

**FINAL AGENDA**  
**OFFICE OF THE ZONING ADMINISTRATOR**  
**Regular Meeting**  
**March 21, 2024, 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. Ortega Construction Expansion 15183 Environmental Findings; PDS2018-STP-98-031W1; PDS2023-ER-23-14-013; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15183); Lakeside Community Plan Area (S. Oberbauer)**

The purpose of the hearing is not to approve or deny the proposed Site Plan Modification 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 Modification pursuant to California Environmental Quality Act (CEQA) Guidelines §15183(e)(2). The ultimate approval or denial of the Site Plan Modification will be made by the Director of Planning & Development Services. The project is proposed on an approximately 5.07-acre project site consisting of two adjacent parcels in order to expand an existing construction yard as well as construct an approximately 30,000 square foot warehouse with 10,000 total square feet of office in two stories within the building. Access would be provided by two driveways on the eastern parcel connecting to Olde Highway 80 and a single driveway on the western parcel connecting to Olde Highway 80. Earthwork will consist of a balanced site of 10,000 cubic yards of cut and fill of material. Water service is proposed to be provided by Padre Dam Municipal Water District. Sewer service for the expansion is proposed to be provided by the San Diego County Sanitation District in the Lakeside Service Area. The project will require annexation into the applicable sewer district upon coordination with the Local Agency Formation Commission (LAFCO). The proposed project is located at 15247 Olde Highway 80 and 15229 Highway 8 Business in the Lakeside Community Planning Area in the unincorporated County of San Diego. The project site is subject to the Semi-Rural General Plan Regional Category. The western parcel is subject to the Limited Impact Industrial (I-1) Land Use Designation and the eastern parcel is subject to the Medium Impact Industrial (I-2) Land Use Designation. The Zoning Use Regulation for the western parcel is Limited Impact Industrial (M52) and the eastern parcel is General Impact Industrial (M54). The site is also subject to a “B” Special Area Designator for community design review which requires 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) 323-5287 or via email at [sean.oberbauer@sdcountry.ca.gov](mailto:sean.oberbauer@sdcountry.ca.gov)