



*The County of San Diego*

# Planning Commission Hearing Report

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<b>Date:</b>	December 6, 2024	<b>Case/File No.:</b>	Secure Space Self-Storage Bonita (Quarry Storage) MUP; PDS2021-MUP-21-009; PDS2022-CC-22-0102; PDS2021-ER-21-18-003
<b>Place:</b>	County Conference Center 5520 Overland Avenue San Diego, CA 92123	<b>Project:</b>	Major Use Permit and Certificate of Compliance
<b>Time:</b>	9:00 a.m.	<b>Location:</b>	5780 Quarry Road, Bonita, CA 91902
<b>Agenda Item:</b>	#2	<b>General Plan:</b>	Village Residential (VR-2)
<b>Appeal Status:</b>	Appealable to the Board of Supervisors	<b>Zoning:</b>	Rural Residential (RR)
<b>Applicant/Owner:</b>	Charles Brown, 5780 Quarry Road LLC	<b>Community:</b>	Sweetwater Community Plan Area
<b>Environmental:</b>	Mitigated Negative Declaration	<b>APNs:</b>	586-050-48, 36, 44

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## A. OVERVIEW

The purpose of this report is to provide the Planning Commission with the information necessary to consider the proposed Major Use Permit (MUP), Certificate of Compliance (CC), and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA).

The Secure Space Self-Storage Bonita (Quarry Storage) MUP (Project) includes a request for the construction of a self-storage facility and covered recreational vehicle (RV) parking spaces on 4.99 acres of an approximately 10.74-acre project site comprised of three parcels (APNs 586-050-48, 36, 44). The proposed self-storage facility consists of approximately 1,023 self-storage units within a two-story building with a basement totaling 132,425 square feet of floor space, an approximately 1,000-square foot office building, 109 covered recreational vehicle (RV) parking spaces (totaling 56,448 square feet), and 21 standard passenger vehicle parking spaces for customers and employees. It also includes road improvements, grading, a trail and pathway, and a CC to merge parcels.

The sections contained in this report describe the following: development proposal, analysis and discussion, community planning group and public input, CEQA compliance, and the Planning & Development Services (PDS) recommendation. PDS analyzed the Project for consistency with the General Plan, Zoning Ordinance, and other applicable regulations, policies and ordinances. Specifically, when processing an MUP, Section 7358 of the County Zoning Ordinance requires that Findings be made for a project's compatibility with surrounding land uses. This includes the bulk and scale of a project, the

availability of adequate facilities, the suitability of the site, the generation of traffic, and any potential harmful effect on the desired neighborhood character.

PDS found the project to be compatible with the surrounding land uses (as detailed in this report) and found the Project to be consistent with all applicable regulations, policies and ordinances with the inclusion of conditions in the Project Forms of Decision (Attachments B and C). The Planning Commission is asked to consider the Project and either approve the Project as submitted, approve the Project with modifications, or deny the Project. Based on the analysis of the Project, staff finds that the required compatibility findings can be made, the Project will have no harmful impact on the neighborhood, and staff can recommend approval of the Project.

**B. REQUESTED ACTIONS**

This is a request for the Planning Commission to evaluate the Project for a self-storage facility, determine if the required findings can be made and, if so, take the following actions:

1. Adopt the Environmental Findings which includes the adoption of a Mitigated Negative Declaration (MND) (Attachment E).
2. Grant PDS2021-MUP-21-009 and PDS2022-CC-22-0102, make the findings, and include the requirements and conditions as set forth in the Forms of Decision (Attachments B and C).

**C. REGIONAL SETTING AND PROJECT LOCATION**

The Project site is located within the Sweetwater Community Planning Area on an approximately 10.74-acre site (Figure 1 and Figure 2). The Project site is directly east of the intersection of Sweetwater Road and Quarry Road. The site is currently vacant and undeveloped. The SR-125 freeway is located to the north and east of the site. Four single-family residences are located west of the Project site across Quarry Road, and three single-family residences and a horse stable facility abut the Project's southern property boundary. Open space, Sweetwater County Park, and the Sweetwater Reservoir are located east of the Project site, across SR-125. The Bonita Golf Course is located southeast of the project site. Access to the site would be from Quarry Road, a public road.

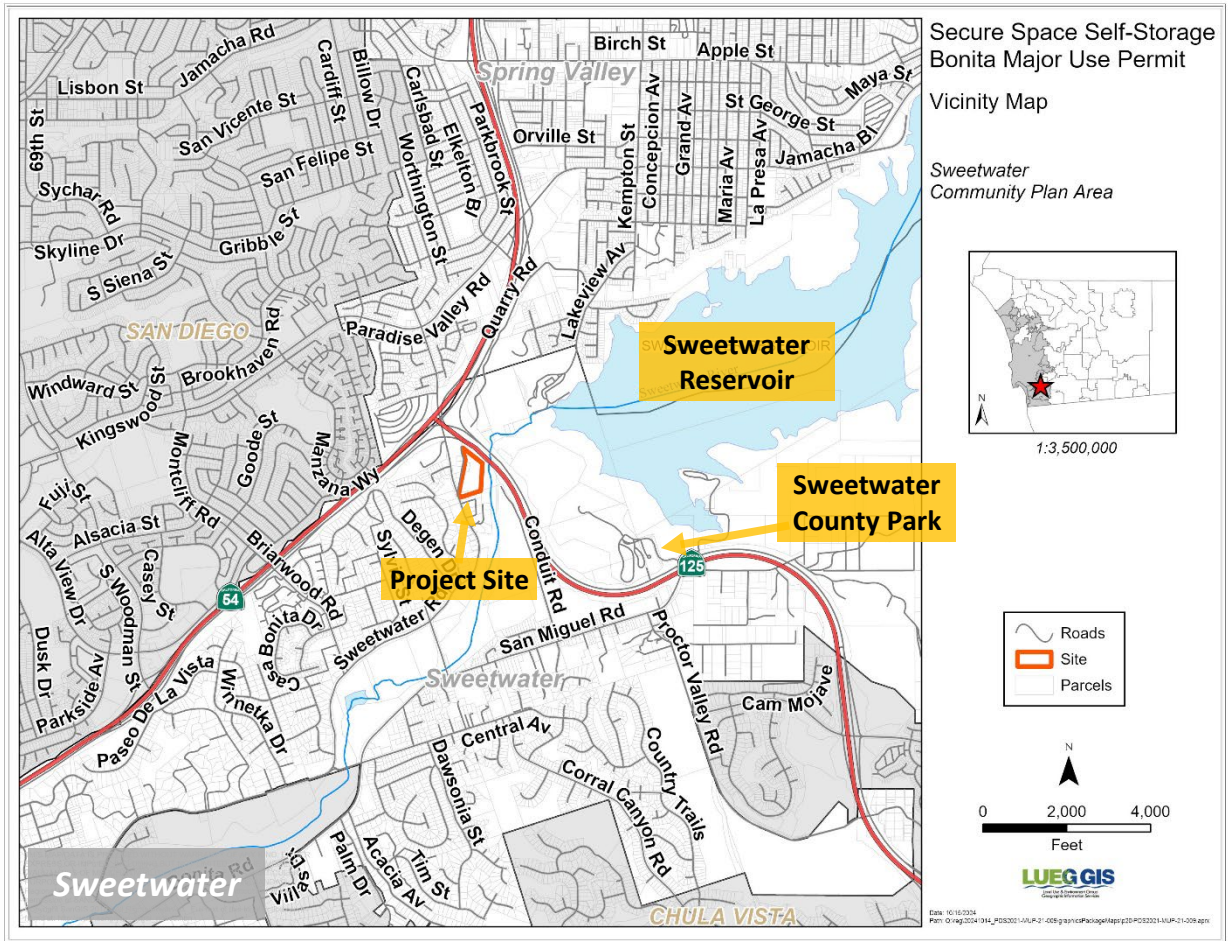


Figure 1: Vicinity Map

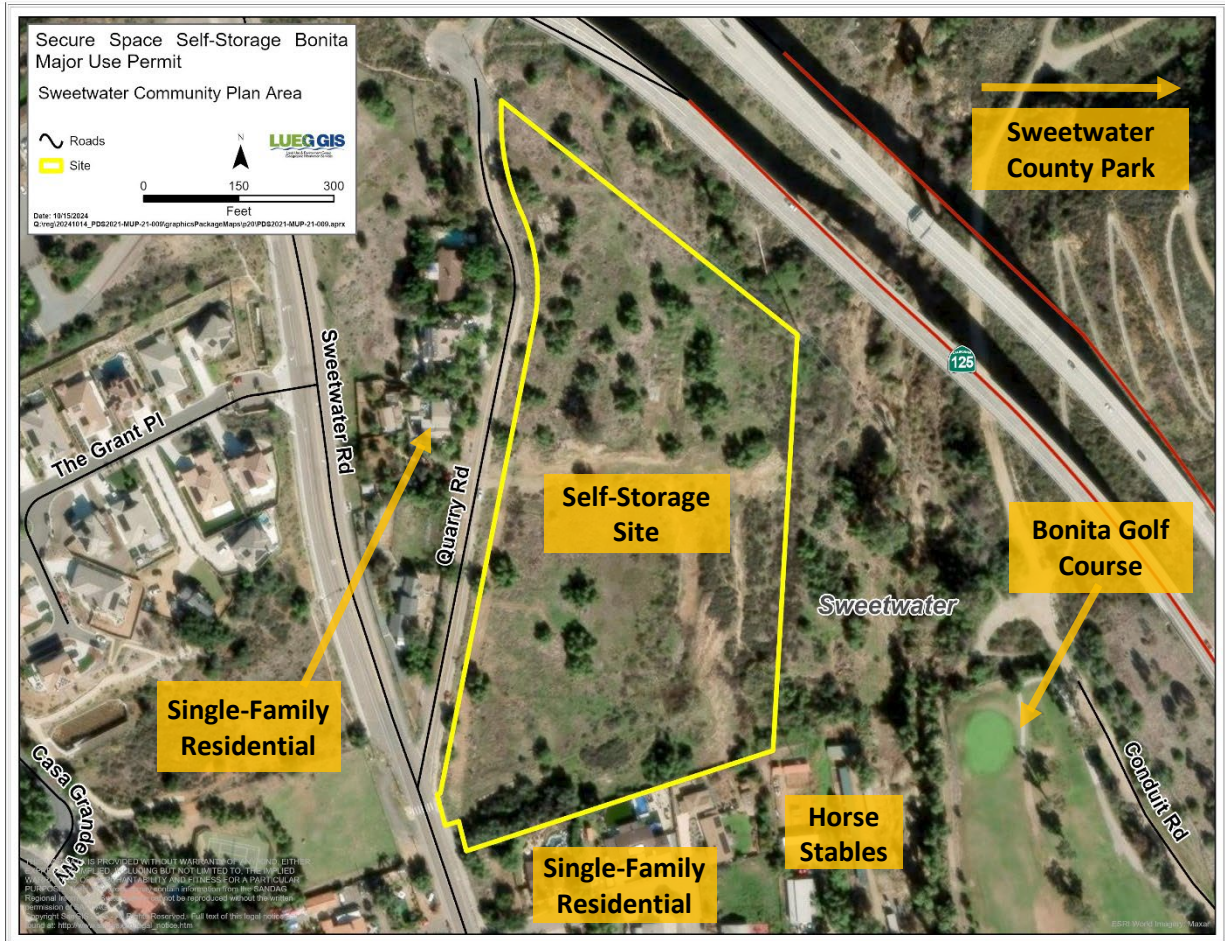


Figure 2: Aerial Photo

The General Plan Regional Category for the site is Village, and the General Plan Land Use Designation is Village Residential (VR-2). The Zoning Use Regulation for the site is Rural Residential (RR). Self-storage facilities are authorized in the RR Use Regulation upon approval of a Major Use Permit (MUP) pursuant to the County of San Diego Zoning Ordinance. MUP Findings must be made demonstrating a project's compatibility with surrounding land uses. This includes the bulk and scale of a project, the availability of adequate facilities, the suitability of the site, the generation of traffic, and any potential harmful effect on the desired neighborhood character.

Please refer to Attachment A – Planning Documentation, for maps of surrounding land uses and zoning designations.

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Public/Semi-Public Facilities	Limited Agriculture (A70)	SR-125	Public
East	Public Agency Lands	Open Space (S80)	SR-125	Public, Open Space

Location	General Plan	Zoning	Adjacent Streets	Description
South	Village Residential	Rural Residential (RR)	Sweetwater Road	Single-Family Residential
West	Village Residential	Rural Residential (RR)	Quarry Road	Single-Family Residential

**D. DEVELOPMENT PROPOSAL**

**1. Project Description**

The project is an MUP and CC to authorize the construction and operation of a self-storage facility on 4.99 acres of a 10.74-acre site. Access to the site would be from Quarry Road via a proposed driveway. The project site is subject to the Village General Plan Regional Category and Village Residential (VR-2) Land Use Designation. The zoning for the site is RR. Self-storage facilities are authorized in the RR Use Regulation upon approval of an MUP pursuant to the County of San Diego (County) Zoning Ordinance Section 2185.c. The proposed self-storage facility consists of approximately 1,023 self-storage units within a two-story building with a basement totaling 132,425 square feet of floor space, an approximately 1,000-square foot office building, 109 covered recreational vehicle (RV) parking spaces (totaling 56,448 square feet), and 21 standard passenger vehicle parking spaces for customers and employees. The facility would operate seven days per week, 361 days per year. The office would operate from 8:00 am to 8:00 pm, and access to the self-storage building and RV parking areas will be from 8:00 am to 8:00 pm. A total of 34 infrared security cameras would be mounted around the self-storage building, the RV parking areas, and the leasing office. At the request of the community, the applicant has also agreed to have the bathroom connected to the office building open to the public during operating hours.

Off-site improvements include frontage improvements along Quarry Road, realignment of a neighbor's driveway adjacent to the project site to connect to the realignment of Quarry Road, and pipeline connections to water and stormwater facilities in Quarry Road. The proposed sewer connection would require off-site trenching and excavation connecting to an existing sewer main within Quarry Road. The project will improve Quarry Road along the project's entire frontage from a 20-foot-wide road to varying 26-foot to 32-foot-wide road plus a 10-foot-wide multi-use pathway parallel to Quarry Road. Quarry Road will also be realigned at the portion of the road that connects to Sweetwater Road to comply with Public Road Standards Section 6.1.D, so the angle between the intersecting roads will be as nearly a right angle as possible. The realignment will increase sight distance at the intersection and will help address safety concerns on the intersection. Approximately 8.30 acres of grading would be required, including approximately 30,275 cubic yards (CY) of cut and 22,535 CY yard of fill. Approximately 7,740 CY of material would require export.

The project includes the dedication of a biological open space easement over 1.97 acres in the northern portion of the project site that would be implemented as a condition of approval for the MUP. A 20-foot-wide public trail easement is proposed around the perimeter of the project site as well as a 16-foot-wide public trail easement through the proposed biological open easement area. Within the easements, a 6-foot-wide improved public trail with decomposed granite is proposed. The proposed trail would connect to other existing and/or planned County trails. Along Quarry Road, the project would construct a 10-foot-wide multi-use pathway along the entire project frontage.

Fire service would be provided by the Bonita-Sunnyside Fire Protection District (FPD). To meet the FPD and County's fire code requirements, the project includes a 24-foot-wide fire lane access into the property and around the two buildings and includes a fire district override switch for the proposed gate for emergency access. The project requires approval from the Local Agency Formation Commission (LAFCO) to annex the project site into the sphere of influence and district boundaries of the County Sanitation District. After annexation, sewer services would be provided through the County Sanitation District, Spring Valley service area. Water service would be provided by the Sweetwater Authority. Approximately 1,700 linear feet of 1.5- to 8-inch water pipeline would be installed to provide a connection to the existing Sweetwater Authority water main located in Quarry Road.

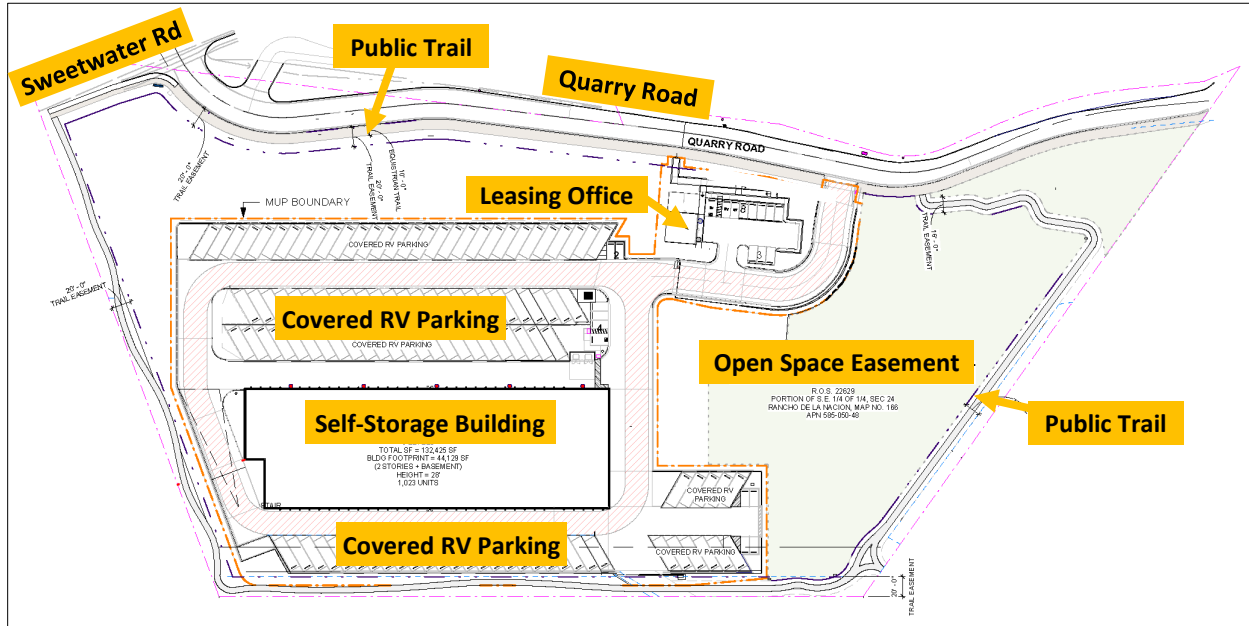


Figure 3: Overall Site Plan

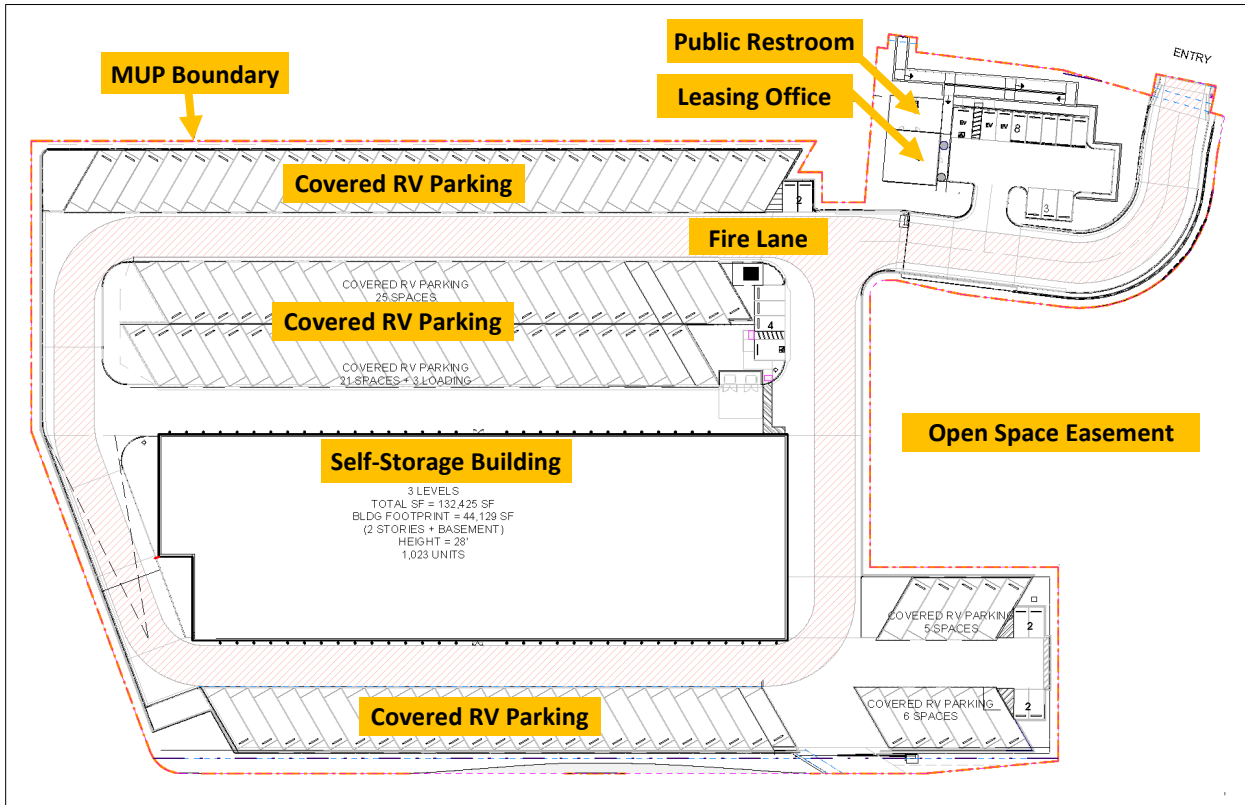


Figure 4: MUP Site Plan

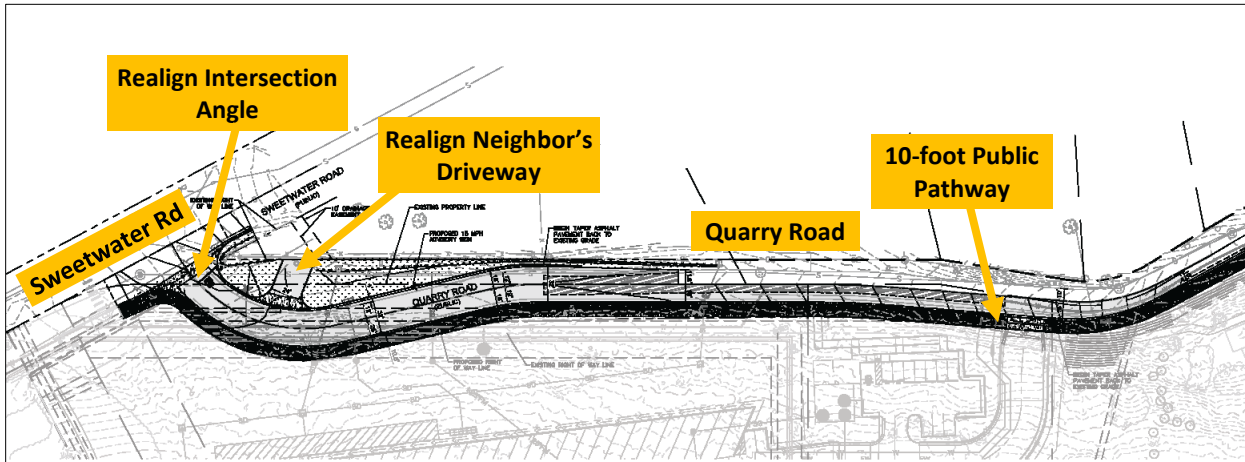


Figure 5: Quarry Road Improvements



*Figure 6: Renderings of the main self-storage building and RV parking*

The Project also includes a Certificate of Compliance to merge the three parcels that make up the project site into one parcel.

Please refer to Attachment A – Planning Documentation, to view the Plot Plans, Elevations, Preliminary Grading Plans, and Conceptual Landscape Plans.

## **E. ANALYSIS AND DISCUSSION**

The Project has been reviewed for conformance with all relevant ordinances and guidelines, including the San Diego County General Plan, the Sweetwater Community Plan, the County Zoning Ordinance, and CEQA Guidelines. A discussion of the Project's consistency with applicable codes, policies, and ordinances, is described on the following pages.



**1. Key Requirements for Requested Actions**

- a. Is the proposed project consistent with the vision, goals, and policies of the General Plan?
- b. Does the project comply with the policies set forth under the Sweetwater Community Plan?
- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Is the project consistent with other applicable County regulations?
- e. Does the project comply with CEQA?

**2. Analysis**

Major Use Permit Findings

The discussion below pertains to scale, bulk and coverage, availability of services, effects upon neighborhood character, and suitability of the site for the type of proposed use. Staff has analyzed the Project in relation to each of these. The proposed location, size, design, and operating characteristics of the Project will be compatible with adjacent uses, residences, and commercial areas.

The bulk and scale of the project will be compatible with adjacent uses and buildings, as demonstrated on the plot plan, elevations, landscape plan, and visual simulations for the project. The Project has been designed as a combination of one-story and two-story buildings and RV carports. The main self-storage building consists of two stories and a basement, and the height of the building measured from grade is 28 feet. The proposed height of the main self-storage building is less than the maximum height allowed under the existing "G" height designator "of 35 feet, and the site slopes downward away from Quarry Road and Sweetwater Road. The site is at a lower elevation than neighboring homes across Quarry Road, thereby reducing the visual scale of the buildings. Due to the general sloping topography of the site from west to east, views of the main self-storage building would be limited from public vantage points such as Quarry Road (Figure 6).



Figure 7: Rendering showing view of the Project from Quarry Road

The lot coverage and scale of the Project will be compatible with adjacent uses and buildings. The surrounding area is primarily characterized as single-family residential and vacant. Surrounding residential coverages range from approximately 2% to 31.4%. The coverage of the proposed buildings and carports (approximately 133,425 with 56,448 square feet of open sided carports) is approximately 28.5% for the storage facility and 40% when including the carports, which is similar to the surrounding properties. There are also several non-single-family residential uses within approximately 1.2 miles from the project, including a Sweetwater Authority treatment plant, the I-125 overpass, a County of San Diego Department of Animal Services facility, Bonita Golf Course facilities, Bonita Heights and Bonita Cedars multifamily residential development, and the Ribbonwood and Bonnie Brae commercial center. Many of these uses have similar coverage as the Project, including the Bonnie Brae commercial center lot coverage between approximately 20-27%. The Project would not result in a lot coverage that is out of character with the surrounding uses.

The project also takes advantage of the large parcel size by including buffers and setbacks from neighboring property lines and nearby residential homes. To the north, the project borders an undeveloped property, and the storage facility is set back several hundred feet from the property line. The storage facility is set back over 80 feet from another undeveloped property on the east side. A total of four residences are located across Quarry Road to the west. The leasing office will be the nearest structure to Quarry Road and the western property line. This one-story building, which will be the smallest on the site at 1,000 square feet, will be set back over 60 feet from the road and approximately 100 feet from the nearest residence (located on the other side of Quarry Road). The main self-storage facility will be set back by over 200 feet from Quarry Road and approximately 240 feet from the nearest residence. Along the southern property line are three additional residential properties and a horse stable, which the project will be set back from by at least 72 feet from the property line and approximately 100 feet from the closest residence. Overall, the project develops 4.99 acres of the 10.74-acre project site. These buffers provide an area for additional landscaping and a trail and pathway (discussed below). The setbacks and buffers from adjacent residences, which exceed 100 feet, will also minimize views of the project.

The Project also includes the preservation of approximately 1.97 acres of biological open space onsite. The proposed open space is in the northern portion of the site and the existing topography and vegetation would remain. This area would not be developed, allowing the retention of views of existing undeveloped lands. Frontage improvements along Quarry Road include a 10-foot-wide multi-use pathway for public use, and a 6-foot-wide public trail with decomposed granite surfacing along the perimeter of the site and through the open space easement. The trail will be dedicated to the County and will connect to existing and/or planned County trails in the area. The trail and pathway will also provide an additional buffer between adjacent residential uses on the southern and western boundary of the site.

A Conceptual Landscape Plan was prepared for the Project and demonstrates compliance with the County of San Diego Landscape Regulations and Sweetwater Community Plan, including the extent and type of irrigation and plantings proposed. Perimeter landscaping is also proposed and will improve the visual appearance of the site once established and help screen views into the project site from off-site public vantage points (i.e., Quarry Road). Landscaping is proposed along the southern boundary adjacent to the existing single-family residences and along the perimeter of Quarry Road to the west. Landscaping would consist of a drought-tolerant landscape with a mixture of trees, shrubs, and ground cover. The project site has 46 existing trees on-site. The project

proposes the removal of 32 trees; however, each tree removed would be replaced with two native trees along the perimeter of the site consisting of California sycamore, California live oak, California black walnut, and lemonade berry. The replacement trees would consist of 24-inch boxes of 8- to 10-foot-tall trees that are expected to exceed 20 feet in height once fully grown within five to seven years. Figure 6 above shows the proposed landscaping at installation, thus the Project will be further screened when the trees reach mature height.

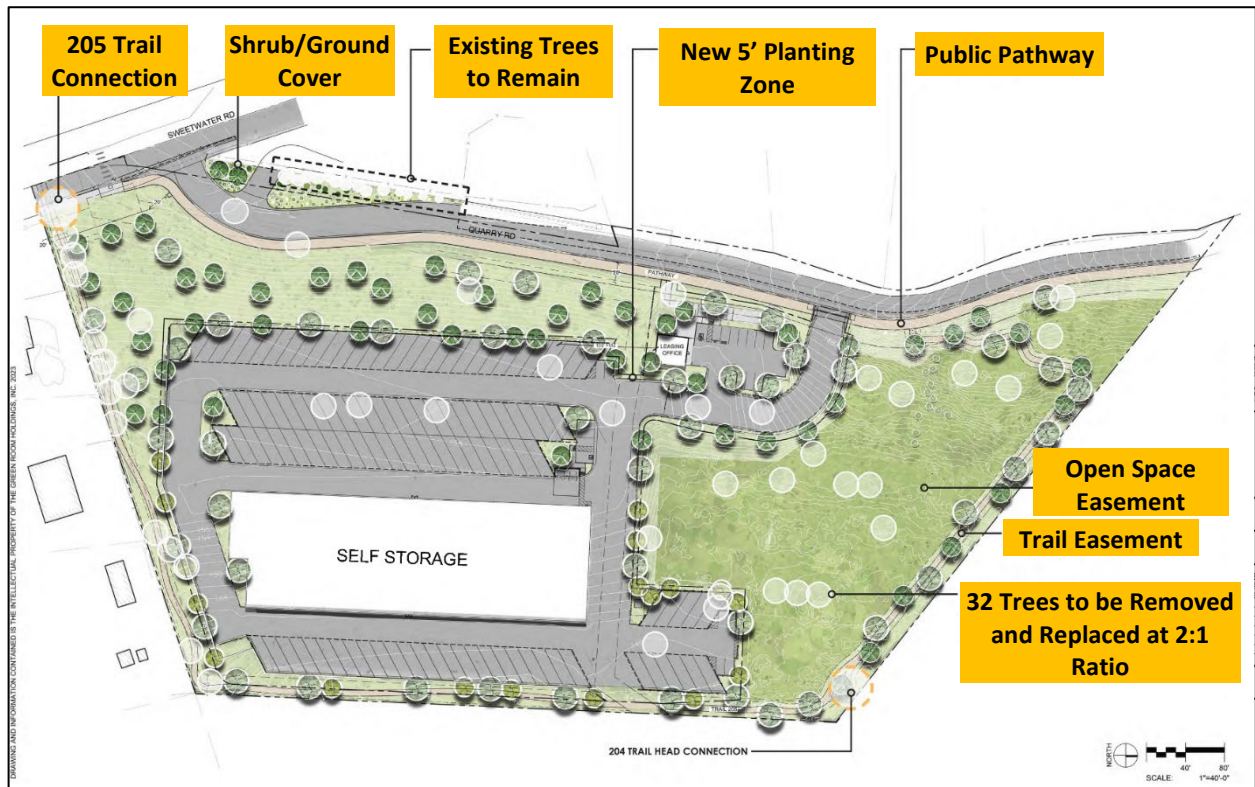


Figure 8: Conceptual Landscape Plan

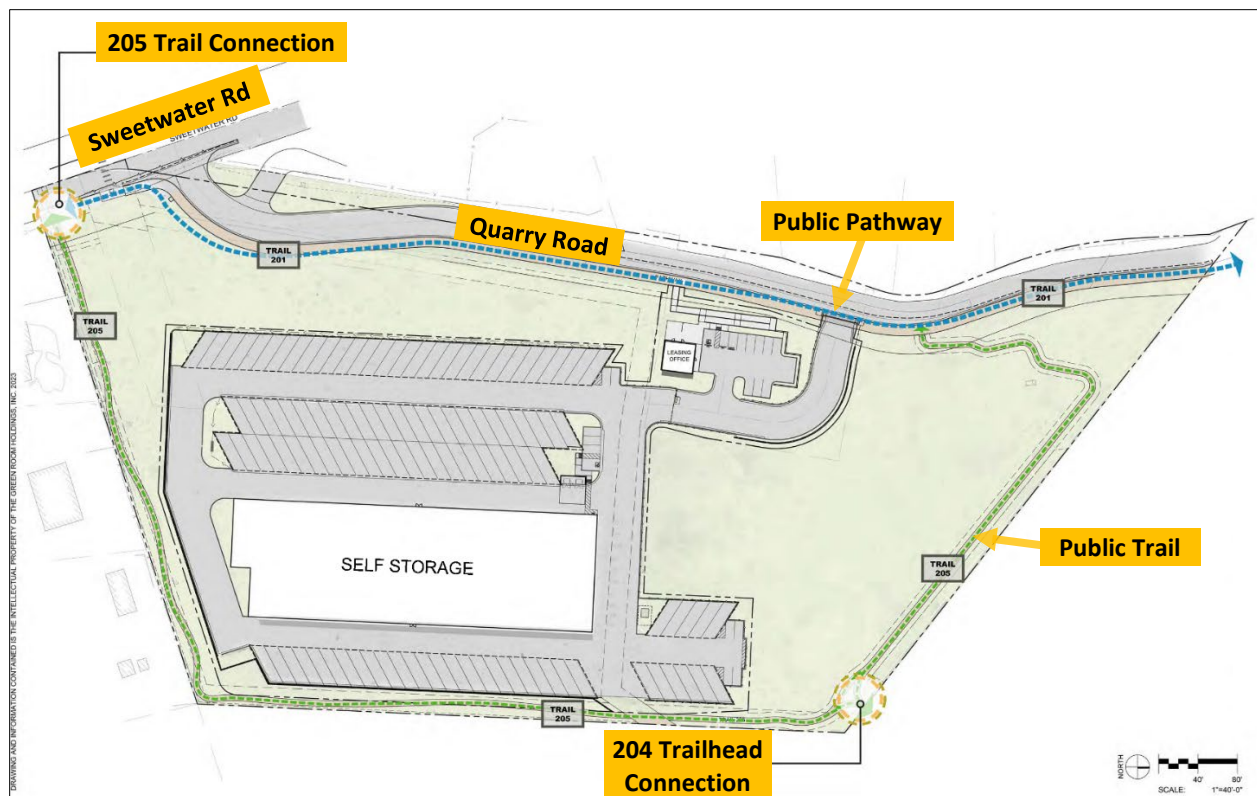


Figure 9: Public Trails

The Project has also been designed to be consistent with the Sweetwater Community Plan and Design Guidelines. The Community Plan states that facilities and residences should be low buildings that fit into the surroundings to enhance the openness and natural feeling and encourages rural-rustic (board and batten, rough hewn, one or two-story) or California ranch/mission style buildings. The Design Guidelines also state that new buildings in Sweetwater should continue the dominant pattern of simple one and two story buildings alternating with tree-canopied spaces between them and encourages walls consisting of wood siding, exposed wood structural members, brick and stone masonry, and light colored stucco. The proposed buildings have been designed to be one- and two-story buildings in muted tones (sandstone, grays, tans) with low-pitched roofs to reflect the character of existing uses found in the project vicinity. There are six proposed signs for the Project that have been designed to be consistent with the style, color, and letter height described in the Design Guidelines.

