

**FINAL AGENDA**  
**OFFICE OF THE ZONING ADMINISTRATOR**  
**Regular Meeting**  
**April 24, 2025, 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. Jamacha Commercial Office Building Site Plan; PDS2018-STP-18-009, PDS2018-ER-18-19-001; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15183); Spring Valley Community Plan Area (A. Barrenechea)**

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. A CEQA 15183 Exemption has been prepared for this project pursuant to the California Environmental Quality Act and is on file with PDS. The Zoning Administrator will determine whether to approve or deny the 15183 Exemption (APN: 579-300-32-00, 579-300-33-00)

**2. Zayo Pine Valley 2023; PDS2023-ZAP-97-021W2; Lake Morena/Campo Community Plan Area (A. Holtz)**

The project is a Minor Use Permit modification to an existing fiber optic cable regeneration station at 32363 Old Highway 80 within the Lake Morena/Campo Community Plan area. The modification will consist of a new of a new 846 sq.ft. fiber optic wireless unoccupied telecommunications building with a max height of 12’5” with a generator surrounded by a 12 ft CMU wall and security fencing to match existing razor wire fence. No grading is proposed. The property is located on a 1.39-acre site within the Lake Morena/Campo Community Plan area. The site is off Old Highway 80 and clustered between a residential designated lot and Federal Customs/Border patrol building. The site is zoned General

Agriculture (A72) and Land Use Designation Rural Lands (RL-40) and is occupied by existing fiberoptic cable buildings that were approved by Minor Use Permits. The project has been reviewed for compliance with CEQA, and the proposed project qualifies for a categorical exemption under CEQA Section 15301 (b). Section 15301 (b) exempts existing facilities with minor alterations to both public and private facilities with negligible expansion of existing use. Lake Morena/Campo Community Planning Group (CPG) recommended the approval of the project without any conditions by a vote of 5-0-2 (Ayes- 5, Noes- 0, Absent- 2). (APN: 605-030-03-00)