therefore, based on the County of San Diego Zoning Ordinance 6762, the proposed Paradise Valley Gas Station project would be required to provide a parking supply of 19 vehicle parking spaces and three (3) bicycle parking spaces.

Proposed Parking Inventory:

The Project proposes to provide off-street parking as shown in the Project Site Plan in **Attachment 1**. Previous Project site plans proposed to provide a parking supply consisting of seven (7) vehicle parking spaces and three

(3) bicycle spaces. The currently proposed parking supply consists of an additional vehicle parking space, totaling eight (8) vehicle parking spaces and three (3) bicycle parking spaces. Up to seven (7) vehicle parking spaces are planned to be located adjacent to the Project convenience store, and one (1) vehicle parking space is planned to be located adjacent to the Project automated car wash. The three (3) bicycle parking spaces are planned as exterior parking spaces to be located outside and adjacent to the convenience store. The planned vehicle parking spaces include the following:

- Total vehicle parking spaces = 8 spaces
 - Standard parking spaces = 6 spaces
 - American with Disabilities Act (ADA) / accessible spaces = 1 space
 - Clean Air / Vanpool / Future Electric Vehicle Spaces = 1 space

In addition to the proposed vehicle and bicycle parking spaces, the project plans to provide four (4) fuel pumps, that total eight (8) fueling spaces adjacent to the fuel pumps. These fueling spaces are proposed to serve customers onsite and to operate as short-term parking spaces for vehicles that are being serviced fuel at the fuel pump, while customers have access to the convenience store if desired. This operation is a common practice at fuel stations with convenience stores, where customers have the ability to access a convenience store during the vehicle fueling process. By this operation, parking spaces dedicated to customers that enter the site only to have access the convenience store are available, while those customers that use the fuel pumps have the ability to temporarily park their vehicles next to the fuel pump, obtain fuel for their vehicles, and access the convenience store to purchase any conveniences.

Parking Evaluation:

USAI researched parking ratios for the proposed Project land uses across various sources. National and local sources including the Institute of Transportation Engineers (ITE) Parking Generation 4th Edition and 5th Edition were consulted to establish a parking ratio or analyze for parking by means of hourly accumulation that could be used to estimate a parking reduction. Note that the Institute of Transportation Engineers (ITE) Parking Generation 4th was included in the research for parking ratios, however this edition of the Institute of Transportation Engineers (ITE) Parking Generation is both an older edition (5th Edition is the current and latest edition) and there was no land use code that was determined a good fit to the proposed project land uses. One land use (LU) code was found in the Institute of Transportation Engineers (ITE) Parking Generation 5th Edition to contain parking ratios for facilities that include convenience markets with fuel stations. This land use code is described below:

- LU 960: Super Convenience Market with Gas Station (*ITE Parking Generation 5th Edition*)
 - Land use code 960 consists of fuel stations with convenience stores with significant business related to the sale of convenience items and fueling of motor

- vehicles. These facilities are characterized by having a convenience market with at least 3,000 square feet and at least 10 fueling positions. Therefore, the proposed project land uses do not match the criteria for this land use code since this land use code is based on a minimum number of 10 fueling positions and the proposed project includes plans for only 8 fueling positions.
- Although the proposed project land uses do not match the criteria for this land use code as the proposed number of fueling positions (8) is less than the minimum reference number of fueling positions (10), in exploring parking characteristics of the sites being included in the determination of a parking ratio for this land use code, it has been observed that there is no significant variability in the parking demand of super convenience market with fuel station uses based on the square footage of the convenience market uses.

Through observations resulting from the research conducted from the *ITE Parking Generation 5th Edition* for Land Use Code 960 (Super Convenience Market with Gas Station), it has been determined that the parking demand of convenience market with fuel stations has no significant variability associated with the independent variable of size of the convenience store / market. Based on these observations, it is concluded that the size of a convenience store is not the determinant factor for the parking demand of a land use consisting of a convenience market with a fuel station. The parking demand of such sites is assumed to be determined based on the operational characteristics of the site, consisting of the number of available fuel positions, location of the facility, accessibility to the facility, and the vicinity and land uses neighboring the facility. Therefore, a survey of fuel stations in the vicinity of the proposed Paradise Valley was considered a reliable approach for this parking evaluation considering all of the factors that have been previously discussed.

The survey of fuel stations in the vicinity of the proposed Paradise Valley Gas Station project consisted on analyzing satellite and ground-level imagery of fuel stations in the vicinity to count the number of parking spaces that fuel stations in the area provide. **Figure 2** below shows a map of the surveyed fuel stations. **Table 2** below summarizes information of the surveyed fuel stations including address, number of fueling spaces, the number of provided parking spaces, and whether the fuel station provides for a car wash or not.