Finally, the Applicant proposes several other features to ensure the project is consistent with the surrounding community. The office is proposed to operate from 8:00 am to 8:00 pm and access to the self-storage building and RV parking areas be from 8:00 am to 8:00 pm. A total of 34 infrared security cameras would be mounted around the self-storage building, the RV parking areas, and the leasing office, and they would be monitored. The Applicant has also designed all lighting to conform to the County of San Diego lighting regulations, which will ensure the proposed lighting does not impact adjacent residences. The project has also been conditioned to ensure all landscaping is adequately maintained for the project's life.

Based on the proposed landscaping, buffers from surrounding land uses and residences of at least 60 to 200 feet, the proposed open space easement, the design of the facility being in compliance

with the Sweetwater Community Plan and Design Guidelines, the project having comparable lot coverage to surrounding uses, the height of the buildings being in compliance with the zoning for the property, the topography of the site that slopes away from the abutting roads, that the project includes road improvements and infrastructure improvements to ensure access and utilities are adequate for the site, and operating hours, PDS determined that the project meets the required MUP Findings.

### Traffic

The Project is providing a service/retail opportunity to the Sweetwater area and, based on the County's adopted Transportation Study Guidelines (TSG), is considered locally-serving. Locally-serving projects are considered to have a less than significant impact on transportation because adding retail/service opportunities within communities improve destination proximity, shorten vehicle trips, and reduce Vehicle Miles Traveled (VMT). The Project will generate 191 average daily trips (ADT) with 15 AM and 21 PM Peak Hour trips, below the threshold required for a Local Mobility Analysis (LMA) to analyze roadway operations near the project site. Out of an abundance of caution, the project did conduct an LMA and analyzed the intersection of Quarry Road/Sweetwater Road, and it operates at an acceptable Level of Service (LOS) with the addition of project trips in both the AM and PM Peak Hours.

The Project includes off-site improvements, including frontage improvements along Quarry Road, realignment of a neighbor's driveway adjacent to the project site to connect to the realignment of Quarry Road, and connections to water and stormwater facilities in Quarry Road. The project will improve Quarry Road along the project's entire frontage from a 20-foot-wide road to varying 26-foot to 32-foot-wide road plus a 10-foot-wide multi-use pathway parallel to Quarry Road. Quarry Road improvements include reconfiguration of the southern end of Quarry Road to widen the intersection angle of the Quarry Road approach to Sweetwater Road and improve compliance with County public road standards. The realignment will increase sight distance at the intersection and will help address safety concerns on the intersection.

### Noise

Noise generated by the Project will not exceed the standards of the County of San Diego Noise Ordinance or Noise Element of the General Plan at or beyond the Project's property line. According to the Noise Analysis that was prepared for the Project, construction noise levels would not exceed 75 dBA Leq (equivalent noise level) at the nearest noise-sensitive land use (NSLU). As construction activities associated with the project would comply with noise level limits from the County's Noise Ordinance, temporary increases in noise levels from construction activities would be less than significant at the adjacent residential uses. Therefore, project construction would not exceed noise level limits established in the County's Noise Ordinance, and temporary increases in noise levels during construction would be less than significant. In addition, the maximum increase in traffic noise on Sweetwater Road because of the project would be 0.1 dBA and would not result in a significant impact.

### Biological Resources

The Project is within the Metro-Lakeside-Jamul Segment of the County's South County Multiple Species Conservation Program (MSCP). The site does not qualify as Biological Resource Core Area (BRCA) and is not located with or adjacent to any Pre-Approved Mitigation Areas (PAMA). A Biological Resources Letter Report was prepared to evaluate the potential impacts to sensitive habitat and species associated with the Project. The Project includes a 1.97-acre biological open space easement on the northern portion of the site to avoid impacts to biological resources and to

ensure development would not occur on that portion of the site. The report identified impacts to biological resources located outside the open space easement would include 8.79 acres to sensitive vegetation communities, including 0.94 acres of Diegan coastal sage scrub and 6.41 acres of non-native grassland. Impacts to sensitive vegetation communities would be mitigated off-site through purchase of credits from a County-approved mitigation area. Other mitigation measures would prevent indirect impacts to sensitive vegetation communities during construction and reduce or avoid adverse impacts related to species such as the California coastal gnatcatcher, least Bell's vireo, Crotch's bumblebee, and migratory and nesting bird species.

Greenhouse Gas (GHG)/Sustainability Features

A GHG analysis was prepared and analyzed potential impacts associated with the project. When PDS completed the environmental review for this project, the County did not have locally adopted screening criteria or GHG thresholds. Pending the adoption of the new CAP (which has since been adopted), the Bay Area Air Quality Management District (BAAQMD) GHG emissions thresholds were considered for purposes of analyzing this project. The analysis determined that by designing the project to implement several sustainability features, including designing the project to be an all-electric development with no natural gas, all new construction would be required to comply with the energy code in effect at the time of construction (which ensures efficient building construction), the main storage building would include the installation of a 160 kilowatt (kW) solar array, and the project would include a total of eight electric vehicle (EV) capable spaces, three of which would be EV capable spaces provided with EV chargers, the project would have a less than significant impact associated with GHG emissions. These measures have been made a condition of approval of the project.

**3. General Plan Consistency**

The site is subject to the Village General Plan Regional Category and Village Residential (VR-2) Land Use Designation. The Project is consistent with the following relevant General Plan goals, policies, and actions as described in Table E-1.

*Table E-1: General Plan Conformance*

General Plan Policy	Explanation of Project Conformance
<p><b>LU-6.6 Integration of Natural Features into Project Design.</b> Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.</p>	<p>As part of the mitigation measures, the Project will preserve 1.97 acres of biological open space on the northern portion of the project site. This would avoid the sensitive habitat within the open space easement and preserve the habitat in perpetuity.</p>

General Plan Policy	Explanation of Project Conformance
<p><b>LU-11.2 Compatibility with Community Character.</b> Require that commercial, office, and industrial development be located, scaled, and designed to be compatible with the unique character of the community.</p>	<p>The Project proposes a self-storage facility within the RR zone, which is allowed with the approval of an MUP.</p> <p>The Project has been designed as a combination of one-story and two-story buildings. The main self-storage building consists of two stories and a basement, and the height of the building measured from grade is 28 feet, which is less than the maximum height allowed of 35 feet. The Project also utilizes the site's general sloping topography from west to east, thereby reducing the visual scale of the buildings within the landscape. The leasing office and RV canopies are the closest structures to Quarry Road, and they are set back from the road by at least 60 feet, which meets the main building setbacks for the site. The main self-storage building is set back by 200 feet from Quarry Road.</p> <p>The Project has been found to be in compliance with the Sweetwater Community Plan and Design Guidelines. The Community Plan states that facilities and residences should be low buildings that fit into the surroundings to enhance the openness and natural feeling and encourages rural-rustic (board and batten, rough hewn, one or two-story) or California ranch/mission style buildings. The Design Guidelines also state that new buildings in Sweetwater should continue the dominant pattern of simple one- and two-story buildings alternating with tree-canopied spaces between them and encourages walls consisting of wood siding, exposed wood structural members, brick and stone masonry, and light-colored stucco. The proposed buildings have been designed to be one- and two-story buildings in muted tones (sandstone, grays, tans) with low-pitched roofs to reflect the character of existing uses found in the project vicinity. The project also includes a landscape plan consisting of a drought-tolerant style landscape with a mixture of trees, shrubs, and ground cover.</p> <p>Due to these reasons, the Project is compatible with the character of the Sweetwater community.</p>

General Plan Policy	Explanation of Project Conformance
<p><b>LU-11.9 Development Density and Scale Transitions.</b> Locate transitions of medium-intensity land uses or provide buffers between lower intensity uses, such as low-density residential districts and higher intensity development, such as commercial or industrial uses. Buffering may be accomplished through increased setbacks or other techniques such as grade differentials, walls, and/or landscaping but must be consistent with community design standards.</p>	<p>The Project incorporates extensive perimeter landscaping to limit views of the site from public vantage points and to contribute to the semi-rural character of the surrounding area. For every tree removed, the Project proposes to plant new trees at a ratio of 2:1, which is consistent with the Sweetwater Community Plan. Native species will be planted, consisting of California sycamore, California live oak, California black walnut, and lemonade berry. The Project proposes a 6-foot-wide improved trail within a 20-foot trail easement dedicated to the County along the perimeter of the site that would provide an additional buffer from the site to surrounding residential land uses. Additionally, setbacks ranging between 60' to 200' are proposed from the surrounding lot lines.</p>
<p><b>M-11.8 Coordination with the County Trails Program.</b> Coordinate the proposed bicycle and pedestrian network and facilities with the Community Trails Master Plan.</p> <p><b>M-12.4 Land Dedication for Trails.</b> Require development projects to dedicate and improve trails or pathways where the development will occur on land planned for trail or pathway segments shown on the Regional Trails Plan or Community Trails Master Plan.</p> <p><b>M-12.8 Trails on Private Lands.</b> Maximize opportunities that are fair and reasonable to secure trail routes across private property, agricultural and grazing lands, from willing property owners.</p>	<p>The Project proposes a 6-foot-wide trail within a 20-foot trail easement dedicated to the County along the perimeter of the site. The trail provides an additional buffer from the site to surrounding land uses. The proposed trail will connect to the existing pathway on Sweetwater Road and planned trails around the project site within the County's Community Trails Master Plan. Frontage improvements on Quarry Road also include a 10-foot-wide multi-use pathway that will connect to the existing trail on Sweetwater Road on the southern portion of the site, and the proposed trail connection on the northern portion of the site. Fences and retaining walls will be painted neutral colors (sandstone) to blend in with the surrounding landscape and to be consistent with other buildings in the area.</p>

**4. Community Plan Consistency**

The Proposed Project is consistent with the following relevant Sweetwater Community Plan goals, policies, and actions as described in Table E-2.

*Table E-2: Community Plan Conformance*



Sweetwater Community Plan Policy	Explanation of Project Conformance
<p><b>Community Character</b>                      10. Preserve, to the greatest extent possible, all existing trees over 20 feet in height. Require all Tentative Parcel Maps, Tentative Maps, Major Use Permit plot plans and Site Plans to show where such trees must be removed. Require two replacement trees of the same or similar native or naturalizing species for each tree removed.</p>	<p>A Demolition Plan was prepared that identifies the trees and rock outcroppings to be removed. There are 45 trees over 20 feet in height and the Project proposes to remove 32 of these trees. The Conceptual Landscape Plan identifies that for every tree removed, new trees will be planted at a ratio of 2:1. Native species will be planted, consisting of California sycamore, California live oak, California black walnut, and lemonade berry.</p>
<p><b>Community Character</b>                      12. Revegetate and landscape manufactured slopes and areas altered by grading in all developments subject to a grading permit, Major Use Permit or Site Plan. Use native and naturalizing plants to blend with existing topography.</p>	<p>The Project will use all native species for landscaping: California sycamore, California live oak, California black walnut, and lemonade berry. The proposed 1.97-acre biological open space easement in the northern portion of the site will also preserve the existing native plants and topography.</p>
<p><b>Land Use (Commercial Goal)</b>                      2. Review all commercial areas within the CPA, including commercial leases within the Regional Park, to ensure that:</p> <p>a. Commercial development does not interfere functionally or visually with adjacent non-commercial land uses by requiring buffers consisting of walls (or other architectural means), berms, and/or landscaping using native or naturalizing plants.</p> <p>b. Freestanding signs are no more than 20 feet in height above the adjacent street level. Internally illuminated signs, illuminated signs where hues change and neon signs are prohibited.</p>	<p>The Project incorporates extensive perimeter landscaping to limit views of the site from public vantage points and to contribute to the semi-rural character of the surrounding area. For every tree removed, the Project proposes to plant new trees at a ratio of 2:1. Native species will be planted, consisting of California sycamore, California live oak, California black walnut, and lemonade berry. The Project proposes a 6-foot-wide trail within a 20-foot trail easement dedicated to the County along the perimeter of the site. The trail provides an additional buffer from the site to surrounding land uses. Fences and retaining walls will be painted neutral colors (sandstone) to blend in with the surrounding landscape and to be consistent with other buildings in the area.</p> <p>A total of six signs are proposed for the Project, and they are designed to be consistent with the Sweetwater Design Guidelines. The project proposes two monument signs and four signs to be mounted on the main self-storage building and the leasing office. The tallest sign proposed (monument sign) is approximately 4 feet above grade. Down lighting is utilized for all signs, and internal illumination is not proposed. All lettering and symbols have a maximum height of 10 inches, per the Design Guidelines.</p>

<p><b>Natural Habitat Protection Goal</b> 4. Require new landscaping to utilize at least 50% indigenous species when the natural terrain is altered.</p>	<p>The Project proposes 100% of the landscaping to be native species: California sycamore, California live oak, California black walnut, and lemonade berry.</p>
<p><b>Public Facilities</b> 4. Guide new development into areas now served by water, sewer, roads and other services.</p>	<p>The Project includes an annexation of the project site into the San Diego County Sanitation District for sewer service. This requires the approval of the Local Agency Formation Commission (LAFCO). Water service will be provided by the Sweetwater Authority and all other utilities are available.</p>
<p><b>Residential Goal</b> 5. Require smooth visual transitions between different uses or dwelling types in planned developments by use of buffer areas.  6. Incorporate existing topography, landforms, drainage courses, vegetation and views into the design of structures and building sites to the maximum extent feasible.</p>	<p>The Project proposes buffers to the surrounding residential uses. The nearest building to Quarry Road is the proposed leasing office, which will be set back from the road by over 60 feet, while the main self-storage facility building will be set back from Quarry Road by over 200 feet. The proposed covered RV parking will be setback by 60 feet and will be buffered by landscaping and proposed fencing. The Project proposes a 6-foot-wide improved trail within a 20-foot trail easement along the perimeter of the site and a 1.97-acre biological open space easement. The trail and open space provide an additional buffer from the site to surrounding land uses. By distancing the buildings from the western and southern property lines and Quarry Road and increasing the distance at which views will be experienced from off-site vantage points, the bulk and scale of the project will be reduced.</p>

**5. Zoning Ordinance Consistency**

The Project complies with all applicable zoning requirements of the Rural Residential (RR) Zoning Use Regulation with the incorporation of conditions of approval (Table E-3).

*Table E-3: Zoning Ordinance Development Regulations*

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	RR	Yes, upon approval of a MUP
Animal Regulation:	J	N/A
Density:	-	N/A
Lot Size:	.5AC	Yes
Building Type:	C	Yes
Height:	G	Yes
Lot Coverage:	-	N/A
Setback:	B	Yes
Open Space:	-	N/A
Special Area Regulations:	C	Yes

## 2 - 19

*Table E-4: Zoning Ordinance Development Regulations Compliance Analysis*

Development Standard	Proposed/Provided	Complies?
Sections 2180 through 2185 define the uses permitted within the Rural Residential (RR) Zoning Use Regulation.	The proposed self-storage facility is defined as "Wholesaling, Storage and Distribution: Mini Warehouses" which is permitted within the Rural Residential zone upon approval of a Major Use Permit.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>  Upon approval of a MUP
Section 4600 of the Zoning Ordinance requires the Project to comply with the "G" building height requirements.	The "G" height designator specifies a building height to not exceed 2 stories and 35 feet. The Project proposes a self-storage facility with two stories and a basement, and the overall height of 28 feet from grade is designed to comply with the maximum height allowed (35 feet).	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires the Project to comply with the "B" setback requirements.	The "B" setback designator specifies main building setbacks to not exceed the following: 60-foot FY, 15-foot interior SY, 50-foot RY setback. All structures meet the main building setback requirements. The building closest to Quarry Road is set back approximately 60 feet from centerline. The main self-storage building is set back from Quarry Road by over 200 feet. The main self-storage building is approximately 72 feet away from the southern property line, where residences are located.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6909 of the Zoning Ordinance contains regulations that all mini warehouses must comply with.	The project complies with the criteria listed in this section and does not propose any commercial uses, the driveways are at least 24' wide, and the project does not exceed five acres in size.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
Sections 5250-5260 of the Zoning Ordinance contains regulations for properties within an Airport Influence Area (AIA) for which an Airport Land Use Compatibility Plan (ALUCP) is adopted.	The project has been reviewed and found to comply with all applicable airport land-use compatibility plans. The project has been conditioned to include a notification to the Federal Aviation Administration (FAA) and to require an overflight agreement.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

**6. California Environmental Quality Act (CEQA) Compliance**

The Project has been reviewed for compliance with the CEQA, and a Mitigated Negative Declaration (MND) was prepared and was available for a 36-day public review period from August 1, 2024, through September 6, 2024, and is on file with PDS under Environmental Log Number PDS2021-ER-21-18-003. The MND found that the Project, with incorporation of mitigation measures, will not cause any significant effects on the environment. Mitigation measures for biological resources, archaeological monitoring, and paleontological monitoring have been included in the conditions of approval for the proposed project. The Initial Study and MND can be found in Attachment D – Environmental Documentation.

**7. Applicable County Regulations**

*Table E-5: Applicable Regulations*

County Regulation Policy	Explanation of Project Conformance
a. Resource Protection Ordinance (RPO)	The Project has been found to comply with the RPO because it will not impact any wetlands, floodplains/floodways, steep slopes, or sensitive habitat lands.
b. County Consolidated Fire Code	The Project has been reviewed by the Bonita Sunnyside Fire Protection District and have been accepted in compliance with the County Consolidated Fire Code.
c. Noise Ordinance	The Project as conditioned will not generate significant noise levels which exceed the allowable limits of the County Noise Element or Noise Ordinance.
d. Light Pollution Code	The Project will implement outdoor lighting and glare controls which will ensure compliance with the Light Pollution Code.
e. Watershed Protection Ordinance (WPO)	A Stormwater Quality Management Plan (SWQMP) was prepared for the Proposed Project in compliance with the WPO. The Project will require installation of BMPs such as a bio retention area for treatment of stormwater.
f. Multiple Species Conservation Program (MSCP)	MSCP findings dated May 29, 2024, have been prepared for the Project demonstrating that the Project conforms with the MSCP Subarea Plan.

**F. COMMUNITY PLANNING GROUP (CPG) AND DESIGN REVIEW BOARD (DRB)**

On October 1, 2024, the Applicant presented the Project to the Sweetwater Community Planning Group (CPG). The Sweetwater CPG voted to recommend denial of the Project by a vote of 12-0-0-3 (12 yes, 0 no, 0 abstain and 3 vacant/absent). The CPG commented that the project is commercial self-storage and is not compatible in a residential neighborhood, and that it should be located in an industrial area. The CPG stated that there is no industrial area in Bonita at this time.

The Applicant attended five additional CPG meetings and held working meetings with members of the CPG upon request. Based on input from CPG members and members of the public that have attended meetings, the Applicant incorporated project features such as public restrooms for trail users during business hours, shortened operating hours, design changes including building materials and colors, revised the entry gate to be a silent entry gate, two rail fencing along the entry, removal of roll up doors for storage units facing the south, reducing lighting, retaining several existing large trees and replacing impacted trees at a two to one ratio, revised and reduced the signage, and safety measures such as security cameras along the perimeter of the site.

The Sweetwater CPG recommendation document can be found in Attachment F – Public Documentation.

### **G. PUBLIC INPUT**

At the time of application submittal in October 2021, and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius of 300 feet of the project site until at least 20 different property owners were noticed. Notices were sent to 25 property owners.

The public review period of the Mitigated Negative Declaration took place from August 1, 2024, to September 6, 2024 (36 days), and approximately 382 public notices were mailed to property owners, local and State agencies, and tribal governments. A total of 85 comment letters were received. Comments were received from members of the public residing in the surrounding neighborhood, local agencies, and local organizations. Concerns were related to traffic congestion and turn safety at the Quarry Road and Sweetwater Road intersection due to the additional vehicle trips generated by the project, compatibility with community character, suitability of the site for the proposed commercial use, impact on native habitat and wildlife, and noise, which were discussed in the Analysis and Discussion section of this report.

In addition, comments were received from the US Fish and Wildlife Service and the California Department of Fish and Wildlife in a combined comment letter raising concerns on compliance with the MSCP and mitigation measures, core resources areas, and impacts to avian species. The County has incorporated feedback from the agencies regarding impacts to Diegan coastal sage scrub and revised the replacement ratio to 1.5:1 from 1:1, thus the Applicant would purchase qualifying mitigation credits and/or replacement land at this updated ratio. The revised Initial Study, MND and comment letters and corresponding responses are in Attachment F – Environmental Documentation.

Additional correspondence was received prior to the Planning Commission hearing. A compilation of approximately 200 letters in opposition of self-storage projects in Bonita were received. Most of the letters were regarding another self-storage project in Bonita that is in process with PDS. Approximately 40 letters of support were received prior to the hearing. All additional correspondence received is available on the Planning Commission website for the item.

Approximately 390 notices of today's hearing were mailed to property owners, which includes all property owners within a 1,500 foot radius of the project site, individuals and organizations that submitted a

comment letter during the public review period, and stakeholders that have requested to be notified of the project.

**H. STAFF RECOMMENDATIONS**

Staff recommends that the Planning Commission take the following actions:

- a. Adopt the Environmental Findings which includes the adoption of a Mitigated Negative Declaration (MND) (Attachments D and E).
- b. Grant PDS2021-MUP-21-009 and PDS2022-CC-22-0102, make the findings, and include the requirements and conditions as set forth in the Forms of Decisions (Attachments B and C).

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**Report Prepared By:**

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[Bianca.Lorenzana@sdcounty.ca.gov](mailto:Bianca.Lorenzana@sdcounty.ca.gov)

**Report Approved By:**

Vince Nicoletti, Interim Director  
(858) 694-2962  
[Vince.Nicoletti@sdcounty.ca.gov](mailto:Vince.Nicoletti@sdcounty.ca.gov)

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**AUTHORIZED REPRESENTATIVE:** \_\_\_\_\_

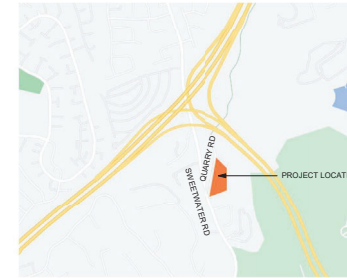


VINCE NICOLETTI, INTEIRM DIRECTOR

**ATTACHMENTS:**

- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2021-MUP-21-009
- Attachment C – Certificate of Compliance PDS2022-CC-22-0102
- Attachment D – Environmental Documentation
- Attachment E – Environmental Findings
- Attachment F – Public Documentation
- Attachment G – Ownership Disclosure

## **Attachment A – Planning Documentation**



VICINITY MAP NTS  
T.G. PAGE 1291-A6

SITE VICINITY MAP

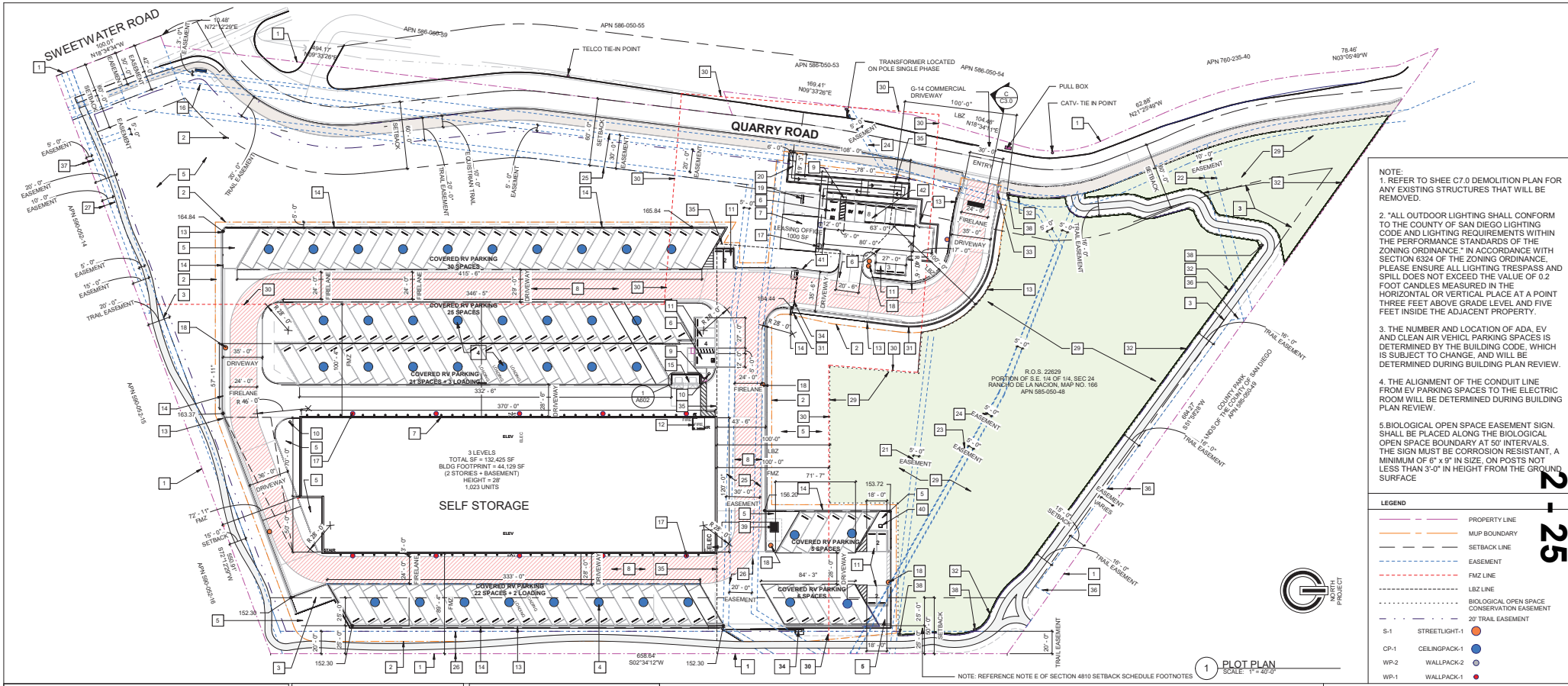
SHEET INDEX	
Sheet Number	Sheet Name
G101	COVER SHEET
A101	PLOT PLAN
A102	SE TRACK EXHIBIT
A103	SECURITY EXHIBIT
C1.0	PRELIMINARY GRADING PLAN
C2.0	SITE SECTIONS
C3.0	QUARRY ROAD SECTIONS
C4.0	PRELIMINARY UTILITY PLAN
C5.0	EXISTING SLOPE ANALYSIS PLAN
C6.0	PROPOSED SLOPE ANALYSIS
C7.0	DEMOLITION PLAN
C8.0	PRELIMINARY WORK
C9.0	PRELIMINARY ROUTE STUDY
G102	EXISTING SITE AND CONTEXT PHOTOS
A111	FENCE AND GATE DETAILS
A200b	BASEMENT - OVERALL FLOOR PLAN
A201	LEVEL 1 - OVERALL FLOOR PLAN
A202	LEVEL 2 - OVERALL FLOOR PLAN
A203	ROOF PLAN
A401	OVERALL BUILDING ELEVATIONS
A602	TRASH ENCLOSURE - 2 BAY
A604	RV CANOPY
A901	MATERIAL BOARD STORAGE
A902	MATERIAL BOARD LEASING
A903	MASTER SIGNAGE PROGRAM
A904	PROJECT RENDERINGS
A905	PROJECT RENDERINGS
A906	PROJECT RENDERINGS
A907	PROJECT RENDERINGS
A908	PROJECT RENDERINGS
L-101	LANDSCAPE PLAN
L-102	TRAIL EXHIBIT
L-201	LANDSCAPE SECTIONS
L-202	LANDSCAPE ELEVATIONS
L-203	LANDSCAPE ELEVATIONS
E100	LIGHTING LAYOUT
E101	LIGHTING LAYOUT

PROJECT TEAM			
OWNER	INSITE PROPERTY GROUP TIM KARP 19191 VERMONT AVE TORRANCE, CA 90502 TKARP@INSITEPG.COM 949-690-8311	ARCHITECT	KINETIC DESIGN JIN LEE 29833 SANTA MARGARITA PKWY SUITE 300 RANCHO SANTA MARGARITA, CA 92688 JLEE@KINETICDESIGN.NET 760-973-4677
CIVIL ENGINEER	KIMLEY-HORN AND ASSOCIATES BEN-HUBER, P.E. 4637 CHABOT DR, SUITE 350 PLEASANTON, CA 94566 BEN.HUBER@KIMLEY-HORN.COM 925-398-4847	LANDSCAPE	TGR COLLABORATIVE MATT THOMAS 3002 NORTH 3RD STREET PHOENIX, AZ 85012 MATT@TGRCOLLABORATIVE.COM 480-795-4754
		LIGHTING	PRIORITY LIGHTING TONY LICATA 77551 EL DUNA COURT, SUITE H PALM DESERT, CA 92211 TONY@PRIORITYLIGHTING.COM 980-417-9071

2-24

PROJECT SUMMARY	
PROJECT ADDRESS:	5780 QUARRY RD BONITA CA
PARCEL NUMBER(S):	586-050-36-00 586-050-44-00 586-050-48-00
REGIONAL CATEGORY	VILLAGE
GENERAL PLAN LAND USE	VILLAGE RESIDENTIAL VR-2
ZONING:	RR
TOTAL MUP AREA	4.99 ACRES (217,364.4 SF)
TOTAL SITE AREA:	10.742 ACRES (467,921.5 SF)
TOTAL DISTURBED AREA	9.04 ACRES (393,782.4 SF)
TOTAL BUILDING AREA:	133,425 SF
MAX BUILDING HEIGHT:	35'(G)
BUILDING HEIGHT	28'
SETBACKS:	B
FRONT:	60'
SIDE:	15'-0"
REAR:	50'-0"





**NOTE:**  
 1. REFER TO SHEE C7.0 DEMOLITION PLAN FOR ANY EXISTING STRUCTURES THAT WILL BE REMOVED.  
 2. ALL OUTDOOR LIGHTING SHALL CONFORM TO THE COUNTY OF SAN DIEGO LIGHTING CODE AND LIGHTING REQUIREMENTS WITHIN THE PERFORMANCE STANDARDS OF THE ZONING ORDINANCE. IN ACCORDANCE WITH SECTION 6324 OF THE ZONING ORDINANCE, PLEASE ENSURE ALL LIGHTING TRESPASS AND SPILL DOES NOT EXCEED THE VALUE OF 0.2 FOOT CANDLES MEASURED IN THE HORIZONTAL OR VERTICAL PLANE AT A POINT THREE FEET ABOVE GRADE LEVEL AND FIVE FEET INSIDE THE ADJACENT PROPERTY.  
 3. THE NUMBER AND LOCATION OF ADA, EV AND CLEAN AIR VEHICLE PARKING SPACES IS DETERMINED BY THE BUILDING CODE, WHICH IS SUBJECT TO CHANGE, AND WILL BE DETERMINED DURING BUILDING PLAN REVIEW.  
 4. THE ALIGNMENT OF THE CONDUIT LINE FROM EV PARKING SPACES TO THE ELECTRIC ROOM WILL BE DETERMINED DURING BUILDING PLAN REVIEW.  
 5. BIOLOGICAL OPEN SPACE EASEMENT SIGN SHALL BE PLACED ALONG THE BIOLOGICAL OPEN SPACE BOUNDARY AT 50' INTERVALS. THE SIGN MUST BE CORROSION RESISTANT, A MINIMUM OF 6" x 9" IN SIZE, ON POSTS NOT LESS THAN 3'-0" IN HEIGHT FROM THE GROUND SURFACE.

