



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 (CEQA)

February 13, 2025

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 project. The proposed findings and the associated analysis can be reviewed at https://www.sandiegocounty.gov/content/sdc/pds/ceqa_public_review.html. Under this process, public review is not required; however, any comments received will be accepted and taken into consideration. A Frequently Asked Questions (FAQ) sheet on the 15183 CEQA process can be located at <https://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/formfields/PDS-PLN-202.pdf>. Comments on these findings must be sent to the PDS address listed above and should reference the project number and name.

JAMACHA COMMERCIAL OFFICE BUILDING; PDS2018-STP-18-009; LOG. NO. PDS2018-ER-18-19-001

The Project consists of a Site Plan permit for the construction of a new 2-story 12,000 Sq. Ft. commercial office building on a currently vacant undisturbed 1.1-acre site (47,080 Sq. Ft). The Project will include an onsite 48 space parking lot with 2 ADA compliant spaces. The Project also includes proposed landscaping around the entire perimeter of the site, as well as a non-illuminated monument sign visible from the road that will read "Jamacha Executive Suites". Access to the site would be provided by one commercial driveway connecting to Jamacha Boulevard. Water service would be provided by the Otay Water District, and sewer service by the Spring Valley Service Area of the San Diego County Sanitation District. The existing road on the northern portion of the Project site known as Jamacha Boulevard will be improved with curb, gutter, and sidewalk the face of the curb to the 28' wide centerline. The Project also includes the execution of an Irrevocable Offer of Dedication (IOD) of real property of Jamacha Blvd. for public road purposes to the County of San Diego. Proposed earthwork quantities for the project consist of approximately 1,000 cubic yards of excavation cuts, 2,000 cubic yards of fill, and 1,000 cubic yards of import.

The project site is subject to the Village Regional Category, Land Use Designation Office Professional (C-2). Zoning for the site is Office Professional (C30). 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 which requires the processing of a Site Plan permit.

Comments on the proposed findings and associated analysis must be received no later than March 17, 2025, at 4:00 p.m. (a 32-day public disclosure notice period). For additional information, please contact Alexandro Barrenechea by phone at (619) 323-8709 or by email at Alexandro.Barrenechea@sdcounty.ca.gov.