



County of San Diego

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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

August 24, 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.

PARADISE VALLEY GAS STATION; PDS2019-ZAP-19-003; PDS2019-ER-20-18-001. The project consists of a Minor Use Permit to allow gasoline sales and convenience sales and services. The project would include four multi-product dispensers to serve up to eight vehicles simultaneously and a 2,318-square foot (sf) canopy. The project would also include a 3,555-sf convenience store building, an 855-sf carwash tunnel, eight on-site vehicle parking spaces and other accessory structures. Off-site road improvements are proposed along Paradise Valley Road and the SR-125 on-ramp and the project proposes raising an existing guy wire that is supporting a power pole. The project site is located at the intersection of Paradise Valley Road and Elkelton Place in the Spring Valley Community Planning area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Village, Land Use Designation Medium Impact Industrial. Zoning for the site is Limited Industrial (M52) and General Impact Industrial (M54). The site is currently undeveloped and vacant. Access would be provided through Paradise Valley Road. An estimated 100 cubic yards (CY) of soil would be cut and recompacted on site. An additional estimated 550 CY of fill would be imported to the Project site.

Comments on the proposed findings and associated analysis must be received no later than September 25, 2023, at 4:00 p.m. (a 32-day public review period). For additional information, please contact Jae Roland-Chase by phone at (619) 380-3130 or by email at jae.rolandchase@sdcounty.ca.gov.