**LEGEND**

- PROPERTY LINE
- MUP BOUNDARY
- SETBACK LINE
- EASEMENT
- FMZ LINE
- LBZ LINE
- BIOLOGICAL OPEN SPACE CONSERVATION EASEMENT
- 20' TRAIL EASEMENT

**SYMBOLS:**

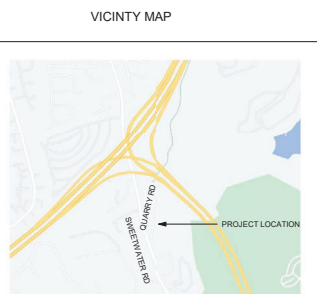
- S-1 STREETLIGHT-1
- CP-1 CEILINGPACK-1
- WP-2 WALLPACK-2
- WP-1 WALLPACK-1
- 33 WAYFINDING SIGN, SEE SIGNAGE ON SHEET A863.
- 34 LIFT GATE, SEE SHEET A111 FOR DETAILS.
- 35 LIMITED BUILDING ZONE (LBZ).
- 36 SAN DIEGO COUNTY GAS AND ELECTRIC COMPANY PUBLIC UTILITIES EASEMENT.
- 37 5' WIDE EASEMENT FOR WATER PIPE LINE PURPOSES PER SURVEY (NOTE19)
- 38 BIOLOGICAL OPEN SPACE EASEMENT SIGN, (SEE NOTES)
- 39 ELECTRICAL TRANSFORMER.
- 40 SOLAR BATTERY.
- 41 KEY BOX FOR SWEETWATER AUTHORITY AND SANITATION.
- 42 EV CAPABLE STANDARD PARKING, TO MEET MIN. REQUIREMENT OF 9'x10' STALL.

PROJECT SUMMARY	
PROJECT ADDRESS:	5780 QUARRY RD BONITA CA
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ZONING:	RR
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TOTAL SITE AREA:	10,742 ACRES (467,921.5 SF)
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MAX BUILDING HEIGHT:	35'(G)
BUILDING HEIGHT	28'
SETBACKS:	B
FRONT:	60'
SIDE:	15'-0"
REAR:	50'-0"

ZONE BOX	
USE REGULATIONS	RR
ANIMAL DESIGNATION	(J)
DENSITY	(-)
LOT SIZE	.5 ACRES
BUILDING TYPE	C
MAXIMUM FLOOR AREA	(-)
FLOOR AREA RATIO	NA
HEIGHT	G (35')
LOT COVERAGE	NA
SETBACK	B
OPENSOURCE	NA
SPECIAL REGULATIONS	C

BUILDING AREA	
<b>2 STORY + BASEMENT BUILDING:</b>	
BASEMENT STORAGE AREA:	44,219 SF
LEVEL 1 STORAGE AREA	44,077 SF
LEVEL 2 STORAGE AREA	44,129 SF
<b>TOTAL GROSS STORAGE AREA:</b>	<b>132,425 SF</b>
OFFICE AREA:	1000 SF
<b>TOTAL GROSS BUILDING AREA:</b>	<b>133,425 SF</b>
<b>2 STORY + BASEMENT BUILDING:</b>	
BASEMENT STORAGE AREA:	34,400 SF
LEVEL 1 STORAGE AREA	35,950 SF
LEVEL 2 STORAGE AREA	34,250 SF
<b>TOTAL NET STORAGE AREA:</b>	<b>104,600 SF</b>
NET OFFICE AREA:	883 SF
<b>TOTAL NET BUILDING AREA:</b>	<b>105,483 SF</b>
PARKING:	015/1132 +
(1132 UNITS = 1023 STORAGE + 109 RV)	17
4 SPACES PER 1,000 SF OF OFFICE	4
<b>TOTAL PARKING:</b>	<b>21</b>
BI-CYCLE:	.01 PER CAR SPACE = 1 (3 MIN)
<b>TOTAL PARKING PROVIDED:</b>	<b>21 VEHICLE SPACES, 3 BI-CYCLE</b>

- |  |  |   |
|--|--|---|
| 1 PROPERTY LINE.   | 17 EXTERIOR WALL PACK LIGHT FIXTURES, SEE LEGEND AND LIGHTING PLAN | 33 WAYFINDING SIGN, SEE SIGNAGE ON SHEET A863.                            |
| 2 MUP BOUNDARY.  | 18 EXTERIOR POLE LIGHTING, SEE LEGEND AND LIGHTING PLAN            | 34 LIFT GATE, SEE SHEET A111 FOR DETAILS.                                 |
| 3 SETBACK LINE.  | 19 BICYCLE RACK FOR 3 BICYCLES.                                    | 35 LIMITED BUILDING ZONE (LBZ).   |
| 4 LIGHT FIXTURE, SEE LEGEND AND LIGHTING PLAN.                         | 20 ADA RAMP FROM QUARRY ROAD, SEE CIVIL FOR FINAL SLOPES.          | 36 SAN DIEGO COUNTY GAS AND ELECTRIC COMPANY PUBLIC UTILITIES EASEMENT.   |
| 5 LANDSCAPE AREA, SEE LANDSCAPE SHEETS.                                | 21 SPRING VALLEY SANITATION DISTRICT SEWER EASEMENT.               | 37 5' WIDE EASEMENT FOR WATER PIPE LINE PURPOSES PER SURVEY (NOTE19)      |
| 6 PROPOSED ACCESSIBLE PARKING.   | 22 10" WATER PIPE LINE EASEMENT                                    | 38 BIOLOGICAL OPEN SPACE EASEMENT SIGN, (SEE NOTES)                       |
| 7 BUILDING FOOTPRINT.  | 23 5" WATER PIPE LINE EASEMENT.                                    | 39 ELECTRICAL TRANSFORMER.  |
| 8 24" FIRE ACCESS DRIVE AISLE.   | 24 5" WATER PIPE LINE EASEMENT.                                    | 40 SOLAR BATTERY.   |
| 9 TRUNCATED DOMES, SEE CIVIL.  | 25 30" SOUTH BAY IRRIGATION WATER MAIN EASEMENT.                   | 41 KEY BOX FOR SWEETWATER AUTHORITY AND SANITATION.                       |
| 10 PROPOSED FIRE HYDRANT, SEE UTILITIES.                               | 26 20" SPRING VALLEY SANITATION DISTRICT ACCESS EASEMENT.          | 42 EV CAPABLE STANDARD PARKING, TO MEET MIN. REQUIREMENT OF 9'x10' STALL. |
| 11 PROPOSED STANDARD PARKING TO MEET MIN. REQUIREMENT OF 9'x10' STALL. | 27 10" CALIFORNIA WATER AND TELEPHONE COMPANY SEWER MAIN EASEMENT. |   |
| 12 FIRE RISER.   | 28 42" PUBLIC HIGHWAY EASEMENT.                                    |   |
| 13 RETAINING WALL, SEE SHEET A11 & A401                                | 29 BIOLOGICAL OPEN SPACE EASEMENT                                  |   |
| 14 6'-0" WROUGHT IRON FENCING, SEE SHEET A111.                         | 30 100' FUEL MANAGEMENT ZONE (FMZ)                                 |   |
| 15 TRASH ENCLOSURE, SEE SHEET A862.                                    | 31 6" WOOD FENCING, SEE SHEET A111.                                |   |
| 16 MONUMENT SIGN, SEE SIGNAGE ON SHEET A863.                           | 32 4' LODGE POLE FENCING AT BIOLOGICAL OPEN SPACE EASEMENT.        |   |



**roZEN**  
 This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Storage, materials, and other visualization tools are for illustrative purposes only and does not necessarily reflect municipal code compliance.  
 THE INFORMATION HEREIN IS THE PROPERTY OF ROZEN DESIGN SOLUTIONS LLC AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. © 2022 ROZEN DESIGN SOLUTIONS

NOT FOR CONSTRUCTION  
 InSite  
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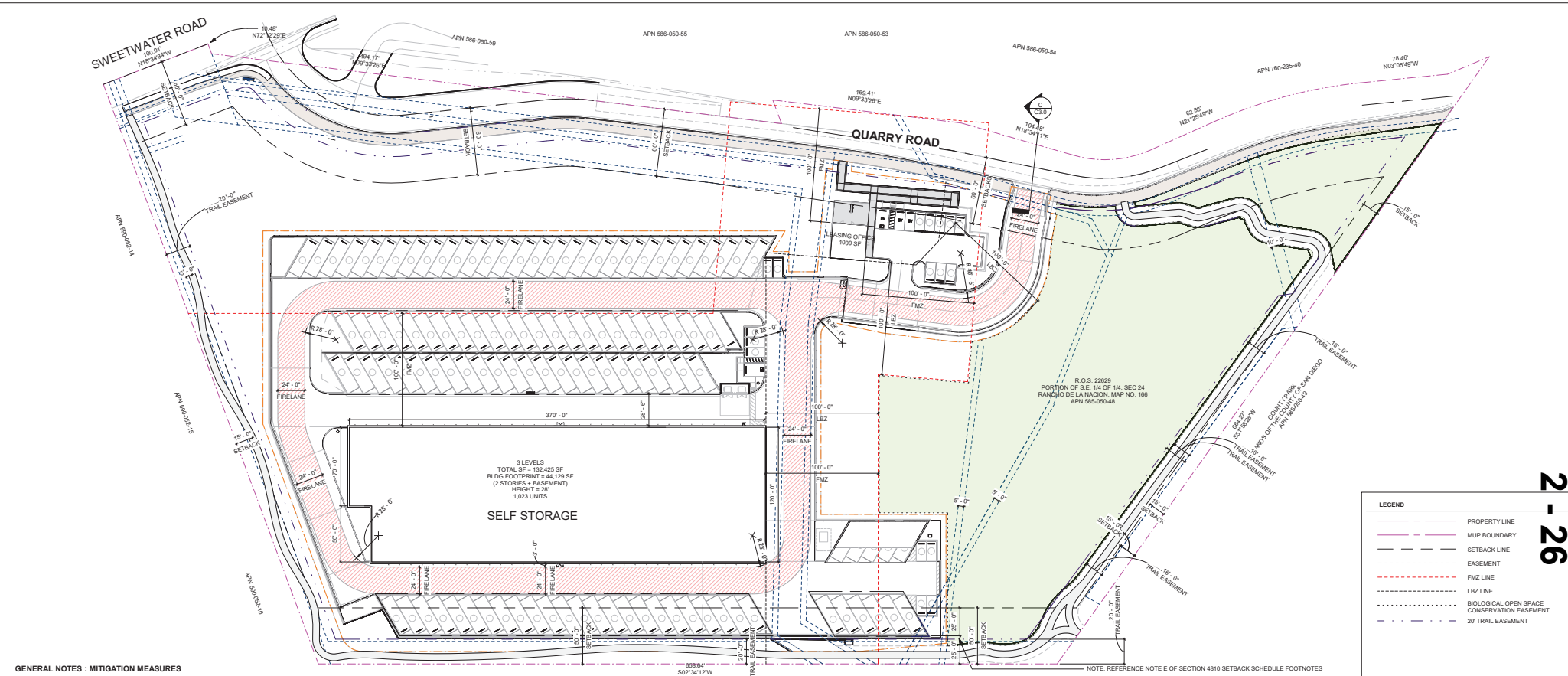
# SECURE SPACE SELF STORAGE

## 5780 QUARRY RD, BONITA, CA

Schematic Design

PLOT PLAN  
 RECORD ID: PDS2021-MUP-21-009

A101



GENERAL NOTES : MITIGATION MEASURES

**NOISE:**

- SHOULD BLASTING OCCUR, THEN MONITORING WOULD BE REQUIRED IF DONE WITHIN 225 FEET FROM AN OCCUPIED NOISE SENSITIVE LAND USE. EACH BLAST SHALL BE MONITORED AND RECORDED WITH AN AIR-BLAST OVERPRESSURE MONITOR AND GROUNDBORNE VIBRATION ACCELEROMETER THAT IS LOCATED OUTSIDE THE CLOSEST RESIDENCE TO THE BLAST. BLASTING SHALL NOT EXCEED 0.1 IN/SEC PPV AT THE NEAREST OCCUPIED RESIDENCE, IN ACCORDANCE WITH COUNTY'S NOISE GUIDELINES, SECTION 4.3 WHERE POTENTIAL EXCEEDANCE OF THE COUNTY ORDINANCE IS IDENTIFIED. THE APPLICANT SHALL NOT CONTINUE ANY BLASTING ACTIVITIES UNTIL THE BLAST DRILLING AND MONITORING PLAN IS PREPARED AND SUBMITTED TO THE COUNTY, WHICH IDENTIFY MITIGATION MEASURES SHOWN TO EFFECTIVELY REDUCE NOISE AND VIBRATION LEVELS (E.G., ALTERING ORIENTATION OF BLAST PROGRESSION, INCREASED DELAY BETWEEN CHARGE DETONATIONS, PRESPLITTING) TO BE IMPLEMENTED TO COMPLY WITH THE NOISE LEVEL LIMITS OF THE COUNTY'S NOISE ORDINANCE, SECTIONS 36.409 AND 36.410. IN ADDITION, ALL BLASTING ACTIVITIES WOULD COMPLY WITH THE REQUIREMENTS OF THE SHERIFF'S DEPARTMENT. ALL OTHER GROUNDBORNE VIBRATION IMPACTS WOULD BE LESS THAN SIGNIFICANT, THEREFORE, NO FURTHER MITIGATION WOULD BE REQUIRED.

**ARCHAEOLOGY:**

- IMPLEMENTATION OF A CONSTRUCTION MONITORING AND DATA RECOVERY PROGRAM WOULD MITIGATE POTENTIAL IMPACTS TO UNDISCOVERED SIGNIFICANT ARCHAEOLOGICAL DEPOSITS AND WOULD INCLUDE THE FOLLOWING:
  - THE PROGRAM WOULD REQUIRE BOTH ARCHAEOLOGICAL AND NATIVE AMERICAN MONITORS TO ATTEND A PRE-CONSTRUCTION MEETING AND TO BE PRESENT DURING GROUND-DISTURBING ACTIVITIES WITHIN THE PROJECT AREA. THE FREQUENCY OF INSPECTIONS WILL BE DETERMINED BY THE PROJECT ARCHAEOLOGIST IN CONSULTATION WITH THE NATIVE AMERICAN MONITOR AND WILL VARY BASED ON THE RATE OF EXCAVATION, THE MATERIALS EXCAVATED, AND THE PRESENCE AND ABUNDANCE OF ARTIFACTS AND FEATURES.
  - IF PREVIOUSLY UNIDENTIFIED POTENTIALLY SIGNIFICANT CULTURAL RESOURCES ARE DISCOVERED, CONSTRUCTION ACTIVITIES SHOULD BE DIVERTED AWAY FROM THE DISCOVERY AND THE RESOURCES SHOULD BE EVALUATED FOR SIGNIFICANCE. ISOLATES AND NON-SIGNIFICANT DEPOSITS SHALL BE MINIMALLY DOCUMENTED IN THE FIELD. SIGNIFICANT ARCHAEOLOGICAL DISCOVERIES INCLUDE INTACT FEATURES, STRATIFIED DEPOSITS, PREVIOUSLY UNKNOWN ARCHAEOLOGICAL SITES, AND HUMAN REMAINS. THE PRINCIPAL INVESTIGATOR SHALL INFORM THE COUNTY ARCHAEOLOGIST OF THE DISCOVERY. THE SIGNIFICANCE OF THE RESOURCE WOULD BE DETERMINED BY THE PRINCIPAL INVESTIGATOR IN CONSULTATION WITH THE POS STAFF ARCHAEOLOGIST AND THE KUMIYAYI NATIVE AMERICAN MONITOR. TO MITIGATE POTENTIAL IMPACTS TO CULTURAL RESOURCES, A RESEARCH DESIGN AND DATA RECOVERY PROGRAM SHOULD BE PREPARED BY THE PRINCIPAL INVESTIGATOR IN CONSULTATION WITH THE KUMIYAYI NATIVE AMERICAN MONITOR, APPROVED BY THE COUNTY ARCHAEOLOGIST, AND IMPLEMENTED USING PROFESSIONAL ARCHAEOLOGICAL METHODS. CONSTRUCTION ACTIVITY SHOULD BE ALLOWED TO RESUME AFTER THE COMPLETION OF THE RECOVERY OF AN ADEQUATE SAMPLE AND THE RECORDED OF FEATURES.
  - ALL CULTURAL MATERIAL COLLECTED DURING THE MONITORING AND DATA RECOVERY PROGRAM SHALL BE PROCESSED AND CONVEYED TO A NATIVE AMERICAN GROUP OF APPROPRIATE TRIBAL AFFINITY. ALTERNATIVELY, THE CULTURAL MATERIAL MAY BE CURATED AT A SAN DIEGO FACILITY THAT MEETS FEDERAL STANDARDS PER 36 CODE OF FEDERAL REGULATIONS PART 79 IN THE TRIBES DO NOT TAKE POSSESSION OF THE CULTURAL MATERIALS.
  - IF HUMAN REMAINS ARE DISCOVERED, WORK SHALL HALT IN THAT AREA AND THE PROCEDURES SET FORTH IN THE CALIFORNIA PUBLIC RESOURCES CODE (SECTION 5097.86) AND STATE HEALTH AND SAFETY CODE (SECTION 7050.5) WILL BE FOLLOWED. THE PRINCIPAL INVESTIGATOR SHALL CONTACT THE COUNTY CORNER.
  - AFTER THE COMPLETION OF THE MONITORING, A REPORT SHALL BE PREPARED. IF NO SIGNIFICANT CULTURAL RESOURCES ARE DISCOVERED, A BRIEF LETTER SHALL BE PREPARED. IF SIGNIFICANT CULTURAL RESOURCES ARE DISCOVERED, A REPORT WITH THE RESULTS OF THE MONITORING AND DATA RECOVERY (INCLUDING THE INTERPRETATION OF THE DATA WITHIN THE RESEARCH CONTEXT) SHALL BE PREPARED.

**BIOLOGY:**

- SENSITIVE VEGETATION
- PERMANENT IMPACTS TO SENSITIVE VEGETATION COMMUNITIES WOULD BE MITIGATED OFF-SITE THROUGH PURCHASE OF CREDITS FROM A COUNTY-APPROVED MITIGATION AREA.
- INDIRECT IMPACTS TO ADJACENT SENSITIVE VEGETATION COMMUNITIES WILL BE REDUCED WITH IMPLEMENTATION OF THE FOLLOWING GENERAL AVOIDANCE AND MINIMIZATION MEASURES:
  - APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs), E.G., SILT FENCE, FIBER ROLLS, CRIP PANS BENEATH STAGED EQUIPMENT SHALL BE EMPLOYED DURING CONSTRUCTION ACTIVITIES TO PREVENT THE RELEASE OF CHEMICALS OR OTHER SUBSTANCES THAT ARE POTENTIALLY TOXIC OR IMPACTIVE TO NATIVE HABITATS/FLORAFAUNA.
  - WATER TRUCKS SHALL BE EMPLOYED TO MANAGE THE LEVEL OF FUGITIVE DUST ON THE ADJACENT HABITAT.
  - TEMPORARY FENCING (E.G., SILT FENCING AND/OR ORANGE CONSTRUCTION FENCING) SHALL BE INSTALLED ALONG THE PROJECT BOUNDARIES ADJACENT TO NATIVE VEGETATION COMMUNITIES TO ENSURE PROJECT ACTIVITIES STAY WITHIN THE DESIGNATED WORK AREA.
  - TRASH, OIL, PARKING, OR OTHER CONSTRUCTION/DEVELOPMENT-RELATED MATERIAL ACTIVITIES SHALL NOT BE ALLOWED OUTSIDE ANY APPROVED CONSTRUCTION LIMITS.
  - DESIGN THE PROJECT SO THAT ALL RUNOFF FROM THE PARKING LOT WILL BE DIRECTED TOWARD THE STREET AND AWAY FROM THE SLOPE TO THE EAST, WHICH LEADS TO THE SWEETWATER RIVER.
  - ALL LIGHTING WILL BE DESIGNED AND INSTALLED SO THAT LIGHT WILL BE DIRECTED AWAY FROM ADJACENT HABITAT AREAS TO THE EAST AND NORTH.

- CALIFORNIA ADOLPHIA
- IMPACTS TO 25 CALIFORNIA ADOLPHIA INDIVIDUALS WILL AVOIDED THROUGH PLACEMENT OF A CONSERVATION EASEMENT OVER THE UNDEVELOPED PORTION OF THE PROPERTY.
- COASTAL CALIFORNIA Gnatcatcher
- DIRECT IMPACTS WOULD BE FULLY MITIGATED THROUGH THE HABITAT-BASED COMPENSATION FOR THE IMPACT TO DEGAN COASTAL SCALE SCRUB (I.E. PURCHASE OF CREDITS FROM A COUNTY-APPROVED MITIGATION AREA).
- INDIRECT NOISE IMPACTS MAY OCCUR IF VEGETATION CLEARING, GRUBBING, GRADING, OR CONSTRUCTION OCCURS DURING THIS SPECIES' BREEDING SEASON (MARCH 1 TO AUGUST 15). THE FOLLOWING AVOIDANCE MEASURES WILL BE IMPLEMENTED:
  - A QUALIFIED BIOLOGIST SHALL CONDUCT A PRE-CONSTRUCTION CLEARANCE SURVEY FOR NESTING BIRDS WITHIN SUITABLE ADJACENT HABITAT TO DETERMINE WHETHER AVIAN SPECIES ARE NESTING WITHIN 500 FEET OF THE CONSTRUCTION AREA.
  - IF COASTAL CALIFORNIA Gnatcatcher IS DETECTED NESTING WITHIN 500 FEET OF THE CONSTRUCTION BOUNDARY, CONSTRUCTION ACTIVITY SHOULD BE AVOIDED WITHIN 500 FEET OF THE ACTIVE NEST, IF POSSIBLE. IF CONSTRUCTION MUST OCCUR WITHIN 500 FEET OF AN ACTIVE NEST TEMPORARY SOUND BARRIERS MAY BE REQUIRED OR GRADING MAY BE RESTRICTED IN CONSTRUCTION AREAS NEAR THE NEST SITE TO REDUCE NOISE LEVELS. TEMPORARY SOUND BARRIERS MUST BE PLACED WITHIN THE PROJECT FOOTPRINT. IN ADDITION, AN ACOUSTICIAN SHALL MEASURE NOISE LEVELS DURING CONSTRUCTION ACTIVITIES AT THE EDGE OF THE PROJECT FOOTPRINT NEAR THE OCCUPIED HABITAT CLOSEST TO THE NEST. GENERALLY, NOISE LEVELS ARE REQUIRED BY THE COUNTY TO BE LESS THAN 60 dBA(A) LEQ OR THE AMBIENT NOISE LEVEL, WHICHEVER IS GREATER.
  - IF NO COASTAL CALIFORNIA Gnatcatcher ARE OBSERVED NESTING WITHIN 500 FEET OF THE PROJECT BOUNDARY, NO GRADING OR CONSTRUCTION RESTRICTIONS ASSOCIATED WITH COASTAL CALIFORNIA Gnatcatcher WOULD APPLY. NO RESTRICTIONS ARE REQUIRED FOR THIS SPECIES OUTSIDE ITS NESTING SEASON.
  - LEAST BELL'S VIREO
  - INDIRECT NOISE IMPACTS MAY OCCUR IF VEGETATION CLEARING, GRUBBING, GRADING, OR CONSTRUCTION OCCURS DURING THIS SPECIES' BREEDING SEASON TO AVOID IMPACTS TO LEAST BELL'S VIREO GRADING, BRUSH CLEARING, AND ALL OTHER CONSTRUCTION WITHIN 500 FEET OF THE SUITABLE RIPARIAN HABITAT SHOULD BE CONDUCTED OUTSIDE THE BREEDING SEASON (MARCH 15 TO SEPTEMBER 15). HOWEVER, IF CONSTRUCTION MUST OCCUR DURING THE BREEDING SEASON THE FOLLOWING ACTIONS WOULD BE REQUIRED:
    - A QUALIFIED BIOLOGIST SHALL CONDUCT A PRE-CONSTRUCTION CLEARANCE SURVEY FOR THIS SPECIES WITHIN SUITABLE ADJACENT HABITAT TO DETERMINE IF IT IS NESTING WITHIN 500 FEET OF THE CONSTRUCTION AREA.
    - IF LEAST BELL'S VIREOS ARE NESTING WITHIN 500 FEET OF THE CONSTRUCTION BOUNDARY, CONSTRUCTION ACTIVITY SHOULD BE AVOIDED WITHIN 500 FEET OF THE NEST, IF POSSIBLE. IF CONSTRUCTION MUST OCCUR WITHIN 500 FEET OF AN ACTIVE NEST TEMPORARY SOUND BARRIERS MAY BE REQUIRED OR GRADING MAY BE RESTRICTED IN CONSTRUCTION AREAS NEAR THE NEST SITE TO REDUCE NOISE LEVELS. TEMPORARY SOUND BARRIERS MUST BE PLACED WITHIN THE PROJECT FOOTPRINT. IN ADDITION, AN ACOUSTICIAN SHALL MEASURE NOISE LEVELS DURING CONSTRUCTION ACTIVITIES AT THE EDGE OF THE PROJECT FOOTPRINT NEAR THE OCCUPIED HABITAT CLOSEST TO THE NEST. GENERALLY, NOISE LEVELS ARE REQUIRED BY THE COUNTY TO BE LESS THAN 60 dBA(A) LEQ OR THE AMBIENT NOISE LEVEL, WHICHEVER IS GREATER.
    - IF LEAST BELL'S VIREOS IS NOT DETECTED OBSERVED NESTING WITHIN 500 FEET OF THE PROJECT BOUNDARY, NO GRADING OR CONSTRUCTION RESTRICTIONS ASSOCIATED WITH THIS SPECIES WOULD APPLY. NO RESTRICTIONS ARE REQUIRED FOR THIS SPECIES OUTSIDE ITS NESTING SEASON.
  - NESTING RAPTORS AND MIGRATORY BIRDS
  - DIRECT IMPACTS AND INDIRECT NOISE IMPACTS TO TREE-NESTING RAPTOR SPECIES AND MIGRATORY BIRDS WOULD BE AVOIDED THROUGH IMPLEMENTATION OF THE FOLLOWING MEASURES:
    - IF CONSTRUCTION OCCURS DURING THE RAPTOR BREEDING SEASON OF JANUARY 15 THROUGH JULY 15, A QUALIFIED BIOLOGIST SHALL CONDUCT A PRE-CONSTRUCTION CLEARANCE SURVEY FOR NESTING RAPTORS IN SUITABLE NESTING HABITAT (E.G. MATURE TREES WITH SOUTHERN YELLOW SCRUB OR EQUAL PLUS WOODLAND) THAT OCCURS WITHIN 500 FEET OF THE PROJECT BOUNDARY. IF ANY ACTIVE RAPTOR NEST IS LOCATED, A 500-FOOT BUFFER ZONE OR OTHER APPROPRIATE BUFFER DETERMINED BY THE QUALIFIED BIOLOGIST, WILL BE DELINEATED.
    - IF PROJECT ACTIVITIES MUST OCCUR WITHIN THIS DESIGNATED 500-FOOT BUFFER ZONE, THE FOLLOWING STEPS ARE PROPOSED TO AVOID IMPACTS TO TREE-NESTING RAPTORS. PRIOR TO IMPLEMENTING THESE STEPS, THE APPLICANT SHALL CONSULT WITH THE COUNTY AND WILDLIFE AGENCIES FOR CONCURRENCE.
    - THE QUALIFIED BIOLOGIST SHALL MONITOR NESTING ACTIVITY DAILY UNTIL PROJECT ACTIVITIES ARE NO LONGER OCCURRING WITHIN THE DESIGNATED BUFFER ZONE OR UNTIL FLEDGLINGS BECOME INDEPENDENT OF THE NEST.
    - THE MONITORING BIOLOGIST SHALL HALT CONSTRUCTION ACTIVITIES IF HE OR SHE DETERMINES THAT THE CONSTRUCTION ACTIVITIES ARE DISTURBING OR DISRUPTING THE NESTING ACTIVITIES.
    - THE MONITOR SHALL MAKE RECOMMENDATIONS TO REDUCE THE NOISE OR DISTURBANCE IN THE VICINITY OF THE NEST. THIS MAY INCLUDE RECOMMENDATIONS SUCH AS (1) TURNING OFF VEHICLE ENGINES AND OTHER EQUIPMENT WHENEVER POSSIBLE TO REDUCE NOISE, AND/OR (2) WORKING IN OTHER AREAS UNTIL THE YOUNG HAVE FLEDGED.
    - IF THE BIOLOGIST DETERMINES THAT NESTING ACTIVITY DOES NOT APPEAR TO BE DISTURBED BY PROJECT ACTIVITIES, CONSTRUCTION MAY CONTINUE WITH DAILY MONITORING BY A QUALIFIED BIOLOGIST TO PROVIDE GUIDANCE UNTIL THE FLEDGLINGS BECOME INDEPENDENT OF THE NEST.
    - IN ORDER TO PROTECT THE INTEGRITY OF THE OPEN SPACE, A FENCE WILL BE INSTALLED ALONG THE SOUTHERN BOUNDARY ADJACENT TO THE PROJECT AND SIGNAGE WOULD BE INSTALLED AT APPROXIMATELY 50 FOOT INTERVALS DENOTING THE PRESENCE OF OPEN SPACE.