Figure 2: Map of Surveyed Fuel Stations

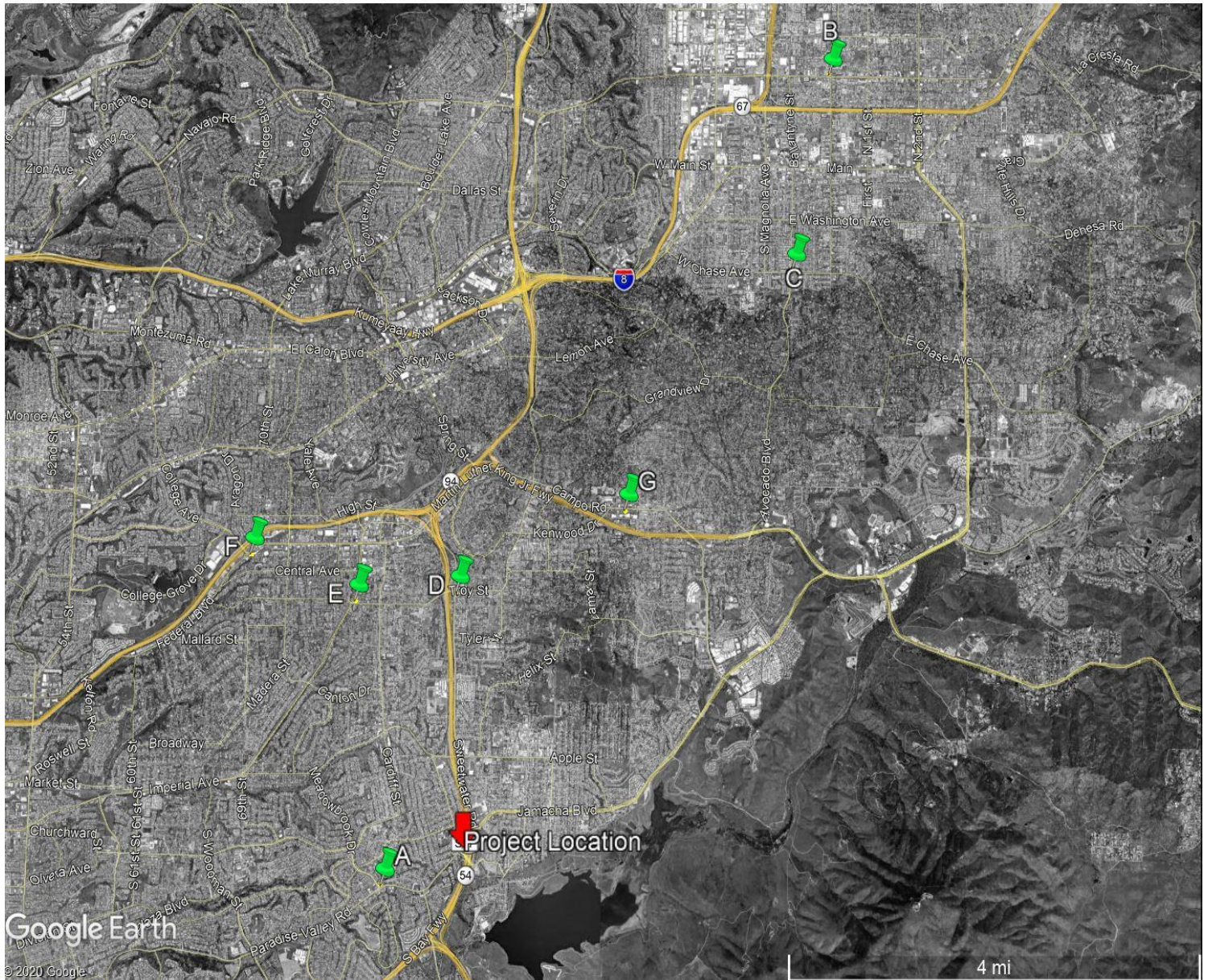


Table 2: Survey of Fuel Stations

<u>ID</u>	<u>Address</u>	<u># of Fueling Spaces</u>	<u>Car Wash?</u>	<u># of Parking Spaces</u>
A	495 S. Meadowbrook Drive, Saan Diego, CA 92114	8	Yes	6
B	898 Broadway, El Cajon, CA 92021	8	Yes	7
C	404 E. Chase Avenue, El Cajon, CA 92020	8	No	7
D	2835 Sweetwater Road, Spring Valley, CA 9197	6	Yes	7
E	2717 Lemon Grove Avenue, Lemon Grove, CA 91945	8	No	7
F	6901 Federal Boulevard, Lemon Grove, CA 91945	8	No	9
G	9749 Campo Road, Salley, CA 91977	8	No	9

As shown in **Table 2**, 7 fuel stations were surveyed. The surveyed fuel stations provide fueling spaces that range between 6 to 8, with the majority of the surveyed locations (up to 6 fuel stations) providing 8 fueling spaces. Furthermore, three (3) of the surveyed locations provide a car wash service. The number of parking spaces that were observed to be provided by the surveyed fuel stations ranges between 6 to 9 parking spaces, with the majority of the surveyed sites (up to 4 fuel stations) providing seven (7) parking spaces.

