

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Los Coches Plaza

Lead Agency: County of San Diego

Contact Name: Sean Oberbauer

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Project Location: 8445 Los Coches Road, Unincorporated County of San Diego
City *County*

Project Description (Proposed actions, location, and/or consequences).

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 Coches Road as well as a new signalized intersection connecting to Los Coches Road. Website: <https://www.sandiegocounty.gov/pds/ceqa/MUP-20-006.html>

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project impacts on-site biological resources that will be mitigated through purchase of off-site mitigation. The noise generated by the proposed car wash will be mitigated through construction of noise walls. Potential visual impacts associated with retaining walls will be mitigated through installation of landscaping and screening materials. Potential impacts to cultural resources will be mitigated through archaeological monitoring during grading activities.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Upon application of the project, public notices were sent to surrounding property owners. Concerns were raised primarily related to traffic, noise, and odors.

Provide a list of the responsible or trustee agencies for the project.

County of San Diego
Regional Water Quality Control Board
San Diego County Sanitation District
Helix Water District
Padre Dam Municipal Water District
California Department of Transportation (Caltrans)