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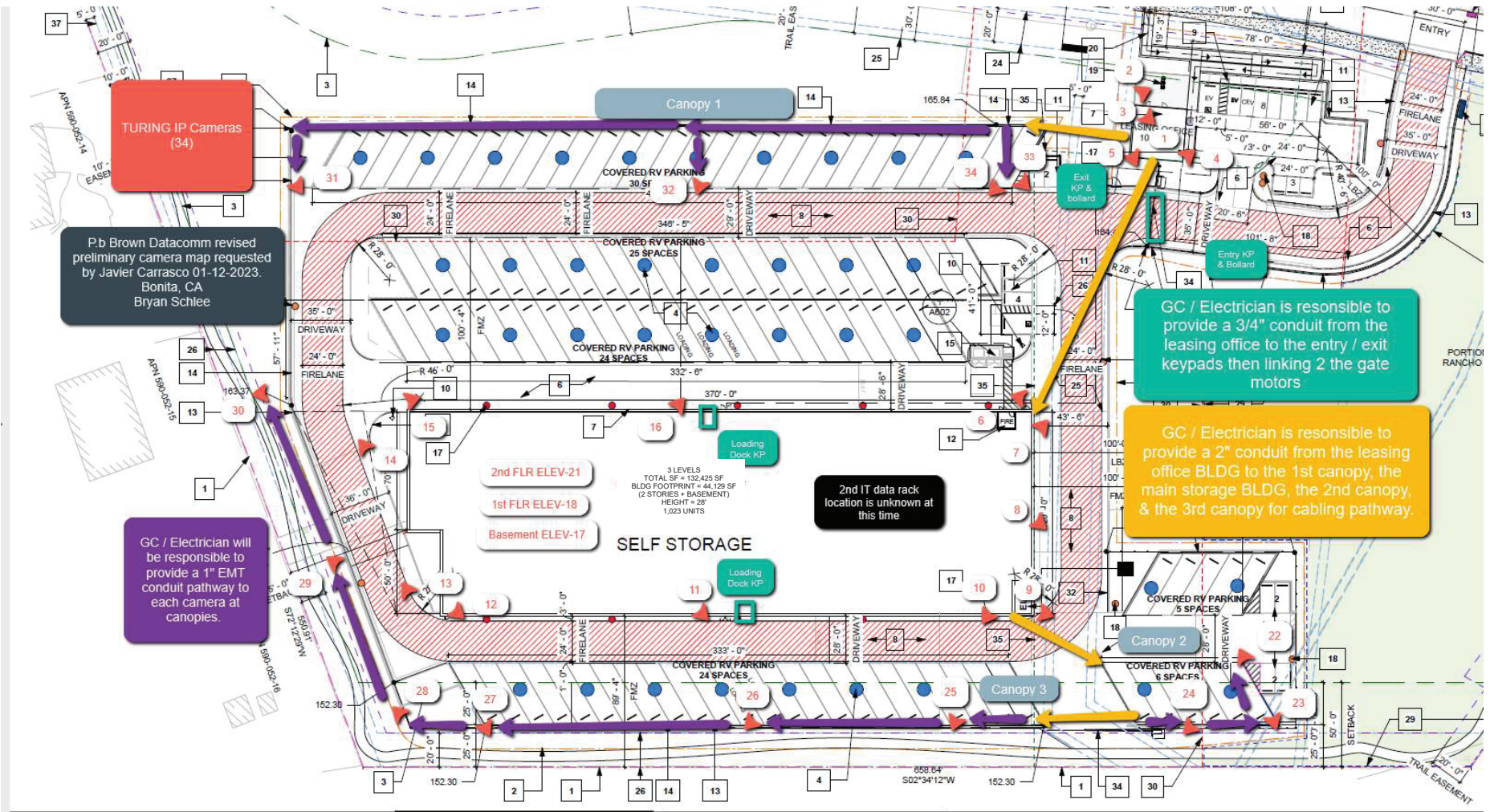
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InSite

28/03/24 3:14 PM

SECURE SPACE SELF STORAGE  
5780 QUARRY RD, BONITA, CA  
Schematic Design

SETBACK EXHIBIT  
RECORD ID: PDS2021-MUP-21-009  
A102



**TURING IP Cameras (34)**

P.b Brown Datacomm revised preliminary camera map requested by Javier Carrasco 01-12-2023. Bonita, CA Bryan Schlie

GC / Electrician will be responsible to provide a 1" EMT conduit pathway to each camera at canopies.

GC / Electrician is responsible to provide a 3/4" conduit from the leasing office to the entry / exit keypads then linking 2 the gate motors

GC / Electrician is responsible to provide a 2" conduit from the leasing office BLDG to the 1st canopy, the main storage BLDG, the 2nd canopy, & the 3rd canopy for cabling pathway.

2nd IT data rack location is unknown at this time

3 LEVELS  
TOTAL SF = 132,425 SF  
BLDG FOOTPRINT = 44, 129 SF  
(2 STORIES + BASEMENT)  
HEIGHT = 28'  
1,023 UNITS

**SELF STORAGE**

2nd FLR ELEV-21  
1st FLR ELEV-18  
Basement ELEV-17











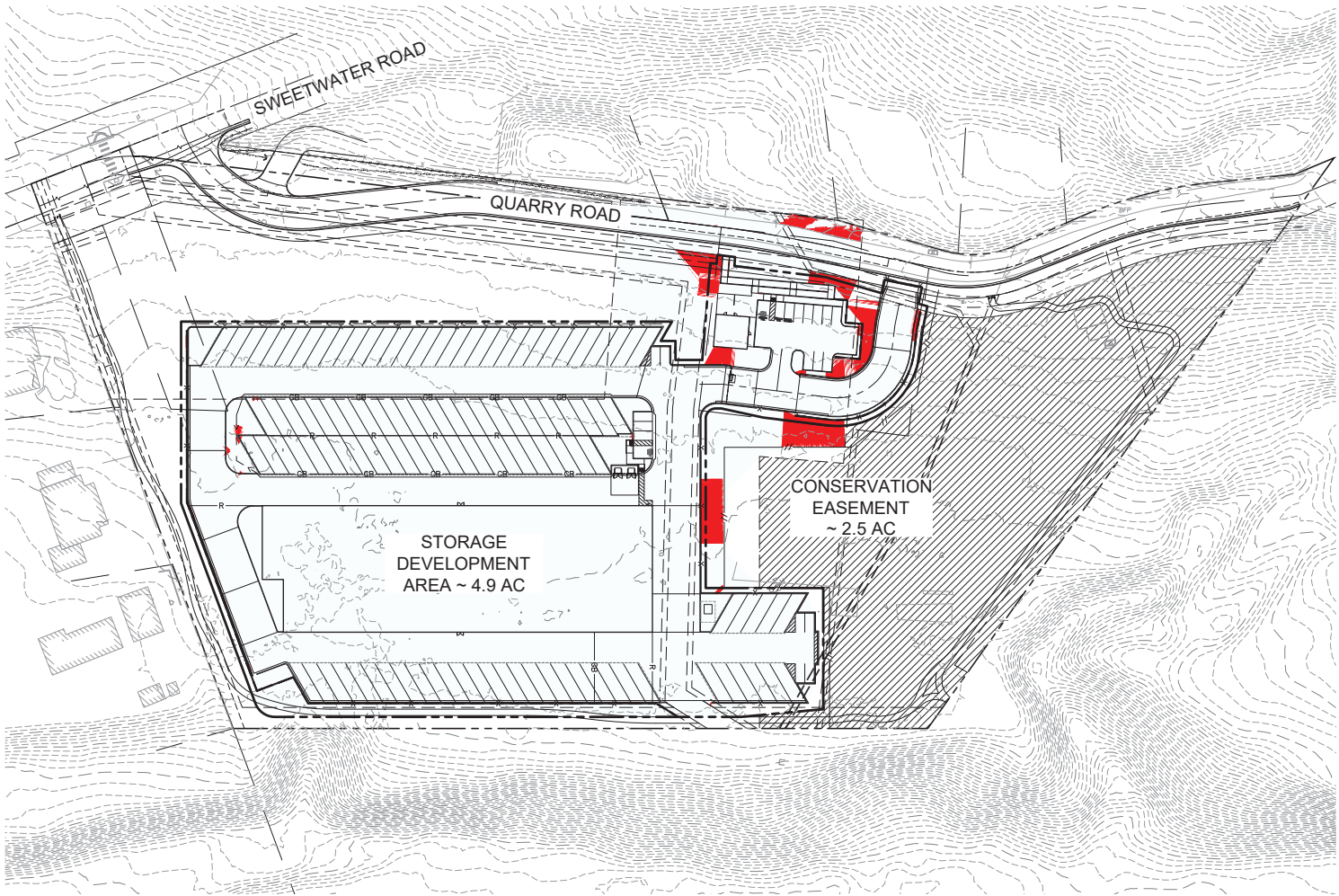


# SLOPE ANALYSIS FOR QUARRY STORAGE MPA

PROPOSED SLOPES TABLE					
Number	Minimum Slope	Maximum Slope	Area (AC)	PERCENT	Color
1	0.00%	25.00%	9.79	91%	□
2	25.10%	100.00%	0.95	9%	■
<b>TOTAL</b>			10.74	100%	

THE RESOURCE PROTECTION ORDINANCE DEFINES "STEEP SLOPE LANDS" AS: ALL LANDS HAVING A SLOPE WITH NATURAL GRADIENT OF 25% OR GREATER AND A MINIMUM RISE OF 50 FEET, UNLESS SAID LAND HAS BEEN SUBSTANTIALLY DISTURBED BY PREVIOUS LEGAL GRADING. THE MINIMUM RISE SHALL BE MEASURED VERTICALLY FROM THE TOE OF SLOPE TO THE TOP OF SLOPE WITHIN THE PROJECT BOUNDARY.

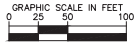
THE SLOPES DEPICTED HEREON REPRESENTING GRADES IN EXCESS OF 25% DO NOT EXCEED THE MINIMUM RISE OF 50 FEET AND DO NOT MEET THE DEFINITION OF "STEEP SLOPE LANDS"



No.	Description	Date
	Revisions	

**NOT FOR CONSTRUCTION**

**2-33**



PROPOSED CONDITIONS  
SLOPE ANALYSIS

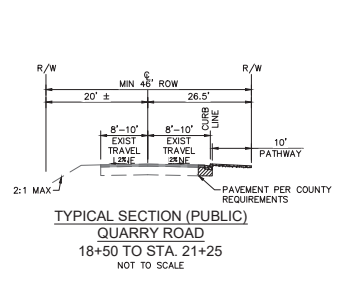
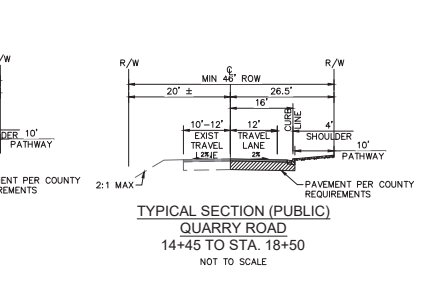
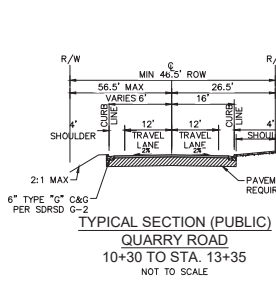
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**C6.0**





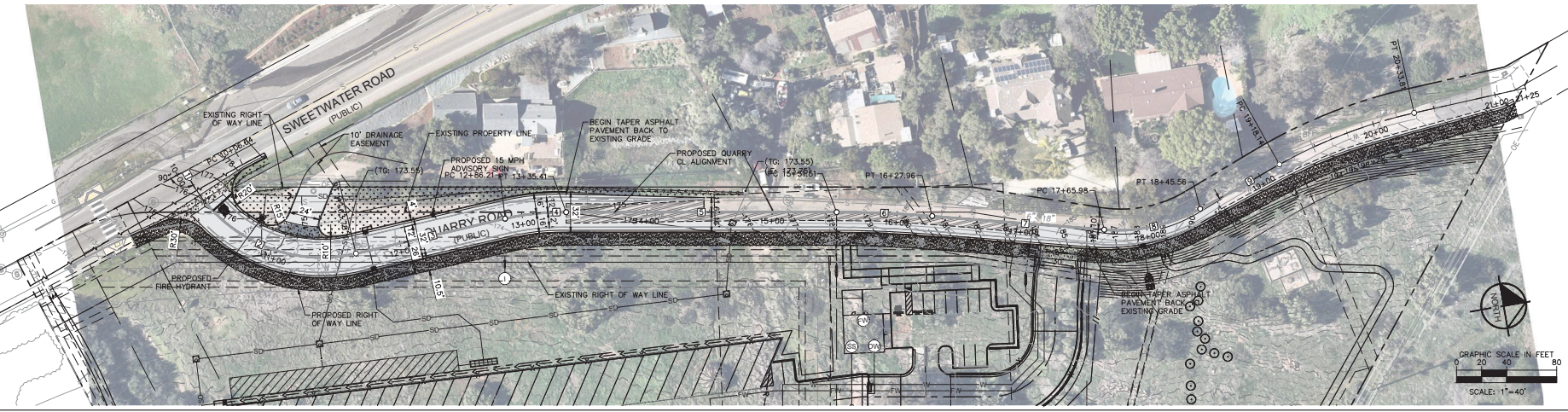
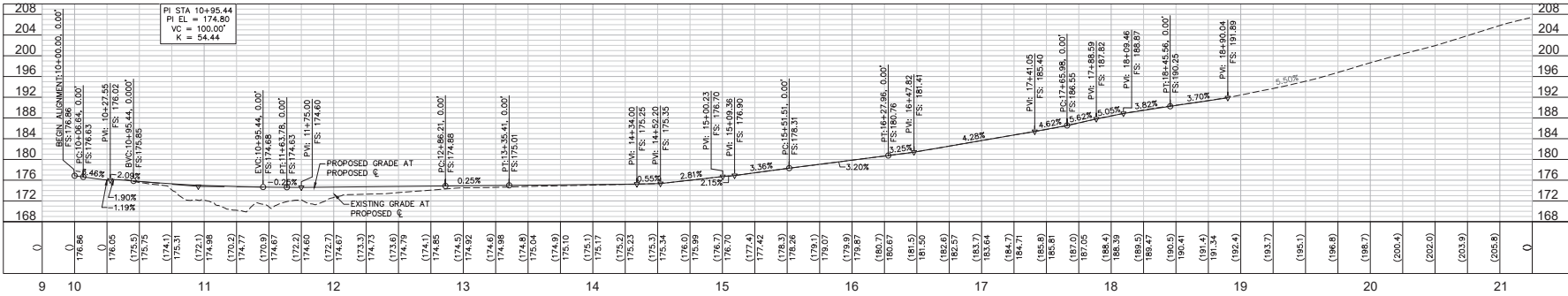
NO.	DELTA OR BRG	RADIUS	LENGTH	REMARKS
1	N 71°25'38" E	6.64'	*	
2	Δ=75° 01' 36"	120.07'	157.14'	*
3	N 3°36'09" W	122.43'	49.20'	
4	Δ=13° 58' 41"	201.7'	216.10'	
5	N 9°33'26" E	1002.4'	76.46'	
7	N 14°06'36" E	134.81'	79.58'	*
8	Δ=33° 49' 17"	134.81'	79.58'	*
9	N 19°39'55" W	72.58'		



**LEGEND**

- (160.50 TO 160.00 FS)
- (160.50 TO 160.00 FS)
- 1.0%
- (1.0%)
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED FLOW (SLOPE AND DIRECTION)
- EXISTING FLOW (SLOPE AND DIRECTION)
- PROPERTY LINE/ RIGHT OF WAY
- SAWCUT LINE
- DAYLIGHT LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED STORM DRAIN
- PROPOSED FLOW LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- OE
- EXISTING OVERHEAD ELECTRICAL LINE
- PROPOSED LOW IMPACT DEVELOPMENT (LID) FACILITY (UNDERGROUND OR DETENTION SYSTEM)
- PROPOSED ASPHALT OVERLAY
- PROPOSED ASPHALT CONCRETE
- PROPOSED CONCRETE
- PROPOSED LANDSCAPING
- PROPOSED DECOMPOSED GRANITE

\* DESIGN EXCEPTION REQUIRED



roZEN

InSite

Kimley-Horn

400 S. STREET, SUITE 200, SAN ANTONIO, TX 78205  
PH: 214.223.4600 FAX: 214.223.4601

No.	Description	Date
1	Issue	11/11/2021

NOT FOR CONSTRUCTION

PRELIMINARY ROUTE STUDY  
QUARRY ROAD @ SWEETWATER ROAD

PROPOSED DESIGN  
EXHIBIT  
RECORD ID: PDS2021-MUP-21-009

C9.0



EXISTING SITE



EXISTING PHOTO 1



EXISTING PHOTO 2

2-37



EXISTING PHOTO 3

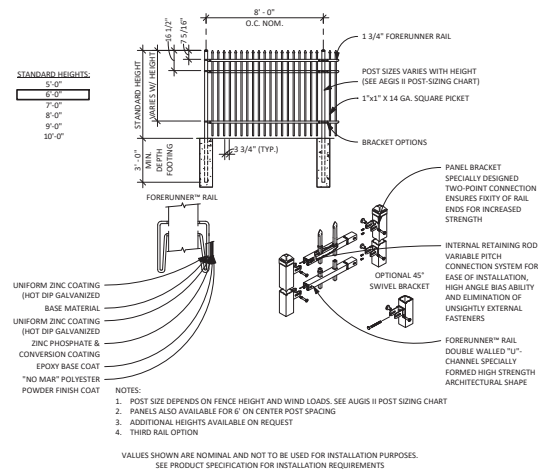
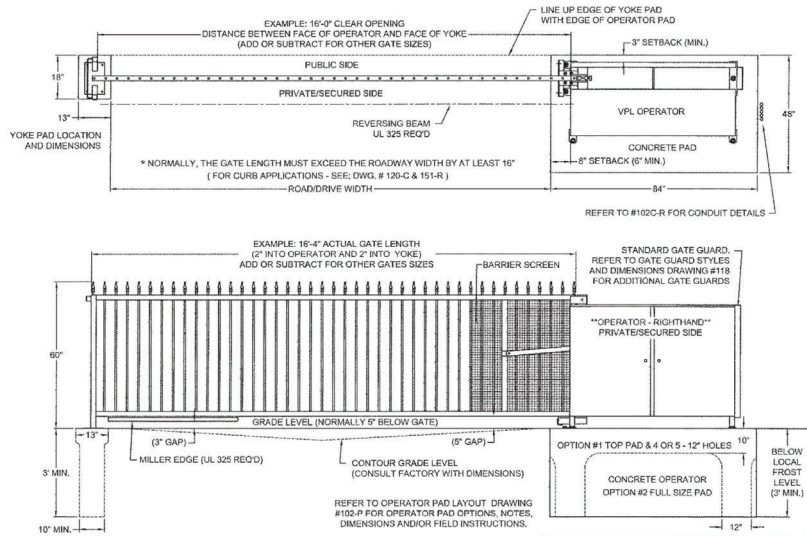


EXISTING PHOTO 4



EXISTING PHOTO 5

## 1.2.1 GATE - VERTICAL LIFT GATE



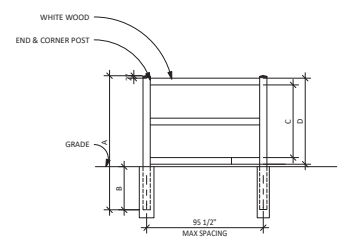
PAD FOR YOKE STYLES "E" & "F" ONLY. REFER TO YOKE STYLES DRAWING #105 FOR ADDITIONAL MOUNTING METHODS, DIMENSIONS AND/OR INSTRUCTIONS.

1 VERTICAL LIFTGATE - AUTOGATE  
SCALE: 1/4" = 1'-0"

2 DECORATIVE FENCING - AMERISTAR AEGIS II CLASSIC  
SCALE: 1/4" = 1'-0"

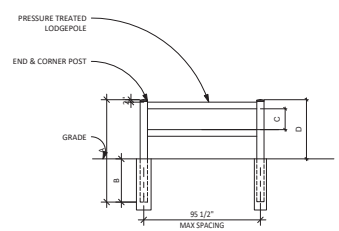
3 VERTICAL GATE - REFERENCE IMAGE  
SCALE: 3/8" = 1'-0"

2 - 38



FENCE HEIGHT	END & CORNER POSTS		PICKETS AND BRACING	
	A	B	C	D
3'-0"	5'-0"	2'-1"	2'-1"	3'-0"
4'-0"	7'-0"	2'-10"	3'-1"	4'-0"
5'-0"	8'-0"	2'-10"	4'-1"	5'-0"
6'-0"	9'-0"	2'-10"	5'-1"	6'-0"

4 WOOD FENCE DETAIL  
SCALE: 1/4" = 1'-0"



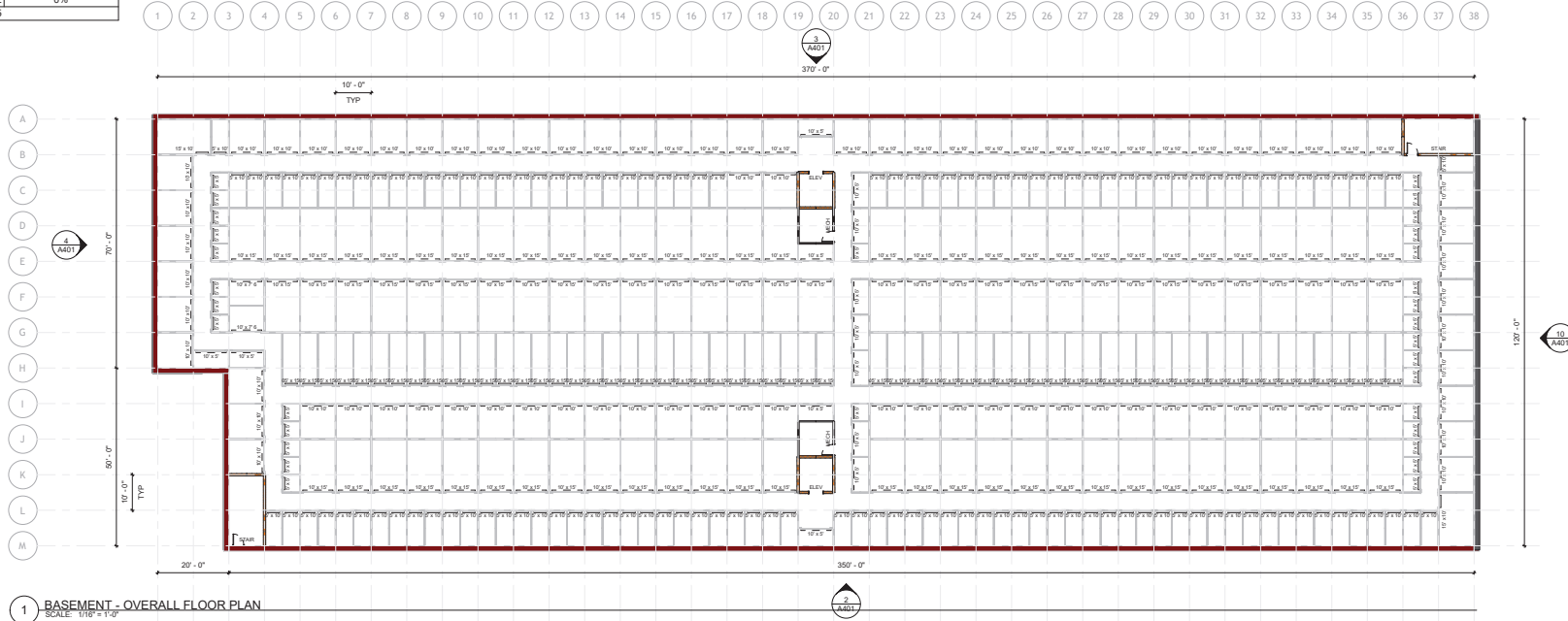
FENCE HEIGHT	END & CORNER POSTS		PICKETS AND BRACING	
	A	B	C	D
4'-0"	7'-0"	2'-10"	3'-5"	4'-0"

5 LODGPOLE  
SCALE: 1/4" = 1'-0"



6 RETAINING WALL - IMAGE FOR REFERENCE ONLY  
SCALE: 3/8" = 1'-0"

BASEMENT UNITS		
Unit Type	Count	% Total Units
5' x 5'	31	8%
5' x 10'	124	31%
05' x 15'	61	15%
10' x 5'	13	3%
10' x 7' 6"	2	0%
10' x 10'	81	20%
10' x 15'	91	22%
15' x 10'	2	0%
405		



1 BASEMENT - OVERALL FLOOR PLAN  
SCALE: 1/16" = 1'-0"

2 - 39



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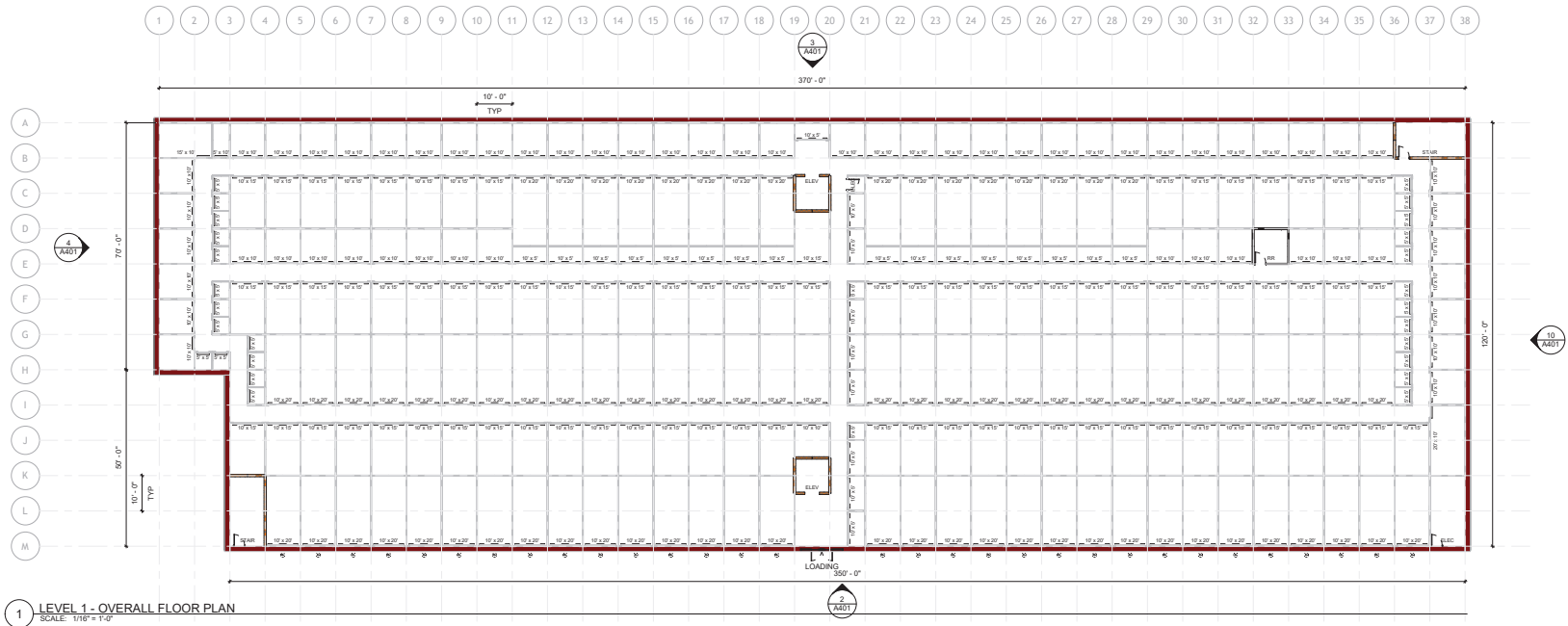


SECURE SPACE SELF STORAGE  
5780 QUARRY RD, BONITA, CA  
Schematic Design

BASEMENT - OVERALL FLOOR PLAN  
RECORD ID: PDS2021-MUP-21-009

A200b

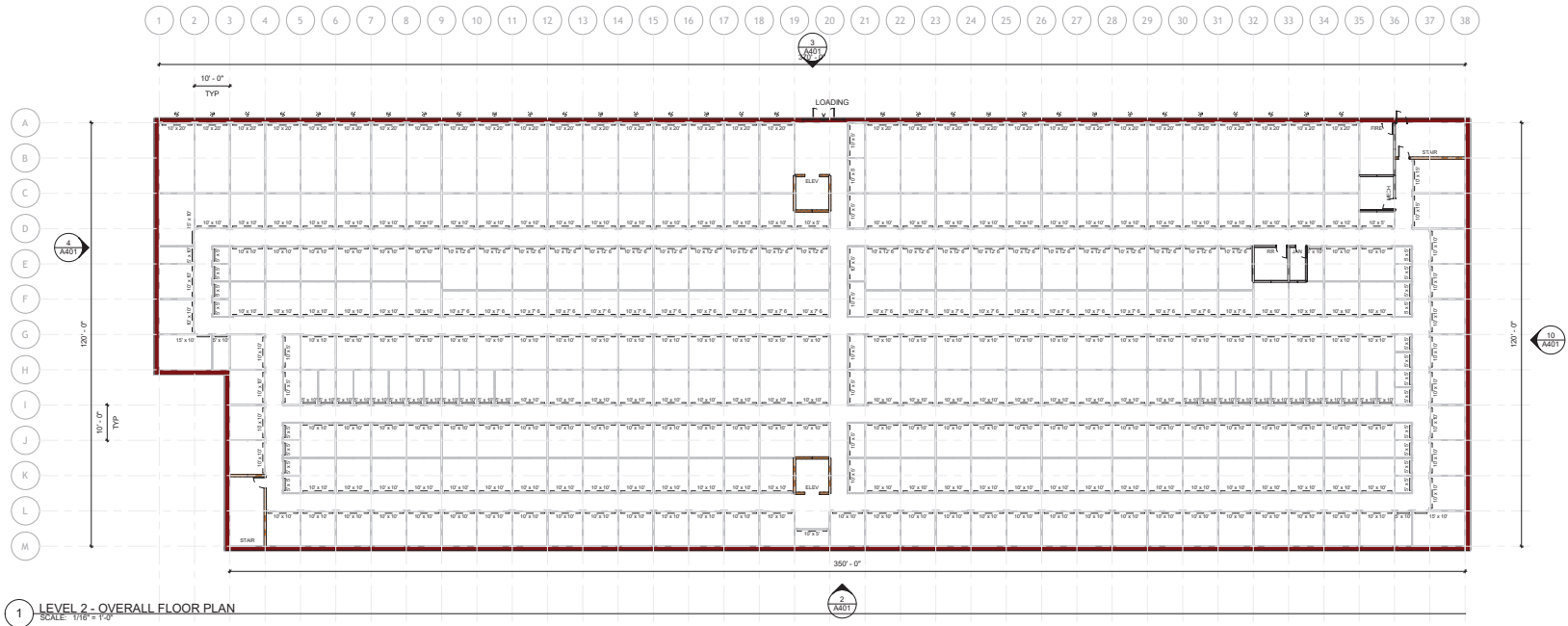
LEVEL 4 UNITS		
Unit Type	Count	% Total Units
5' x 5'	28	10%
5' x 10'	1	0%
10' x 5'	25	9%
10' x 10'	60	22%
10' x 15'	80	29%
10' x 20'	78	28%
15' x 10'	1	0%
20' x 10'	1	0%
274		



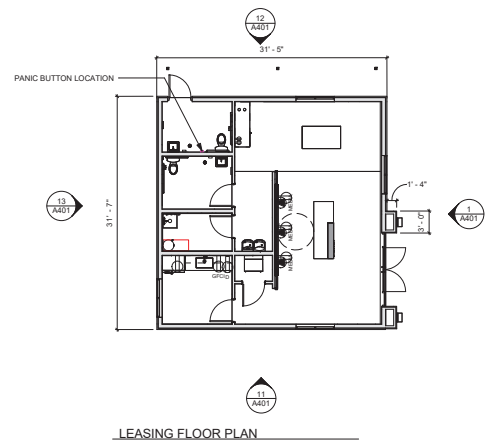
2 - 40



LEVEL 2 UNITS		
Unit Type	Count	% Total Units
5' x 5'	23	6%
5' x 10'	28	8%
10' x 5'	14	4%
10' x 6'	22	6%
10' x 10'	201	58%
10' x 12.6'	22	6%
10' x 15'	21	6%
10' x 20'	32	9%
15' x 10'	31	9%
	344	

