

FINAL AGENDA
OFFICE OF THE ZONING ADMINISTRATOR
Regular Meeting
August 06, 2026, 8:30 A.M.
COC Conference Center Hearing Room
5520 Overland Ave, San Diego, CA 92123

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

1. Fitch Tentative Parcel Map 15183 Environmental Findings – PDS2023-TPM-21331, PDS2023-ER-23-14-005; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15183); Lakeside Community Plan Area (E. Aponte)

The purpose of the hearing is not to approve or deny the proposed Tentative Parcel Map 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 Tentative Parcel Map pursuant to California Environmental Quality Act (CEQA) Guidelines §15183(e)(2). The ultimate approval or denial of the Tentative Parcel Map will be made by the Director of Planning & Development Services. The project is a Tentative Parcel Map to subdivide an approximately 2.65-acre parcel into three residential lots. Access to the site will be provided by two shared driveways that connect to Los Coches Road, a County-maintained Road. Sewer service would be provided by the San Diego County Sanitation District. Water Service would be provided by the Lakeside Water District. The project will require construction of water lines along the project frontage near the intersection of Via Diego and Los Coches Road. The project site includes an existing residence with a garage that will be retained. An existing workshop is proposed to be converted to a residential structure following processing of the Tentative Parcel Map. The project will result in dedication of an open space easement along the rear of the property. Proposed earthwork quantities for the project consist of approximately 120 cubic yards of cut, 60 cubic yards of fill, and 60 cubic yards of export. The project is located at 9009 Los Coches Road in the Lakeside Community Planning Area, within unincorporated San Diego County. The site is subject to the Village Residential (VR-4.3) General Plan Designation and the Village General Plan Regional Category. The Zoning Use Regulation for the site is Single Family Residential (RS). 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). (APN: 397-060-79-00).