In correlation with the surveyed data, the proposed project plans to provide fueling spaces in the same range of the surveyed fuel stations with eight (8) fueling spaces and a parking supply in the higher end of the spectrum of the surveyed data with eight (8) parking spaces. Furthermore, the project proposes to provide an automated drive-through car wash, for which is not planned to provide additional parking spaces associated with this use. In addition to this, it is anticipated that the demand of the automated drive-through car wash will not exceed the planned queuing space designated to access the automated drive-through car wash.

Furthermore, fuel stations with convenience markets tend to operate with customers that use the convenience store services while using the fuel station services. Such operations normally consist of customers that purchase and pump fuel for their vehicles and access the convenience store before, during, and / or after the fuel is pumped into their vehicles. These customers use the fueling space where their vehicle is parked to pump fuel as a temporary and short-term parking space to access the convenience store if their trip purpose to the facility involves both pumping fuel and purchasing any goods inside the convenience store. Other customers for which their trip purpose to the facility involves only purchasing any goods inside the convenience store are anticipated to park in the designated parking spaces outside of the fueling canopy. It is anticipated that the majority of customers that would access the site are customers that would use the facility to pump fuel since the primary use of this facility is planned to be the fuel station.

The proposed project site would therefore provide eight (8) vehicle parking spaces that would serve primarily customers that enter the site to access the convenience market services while occasionally servicing customers that use the fueling services and access the convenience market services either before or after using the fueling services. The eight (8) fueling positions that are planned to be provided would serve as short-term temporary spaces for customers entering the facility to access only the fueling services of the facility as their primary trip

objective, whilst having the flexibility to briefly access the convenience marker services before, during, or after using the fueling services. This type of operation would be consistent with the operation of other gas stations with similar offered uses.

Therefore, considering the parking supply range in correlation with the amount of fueling spaces provided of the fuel station facilities in the vicinity of the proposed project site, it is expected that the proposed Paradise Valley Gas Station will operate satisfactorily provided the proposed parking supply consisting of eight (8) fueling positions that would serve also as short-term vehicle parking spaces, eight (8) vehicle parking spaces, and three (3) bicycle parking spaces.

Summary:

The proposed project consists of the development of a vacant 0.493-acre site to include a 4,713 SF fuel station with 8 fueling spaces and an 855 SF car wash. Access to the site is planned along Paradise Valley Road through a right-in right-out only driveway.

The Project proposes to provide off-street parking supply consisting of eight (8) vehicle parking spaces and three (3) bicycle parking spaces. Based on the County of San Diego Zoning Ordinance 6762 off-street parking requirements for commercial uses, the Paradise Valley Gas Station project is required to provide parking at a rate of 4.0 parking spaces per 1,000 SF of gross floor area. This parking requirement does not include parking spaces normally provided adjacent to fuel pumps for fueling vehicles or service bays. Therefore, based on the Zoning Ordinance 6762, the project would be required to provide 19 vehicle parking spaces and three (3) bicycle parking spaces.

By conducting research of fuel stations in the vicinity of the proposed project, it was found that fuel stations in the vicinity providing a range between 6 to 8 fueling positions have a parking supply that ranges between 6 to 9 parking spaces. The proposed project plans to provide eight (8) fueling positions with a parking supply of eight (8) vehicles spaces, which is in the higher spectrum of the parking supply range of what other gas stations in the vicinity of the proposed project site provide. The planned eight (8) vehicle parking spaces would serve primarily customers that enter the site to access the convenience market services while occasionally servicing customers that use the fueling services and access the convenience market services either before or after using the fueling services. The eight (8) fueling positions that are planned to be provided would serve as short-term temporary spaces for customers entering the facility to access only the fueling services of the facility as their primary trip objective, whilst having the flexibility to briefly access the convenience marker services before, during, or after using the fueling services.

Therefore, considering the nature of the operation of a fuel station described above and considering the parking supply range in correlation with the amount of fueling spaces provided of the fuel station facilities in the vicinity of the proposed project site, it is expected that the proposed Paradise Valley Gas Station will operate

satisfactorily provided the proposed parking supply consisting of eight (8) fueling positions that would serve also as short-term vehicle parking spaces, eight (8) vehicle parking spaces, and three (3) bicycle parking spaces.