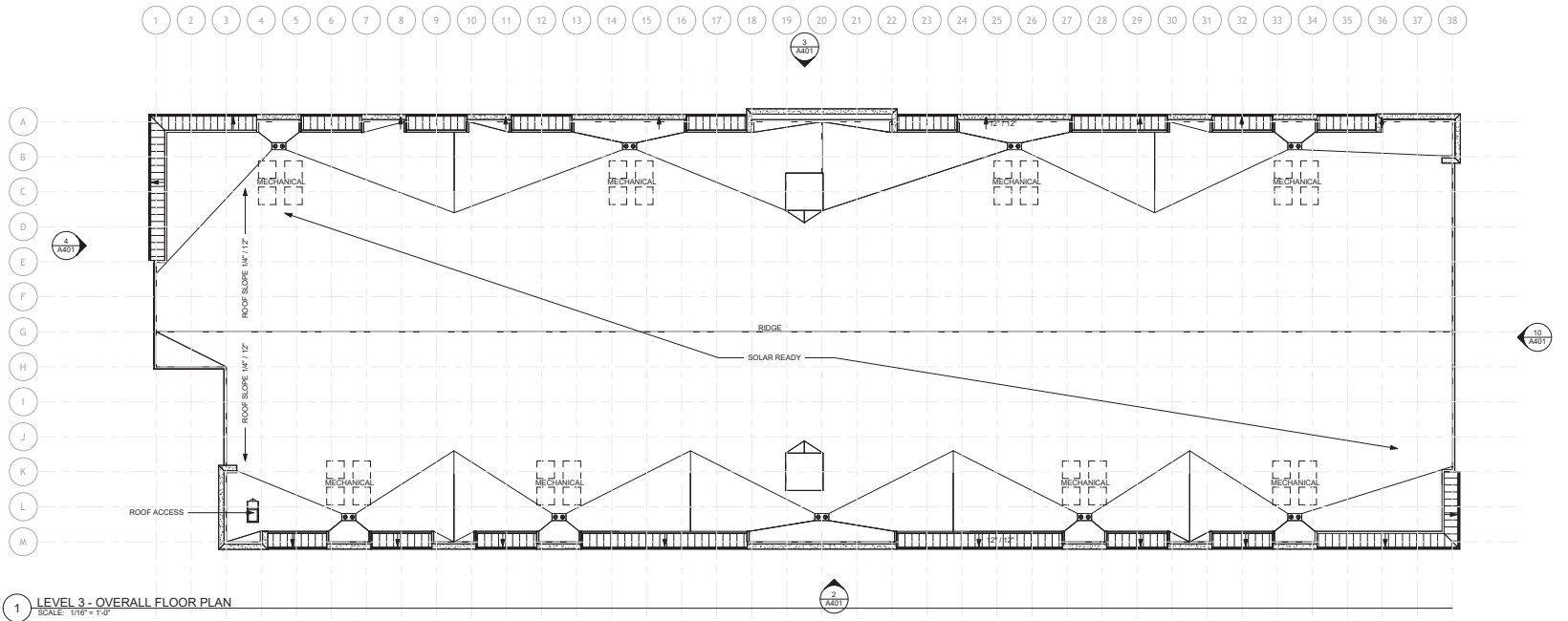


1 LEVEL 2 - OVERALL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

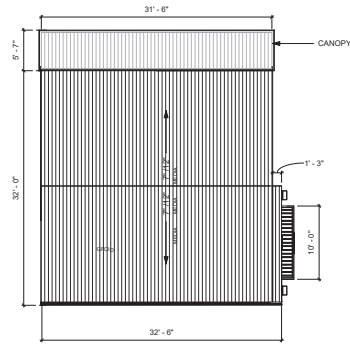


LEASING FLOOR PLAN

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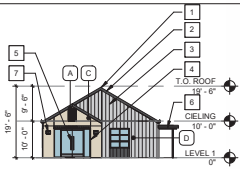


1 LEVEL 3 - OVERALL FLOOR PLAN  
SCALE: 1/16" = 1'-0"

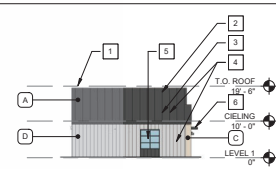


2 LEVEL 3 - OVERALL FLOOR PLAN - LEASING OFFICE  
SCALE: 1/8" = 1'-0"

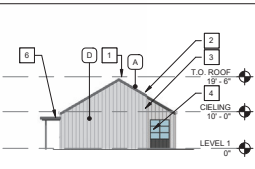
2 - 42



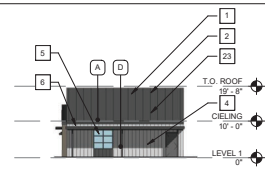
1 LEASING - NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



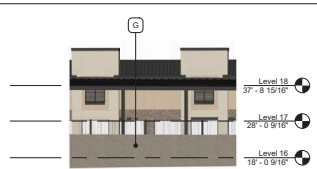
11 LEASING - EAST ELEVATION  
SCALE: 1/16" = 1'-0"



13 LEASING - SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"

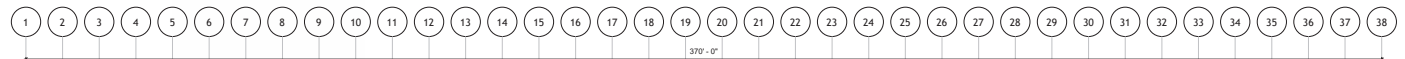


12 LEASING - WEST ELEVATION  
SCALE: 1/16" = 1'-0"

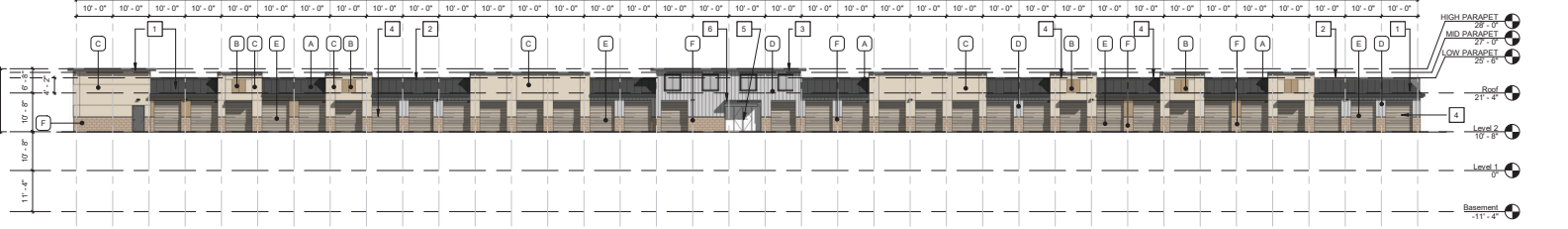
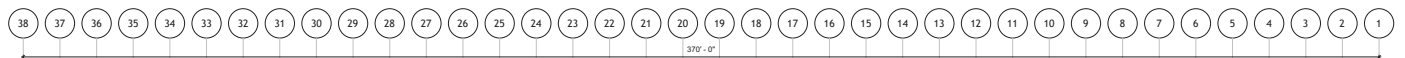


RETAINING WALL - EAST ELEVATION

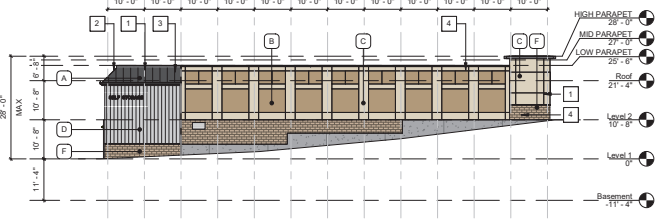
- KEYNOTES**
- 1 BUILDING DESIGN COMPLIES WITH DESIGN GUIDELINE #1 BUILDING FORM.
  - 2 ROOF DESIGN COMPLIES WITH COMPLIES WITH DESIGN GUIDELINE #3 ROOF FORMS AND PLAN OFFSETS FROM ARCHITECTURAL CHARACTER.
  - 3 STORAGE AND LEASING OFFICE COMPLIES WITH DESIGN GUIDELINE #3 MULTI-BUILDING PROJECTS.
  - 4 MATERIAL SELECTION COMPLIES WITH DESIGN GUIDELINE #4 BUILDING MATERIALS, TEXTURE AND COLOR.
  - 5 ENTRANCE AND GLAZING COMPLIES WITH DESIGN GUIDELINE #5 ENTRANCE AND WINDOW OPENINGS.
  - 6 CANOPY COMPLIES WITH DESIGN GUIDELINE #6 EXTERIOR SPACES.
  - 7 WALL PACKS- SEE LIGHTING PLAN.



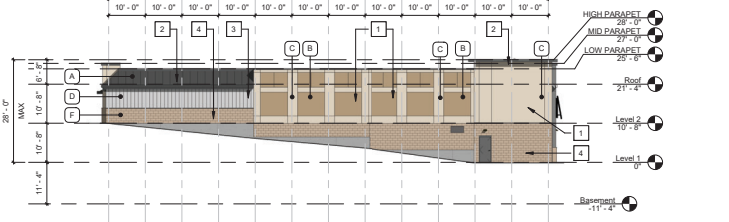
2 OVERALL BUILDING ELEVATION - PROJECT EAST  
SCALE: 1/16" = 1'-0"



3 OVERALL BUILDING ELEVATION - PROJECT WEST  
SCALE: 1/16" = 1'-0"



10 OVERALL BUILDING ELEVATION - PROJECT NORTH  
SCALE: 1/16" = 1'-0"



4 OVERALL BUILDING ELEVATION - PROJECT SOUTH  
SCALE: 1/16" = 1'-0"

- LEGEND**
- A METAL ROOF: WEATHERED ZINC
  - B DARK TAN: SHERWIN WILLIAMS SW7540 "ARTISAN TAN"
  - C LIGHT TAN: SHERWIN WILLIAMS SW7531 "CANVAS TAN"
  - D METAL PANEL: SILVER SMITH
  - E DOORS (TAN): JANUS STANDARD COLORS "LIGHT STONE"
  - F CMU 1- SPLIT FACE - TAN: ANGELUS BLOCK CO. "SANDSTONE"
  - G GECHOLD PRO - RETAINING WALL: BELGRADE "TAN"

2 - 43

**roZEN**

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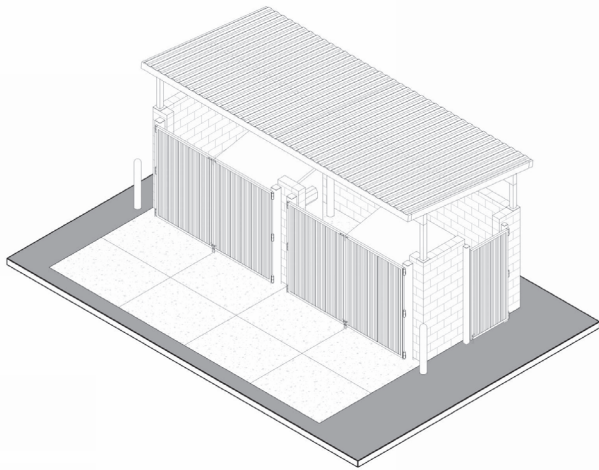
**SECURE SPACE SELF STORAGE**  
5780 QUARRY RD, BONITA, CA  
Schematic Design

OVERALL BUILDING ELEVATIONS  
RECORD ID: PDS2021-MUP-21-009

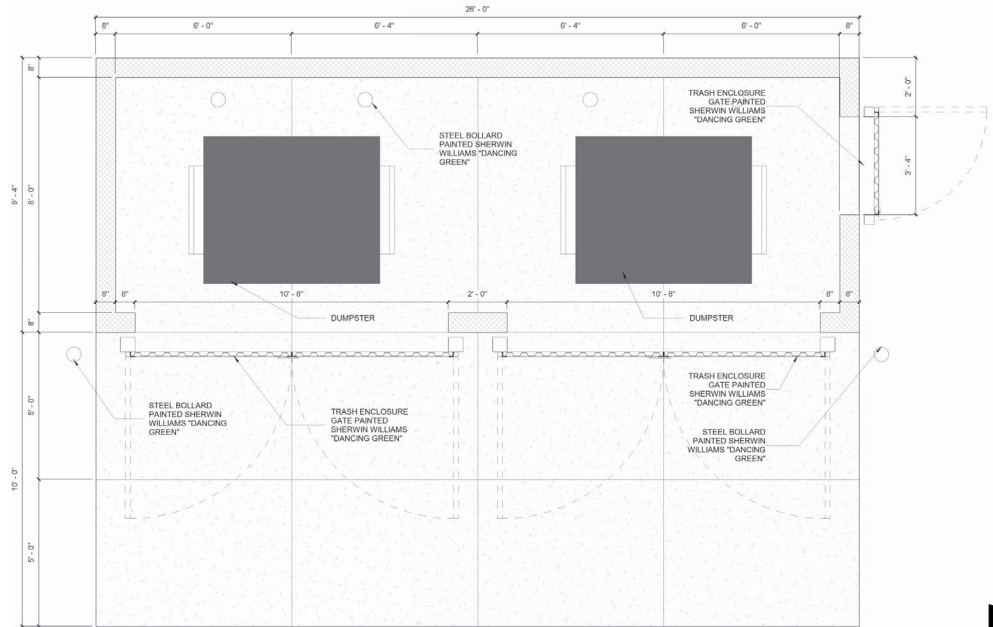
A401

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Site, storage, materials, and other visualization tools are for illustrative purposes only and does not necessarily reflect intended code compliance.

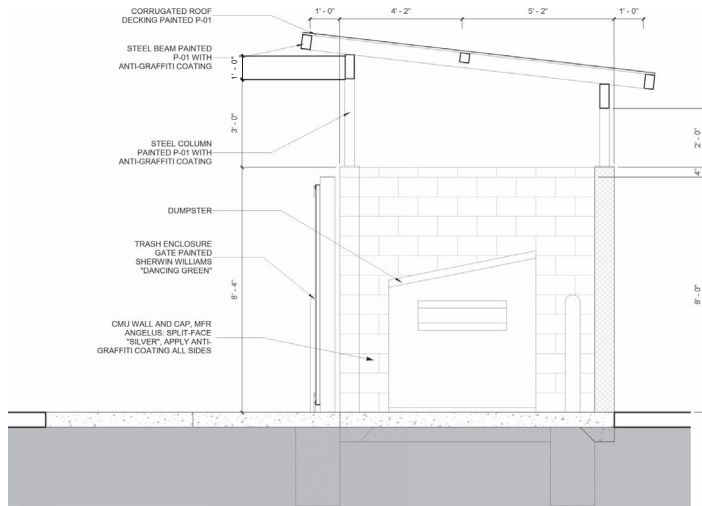
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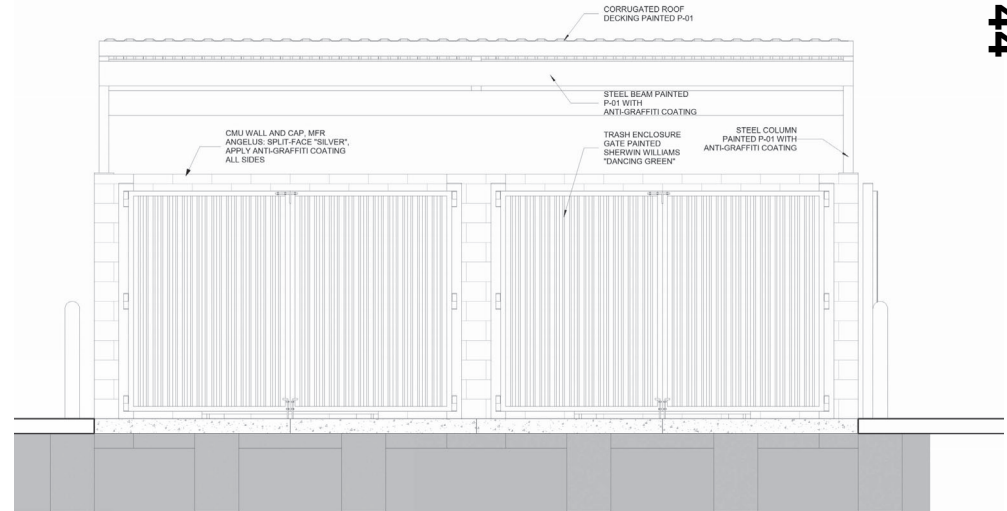
TRASH ENCLOSURE - 2 BAY - AXON



TRASH ENCLOSURE - 2 BAY - FLOOR PLAN

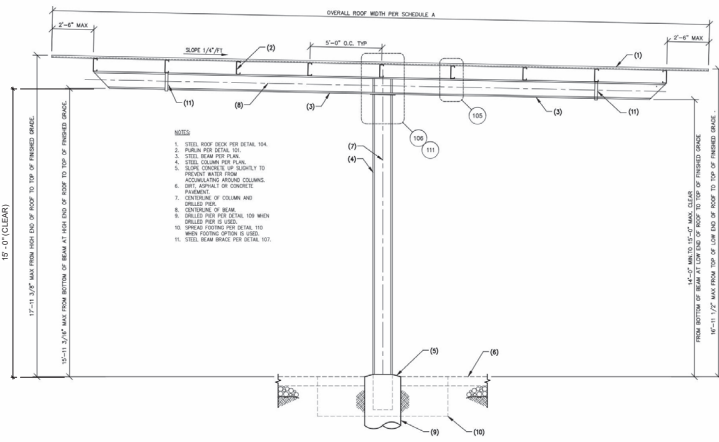


TRASH ENCLOSURE - 2 BAY - SECTION



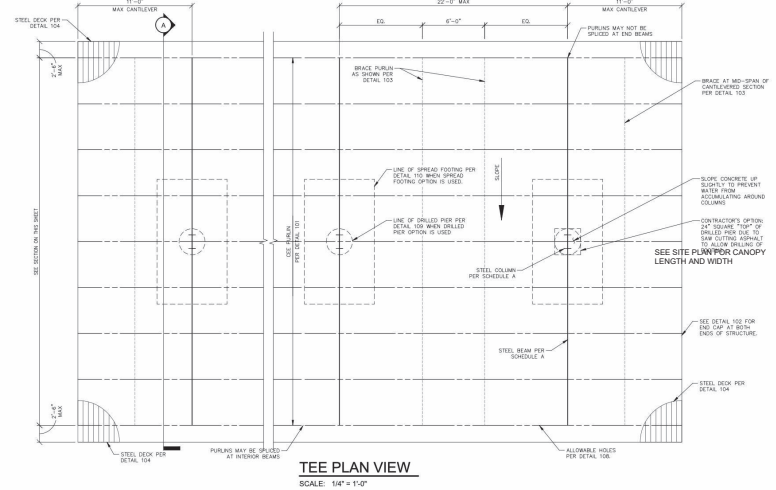
TRASH ENCLOSURE - 2 BAY - FRONT ELEVATION

2 - 44



RV Canopy Section

**A** SECTION - TEE  
SCALE: 3/8" = 1'-0"



RV Canopy Floor Plan

**TEE PLAN VIEW**  
SCALE: 1/4" = 1'-0"



RV Canopy Image 1

NOTE: IMAGE IS FOR REFERENCE ONLY.  
SEE PLOT PLAN AND PHOTOMETRICS  
FOR LIGHT PLACEMENT AND FIXTURES



S-2 M-3 CMU-1 GL-2 MP-1 GL-1 GL-2 MP-2





GL-1 S-2 MP-1 GL-1



VISION GLASS  
GLUCASTLE 1" INSULATING  
CLEAR

GL-1



STUCCO - FINE SAND FINISH  
SHERWIN WILLIAMS SW7531  
"CANVAS TAN"

S-2



METAL PANEL  
"SILVER SMITH"

MP-1

roZEN

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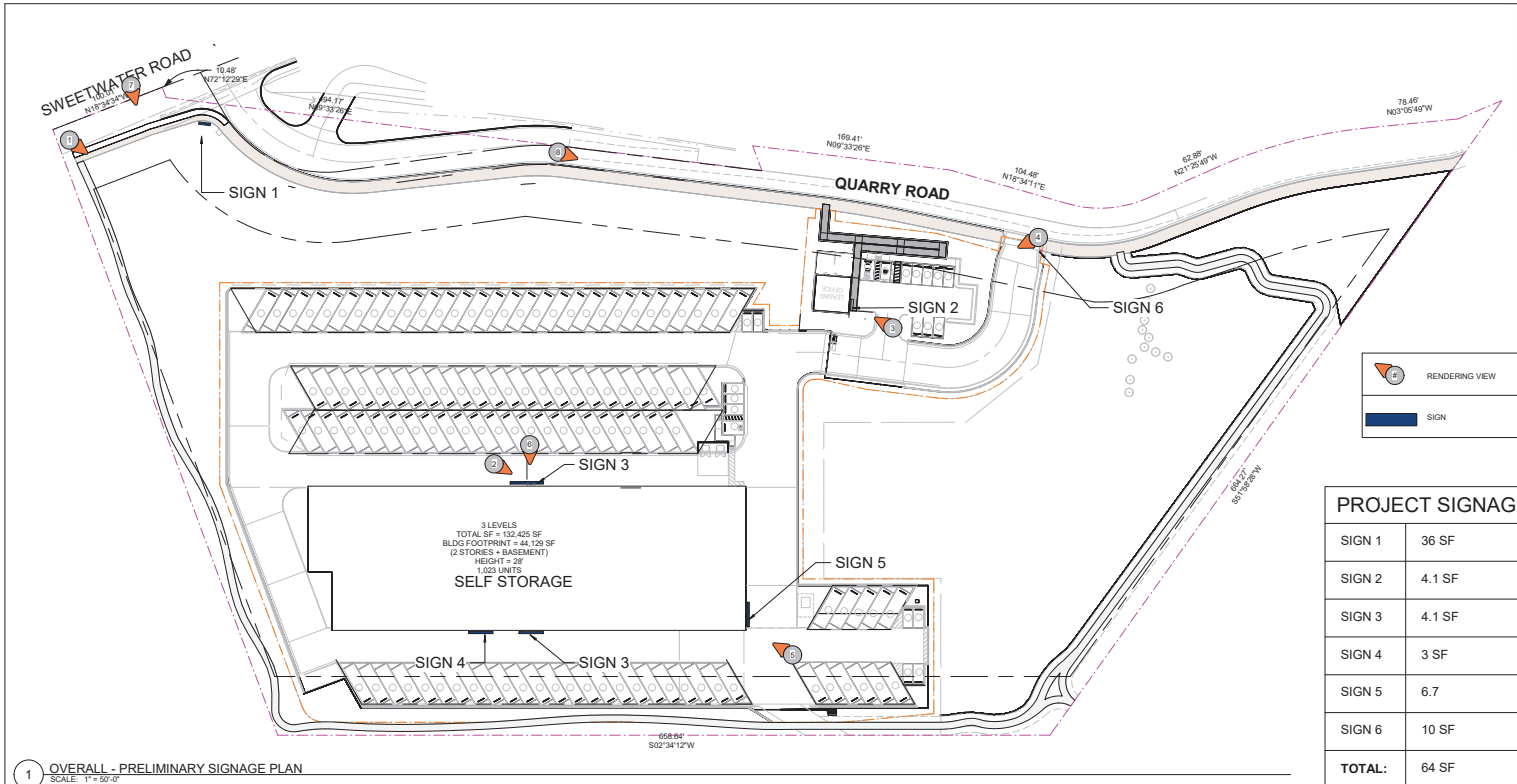


SECURE SPACE SELF STORAGE  
5780 QUARRY RD, BONITA, CA  
Schematic Design

MATERIAL BOARD LEASING  
RECORD ID: PDS2021-MUP-21-009

A902

2 - 47



<b>SIGN 1</b>
SIGNAGE AREA: 36 SF
WIDTH: 9'-0"
HEIGHT: 4'-0"



<b>SIGN 2</b>
SIGNAGE AREA: 4.1 SF
WIDTH: 4'-10"
HEIGHT: 10"

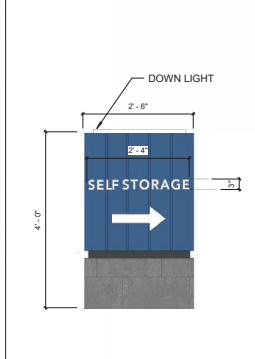


1 OVERALL - PRELIMINARY SIGNAGE PLAN  
SCALE: 1" = 50'-0"



WAYFINDING SIGN

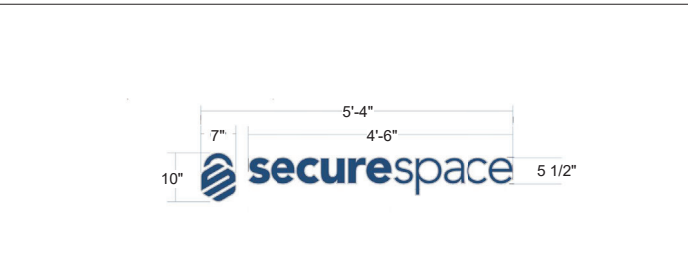
<b>SIGN 6</b>
SIGNAGE AREA: 10 SF
WIDTH: 2'-6"
HEIGHT: 4'-0"



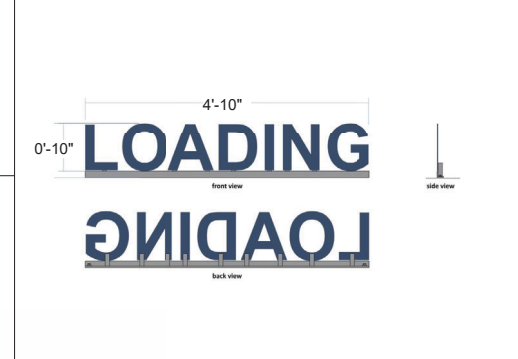
<b>SIGN 4</b>
SIGNAGE AREA: 3 SF
WIDTH: 5'-4"
HEIGHT: 10"



<b>SIGN 5</b>
SIGNAGE AREA: 6.7 SF
WIDTH: 8'-0"
HEIGHT: 0'-10"



<b>SIGN 3</b>
SIGNAGE AREA: 4.1 SF
WIDTH: 4'-10"
HEIGHT: 10"



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**SECURE SPACE SELF STORAGE**  
 5780 QUARRY RD, BONITA, CA  
 Schematic Design

MASTER SIGNAGE PROGRAM  
 RECORD ID: PDS2021-MUP-21-009

A903





PROJECT RENDERING 1



PROJECT RENDERING 2



PROJECT RENDERING 3



PROJECT RENDERING 4

2 - 49



PROJECT RENDERING 5



PROJECT RENDERING 6



PROJECT RENDERING 7



PROJECT RENDERING 8

2 - 50



PROJECT RENDERING 3 - NIGHT



PROJECT RENDERING 4 - NIGHT



PROJECT RENDERING 5 - NIGHT



PROJECT RENDERING 6 - NIGHT

2 - 51



PROJECT RENDERING 9 - NE AXON



PROJECT RENDERING 10 - SE AXON



PROJECT RENDERING 9 - SW AXON



PROJECT RENDERING 9 - NW AXON



NE AXON - NIGHT VIEW



SE AXON - NIGHT VIEW

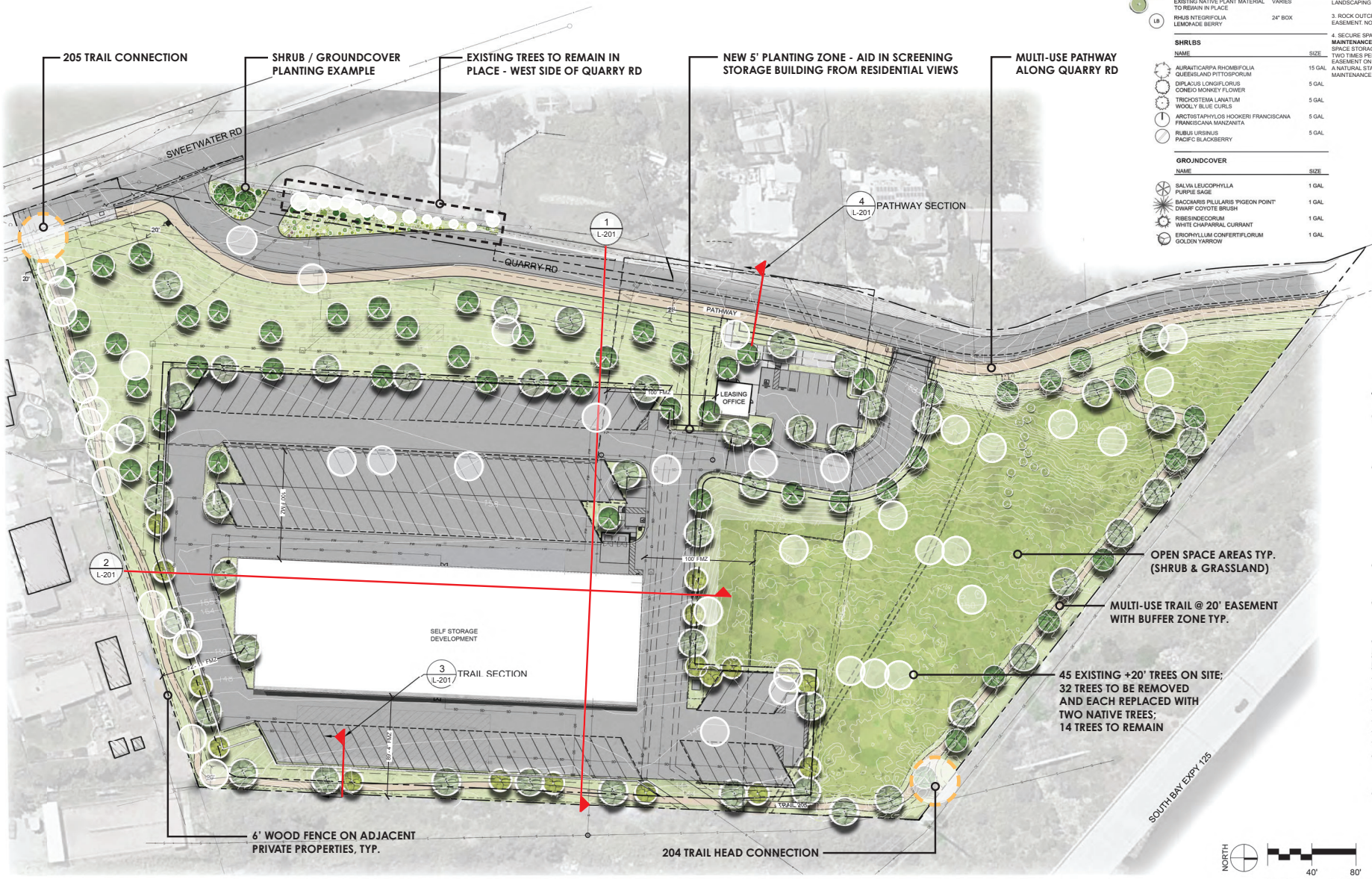


SW AXON - NIGHT VIEW



NW AXON - NIGHT VIEW

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**PLANT LEGEND**

REPLACEMENT TREE SPECIES	MIN CAL H x W	MIN CAL SIZE	NOTES
PLATANUS RACEMOSA	24" BOX	3" CAL 9' X 3"	1. ALL NEW PLANTING / LANDSCAPE AREAS TO RECEIVE 3" MINIMUM OF ORGANIC STABILIZING MULCH TOPDRESS
CALIFORNIA SYCAMORE	24" BOX	3" CAL 9' X 3"	
QUERCUS AGROBOLIA	24" BOX	3" CAL 9' X 4"	
CALIFORNIA LIVE OAK	24" BOX	3" CAL 9' X 4"	
QUERCUS CALIFORNICA	24" BOX	3" CAL 10' X 4"	2. ALL NEW LANDSCAPE AREAS ARE TO BE PLACED ON/LOW WATER USE DRIP IRRIGATION TO ENSURE WATER EFFICIENCY. ALL REMAIN IN PLACE TREES ON WEST SIDE OF QUARRY ROAD WILL ALSO BE PLACED ON DRIP IRRIGATION SYSTEM. ALL IRRIGATION SHALL BE AUTOMATICALLY CONTROLLED AND COMPLIANT WITH THE COUNTY'S WATER CONSERVATION AND LANDSCAPING ORDINANCE.
CALIFORNIA SLACK WALNUT	VARIES	VARIES	
EXISTING NATIVE PLANT MATERIAL TO REMAIN IN PLACE			3. ROCK OUTCROP WILL BE LEFT IN CONSERVATION EASEMENT. NO INDIGENOUS EXISTING TREES ON SITE
RHUS INTEGRIFOLIA	24" BOX		
LEMONADE BERRY			4. SECURE SPACE STORAGE TO PROVIDE LANDSCAPE MAINTENANCE WITHIN THE MFP BOUNDARY. SECURE SPACE STORAGE TO PROVIDE TRAIL MAINTENANCE TWO TIMES PER YEAR FOR TRAIL 205. CONSERVATION EASEMENT ON PRIVATE PROPERTY WILL BE LEFT IN A NATURAL STATE WITH NO REGULAR LANDSCAPE MAINTENANCE

SHRUBS	SIZE
AURANTICARPA RHOMBIFOLIA	15 GAL
QUEESGARD PITTOSPORUM	5 GAL
DIPLOCLUS LONGIFLORUS	5 GAL
CONEO MONKEY FLOWER	5 GAL
TRICHOSTEMA LANATUM	5 GAL
WOOLLY BLUE CURLS	5 GAL
ARCTISTAPHYLOS HOOKERI FRANCISCANA	5 GAL
FRANSCANA MANZANITA	5 GAL
RUBUS IROBUS	5 GAL
PACIFIC BLACKBERRY	5 GAL

