

**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

November 8, 2007

NOTICE IS HEREBY GIVEN that the County of San Diego is proposing to adopt Mitigated Negative Declaration(s) in accordance with the California Environmental Quality Act for the following project(s). The proposed Mitigated Negative Declaration(s) can be reviewed on the World Wide Web at http://www.sdcounty.ca.gov/dplu/ceqa_public_review.html, at the Department of Planning and Land Use (DPLU), Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California 92123 and the public library(ies) listed below. Comments on these proposed Mitigated Negative Declaration(s) must be sent to the DPLU address listed above and should reference the project number and name.

P05-036, TPM 20974, LOG NO. 05-14-038; BLACK GOLD. The project is a request for a Major Use Permit and Tentative Parcel Map to subdivide an existing parcel into three lots for the future development and operation of a car wash, office building, eating and drinking establishment, warehouse and commercial fueling center. The establishment of a car wash within the C36 (General Commercial) Use Regulations is permitted upon the granting of a Major Use Permit (Section 2365 [c]) of the Zoning Ordinance. The remaining commercial use types are allowed within the C36 Use Regulation and were reviewed for conformance with the "B" Special Area Regulation, requiring conformance with the Lakeside Design Review Guidelines. The site is approximately 3.91 acres and is currently vacant. The project is located within the Lakeside Community Planning area within the unincorporated area of San Diego County. If the project is approved, the Major Use Permit would allow the construction and operation of the following: (1) A one story, 1,800 square-foot eating and drinking establishment with an attached drive-through; (2) A 720 square-foot car wash canopy and 1,400 square-foot car wash facility; (3) Three fueling canopies, totaling approximately 6,823 square feet; (4) A 16,800 square-foot warehouse building; (5) A 4,000 square-foot office building; (6) One 35-foot tall monument sign; (7) New parking facilities that contain 40 standard parking spaces, 12 truck spaces and 4 handicapped accessible spaces. Main access to the commercial center will be via two driveways connected to Old Highway 80. One driveway will be 36-feet wide and the other will be 42-feet wide. Comments on this proposed Mitigated Negative Declaration must be received no later than December 7, 2007 at 4:00 p.m. (a 30-day public review period). This proposed Mitigated Negative Declaration can also be reviewed at the Lakeside Library, located at 9839 Vine St., Lakeside, CA 92040. For additional information, please contact Mark Slovick at (858) 495-5172 or by e-mail: Mark.Slovick@sdcounty.ca.gov.

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