Variance Request:

According to Zoning Ordinance Section 6795, “The requirement for design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas may be administratively waived or modified by the Director when practical difficulties make their strict application infeasible and upon a finding that the waiver or modification is consistent with the purpose and intent of Section 6792. Any other waiver or modification of these Parking Regulations shall be allowed only in accordance with the Variance Procedure commencing at Section 7100, unless otherwise specified”. As a result, a Variance may be necessary to modify the parking requirement in the Zoning Ordinance discussed above.

In finding such a Variance, Zoning Ordinance Section 7107 states the following requirements:

- a) That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings, that do not apply generally to property in the same vicinity and under identical zoning classification;
- b) That, because of those special circumstances, the strict application of the Zoning Ordinance deprives the property of privileges enjoyed by other property in the vicinity and under identical zoning classification;
- c) That granting the variance or its modification is subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated;
- d) That the variance will not authorize a use or activity which is not otherwise expressly authorized by the applicable use classification;
- e) That granting the variance or its modification will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and zone in which the property is located; and
- f) That granting the variance or its modification will not be incompatible with the San Diego County General Plan.

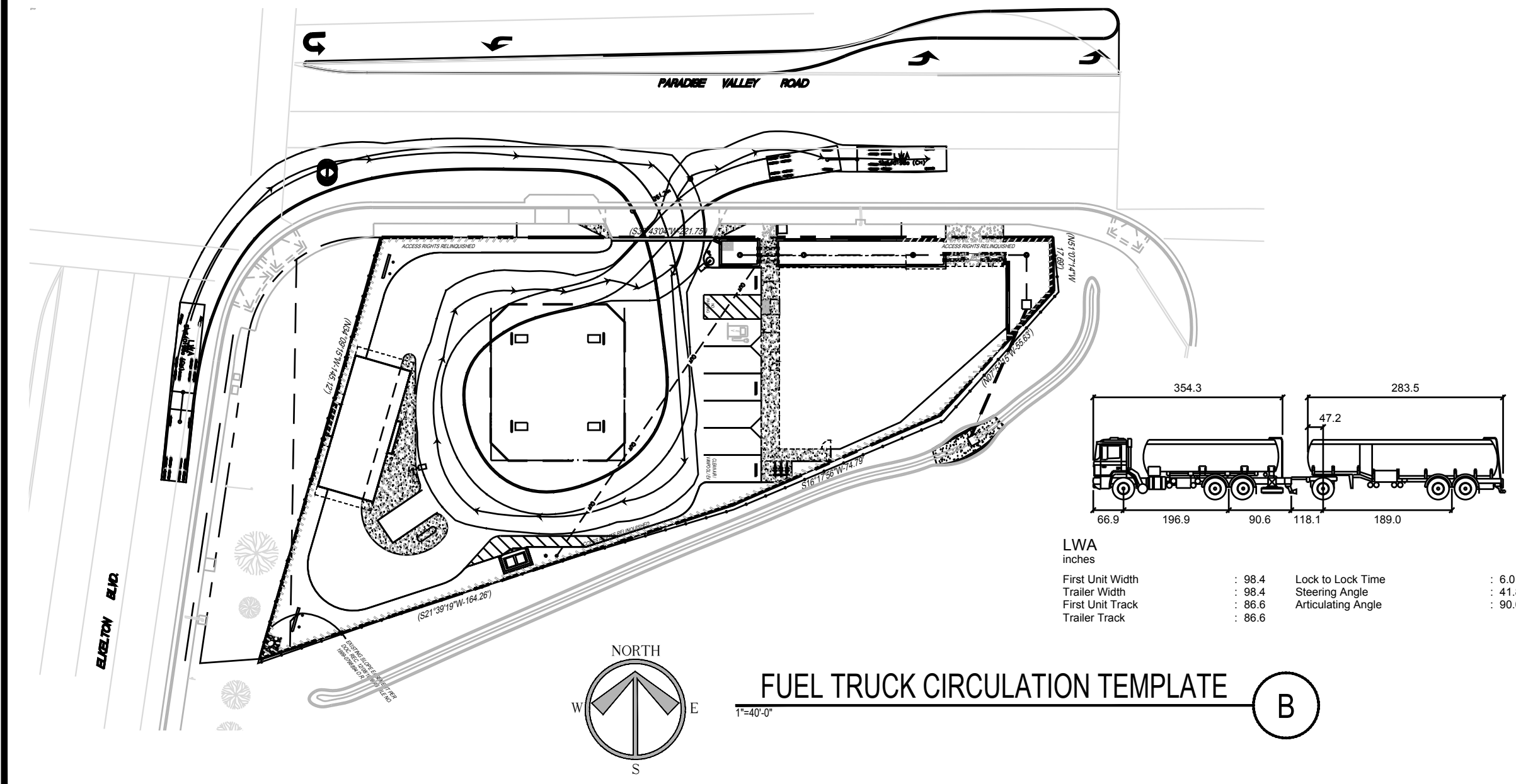
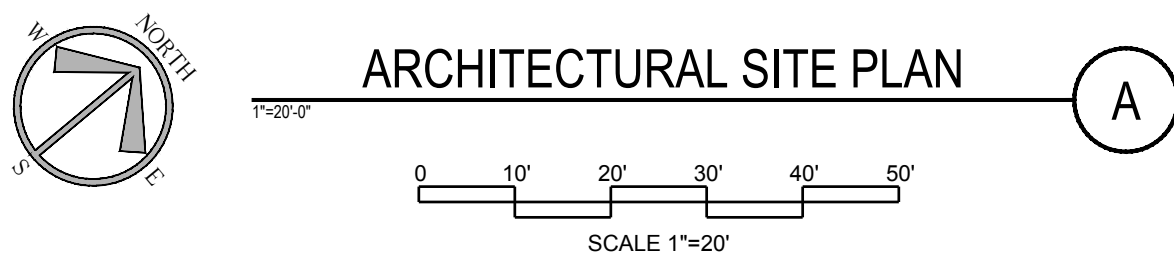
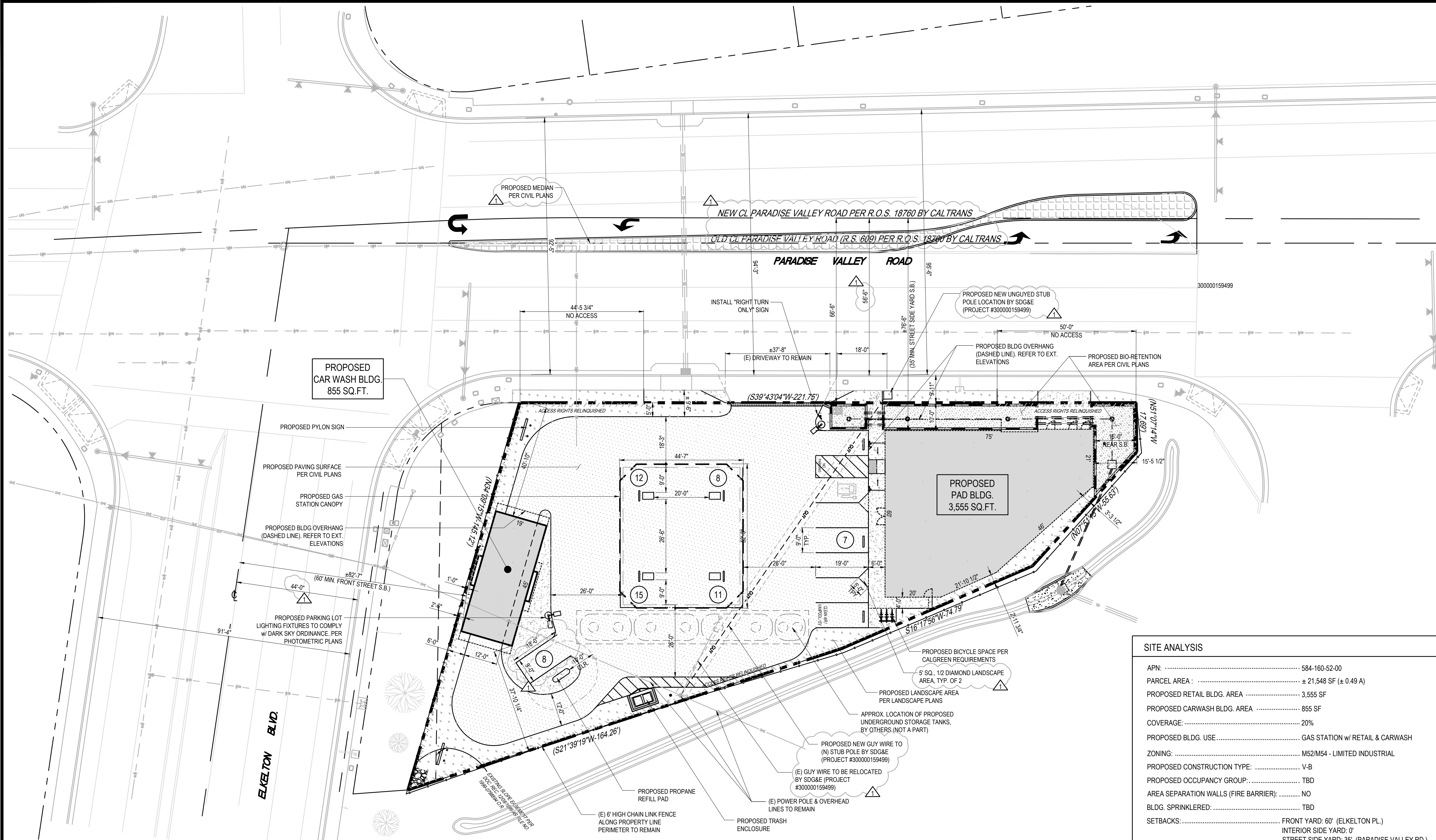
In making these findings, the following facts may be utilized:

- a) The proposed project is located on a property of limited size bounded by freeway, freeway ramps and County roads which not only have an unusual shape and easements but limit access and create circumstances unique to the site in this vicinity which limit the amount of land area and consequently parking which can be provided.
- b) Due to these circumstances, the provision of 19 parking spaces is impossible. As documented in this memo, several other gas stations in the region have the same or less parking. Within the unincorporated

area, in Spring Valley, the Qwik Korner Gas Station and Market from Kenwood Drive has fewer parking spaces (5 spaces) as an example.

- c) As shown, there are multiple gas stations with convenience stores operate with similar limitations as far as the number of parking spaces based on the geometric limitations of their property. The granting of a Variance would not constitute a special privilege inconsistent with limitations on other properties.
- d) A gas station with convenience market is a use and activity which is expressly authorized by the applicable use classification for the property.
- e) As discussed, the granting of the variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and zone due to the fact that there is no on-street parking available in the vicinity and there is no residence or business adjacent within easy walking distance which would suffer from a loss of parking or overflow parking.
- f) The granting of a variance with regard to parking would not be incompatible with the San Diego County General Plan.

Based on the foregoing, it appears that the findings for a variance related to parking could be met and should be considered for this site.



SITE ANALYSIS			
APN:	584-160-52-00		
PARCEL AREA:	± 21,548 SF (± 0.49 A)		
PROPOSED RETAIL BLDG. AREA	3,555 SF		
PROPOSED CARWASH BLDG. AREA	855 SF		
COVERAGE:	20%		
PROPOSED BLDG. USE	GAS STATION w/ RETAIL & CARWASH		
ZONING:	M52/M54 - LIMITED INDUSTRIAL		
PROPOSED CONSTRUCTION TYPE:	V-B		
PROPOSED OCCUPANCY GROUP:	TBD		
AREA SEPARATION WALLS (FIRE BARRIER):	NO		
BLDG. SPRINKLERED:	TBD		
SETBACKS:	FRONT YARD: 60' (ELKELTON PL.) INTERIOR SIDE YARD: 0' STREET SIDE YARD: 35' (PARADISE VALLEY RD.) REAR YARD: 15'		
PARKING ANALYSIS			
PARKING REQUIREMENT: BASED ON THE COUNTY OF SAN DIEGO CODE OFF-STREET PARKING REQUIREMENTS ARE CALCULATED USING 4 PARKING SPACES PER 1,000 S.F.			
USE	AREA	REQUIRED	TOTAL
GAS STATION w/ RETAIL	3,555 SQ. FT.	4,1,000	15 STALLS
TOTAL PARKING REQUIRED			15 STALLS
TOTAL PARKING PROVIDED			15 STALLS
STANDARD SPACES			06 STALLS
STAND. SPACES AT GAS PUMPS			08 STALLS
HC SPACES			01 STALL
CLEAN AIR/VAN POOL/EP (PER CGC TABLE 5.106.5.2)			01 STALL
FUTURE EV SPACES (PER CGC TABLE 5.106.5.3.3)			01 STALL
BICYCLE PARKING PROVIDED			3

- SURVEYORS NOTES**
- THIS SURVEY IS BASED ON PRELIMINARY TITLE REPORT NO. 09193261-919-KRC-KRE, DATED AUGUST 1, 2017, ISSUED BY COMMONWEALTH LAND TITLE COMPANY. EFFECTS OF AGREEMENTS, PERMITS, LIENS, ASSESSMENTS, LEASES, COVENANTS AND OR RESTRICTIONS APPEARING IN SAID POLICIES ARE NOT NOTED ON THIS SURVEY.
 - EXISTING LAND USE: VACANT
 - FIELD SURVEY OF THIS SITE WAS PERFORMED ON MARCH 6 & 8, 2018 BY STEVEN M. HOWELL, LAND SURVEYOR, LS 5758.
 - ASSESSOR PARCEL NO. 584-160-52-00
 - THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND IS BASED ON RECORD INFORMATION AND FIELD LOCATION OF SURFACE FACILITIES INDICATED ON THIS SURVEY.
 - LEGAL DESCRIPTIONS SHOWN UNDER THE CAPTION (LEGAL DESCRIPTION) ARE FROM THE PRELIMINARY TITLE REPORT DESCRIBED IN NOTE 1 AND ARE BASED ON RECORD INFORMATION ONLY AND MAY NOT REFLECT ADJUSTMENTS MADE BY BOUNDARY SURVEYS AND FUTURE MAPPING EFFORTS.
 - TOTAL GROSS AREA: 21,468 SQ. FT. (0.493 ACRES)
 - BOUNDARY SHOWN IS BASED ON RECORD INFORMATION AND FOUND MONUMENTS PER RECORD OF SURVEY MAP NO. 18760.