GROUND COVER	SIZE
SALVA LEUCOPHYLLA	1 GAL
PURPLE BAGE	1 GAL
BACCHARIS PULILLARIS PIGEON POINT DWARF COYOTE BRUSH	1 GAL
FRIBESINDICORUM	1 GAL
WHITE CHAPARRAL CURRANT	1 GAL
ERIOPHYLLUM CONFERTIFLORUM	1 GAL
GOLDEN YARROW	1 GAL

2-54

The Green Room  
Landscape Architects

E: studio@grgla.com 3002 N. 3RD ST PHOENIX, AZ 85012-1010  
P: 480.795.4754  
www.grgla.com

SECURE SPACE

21028  
DRAWN BY: ABILA  
CHECKED BY: MT

5780-5790 QUARRY RD  
BONITA, CA 91902

INSITE PROPERTY GROUP  
E: info@insite.com  
P: 300.800.3000

SUBMITTALS  
PHASE/SUBMITTAL DATE  
PDS2021-MUP-21-009

ISSUED FOR:  
DESIGN REVIEW

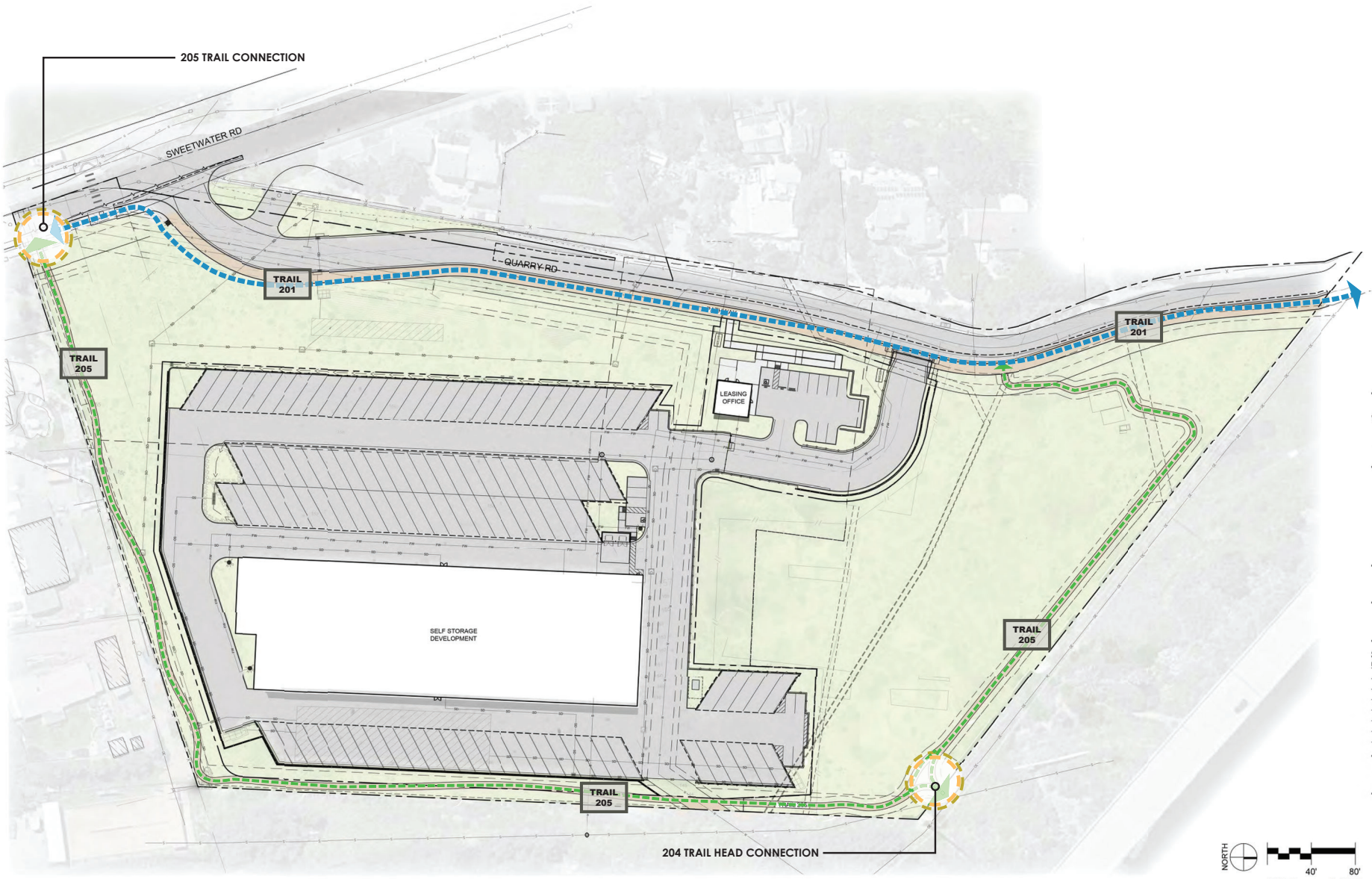
LANDSCAPE PLAN

L-101

PAGE 1 OF 5



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**2-55**

**The Green Room**  
Landscape Architects

C: [studio@tgrn.com](mailto:studio@tgrn.com) P: 480.795.4754  
www.tgrn.com

2002 N. 37th St.  
PHOENIX, AZ 85018  
85012-1000

**SECURE SPACE**

21028  
DRAWN BY: AS/LA  
CHECKED BY: MT

5780-5790 QUARRY RD  
BONITA, CA 91902

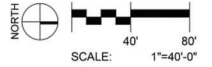
INSITE PROPERTY GROUP  
E: [info@inps.com](mailto:info@inps.com)  
P: xxx-xxx-xxxx

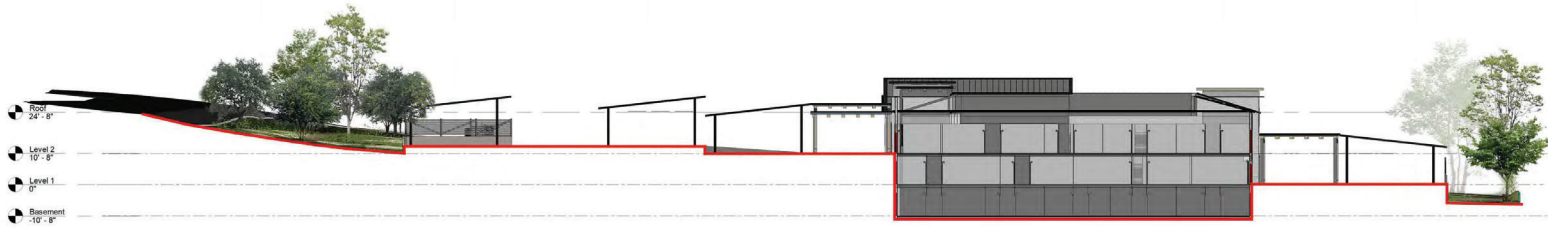
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PHASE/SUBMITTAL	DATE
PD52021-MUP-21-009	

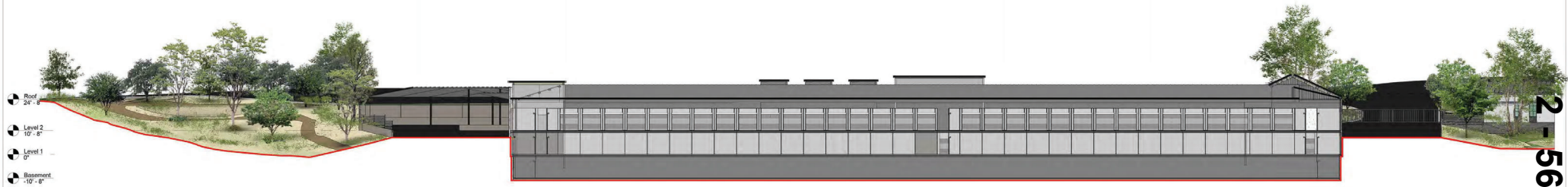
ISSUED FOR:  
DESIGN REVIEW

**TRAIL EXHIBIT**  
**L-102**

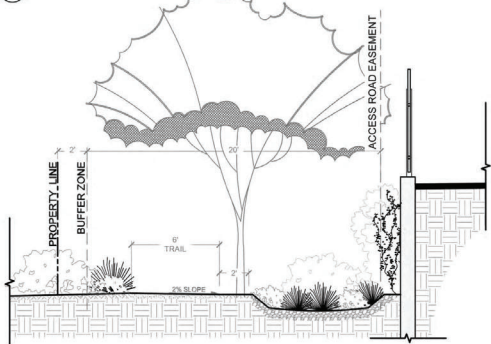




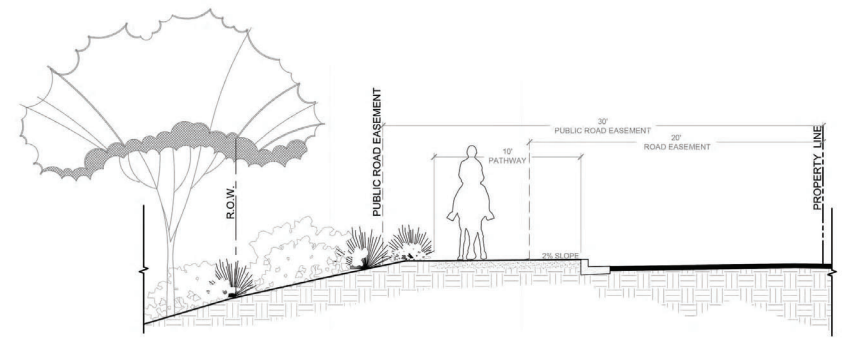
1 SECTION - 10 YEAR GROWTH



2 SECTION - 10 YEAR GROWTH



3 RURAL TRAIL 205 SECTION - 5 YEAR GROWTH  
SCALE: 1/4"=1'-0"



4 PATHWAY @ QUARRY ROAD - 5 YEAR GROWTH  
SCALE: 1/4"=1'-0"

2-56





EAST ELEVATION - 10 YEAR GROWTH



SOUTH-EAST ELEVATION - 10 YEAR GROWTH

2-57

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 CONSTRUCTION  
01/13/2023 10:50:08 AM



5780 Quarry Road, Bonita, CA

Schematic Design



L-202 - ELEVATIONS

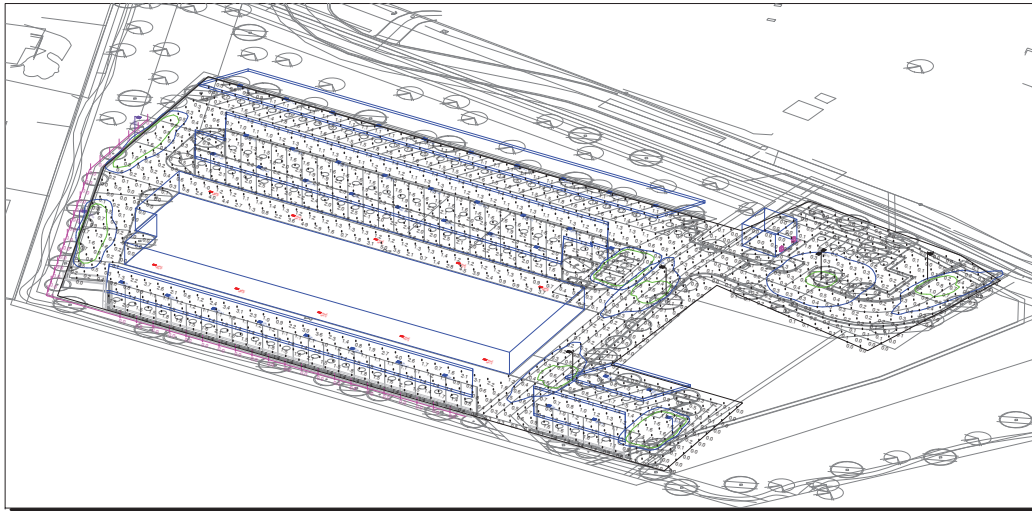


WEST ELEVATION - 10 YEAR GROWTH  
SCALE:



NORTH-EAST ELEVATION - 10 YEAR GROWTH  
SCALE:

2 - 58

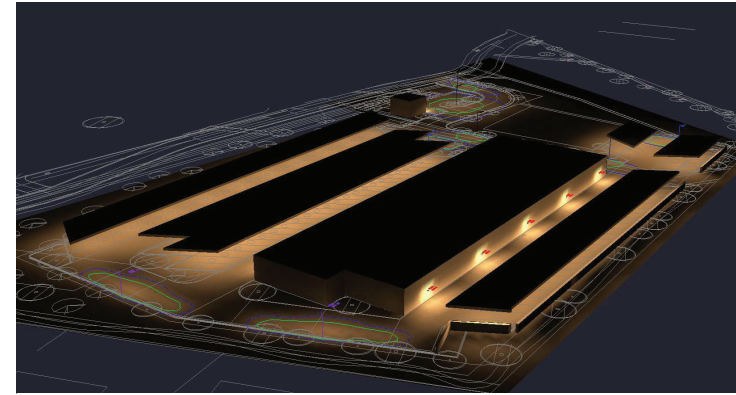
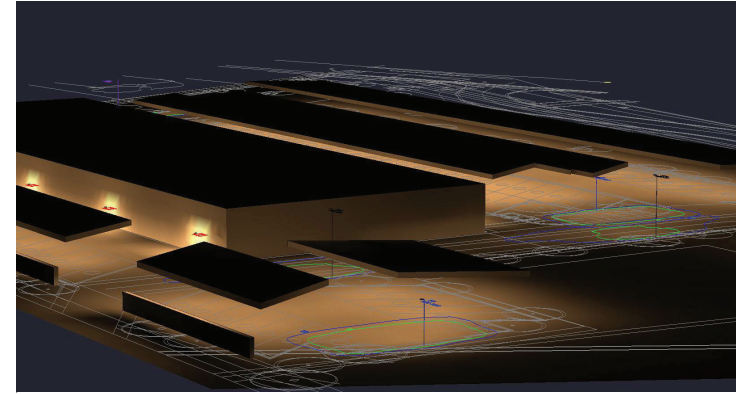


NLS		NV-1-ASA	
<p><b>HERMOSA</b></p> <p>HERMOSA is a square, recessed lighting fixture with a frosted lens and a brushed metal finish. It is designed for use in commercial and residential applications.</p>			
<p><b>Specifications:</b></p> <ul style="list-style-type: none"> <li>Model: NV-1-ASA</li> <li>Finish: Brushed Metal</li> <li>Material: Aluminum</li> <li>Weight: 1.2 lbs</li> <li>Dimensions: 16.5" x 16.5" x 4.5"</li> <li>Beam Spread: 120°</li> <li>Color Temperature: 3000K</li> <li>Power: 50W</li> </ul>		<p><b>Performance:</b></p> <ul style="list-style-type: none"> <li>Beam Spread: 120°</li> <li>Beam Diameter: 20.0"</li> <li>Beam Area: 314.16 sq ft</li> <li>Beam Volume: 628.32 cu ft</li> <li>Beam Length: 10.0'</li> <li>Beam Diameter at 100': 20.0'</li> <li>Beam Area at 100': 314.16 sq ft</li> <li>Beam Volume at 100': 628.32 cu ft</li> <li>Beam Length at 100': 10.0'</li> </ul>	

NLS		NV-W	
<p><b>HERMOSA</b></p> <p>HERMOSA is a square, recessed lighting fixture with a frosted lens and a brushed metal finish. It is designed for use in commercial and residential applications.</p>			
<p><b>Specifications:</b></p> <ul style="list-style-type: none"> <li>Model: NV-W</li> <li>Finish: Brushed Metal</li> <li>Material: Aluminum</li> <li>Weight: 1.2 lbs</li> <li>Dimensions: 16.5" x 16.5" x 4.5"</li> <li>Beam Spread: 120°</li> <li>Color Temperature: 3000K</li> <li>Power: 50W</li> </ul>		<p><b>Performance:</b></p> <ul style="list-style-type: none"> <li>Beam Spread: 120°</li> <li>Beam Diameter: 20.0"</li> <li>Beam Area: 314.16 sq ft</li> <li>Beam Volume: 628.32 cu ft</li> <li>Beam Length: 10.0'</li> <li>Beam Diameter at 100': 20.0'</li> <li>Beam Area at 100': 314.16 sq ft</li> <li>Beam Volume at 100': 628.32 cu ft</li> <li>Beam Length at 100': 10.0'</li> </ul>	

NLS		VSS-S-56	
<p><b>HERMOSA</b></p> <p>HERMOSA is a square, recessed lighting fixture with a frosted lens and a brushed metal finish. It is designed for use in commercial and residential applications.</p>			
<p><b>Specifications:</b></p> <ul style="list-style-type: none"> <li>Model: VSS-S-56</li> <li>Finish: Brushed Metal</li> <li>Material: Aluminum</li> <li>Weight: 1.2 lbs</li> <li>Dimensions: 16.5" x 16.5" x 4.5"</li> <li>Beam Spread: 120°</li> <li>Color Temperature: 3000K</li> <li>Power: 50W</li> </ul>		<p><b>Performance:</b></p> <ul style="list-style-type: none"> <li>Beam Spread: 120°</li> <li>Beam Diameter: 20.0"</li> <li>Beam Area: 314.16 sq ft</li> <li>Beam Volume: 628.32 cu ft</li> <li>Beam Length: 10.0'</li> <li>Beam Diameter at 100': 20.0'</li> <li>Beam Area at 100': 314.16 sq ft</li> <li>Beam Volume at 100': 628.32 cu ft</li> <li>Beam Length at 100': 10.0'</li> </ul>	

RENDERS:

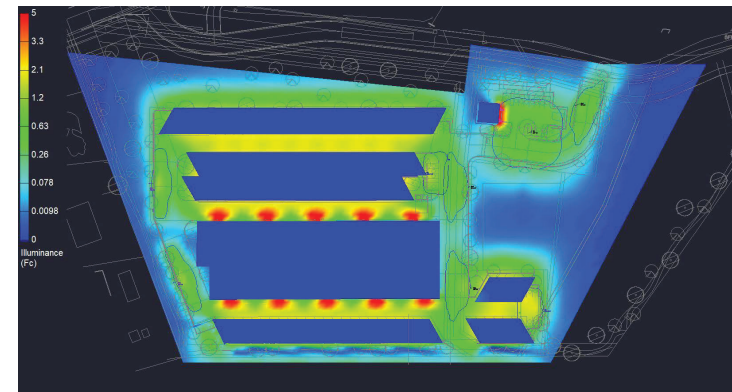


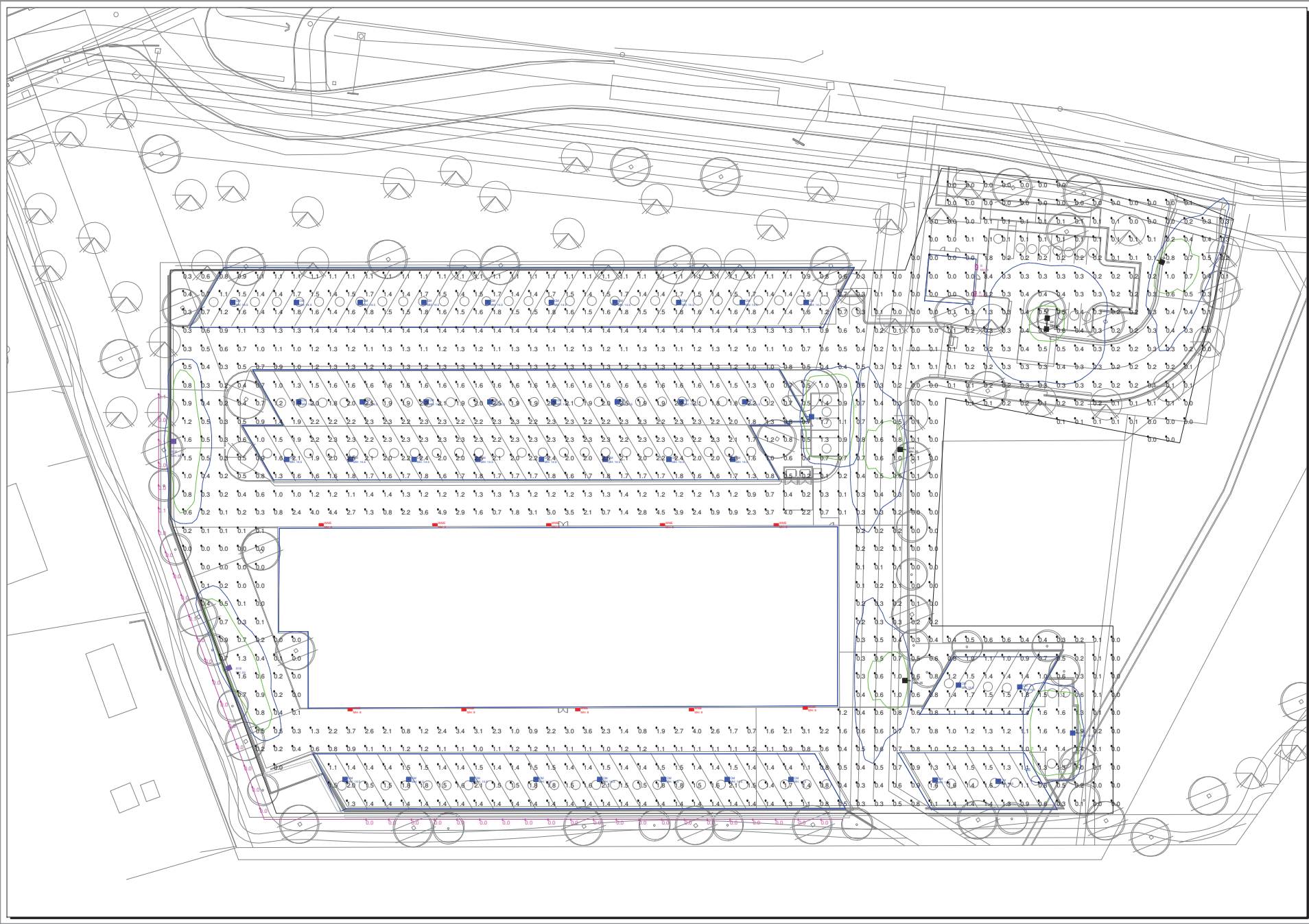
SUMMARY TABLES:

ALL 16L-1mA FIXTURES DIAL DOWN TO 50W

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BORDER	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
SITE CALCS	Illuminance	Fc	1.01	8.4	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	LLF	Description	Lum. Watts	Lum Lumens	
	2	B	0.950	HRM-1-T4-16L-7-30K-WALL	36	2952	
	38	CM	0.950	VSS-S-T5-16L-7-30K-CANOPY	36	3972	
	2	S1	0.950	NV-1-T4-16L-1-30K7-HSS-SINGLE	50	3812	
	3	S1A	0.950	NV-1-T3-16L-1-30K7-HSS-SINGLE	50	3793	
	2	S1B	0.950	NV-1-T2-16L-1-30K7-HSS-SINGLE	50	3935	
	1	S2	0.950	NV-1-T5-16L-7-30K-TWIN	36	3996	
	10	WME	0.950	NV-W-T3-16L-53-30K-WALL EMERG @ 8FT	29	3793	





# 2 - 61 PLAT

SCALE: 1" = 200'

ZONING: RR - RURAL RESIDENTIAL (MIN. LOT SIZE: 0.5 AC)

PARCEL "A":  
 APN NO: 586-050-48 OWNER: 5780 QUARRY RD LLC  
 NET AREA: 367,491 SQUARE FEET OR 8.436 ACRES

PARCEL "A":  
 APN NO: 586-050-36 OWNER: 5780 QUARRY RD LLC  
 NET AREA: 26,275 SQUARE FEET OR 0.603 ACRES

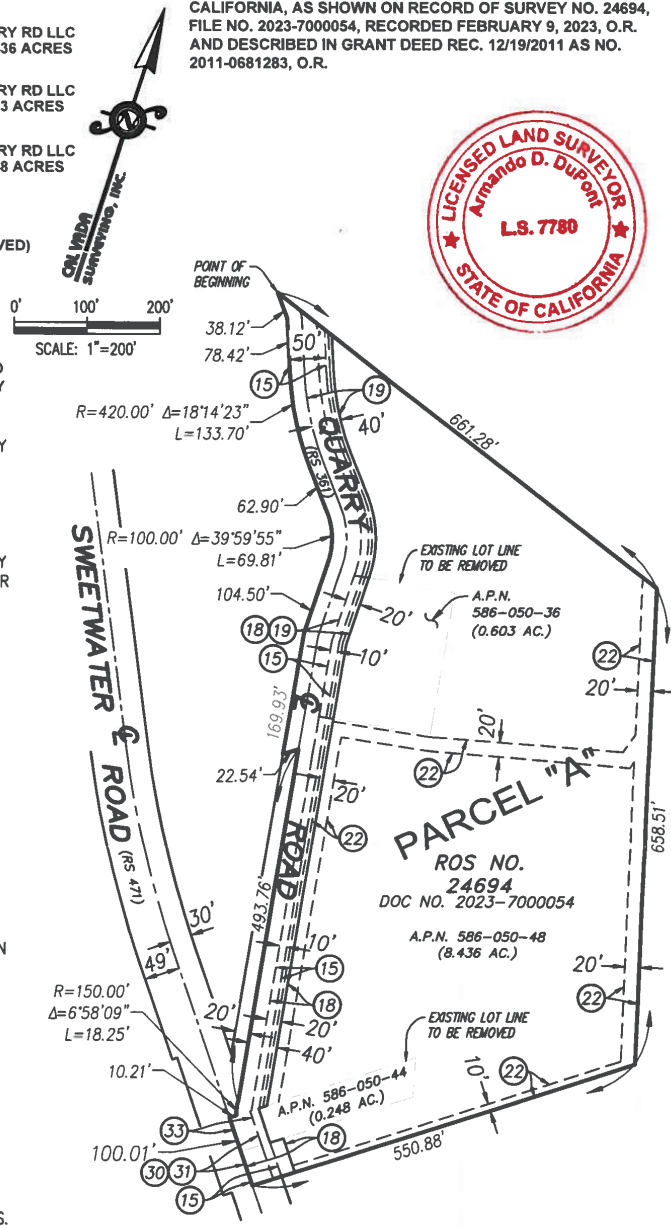
PARCEL "A":  
 APN NO: 586-050-44 OWNER: 5780 QUARRY RD LLC  
 NET AREA: 10,822 SQUARE FEET OR 0.248 ACRES

LEGEND:  
 - - - CENTER LINE  
 - - - EXISTING LOT LINE (TO BE REMOVED)  
 - - - PROPERTY LINE  
 - - - RIGHT OF WAY LINE  
 - - - EASEMENT LINE

EASEMENTS:  
 BASED ON FILE NO. 92018142 AS PREPARED  
 BY COMMONWEALTH LAND TITLE COMPANY

- 15 EASEMENT FOR PUBLIC ROAD PURPOSES, GRANTED TO THE COUNTY OF SAN DIEGO, RECORDED OCTOBER 6, 1966 AS INSTRUMENT NO. 161677 OF OFFICIAL RECORDS.
- 18 EASEMENT FOR PUBLIC HIGHWAY PURPOSES, GRANTED TO THE COUNTY OF SAN DIEGO, RECORDED SEPTEMBER 26, 1977 AS INSTRUMENT NO. 77-393431 OF OFFICIAL RECORDS.
- 19 EASEMENT FOR PUBLIC HIGHWAY PURPOSES, GRANTED TO SAN DIEGO COUNTY, RECORDED MARCH 03, 1981 AS INSTRUMENT NO. 81-064469 OF OFFICIAL RECORDS.
- 22 EASEMENT FOR ACCESS ROAD PURPOSES, GRANTED TO SPRING VALLEY SANITATION DISTRICT, RECORDED FEBRUARY 02, 2005 AS INSTRUMENT NO. 2005-0088785 OF OFFICIAL RECORDS.
- 30 EASEMENT FOR PUBLIC HIGHWAY, GRANTED TO THE COUNTY OF SAN DIEGO, RECORDED MARCH 10, 1936 IN BOOK 483, PAGE 157 OF OFFICIAL RECORDS.
- 31 EASEMENT FOR PUBLIC HIGHWAY, GRANTED TO THE COUNTY OF SAN DIEGO, RECORDED APRIL 27, 1956 IN BOOK 6078, PAGE 176 OF OFFICIAL RECORDS.
- 33 EASEMENT FOR PUBLIC HIGHWAY, GRANTED TO THE COUNTY OF SAN DIEGO, RECORDED NOVEMBER 18, 2009 AS INSTRUMENT NO. 2009-0643351 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION: ALL THAT PORTION OF THE SOUTHEAST QUARTER OF QUARTER SECTION 24 OF RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON RECORD OF SURVEY NO. 24694, FILE NO. 2023-7000054, RECORDED FEBRUARY 9, 2023, O.R. AND DESCRIBED IN GRANT DEED REC. 12/19/2011 AS NO. 2011-0681283, O.R.



DATE FILED: \_\_\_\_\_  
 PRELIMINARY ACTION DATE: \_\_\_\_\_  
 SIGNED BY: \_\_\_\_\_  
 FINAL ACTION DATE: \_\_\_\_\_  
 SIGNED BY: \_\_\_\_\_

HEALTH DEPARTMENT CERTIFICATION (if nec.)

NOTE:  
 Proposed Boundary: - - - - -  
 Proposed Boundary: - - - - -  
 Different Zones: - - - - -

CHECKLIST  
 Fill in all items above.  
 Vicinity map/Engr. scale  
 Legal description (abbrev)  
 Label "Parcel A", etc.  
 Assessor's Parcel No.  
 Label Existing line  
 Label Proposed line  
 All owners must sign  
 Sign as Trustee if Trust  
 Parcel(s) net area only  
 Parcel(s) dimensions  
 Existing structures  
 Structure setback\*  
 \*(if less than 100')  
 Structure(s) Use  
 Street name & width  
 Dedicated Open Space  
 No utility easements  
 No bearings/curve data

OPTIONAL USE AREA: Vicinity map, details, License Seal Stamp, etc.

VICINITY MAP

PARCEL "A" OWNER: 5780 QUARRY RD LLC  
 ADDRESS: 5780-6790 QUARRY ROAD  
 CITY: BONITA, CA ZIP: 91902 PHONE: (866) 521 8292

MAP PREPARED BY: ARMANDO DUPONT LS: 7780  
 ADDRESS: 411 JENKS CIR. #205  
 CITY: CORONA, CA ZIP: 92878 PHONE: (951) 280 9960

THIS PLAT WAS PREPARED WITH MY/OUR KNOWLEDGE AND CONSENT:

SIGNATURE: CHARLES BROWN  
 5780 QUARRY RD LLC

SIGNATURE: ARMANDO DUPONT, LS 7780  
 CALVADA SURVEYING, INC. 1/15/24

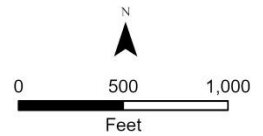
PLAT  
 NO.

