



County of San Diego

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PUBLIC DISCLOSURE NOTICE INTENT TO ADOPT FINDINGS PURSUANT TO SECTIONS 15183 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

February 25, 2021

NOTICE IS HEREBY GIVEN that the County of San Diego intends to adopt findings in accordance with the California Environmental Quality Act Section 15183 for the following project. The proposed findings and the associated analysis can be reviewed at https://www.sandiegocounty.gov/content/sdc/pds/ceqa_public_review.html. Under this process, public review is not required; however, any comments received will be accepted and taken into consideration. A FAQ sheet on the 15183 CEQA exemption process can be located at <https://www.sandiegocounty.gov/pds/zoning/formfields/PDS-202.pdf>. Comments on these findings must be sent to the PDS address listed above and should reference the project number and name.

VALLEY CENTER ARCO (PDS2015-STP-15-012) (LOG NO. PDS2015-ER-15-08-018). The project is a Site Plan to construct a 3,666 square foot convenience store with attached storage and a gasoline sales station consisting of 12 gas pumps. The project site is located at the southwestern corner of the Valley Center Road and Cole Grade Road Intersection (APN: 188-260-31-00), in the Valley Center Community Planning area, within unincorporated San Diego County. The site is subject to the Village Regional Category and the General Commercial (C-1) Land Use Designation. The Zoning Use Regulation for the site is General Commercial (C-36) with a "B" Special Area Designator. Access to the site would be provided by two commercial driveways connecting to Valley Center Road and Cole Grade Road. Water and Sewer service would be provided by the Valley Center Municipal Water District. Proposed earthwork quantities for the project consist of approximately 165 cubic yards of cut and 3,800 cubic yards of fill for a net import of 3,635 cubic yards of fill.

Comments on the proposed findings and associated analysis must be received no later than March 29, 2021 at 4:00 p.m. (a 32-day public disclosure notice period). For additional information, please contact Sean Oberbauer by phone at (858) 495-5747 or by email at sean.oberbauer@sdcounty.ca.gov.