EASEMENTS - EXCEPTIONS

EASEMENTS AND EXCEPTIONS PER SCHEDULE B OF PRELIMINARY TITLE REPORT BY COMMONWEALTH LAND TITLE COMPANY - ORDER NO. 09193261-919-KRC-KRE, DATED AUGUST 1, 2017

- AGREEMENT FOR IMPROVEMENTS IN PUBLIC RIGHT-OF-WAY ORDINANCE 4815 EXECUTED BY CHARLES M. ERRECA, LOUISE ERRECA, ERNEST M. STANLEY & NINA G. STANLEY PER DOCUMENT RECORDED DECEMBER 4, 1978 AS INSTRUMENT NO. 78-520244 OF OFFICIAL RECORDS.
- THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT RECORDED DECEMBER 8, 1999 AS INSTRUMENT NO. 999-0798894 OF OFFICIAL RECORDS. (NOTED HEREON)
- AN EASEMENT FOR SLOPE PURPOSES IN FAVOR OF STATE OF CALIFORNIA PER DOCUMENT RECORDED DECEMBER 8, 1999 AS INSTRUMENT NO. 1999-0798894 OF OFFICIAL RECORDS. (PLOTTED HEREON)

LEGAL DESCRIPTION

THAT PORTION OF QUARTER SECTION 1 OF RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 166, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AS CONVEYED IN FINAL ORDER OF CONDEMNATION TO THE STATE OF CALIFORNIA AS PARCEL 30173 OF SAID CONDEMNATION RECORDED JULY 14, 1998 AS INSTRUMENT NO. 1998-043558 IN THE OFFICE OF SAID RECORDER DESCRIBED AS FOLLOWS:

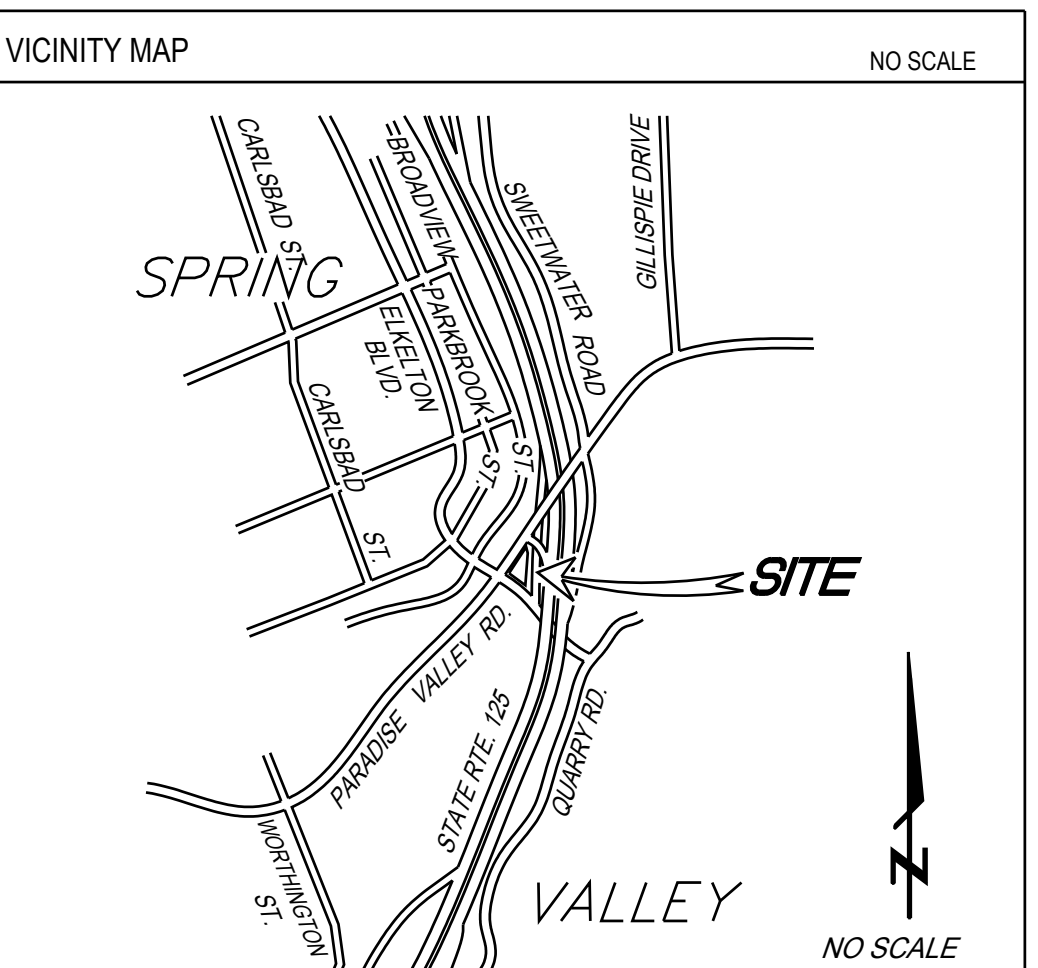
COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL;
THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL NORTH 34° 09' 25" WEST, 20.78 FEET TO THE
POINT OF BEGINNING;
THENCE (1) NORTH 21° 39' 19" EAST, 10.46 FEET;
THENCE (2) NORTH 21° 39' 19" EAST, 153.80 FEET;
THENCE (3) NORTH 16° 17' 56" EAST, 74.79 FEET;
THENCE (4) NORTH 07° 51' 15" WEST, 55.53 FEET;
THENCE (5) NORTH 01° 07' 14" WEST, 17.95 FEET;
THENCE (6) SOUTH 39° 42' 24" WEST, 50.00 FEET;
THENCE (7) CONTINUING SOUTH 39° 42' 24" WEST, 127.19 FEET;
THENCE (8) CONTINUING SOUTH 39° 42' 24" WEST, 44.48 FEET TO SAID SOUTHWESTERLY LINE;
THENCE (9) ALONG SAID LINE SOUTH 34° 09' 25" EAST, 145.47 FEET TO THE POINT OF BEGINNING.