Secure Space Self-Storage  
Bonita Major Use Permit

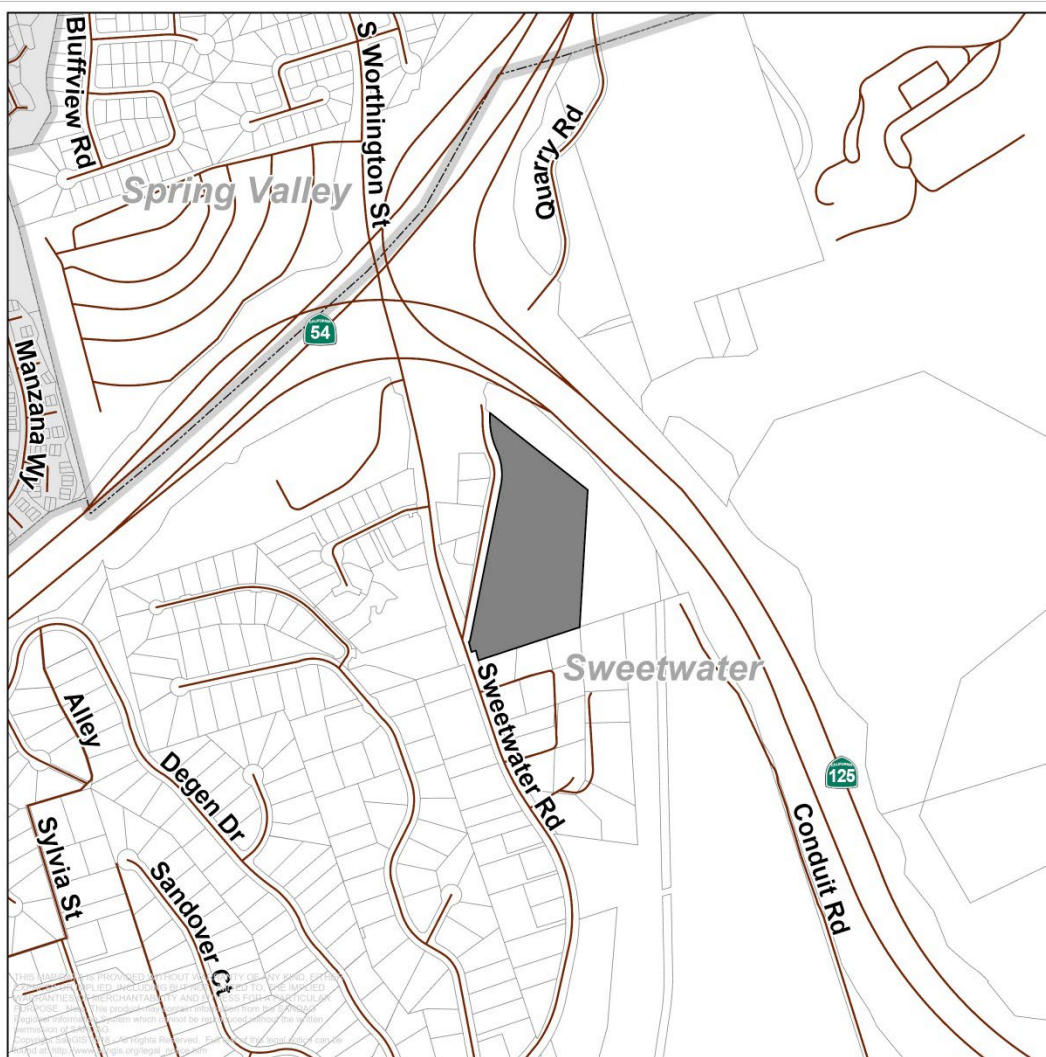
General Plan

- Sweetwater
- Community Plan Area
- (5) Village Residential (VR-7.3)
- (11) Semi-Rural Residential (SR-2)
- (17) Semi-Rural Residential (SR-10)
- (19) Rural Lands (RL-40)
- (22) Specific Plan Area
- (25) General Commercial
- (32) Public/Semi-Public Facilities
- (40) Village Residential (VR-20)

Roads  
Site  
Parcels  
Planning







Date: 10/15/2024  
Path: C:\reg\2024\10\14\_P02021-AUP-21-009\graphics\Packagellapri\20\_P02021-AUP-21-009.aprx

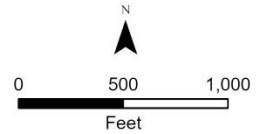


Secure Space Self-Storage  
Bonita Major Use Permit

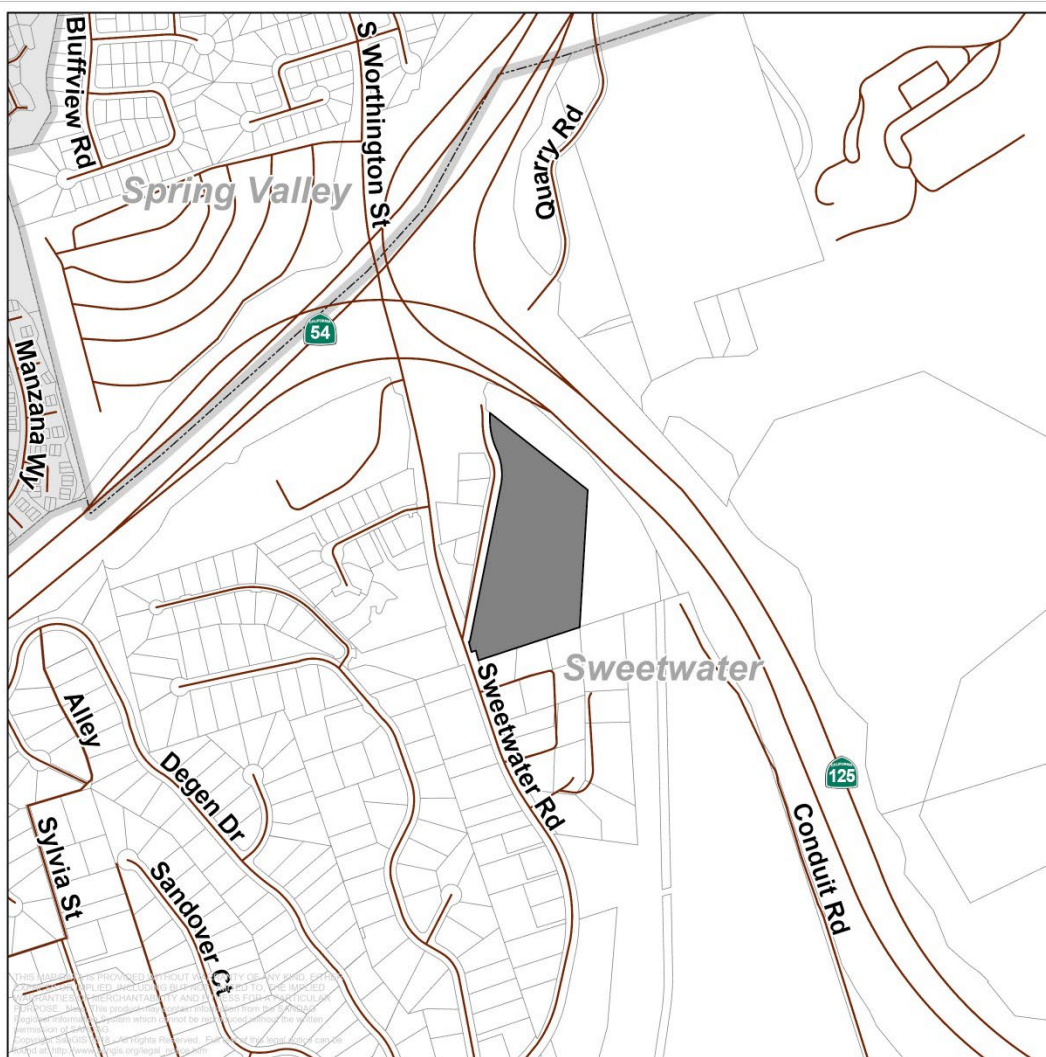
Zoning

- Sweetwater*  
Community Plan Area
- A70 - Limited Agricultural
  - A72 - General Agricultural
  - C36 - General Commercial
  - C44 - Freeway Commercial
  - RS - Single Family Residential
  - RV - Variable Family Residential
  - S88 - Specific Planning Area
  - S90 - Holding Area
  - S94 - Transportation/Utility Corridor

	Roads
	Site
	Parcels
	Zoning

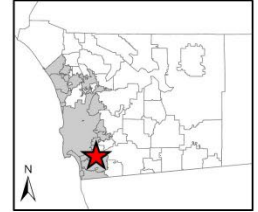


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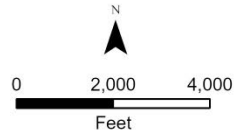


Secure Space Self-Storage  
Bonita Major Use Permit  
Vicinity Map

Sweetwater  
Community Plan Area



- Roads
- Site
- Parcels

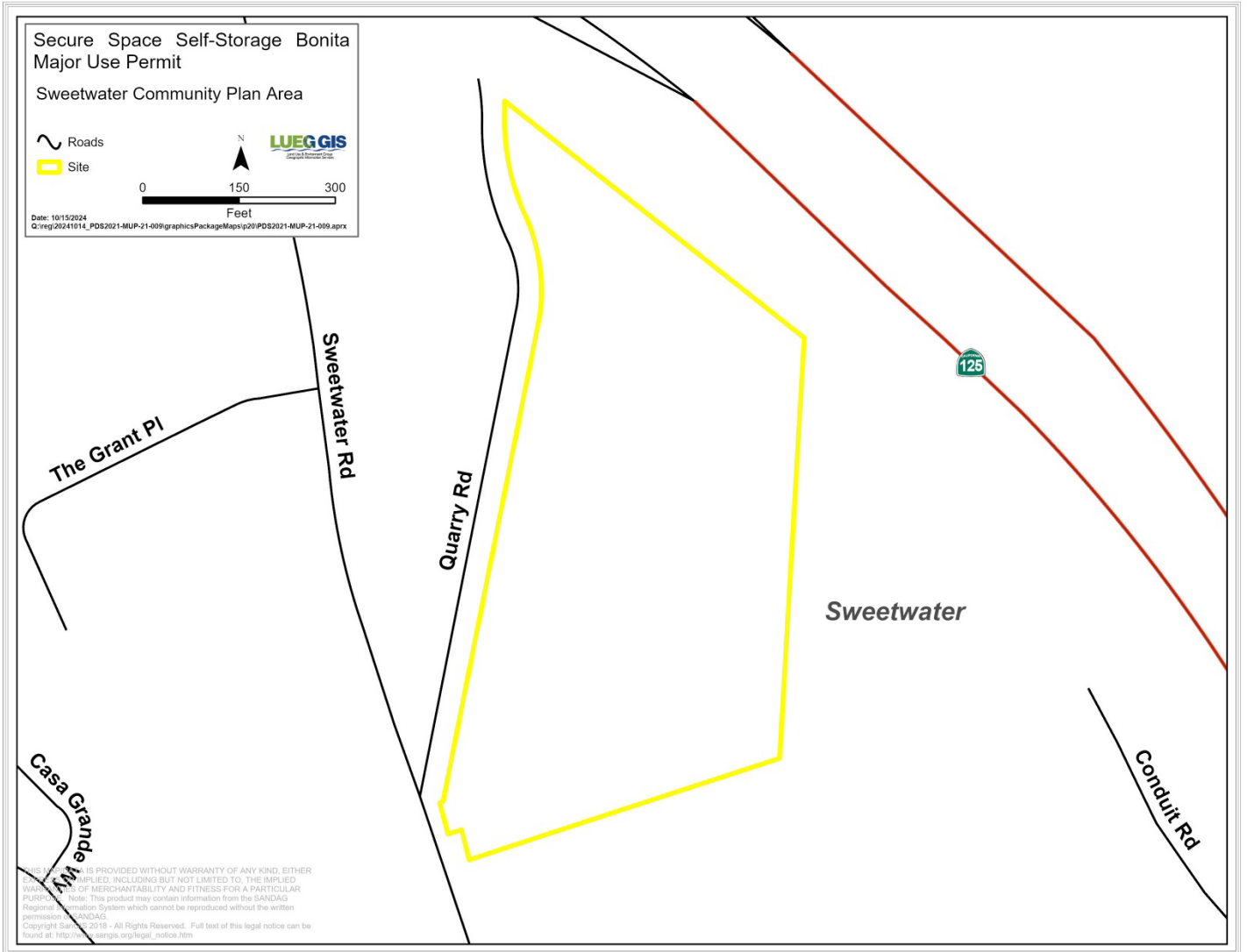


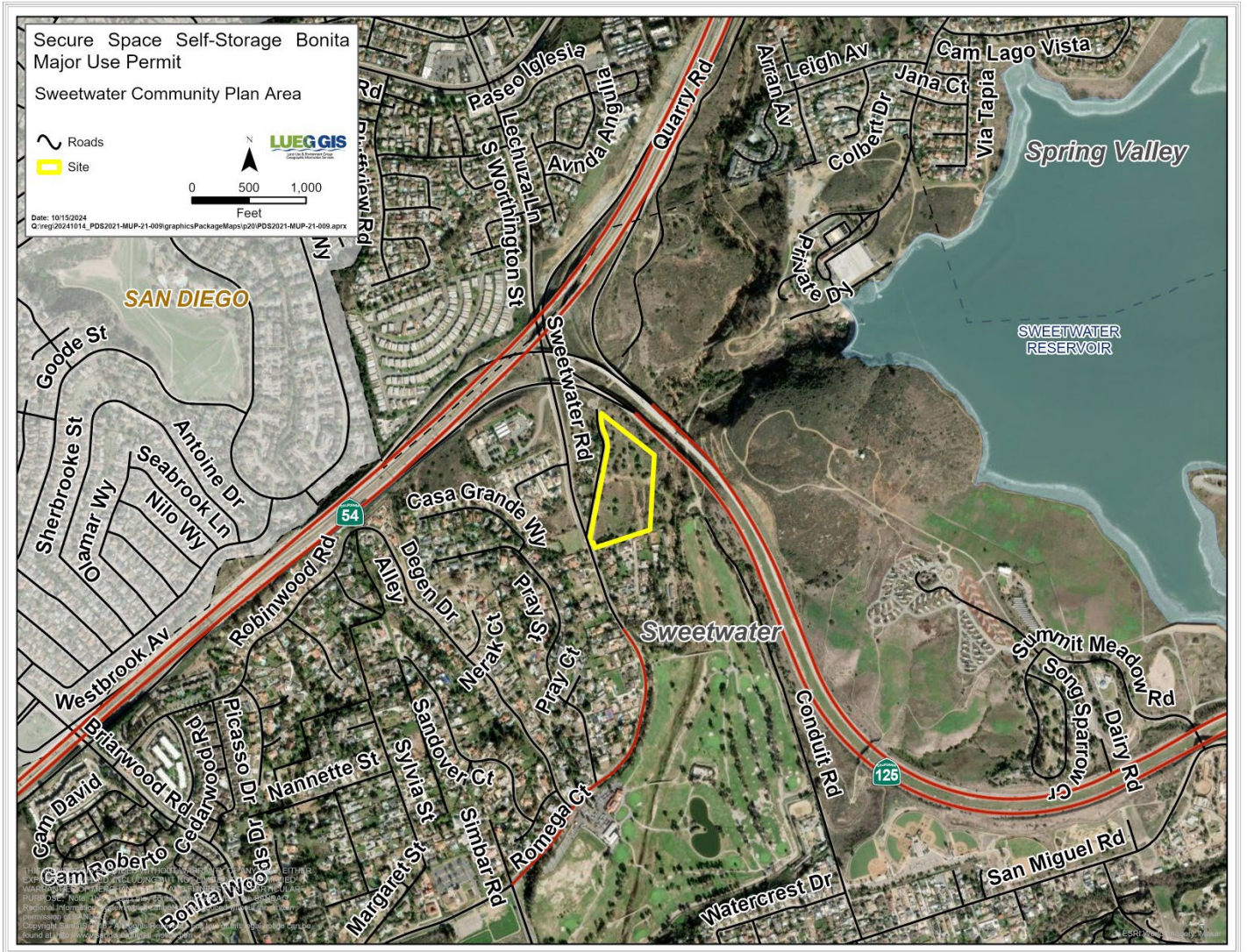
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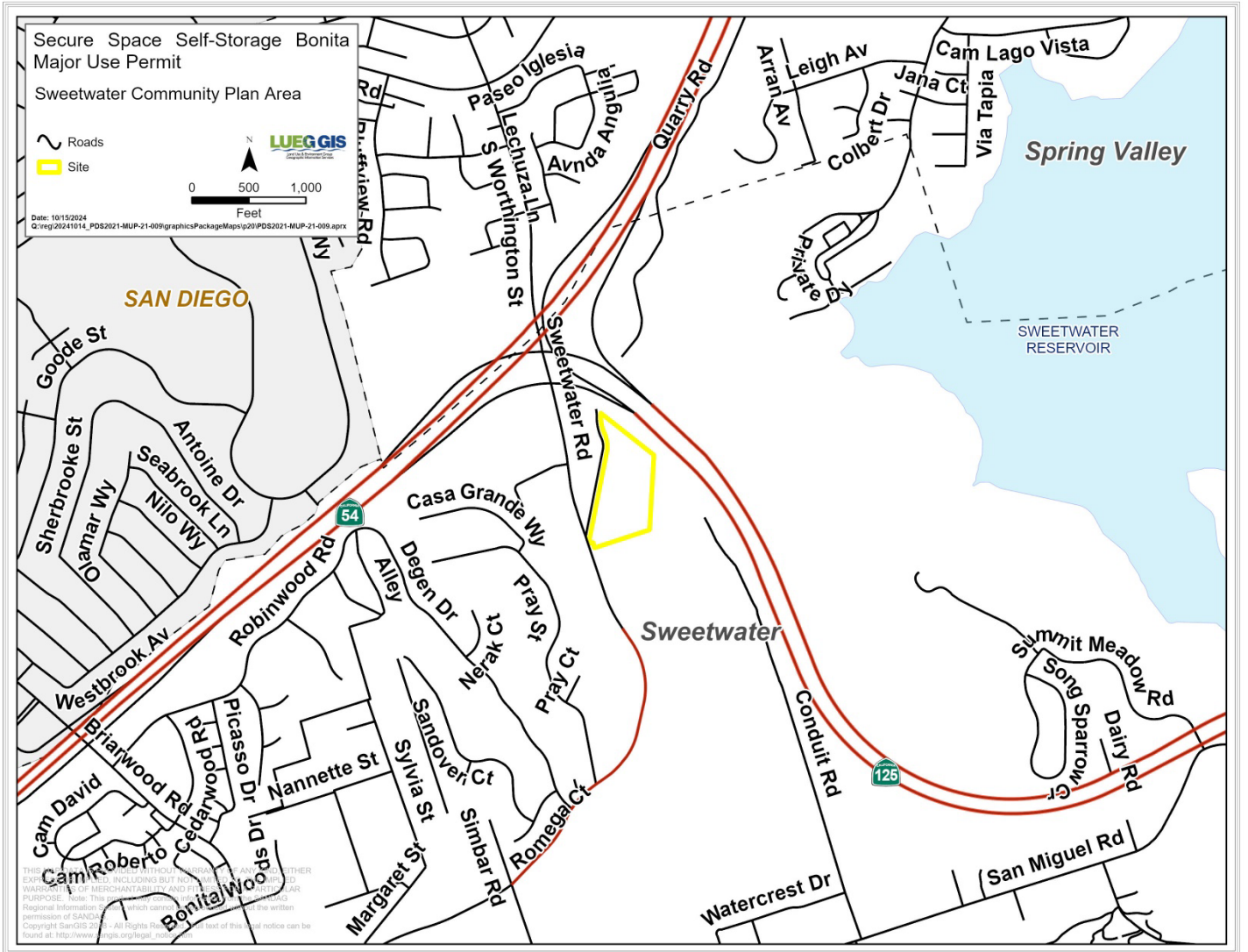


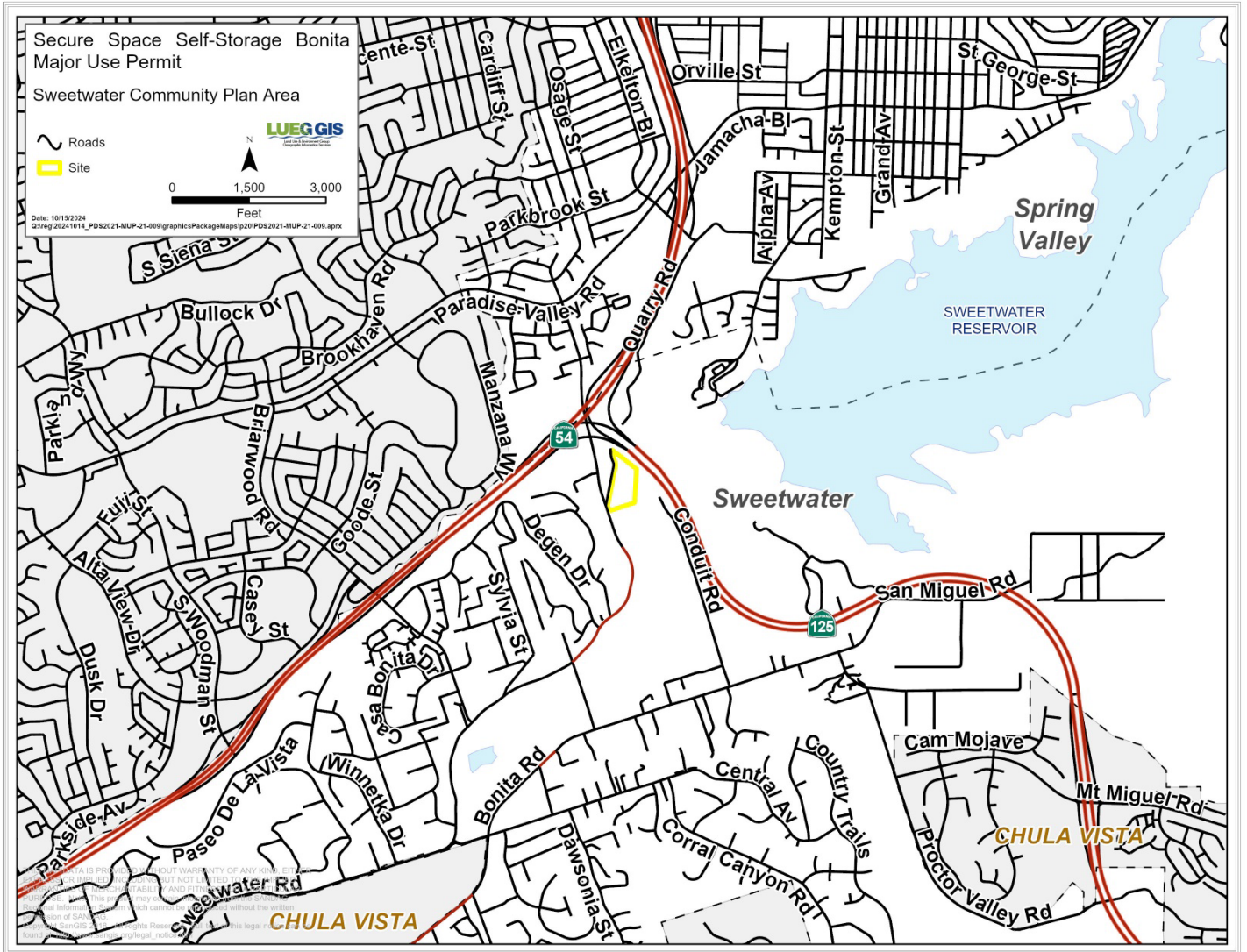


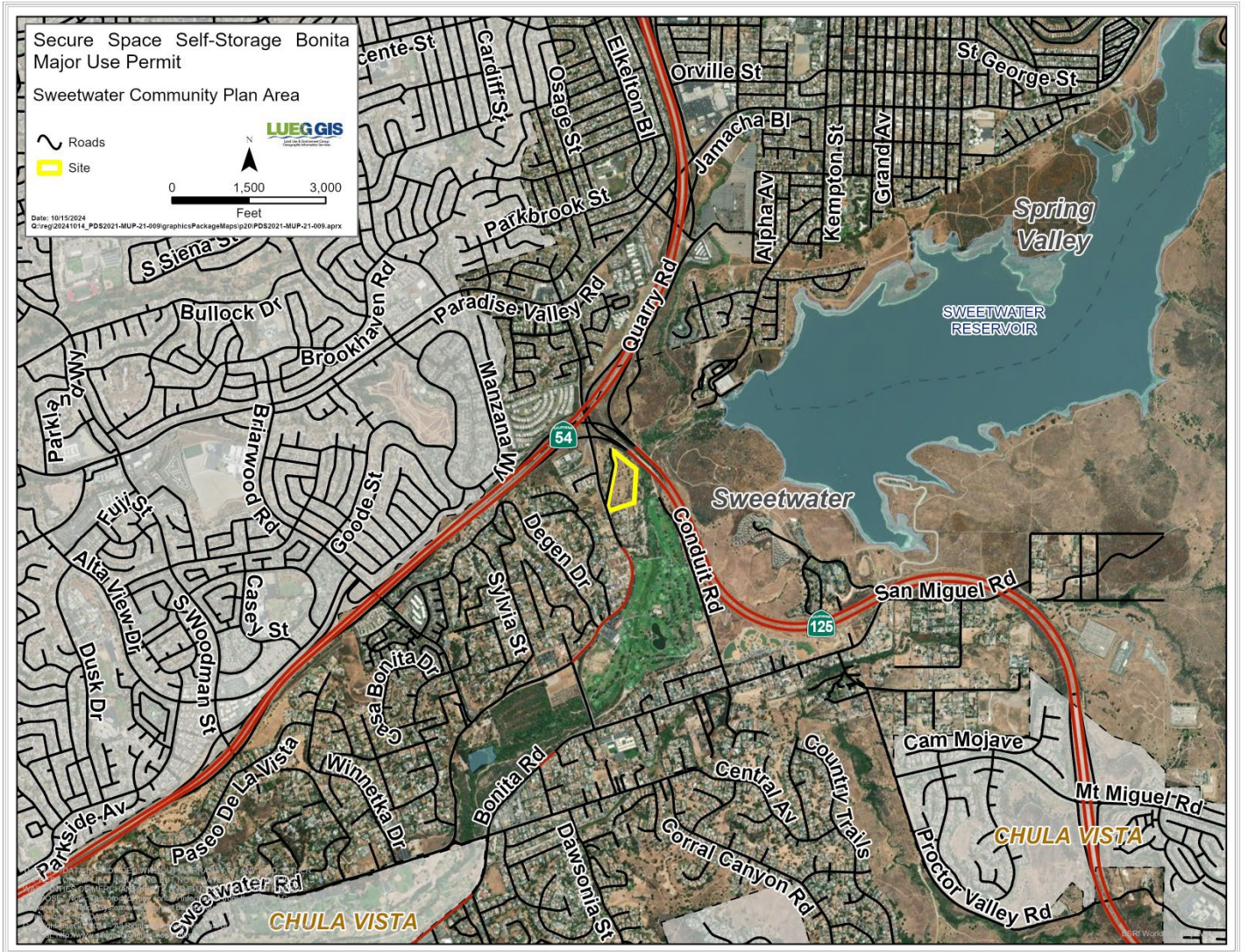












**Attachment B – Form of Decision Approving  
PDS2021-MUP-21-009**



# County of San Diego

VINCE NICOLETTI  
INTERIM DIRECTOR

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CA 92123  
(858) 505-6445 General • (858) 694-2705 Code Compliance  
(858) 565-5920 Building Services

COMMISSIONERS  
Douglas Barnhart (Chair)  
Ronald Ashman (Vice Chair)  
Yolanda Calvo  
Michael Edwards  
Ginger Hitzke  
Molly Weber  
David Pallinger

December 6, 2024

**PERMITEE:** CHARLES BROWN  
**MAJOR USE PERMIT:** PDS2021-MUP-21-009; PDS2022-CC-22-0102  
**E.R. NUMBER:** PDS2021-ER-21-18-003  
**PROPERTY:** 5780 QUARRY ROAD, BONITA, CA 91902  
**APN(S):** 586-050-48, 36, 44

### DECISION OF THE PLANNING COMMISSION

This Major Use Permit authorizes the construction and operation of a 132,425-square foot self-storage facility/mini-warehouse with 109 covered RV parking spaces, a 1,000-square foot office building, associated improvements and parking. The facility will be open from 8:00 am to 8:00 pm. The Major Use Permit consists of plot plans, elevations, preliminary grading, conceptual landscape plans and conceptual signage plans. This permit authorizes the proposed uses in accordance with Sections 2180 through 2185, 5250, 6909, and 7350 of the Zoning Ordinance.

The granting of this permit also approves the preliminary grading plan. In accordance with the Section 87.207 of the County Grading Ordinance, Environmental Mitigation Measures or other conditions of approval required and identified on this plan, shall be completed or implemented on the final engineering plan before any improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to County of San Diego Grading Ordinance (Sec 87.701 et. al.).

**MAJOR USE PERMIT EXPIRATION:** This Major Use Permit shall expire on **December 6, 2026**, at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration.

.....

**WAIVERS AND EXCEPTIONS:** This permit is hereby approved pursuant to the provisions of the County Public and Private Road Standards, and all other required ordinances of San Diego County except for a waiver or modification of the County Public and Private Road Standards requirements to permit:



On November 21, 2023, the County of San Diego (County) Department of Public Works (DPW) approved your requests, dated September 15, 2023, for the following design exceptions to County Public Road Standards:

1. Request to approve a design exception for the existing driveways along the eastern edge of **Quarry Road**. The driveways currently do not meet the 200-foot minimum driveway separation requirements, therefore, this is a formal request to exempt the project from providing a minimum 200-foot driveway centerline separation along project frontage **Quarry Road** as noted in the Non-Mobility Road Network. The subject parcel has 1150-linear feet of road frontage, of which 365-linear feet is contiguous with dedicated Open Space including sensitive habitat, and potentially sensitive species. A driveway placed within the 200-foot separation limits is required in order to provide an access drive into the property.
2. Request to approve a design exception to exempt the project from providing perpendicular intersection, tangent length, and 200-foot radius curves within **Quarry Road** and the intersection of Sweetwater Road in accordance with Table 2 of the County of San Diego Public Road Standards. The re-alignment of Quarry Road and the intersection at Sweetwater Rd will result in a near right angle, short tangent, and two curves that are less than the required 200-foot radius.

**SPECIFIC CONDITIONS:** Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified.

**ANY PERMIT:** *(Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).*

#### 1. **GEN#1-COST RECOVERY**

**Intent:** In order to comply with [Section 362 of Article XX of the San Diego County Administrative Code](#), Schedule B.5 existing deficit accounts associated with processing this map shall be paid. **Description of requirement:** The applicant shall pay off all existing deficit accounts associated with processing this map. **Documentation:** The applicant shall provide a receipt to the Department of Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No map can be issued if there are deficit deposit accounts. **Timing:** Prior to the approval of any map and prior to the approval of any grading or improvement plan and issuance of any permit, all fees and discretionary deposit accounts shall be paid. **Monitoring:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DPW, DEH, and DPR deposit accounts have been paid.

#### 2. **GEN#2-FILING NOD**

**INTENT:** In order to comply with CEQA and State law, the permit NOD shall be filed at the County Recorder's Office. **DESCRIPTION OF REQUIREMENT:** The applicant shall take the original NOD and required fees to the San Diego County Recorder's Office and file the document within five (5) days of permit approval and return a copy of the filed

document to PDS. **DOCUMENTATION:** The filed NOE form. **TIMING:** Within the first five (5) days of the appeal period, the applicant/owner shall take the original NOD form and required filing fees to the San Diego County Recorder's Office and file the document. **MONITORING:** The PDS Zoning Counter shall verify that the NOD was filed and that a copy of the document is on file at PDS.

### 3. GEN#3-RECORDATION OF DECISION

**INTENT:** In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all purpose acknowledgement' and return the original recordation form to PDS. **DOCUMENTATION:** Signed and notarized original recordation form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

### 4. BIO#1-BIOLOGICAL EASEMENT [PDS, FEE X 2]

**INTENT:** In order to protect sensitive biological resources, pursuant to the [Biological Mitigation Ordinance \(BMO\)](#) and [Resource Protection Ordinance \(RPO\)](#), a biological open space easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego, and designate the California Department of Fish and Wildlife as a third-party beneficiary, by separate document, an open space easement, or grant to the California Department of Fish and Wildlife a conservation easement, as shown on the approved Plot Plan. This easement is for the protection of biological resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation. The only exception(s) to this prohibition are:

1. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, (<http://www.sdcounty.ca.gov/PDS/docs/MemoofUnder.pdf>) between the wildlife agencies and the fire districts and any subsequent amendments thereto. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPW or DPR.
3. Construction, use and maintenance of multi-use, non-motorized trails.
4. Manufactured fill slopes as shown on the approved Plot Plan.

**DOCUMENTATION:** The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the easements shall be recorded. **MONITORING:** The *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PCC]* for pre-approval. The *[PDS, PCC]* shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* *[DPR, TC]* for satisfaction of the condition.

#### 5. **BIO#2–LBZ EASEMENT [PDS, FEE X 2]**

**INTENT:** In order to protect sensitive biological resources, pursuant to the [Biological Mitigation Ordinance \(BMO\)](#) and [Resource Protection Ordinance \(RPO\)](#), a Limited Building Zone Easement shall be granted to limit the need to clear or modify vegetation for fire protection purposes within an adjacent biological resource area. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a Limited Building Zone Easement as shown on the Plot Plan. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent biological open space easement and prohibit the construction or placement of any structure designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are:

1. Decking, fences, and similar facilities.
2. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, which are designed, constructed, and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.

