

**FINAL AGENDA**  
**OFFICE OF THE ZONING ADMINISTRATOR**  
**Regular Meeting**  
**July 6, 2023, 8:30 A.M.**  
**County Operations Center**  
**5520 Overland Avenue, San Diego, CA 92123**

**For additional documentation on this item, please visit:**  
<https://www.sandiegocounty.gov/content/sdc/pds/zanext.html>

**1. Puttin' Around Borrego 15183 Environmental Findings; PDS2021-STP-21-016; PDS2021-ER-21-05-002; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption in Accordance with Section (15183); Borrego Springs Community Plan Area (S. Oberbauer)**

The purpose of the hearing is not to approve or deny the proposed Site Plan but to make a finding in accordance with the California Environmental Quality Act (CEQA) §15183. The request is for the Zoning Administrator to make a finding that the mitigation measures identified in the General Plan Update Environmental Impact Report (GPU EIR) will be undertaken for a proposed Site Plan pursuant to California Environmental Quality Act (CEQA) Guidelines §15183(e)(2). The ultimate approval or denial of the Site Plan will be made by the Director of Planning & Development Services. The project consists of the construction of an 18-hole miniature golf course with an approximately 610 square foot ticket booth, a 720 square foot outdoor covered patio, and a 54-space parking lot. Access to the site would be provided by a commercial driveway connecting to Palm Canyon Road. Water and Sewer service would be provided by the Borrego Water District. Proposed earthwork quantities for the project consist of approximately 178 cubic yards of cut and fill. The project site is subject to the Village General Plan Regional Category, Land Use Designation Rural Commercial (C-4). Zoning for the site is Visitor-Serving Commercial (C42). The proposed uses are consistent with the Zoning and General Plan Land Use Designation of the property. The site is also subject a "B" Special Area Designator for community design review and a "V" Setback Designator which both require the processing of a Site Plan permit. The proposed use is consistent with the Zoning and General Plan Land Use Designation of the property established by the General Plan Update for which an Environmental Impact Report (EIR) was certified by the Board of Supervisors on August 3, 2011 (GPU EIR).

For additional information please contact Sean Oberbauer at (619) 323-5284 or via email at [Sean.Oberbauer@sdcounty.ca.gov](mailto:Sean.Oberbauer@sdcounty.ca.gov)