SITE LEGEND	
●	INDICATES FOUND 1" IRON PIPE W/ DISK "CAL DOT" PER ROS 18760.
■	ACCEPTED AS DEED CORNER
■	INDICATES BRASS DISK IN CONCRETE "CAL DOT" PER ROS 18760, N50°15'56"W, 5.00' FROM PROPERTY CORNER.
---	INDICATES SITE BOUNDARIES
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING GAS LINE
SWR	EXISTING MANHOLE (SWR=SEWER) (SD=STORM DRAIN)
WTR	EXISTING WATER GATE VALVE
TS	EXISTING TRAFFIC SIGNAL
TS	EXISTING TRAFFIC SIGNAL W/ ARM AND LIGHT
TS	EXISTING TREE
---	INDICATES EXISTING CONCRETE CURB AND GUTTER
TC	INDICATES TOP OF CURB
FL	INDICATES FLOWLINE
GRD	INDICATES EXISTING GROUND
TW	INDICATES TOP OF WALL
AC	INDICATES ASPHALT
CONC	INDICATES CONCRETE
TS	INDICATES TRAFFIC SIGNAL
SL	INDICATES STREET LIGHTING
ROS	INDICATES RECORD OF SURVEY MAP
---	PROPOSED LANDSCAPE AREA, PER LANDSCAPE PLANS
---	PROPOSED PAVEMENT AREA, PER CIVIL PLANS
---	PROPOSED BIO RETENTION AREA, PER CIVIL PLANS
---	PROPOSED BIO RETENTION AREA, PER CIVIL PLANS

ENTITLEMENT PROCESS NOTES

PLANNING & DEVELOPMENT SERVICES (PDS) PLANNING & CEQA

- ALL OUTDOOR LIGHTING SHALL CONFORM TO SECTION 58.101 ET. SEQ. OF THE SAN DIEGO COUNTY CODE AND WITH SECTION 5322 THROUGH ET. SEQ. OF THE COUNTY ZONING ORDINANCE.



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PROJECT

A PROPOSED COMMERCIAL DEVELOPMENT LOCATED AT:

NEC PARADISE VALLEY RD. & ELKELTON PL.
SPRING VALLEY, CA 91977

NO.	DESCRIPTION	DATE
1	PLANNING DEPT. COMMENTS & PLAN COORDINATION	03-31-20

PDS2019-ZAP-19-003,
PDS2020-ER-20-18-001

PLAN DATE	DESCRIPTION
10-31-19	SUBMITTAL TO PLANNING DEPT. - 1st REVIEW
01-06-20	SUBMITTAL TO PLANNING DEPT. - 2nd REVIEW
06-20-20	SUBMITTAL TO PLANNING DEPT. - 3rd REVIEW

SHEET TITLE

ARCHITECTURAL SITE PLAN

DATE:	05-20-20	SCALE:	AS NOTED
DRAWN BY:	L. DALE	CHECKED BY:	17084.DWG
CHECKED BY:		SHEET NUMBER:	
PROJECT NO:	17084		

AS1.0

Attachment 1

Project Site Plan

Page is left intentionally blank.
Provided on the following page in 11X17" format.