

# NOTICE OF EXEMPTION

TO: Recorder/County Clerk  
1600 Pacific Highway, M.S. A33  
San Diego, CA 92101

FROM: County of San Diego  
Planning & Development Services, M.S. O650  
Attn: Project Planning Division Section Secretary

**SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152**

Project Name: Ortega Construction Expansion; PDS2018-STP-98-031W1; PDS2023-ER-23-14-013

Project Location: 15247 Olde Highway 80 and 15229 Highway 8 Business in the Lakeside Community Planning Area in the unincorporated County of San Diego (APN: 396-111-10-00, 396-111-17-00)

Project Applicant: Archie Maurice Ortega; 10125 Channel Road, Lakeside, CA 92040 (619) 719-8710

Project Description: 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.

Agency Approving Project: County of San Diego

County Contact Person: Sean Oberbauer Telephone Number: (619) 323-5287

Date Form Completed: March 21, 2024

This is to advise that the County of San Diego Director of Planning and Development Services has approved the above-described project on March 21, 2024 and found the project to be exempt from the CEQA under the following criteria:

- Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
  - Declared Emergency [C 21080(b)(3); G 15269(a)]
  - Emergency Project [C 21080(b)(4); G 15269(b)(c)]
  - Statutory Exemption. C Section:
  - Categorical Exemption. G Section:
    - G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
    - G 15182 – Residential Projects Pursuant to a Specific Plan
    - G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (March 21, 2024 Zoning Administrator Hearing)
    - Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
- Mitigation measures  were  were not made a condition of the approval of the project.
- A Mitigation reporting or monitoring plan  was  was not adopted for this project.

Statement of reasons why project is exempt: The proposal is exempt from further environmental review pursuant to Section 15183 of the State of California Environmental Quality Act Guidelines, because the project is consistent with the development density and use regulations established by the existing zoning, community plan, and general plan for which an Environmental Impact Report (EIR) was certified. The proposed use is consistent with the Zoning Use Regulations and no significant impacts not already identified in the General Plan EIR (i.e., peculiar impacts) would result from implementation of the Project.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature:  Telephone: (619) 323-5287

Name (Print): Sean Oberbauer Title: Planning Manager

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.