



County of San Diego

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

March 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 projects. The proposed findings and the associated analysis can be reviewed at http://www.sdcounty.ca.gov/pds/ceqa_public_review.html and at Planning & Development Services (PDS), Project Processing Counter and 5510 Overland Avenue, Suite 110, San Diego, California 92123. 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 <http://www.sdcounty.ca.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.

SPRING VALLEY SHOPPING CENTER; PDS2019-STP-97-050W3, PDS2020-AD-20-002, PDS2020-BC-20-0026; LOG NO. PDS2019-ER-19-18-006. The project is a Site Plan Modification, Administrative Permit for a Shared Parking Reduction and a Boundary Adjustment. The 12.71-acre project site (APNs: 584-511-16-00, 584-511-18-00, 584-511-19-00, 584-511-20-00) is located at 935 Sweetwater Road in the Spring Valley Community Plan area, within unincorporated San Diego County. The project site contains an existing shopping center with a 37,800 square-foot building with a single retail tenant, a 94,749 square-foot building with three retail tenants, a 3,185 square-foot storage building, a 740-square foot building with a single drive-through restaurant tenant, three freestanding signs and 700 parking spaces. For the proposed project the 3,185 square-foot storage building will be demolished and a new 17,400 square-foot structure for a single tenant with drive-through pharmacy window will be constructed, as well as a new 4,500 square-foot structure for multiple tenants, including one drive-through restaurant tenant, and a new 4,490 square-foot structure for a single drive-through restaurant tenant. Tenant improvements are proposed for the existing 37,800 square-foot building for a new sub-tenant within the building, and the project also proposes four new trash enclosures, signage for the new tenants and a reduction in onsite parking from 700 parking spaces to 645 parking spaces. Access to the project site will continue to be provided by commercial driveways connected to Sweetwater Road, Jamacha Road and Saint George Street. Water will continue to be imported from the Helix Water District and sewer services will continue to be provided by the San Diego County Sanitation District. Proposed earthwork quantities for the project consist of 970 cubic yards of cut with 530 cubic yards of fill.

The project site is subject to the Village General Plan Regional Category, Land Use Designation General Commercial. Zoning for the site is General Commercial (C36) with a "B" Special Area Designator for Community Design Review. The project is consistent with the requirements of the General Plan and Zoning Ordinance.

Comments on the proposed findings and associated environmental analysis must be received no later than **April 24, 2021** at 4:00 p.m. (a 30-day public disclosure period). For additional information, please contact John Leavitt at (858) 495-5448 or by e-mail at John.Leavitt@sdcounty.ca.gov.