



County of San Diego

DAHVIA LYNCH
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 505-6445 General • (858) 694-2705 Codes
(858) 565-5920 Building Services
www.SDCPDS.org

VINCE NICOLETTI
ASSISTANT DIRECTOR

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

July 20, 2023

NOTICE IS HEREBY GIVEN that the County of San Diego is proposing to adopt a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act for the following project. The proposed Mitigated Negative Declaration can be reviewed on the County website at http://www.sdcounty.ca.gov/pds/ceqa_public_review.html and at Planning & Development Services (PDS), Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California 92123. Comments on the proposed Mitigated Negative Declaration must be sent to the PDS contact listed below and should reference the project number and name.

LOS COCHES PLAZA; PDS2020-MUP-20-006; PDS2021-TPM-21293; PDS2020-ER-20-14-005. The project consists of a Major Use Permit and a Tentative Parcel Map to construct a commercial center and subdivide an approximately 2.89-acre parcel on four parcels. An approximately 2,660 square foot fast foot drive-thru restaurant, a 7,385 square foot automotive parts sales business, and a car wash would be constructed on three of the parcels. The existing gas station would be retained on the fourth parcel. The site is subject to the Village General Plan Regional Category and the General Commercial (C-1) General Plan Land Use Designation. The Zoning Use Regulation for the site is General Commercial (C36). Earthwork consists of approximately 4,000 cubic yards of cut, 15,504 cubic yards of fill, and 11,405 cubic yards of import. Access will be provided by two existing driveways connecting to Los Cochets Road as well as a new signalized intersection connecting to Los Cochets Road.

Comments on the proposed findings and associated analysis must be received no later than August 21, 2023, at 4:00 p.m. (a 32-day public review period). For additional information, please contact Sean Oberbauer by phone at (619) 323-5287 or by email at sean.oberbauer@sdcounty.ca.gov.