**DOCUMENTATION:** The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the easements shall be recorded. **MONITORING:** The *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PCC]* for pre-approval. The *[PDS, PCC]* shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

#### 6. **BIO#3–DIEGAN COASTAL SAGE SCRUB OFFSITE MITIGATION [PDS, FEE X2]**

**INTENT:** In order to mitigate for the impacts to Diegan coastal sage scrub, which is a sensitive biological resource pursuant to the [Biological Mitigation Ordinance \(BMO\)](#) and [Resource Protection Ordinance \(RPO\)](#), offsite mitigation shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit or provide for the conservation of habitat of 1.41 acres of Diegan coastal sage scrub (tier II or higher tier habitat), located at a County-approved mitigation bank, within a BRCA in the MSCP, as indicated below:

- a. **Option 1:** If purchasing Mitigation Credit, the mitigation bank shall be approved by the California Department of Fish & Wildlife. The following evidence of purchase shall include the following information to be provided by the mitigation bank:
1. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
  2. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
  3. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
  4. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.
- b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation habitat of the same amount and type of land located in South San Diego County as indicated below:
1. Prior to purchasing the land for the proposed mitigation, the location should be pre-approved by [PDS], California Department of Fish and Wildlife, and U.S. Fish and Wildlife Service.
  2. A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite mitigation is proposed to be managed by DPR, the RMP shall also be prepared and approved to the satisfaction of the Director of DPR.
  3. An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.
  4. The purchase and dedication of the land and the selection of the Resource Manager and establishment of an endowment to ensure funding of annual ongoing basic stewardship costs shall be complete prior to the approval of the RMP.
  5. In lieu of providing a private habitat manager, the applicant may contract with a federal, state, or local government agency with the primary mission of resource management to take fee title and manage the mitigation land). Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

**DOCUMENTATION:** The applicant shall purchase the offsite mitigation credits and provide the evidence to the [PDS, PCC] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the

[PDS PCC] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PCC], for a pre-approval. If an RMP is going to be submitted in-lieu of purchasing credits, then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the mitigation shall occur. **MONITORING:** The [PDS, PCC] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PCC] can pre-approve the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses option #2, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, PPD] [DPR, GPM] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

#### 7. **BIO#4–NON-NATIVE GRASSLAND OFFSITE MITIGATION [PDS, FEE X2]**

**INTENT:** In order to mitigate for the impacts to non-native grassland, which is a sensitive biological resource pursuant to the [Biological Mitigation Ordinance \(BMO\) and Resource Protection Ordinance \(RPO\)](#), offsite mitigation shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit or provide for the conservation of habitat of 3.21 acres of non-native grassland (tier III or higher tier habitat), located at a County-approved mitigation bank, within a BRCA in the MSCP, as indicated below:

- a. **Option 1:** If purchasing Mitigation Credit, the mitigation bank shall be approved by the California Department of Fish & Wildlife. The following evidence of purchase shall include the following information to be provided by the mitigation bank:
  1. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
  2. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
  3. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
  4. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.
- b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation habitat of the same amount and type of land located in South San Diego County as indicated below:
  1. Prior to purchasing the land for the proposed mitigation, the location should be pre-approved by [PDS], California Department of Fish and Wildlife, and U.S. Fish and Wildlife Service.
  2. A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite

mitigation is proposed to be managed by DPR, the RMP shall also be prepared and approved to the satisfaction of the Director of DPR.

3. An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.
4. The purchase and dedication of the land and the selection of the Resource Manager and establishment of an endowment to ensure funding of annual ongoing basic stewardship costs shall be complete prior to the approval of the RMP.
5. In lieu of providing a private habitat manager, the applicant may contract with a federal, state, or local government agency with the primary mission of resource management to take fee title and manage the mitigation land). Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

**DOCUMENTATION:** The applicant shall purchase the offsite mitigation credits and provide the evidence to the [PDS, PCC] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [PDS PCC] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PCC], for a pre-approval. If an RMP is going to be submitted in-lieu of purchasing credits, then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the mitigation shall occur. **MONITORING:** The [PDS, PCC] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PCC] can pre-approve the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses option #2, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, PPD] [DPR, GPM] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

#### 8. **BIO#5-OPEN SPACE SIGNAGE [PDS, FEE]**

**INTENT:** In order to protect the proposed open space easement from entry, informational signs shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space signs shall be placed along the biological open space boundary as indicated on the approved Plot Plan. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

**Sensitive Environmental Resources  
Area Restricted by Easement**

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego,  
Planning & Development Services  
Reference: PDS2021-MUP-21-009

**DOCUMENTATION:** The applicant shall install the signs as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor, that the open space signs have been installed at the boundary of the open space easement. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the open space signs shall be installed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

**9. LNDSKP#1–LANDSCAPE DOCUMENTATION PACKAGE**

**INTENT:** In order to provide adequate Landscaping that addresses visual impacts and screening, and to comply with community character, a landscape plan shall be prepared.

**DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the [COSD Water Efficient Landscape Design Manual](#) and the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Parking Design Manual](#), the COSD Grading Ordinance, the Sweetwater Design Guidelines, and the requirements of the D1 Designator. All Plans shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s) -of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.

- f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the [County's Light Pollution Code](#).
- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- h. Parking areas shall be landscaped and designed pursuant to the [Parking Design Manual](#) and the County Zoning Ordinance Section 6793.b
- i. Additionally, the following items shall be addressed as part of the Landscape Documentation Package: plans shall be in substantial conformance with the Conceptual Landscape Plans submitted on January 24, 2023, fencing called out on Sheet A101 of the Plot Plan submitted on January 24, 2023, and replacement trees at a ratio of 2:1 for all trees removed as identified on the Demolition Plan within the Preliminary Grading Plans submitted on January 24, 2023.

**DOCUMENTATION:** The applicant shall prepare the Landscape Plans using the [Landscape Documentation Package Checklist](#) (PDS Form #404), and pay all applicable review fees. **TIMING:** Prior to approval of any plan, issuance of any permit, and prior to use of the premises in reliance of this permit, the Landscape Documentation Package shall be prepared and approved. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Documentation Package for compliance with this condition.

#### 10. FIRE#1–FIRE REQUIREMENTS

**INTENT:** The map shall comply with the fire requirements as shown on the map and the grading plan pursuant to the 2023 San Diego County Consolidated Fire Code. **DESCRIPTION OF REQUIREMENT:** The following requirements shall be included on the map: buildings shall meet the ignition resistant building requirements, apparatus access road should be no less than 24' unobstructed for the entire distance with red curbing on both sides, a 28' inside turning radius, Fire District emergency access to the automated gate, all buildings require a fire sprinkler system, and relocate the hydrant shown on the southeast corner of the building to the northwest corner of the building. **DOCUMENTATION:** The applicant shall include the fire requirements on the map and grading plan and obtain a letter of approval from the Bonita-Sunnyside Fire District. **TIMING:** Prior to issuance of any permit, the applicant shall obtain a letter from the Bonita-Sunnyside Fire District stating that the above requirements have been satisfied. **MONITORING:** The fire requirements shall be checked by the building inspector prior to occupancy and annual inspections may occur (fuel modification) by the Fire District.

#### 11. PLN#1–OVERFLIGHT AGREEMENT

**INTENT:** In order to comply with the North Island Airfield and Lindbergh Field [Airport Land Use Compatibility Plan](#) an Overflight Agreement shall be recorded. **DESCRIPTION OF REQUIREMENT:** Record, by separate document, an Overflight Agreement over the entire property. The agreement shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. **DOCUMENTATION:** The applicant shall prepare the agreement on form PDS-206, submit the completed and notarized form to the County Recorder's office, pay all applicable fees associated with the recordation of the documents and submit a copy of the recorded agreement to PDS. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use



of the premises in reliance of this permit, the Overflight Agreement shall be executed and recorded. **MONITORING:** The [PDS Zoning] shall review the recorded document for compliance with this condition.

## 12. ROADS#1–RELINQUISH ACCESS

**INTENT:** In order to promote orderly development and to comply with the [Mobility Element of the General Plan](#) vehicular access shall be relinquished. **DESCRIPTION OF REQUIREMENT:**

1. Relinquish vehicular access rights onto **Quarry Road** along the project frontage with the exception of one (1) thirty foot (30') wide commercial driveway as shown on the approved plot plan. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required.
2. Relinquish vehicular access rights onto **Sweetwater Road** along the project frontage. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required.

**DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easement(s), submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the vehicular access shall be relinquished. **MONITORING:** The [DGS, RP] shall prepare the relinquishment documents and forward a copy of the documents to [PDS, LDR] for preapproval. [DGS, RP] shall forward copies of the recorded documents to [PDS, LDR]. The [PDS, LDR] shall review the documents for compliance with this condition.

## 13. ROADS#2–ROAD DEDICATION

**INTENT:** In order to promote orderly development and to comply with the [County of San Diego Board Policy I-18](#), the [County Public Road Standards](#), and the [Community Trails Master Plan](#), road right of way shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:**

1. The applicant shall grant by separate document to the County of San Diego an easement for road purposes that provides additional right-of-way width from centerline to a width of twenty-six feet (26') for **Quarry Road** along the project frontage in accordance with County of San Diego Public Road Standards and the Community Trails Master Plan, including slope rights and drainage easements along the frontage of the project in accordance with Public Road Standards for a Residential Cul-de-sac Road. If additional right-of-way width is required for the re-aligned portion of **Quarry Road** it shall be to the Satisfaction of the Director of Public Works.
2. The applicant shall grant by separate document to the County of San Diego an easement for road purposes that provides additional right-of-way width from centerline to a width of thirty-nine feet (39') for **Sweetwater Road** along the project frontage in accordance with County of San Diego Public Road Standards and the Community Trails Master Plan, including

slope rights and drainage easements along the frontage of the project in accordance with Public Road Standards for a Residential Cul-de-sac Road.

The grant of right-of-way shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted for public use. The affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the Director of PDS. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to the [PDS, LDR] for review. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the easements shall be executed and recorded. **MONITORING:** The [DGS, RP] shall prepare, approve the easement documents for recordation, and forward the recorded copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the easements to assure compliance with this condition.

#### 14. ROADS#3–ROAD IMPROVEMENTS

**INTENT:** In order to promote orderly development and to comply with the [County of San Diego Board Policy I-18](#), the [County Public Road Standards](#), and the [County Community Trails Master Plan](#), **Quarry Road** and **Sweetwater Road** shall be improved.

##### **DESCRIPTION OF REQUIREMENT:**

- a. Improve or agree to improve and provide security for **Quarry Road**, along the project frontage in accordance with Public Road Standards for a modified Residential Cul-de-Sac Road. The project is required to re-align **Quarry Road** with **Sweetwater Road**, therefore the improvements are proposed in three segments.
  - 1) The first segment is to: graded full-width of fifty-two feet (52') and to an improved full-width of thirty-two feet (32') with asphalt concrete pavement over approved base; install Portland Cement Concrete (PCC) curb and gutter on both side of the improved roadway; install a ten foot (10') wide disintegrated granite (DG) pathway along the project frontage; said improvements shall be from STA 10+30 the proposed re-aligned connection to **Sweetwater Road** northerly to STA 13+35 the conform point on the existing **Quarry Road** alignment (approximately 305'). With the realignment of **Quarry Road**, the existing driveway at STA 11+12.63, should be extended; if work outside of the Public Right-of-Way is needed to extend the driveway, a separate permission to grade letter from the property owner will be required.
  - 2) The second segment of improvement will start from existing centerline of **Quarry Road** at STA 13+35 to the north side of the proposed project driveway located at STA 17+31 (approximately 430');\_the eastern side of **Quarry Road** along the project frontage will be graded half-width to twenty-six feet (26'), improved to a half-width of sixteen feet (16') with sections of asphalt concrete pavement over approved base, asphalt overlay, Portland Cement Concrete (PCC) curb and gutter and a ten foot (10') wide disintegrated granite (DG) pathway along the project frontage. The existing western side of Quarry Road from STA 13+35 to STA 14+45 will taper from an improved half width of sixteen feet (16') to the existing edge of roadway (approximately 110') with a variable

asphalt concrete pavement taper of two feet (2') to nine feet (9') and asphalt overlay to the centerline.

- 3) The third segment of improvements along the frontage, which includes improvements north of the proposed driveway entrance will maintain the existing improved half-width, but will require new Portland Cement Concrete (PCC) curb and gutter and tapering to conform to the existing edge of roadway at STA 18+79, a variable asphalt concrete pavement over approved base width, and a ten foot (10') disintegrated granite (DG) pathway along the project frontage.
- b. Provide transition, tapers, traffic striping to match existing pavement as shown on the approved Preliminary Grading Plan and Plot Plan dated 7/18/2024. All of the above shall be to the satisfaction of the Director of Planning & Development Services (PDS) and the Director of the Department of Public Works (DPW).
  - c. Existing **Sweetwater Road** improvements are to remain in place and the applicant shall be required to improve or agree to improve and provide security for installation of a new curb and gutter and a ten foot (10') wide disintegrated granite (DG) pathway conforming to the existing curb ramp at the south of the Quarry Road intersection. Provide transition, tapers, traffic striping to match existing pavement as shown on the approved Preliminary Grading Plan and Plot Plan dated 7/18/2024. All of the above shall be to the satisfaction of the Director of Planning & Development Services (PDS) and the Director of the Department of Public Works (DPW).
  - d. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

All plans and improvements shall be completed pursuant to the [County of San Diego Public Road Standards](#), the PDS [Land Development Improvement Plan Checking Manual](#) and the Community Trails Master Plan. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **DOCUMENTATION:** The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve **Quarry Road**.
- b. Provide Secured Agreements. The required security shall be in accordance with [Section 7613 of the Zoning Ordinance](#).
- c. Pay all applicable inspection fees with [DPW, PDC].
- d. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is

authorized to sign for the partnership.

- e. Obtain approval for the design and construction of all driveways, turnarounds, pathways and private easement road improvements to the satisfaction of the Bonita Fire Protection District and the [PDS, LDR].
- f. Obtain a Construction Permit for any work within the County road right-of-way. PDS Construction/Road right-of-way Permits Services Section should be contacted at (858) 694-3275 to coordinate departmental requirements. Also, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove, plant or trim shrubs or trees from the Permit Services Section.

**TIMING:** Prior to approval of any building permits, and prior to use of the premises in reliance of this permit, the plans shall be approved and securities must be provided.

**MONITORING:** The [PDS, LDR] and [DPR, TC] shall review the plans for consistency with the condition and County Standards and Community Trails Master Plan. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS before any work can commence.

#### 15. ~~ROADS#4~~–SIGHT DISTANCE

**INTENT:** In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.E of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

- e. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: “There is \_\_\_\_\_feet of unobstructed intersectional sight distance in the both directions from the proposed driveway along **Quarry Road** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of \_\_\_\_\_as described in Table 5 based on a speed of \_\_\_\_\_, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code.”
- f. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: “There is \_\_\_\_\_feet of unobstructed intersectional sight distance in the both directions along **Sweetwater Road** from the proposed intersection of Quarry Road in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of \_\_\_\_\_as described in Table 5 based on a speed of \_\_\_\_\_, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code.”

Professions Code.”

- g. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

**DOCUMENTATION:** The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to approval of the improvement plan the sight distance shall be verified and certified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications for compliance with this condition.

## 16. DRNG#1–DRAINAGE IMPROVEMENTS

**INTENT:** In order to provide the required drainage improvements for the project and to comply with the [County Flood Damage Prevention Ordinance \(Title 8, Division 11\)](#), [County Watershed Protection Ordinance \(WPO\) No.10410](#), [County Code Section 67.801 et. seq.](#), the [County Resource Protection Ordinance \(RPO\) No. 9842](#), Community Trails Master Plan and Section 810.105(c) of the Parkland Dedication Ordinance, the drainage improvements shall be completed. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for off-site drainage structures as shown on the approved Preliminary Grading Plan and Storm Water Quality Management Plan.

All drainage plan improvements shall be prepared and completed pursuant to the following ordinances and standards: [San Diego County Drainage Design Manual](#), [San Diego County Hydrology Manual](#), [County of San Diego Grading Ordinance](#), [Zoning Ordinance Sections 5300 through 5500](#), [County Resource Protection Ordinance \(RPO\) No. 9842](#), and [County Flood Damage Protection Ordinance \(Title 8, Division 11\)](#), Low Impact Development (LID) and Hydromodification requirements and the [Land Development Improvement Plan Checking Manual](#). The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. No Building permit can receive final approval or occupancy until these improvements are completed. **DOCUMENTATION:** The applicant shall complete the following:

- a. Process and obtain approval of Drainage Improvement Plans to improve on-site bio-filtration structures, detention cisterns and drainage structures.
- b. Provide Secured Agreements in accordance with [Section 7613 of the Zoning Ordinance](#).
- c. Pay all applicable inspection fees with [DPW, PDC].
- d. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

**TIMING:** Prior to issuance of any permit, and prior to use of the premises in reliance of this permit the plans, agreements, and securities shall be approved. **MONITORING:** The

[PDS, LDR] [DPR, TC, PP] shall review the plans for consistency with this condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS before any work can commence.

#### 17. UTILITIES#1–PAVEMENT CUT POLICY

**INTENT:** In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project pavement treatment, and to comply with [County Policy RO-7](#) adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface. **DOCUMENTATION:** The applicant shall sign a statement that they are aware of the County of San Diego Pavement Cut Policy and submit it to the [PDS LDR] for review. **TIMING:** Prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit, and prior to use of the property in reliance of this permit, the Acknowledgement of Department of Public Works Pavement Cut Policy shall be submitted for approval. **MONITORING:** [PDS, LDR] shall review the acknowledgement letter to determine compliance with the condition.

#### 18. TRAILS#1–TRAIL EASEMENT

**INTENT:** In order to promote orderly development and to comply with the [Community Master Trails Plan](#), the applicant shall dedicate a public multi-use non-motorized trail easement. **DESCRIPTION OF REQUIREMENT:** Dedicate by separate document to the County of San Diego, a non-motorized public use trail easement as shown on the approved Plot Plan. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easement(s), submit them to [DGS, RP], and pay all applicable fees. **TIMING:** Prior to obtaining any building or other permit pursuant to this Permit, and prior to commencement of construction or use of the property in reliance on this permit, the applicant shall dedicate the trail easement to the County by separate document. **MONITORING:** Upon submittal of the easement legal description(s), application and fees, [DGS, RP] shall review the documents and application for approval, and provide send documents to [DPR, TC] and [PDS TC, PCC] for pre-approval and acceptance of the dedication. A copy of the recorded trail easement document(s) shall be transmitted to [DPR, TC] and [PDS, PCC] for determining compliance with this condition.

#### 19. TRAILS#2–TRAIL IMPROVEMENTS

**INTENT:** In order to promote orderly development and to comply with the [Community Master Trails Plan](#), the applicant shall improve the non-motorized public trail. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve, a non-motorized public trail within the dedicated trail easement as indicated on the approved plot plan. The trail/pathway shall be constructed pursuant to the approval of the Director of Parks and Recreation while considering the [Community Trails Master Plan Design and Construction Guidelines, US Forest Services Trail Construction and Maintenance Notebook, and Park Staff.](#) **DOCUMENTATION:** The applicant shall prepare improvement plans and provide

securities for the construction of the non-motorized public trail and all associated work. The plans shall be submitted to [DPR, TC] and [PDS, TC, LDR], for review and approval. **TIMING:** Prior to obtaining any building or other permit pursuant to this permit, and prior to commencement of construction or use of the property in reliance on this Permit, the applicant shall improve the trail/pathway. **MONITORING:** The [DPR, TC] and [PDS, TC, LDR] shall review the plans for conformance and approve all financial securities for the construction of the trail/pathway facility.

**GRADING PERMIT:** (Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits).

## 20. PLN#2-PLAN CONFORMANCE

**INTENT:** In order to implement the required mitigation measures for the project, the required Grading and Improvement Plans shall conform to the approved Conceptual Grading and Development Plan pursuant to [Section 87.207 of the County Grading Ordinance](#). **DESCRIPTION OF REQUIREMENT:** The Grading and Improvement Plans shall conform to the approved Conceptual Grading and Development Plan. All conditions (including conditions 45-60 referenced below), requirements, mitigation measures and information stated on the sheets of the plans shall be made conditions of the permit's issuance and shall be implemented pursuant to the adopted Mitigation Monitoring and Reporting Program (MMRP) of this Permit. No deviation of the requirements can be made without modification of this permit. **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **TIMING:** Prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit, the notes and items shall be placed on the plans as required. **MONITORING:** The [DPW, ESU, DPR, TC, or PDS, BD for Minor Grading] shall verify that the grading and/or improvement plan requirements have been implemented on the final grading and/or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

## 21. CULT#1 - ARCHAEOLOGICAL AND TRIBAL MONITORING

**INTENT:** In order to mitigate for potential impacts to undiscovered buried archaeological resources and human remains, an Archaeological and Tribal Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to determine that they are clean of cultural

resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.

- b. The Project Archeologist shall provide evidence that a Kumeyaay Native American has been contracted to perform Native American Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

**DOCUMENTATION:** The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate.

**TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** [PDS, PPD] shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, PPD] for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

## 22. ROADS#5 DEBRIS MANAGEMENT PLAN (DMP)

**INTENT:** In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. This includes grading, clearing and brushing material for grading projects over 5,000 cubic yards. For additional questions, please call (858) 694-2463 or email [CDRecycling@sdcounty.ca.gov](mailto:CDRecycling@sdcounty.ca.gov), **DESCRIPTION OF REQUIREMENT:** To divert (recycle, reuse, repurpose) 100% of excavated soils, trees, stumps, rocks, and associated vegetation and soils from the following types of projects: (1) non-residential excavation and grading projects; (2) residential projects that require Major Grading permits. Grading projects greater than 5.000 cubic yards shall prepare a Debris Management Plan (DMP) prior to plan approval. All documentation must be submitted and approved by a DPW Compliance Official. Specific requirements are as follows:

- a. Prior to Grading plan approval, a Debris Management Plan (DMP) is required, consisting of:
  - The type of project.
  - The total cubic yardage for the project.
  - The estimated weight of grading or land clearing debris, by material type, that the project is expected to generate.
  - The estimated maximum weight of grading or land clearing debris that can feasibly be diverted via reuse, salvage, or recycling.
  - The estimated weight of grading or land clearing debris that is planned to be disposed of in a landfill.



- The name of the facility (or facilities) which debris will be exported to.
- b. During grading activities, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed, must be prepared and retained onsite. The Daily Log must include all export receipts from an inert processing facility, green material processing operation, a C&D processing facility, or other vendor or disposal or transfer station facility that accepted grading material from the approved grading project. If material was reused onsite, other forms of documentation (such as photos) will be accepted in lieu of receipts. Daily logs shall include:
- Identify the project location.
  - Log the date that material was transported off site.
  - Log the type of graded or cleared material.
  - Estimated material weight, tonnage, or cubic yards.
  - Name of entity transporting the material.
  - Name of the receiving facility or exporter, and detailing whether the material was salvaged, recycled, or disposed of in a landfill.
  - Daily log entries shall correspond to receipts by materials transporter or receiving facility. If grading contractor exported materials off-site, receipts shall be compiled with in 90 days of the receipts.
  - Daily logs shall include separate entries for each occurrence of materials reused on site.
  - Daily logs and all receipts shall be maintained at the project site and made available to any County Inspector for compliance with this condition.
- c. Exemption:
- Excavated soil and land-clearing debris that is contaminated by disease or pests are not required to be reused on- or off-site, provided that: (i) the County Agricultural Commissioner has made a determination of disease or pest contamination and permittee follows commissioner's direction for recycling or disposal of the material, (ii) the materials are generated in a known pest and/or disease quarantine zone identified by the California Department of Food and Agriculture, or (iii) the materials are otherwise not required to be reused under the CalGreen Code

**DOCUMENTATION:** The applicant shall prepare the Debris Management Plan (DMP) and submit the plan for review and approval by the DPW Recycling Compliance Official. During grading operations a daily log shall be prepared and kept on-site. For additional questions, please call (858) 694-2463 or email [CDRecycling@sdcountry.ca.gov](mailto:CDRecycling@sdcountry.ca.gov). Templates for all forms required are available at:

[https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD\\_Grading.html](https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.html).

**TIMING:** Prior to approval of any plan or issuance of any permit, the Debris Management Plan shall be prepared and submitted to the DPW Recycling Official [DPW CO] for review and approval. **MONITORING:** The [DPW, CO] shall review and approve the DMP

documents for the project. The [DPW, CO], shall forward the approval of the DMP to [PDS, LDR] for compliance with this condition.

### 23. ROADS#6–TRAFFIC CONTROL PLAN

**INTENT:** In order to mitigate below levels of significance for temporary traffic impacts, a traffic control plan shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Have a Registered Civil Engineer or a Licensed Traffic Control Contractor prepare a Traffic Control Plan (TCP) to the satisfaction of the Director of the Department of Public Works (DPW). **DOCUMENTATION:** The applicant shall have the TCP prepared by a Registered Civil Engineer or a Licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Traffic]. **TIMING:** Prior to the approval of any plan, issuance of any permit, any grading and/or improvement plans and issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit, a TCP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the TCP for compliance with this condition.

### 24. ROADS#7–HAUL ROUTE PLAN

**INTENT:** In order to ensure roads are not damaged by heavily loaded trucks on the route identified during the construction phase (or subsequent operations). A Haul Route Plan (HRP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** A HRP shall be prepared that addresses the following, but is not limited to: haul routes, truck types and capacity, number of trips per day, estimated quantity of import & export, destination, duration of the haul, and hours of operation.

- a. The implementation of the HRP shall be a condition of any grading, construction, or excavation permit issued by the County. The applicant is responsible for the road maintenance (sweeping as necessary) and repair of any damage caused by them to the on-site and off-site County maintained roads that serve the property either during construction or subsequent operations.
- b. The applicant shall repair those portions of the roads that are damaged by the heavy loaded trucks. An agreement shall be executed, to require (1) a cash deposit for emergency traffic safety repairs; (2) long-term security for road maintenance and repair of any damage caused by the project to the County maintained roads that serve the project during construction phase on the route identified; and (3) All the roads identified on the haul route plan shall be returned to the existing condition or better.
- c. Prior to the import/export, all affected property owners in the residential neighborhood shall be notified; no equipment or material storage on public roads will be allowed, and sweeping to be performed at the end of each week or more frequently depending on hauling schedule.

**DOCUMENTATION:** The applicant shall have the HRP prepared by a Registered Civil Engineer or a Licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Road Maintenance]. The applicant shall also execute a secured agreement for any potential damages caused by heavy trucks on road mentioned above. The agreement and securities shall be approved to the satisfaction of the [DPW, Road

*Maintenance*]. **TIMING:** Prior to the approval of any plan, issuance of any permit, any grading and/or improvement plans and issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit, a HRP shall be prepared and approved. **MONITORING:** The [*PDS, LDR*] shall review the HRP for compliance with this condition.

## 25. STRMWTR#1–STORMWATER MAINTENANCE DOCUMENTATION

In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. Seq.](#), the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:**

- a. Process a Stormwater Facilities Maintenance Agreement (SWMA) to assure maintenance of the Category 2 Structural BMPs and provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of DPW and/or PDS. The SWMA shall be signed and notarized by the applicant and recorded by the County.

**DOCUMENTATION:** The applicant shall process the agreement forms with [*PDS, LDR*] and pay any deposit and applicable review fees. **TIMING:** Prior to approval of any grading or improvement plan or construction permit, prior to use of the property in reliance of this permit; execution of the recorded agreements and securities shall be completed. **MONITORING:** The [*PDS, LDR*] shall review the agreements/mechanisms for consistency with the condition and County Standards.

## 26. STRMWTR#2–EROSION CONTROL

**INTENT:** In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [State Construction General Permit, Order No. 2009-00090-DWQ](#), or subsequent order and the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. Seq.](#), and all other applicable ordinances and standards for this priority project.

**DESCRIPTION OF REQUIREMENT:** The applicant shall maintain the appropriate on-site and offsite Best Management Practices pursuant to the approved Stormwater Quality Management Plan (SWQMP) and Erosion Control Plan including, but not limited to the erosion control measures, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipaters, and silt control measure.

- A. An agreement and instrument of credit shall be provided for an amount equal to the cost of this work as determined or approved by the [*PDS, LDR*], in accordance with the [County of San Diego Grading Ordinance Section 87.304](#). The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to [*PDS, LDR*] authorizing the use of this deposit for emergency measures.
- B. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County PDS and/or DPW by the date agreed.

**DOCUMENTATION:** The applicant shall process an Erosion Control Plan and provide the letter of agreement and any additional security and/or cash deposit to the [PDS, LDR]. **TIMING:** Prior to approval of any grading or improvement plan or construction permit, and prior to use of the property in reliance of this permit, the Erosion Control Plan shall be approved and the agreement and securities shall be executed. **MONITORING:** The [PDS, LDR] shall ensure that the Erosion Control Plan adequately satisfies the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. [DPW, PDC/] shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.

## 27. UTILITIES#2–SEWER ANNEXATION

**INTENT:** In order to promote orderly development and to the [County of San Diego Regulatory Code Section 68.312](#) the parcel shall be annexed into the San Diego County Sanitation District. **DESCRIPTION OF REQUIREMENT:** Apply for and receive approval from the Local Agency Formation Commission (LAFCO) an annexation into the San Diego County Sanitation District. **DOCUMENTATION:** The applicant shall provide the annexation approval documents to [DEH, LWQ]. **TIMING:** Prior to the approval of any plan, issuance of any permit and prior to occupancy or use of the premises in reliance of this permit, the applicant shall annex into the sewer district. **MONITORING:** Upon request of the applicant, [DEH, LWQ] shall provide a recommendation to LAFCO for the annexation into the sewer district. The [DEH, LWQ] shall review the annexation documents for compliance with this condition.

**BUILDING PERMIT:** (Prior to approval of any building plan and the issuance of any building permit).

## 28. PLN#3–FAA NOTIFICATION

**INTENT:** In order to comply with the North Island Airfield and Lindbergh Field [Airport Land Use Compatibility Plan](#), FAA Notification is required at least 45 days prior to construction. **DESCRIPTION OF REQUIREMENT:** The following condition shall be implemented and indicated on the building plans and made a condition of its issuance. The applicant must submit a 7460-1 form to the Federal Aviation Administration at least 45 days prior to construction or alteration. **DOCUMENTATION:** The applicant shall place this condition on the building plans and submit the plans to [PDS, BPPR] for review and approval. **TIMING:** Prior to issuance of any building permit, this condition shall be incorporated into the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific note has been placed on all sets of the building plans and made a condition of its issuance.

## 29. ROADS#8–TRANSPORTATION IMPACT FEE

**INTENT:** In order to mitigate potential cumulative traffic impacts to less than significant, and to comply with the [Transportation Impact Fee \(TIF\) Ordinance Number 77.201-77.223](#), the TIF shall be paid. **DESCRIPTION OF REQUIREMENT:** The TIF shall be paid pursuant to the [County TIF Ordinance number 77.201-77.223](#) for Select Industrial Uses in the South area based on 123 Average Daily Trips (ADT) identified in the approved

Traffic Report. The fee is calculated pursuant to the ordinance. **DOCUMENTATION:** The applicant shall pay the TIF at the [PDS, ZONING] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance. The cost of the fee shall be calculated at time of payment. **TIMING:** Prior to approval of any building plan and the issuance of any building permit, or use of the premises in reliance of this permit, the TIF shall be paid. **MONITORING:** The [PDS, ZONING] shall calculate the fee pursuant to the ordinance and provide a receipt of payment for the applicant. [PDS, BD] shall verify that the TIF has been paid before the first building permit can be issued. The TIF shall be verified for each subsequent building permit issuance.

### 30. AQGHG#1 – ARCHITECTURAL COATINGS

**INTENT:** In order to reduce emissions of volatile organic compounds (VOC).

**DESCRIPTION OF REQUIREMENT:** The project shall use architectural coatings with a VOC content of 100 grams per liter (g/L) or less for interior and exterior coatings.

**DOCUMENTATION:** The applicant shall comply with the Air Quality requirements of this condition. **TIMING:** The following action shall occur throughout the duration of the construction activities involving the application of architectural coatings. **MONITORING:** The [DPW, BI] shall make sure that the construction contractor complies with the Air Quality requirement of this condition. The [DPW, BI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

### 31. AQGHG#2 – ELECTRIC DEVELOPMENT

**INTENT:** In order to mitigate emissions of greenhouse gases (GHGs). **DESCRIPTION of REQUIREMENT.** The project shall not be designed such that natural gas infrastructure is included in project design. The project shall be required to be designed that all appliances would be fully electric. **DOCUMENTATION:** The applicant shall comply with the building requirements of this condition. **TIMING:** The action shall occur prior to the commencement of construction. **MONITORING:** The PDS shall enforce this standard.

### 32. AQGHG#3 – ELECTRIC VEHICLE CHARGING

**INTENT:** In order to mitigate emissions of greenhouse gases (GHGs). **DESCRIPTION of REQUIREMENT.** The project shall comply with the Tier 2 Voluntary Requirements of the Part 11 of the Title 24 California Building Code (CalGreen Code) as it pertains to electric vehicle charging. Of the 21 parking spaces proposed, 3 spaces would be constructed to with Electric Vehicle Supply Equipment and 8 would be constructed to meet the standards of being Electric Vehicle Capable. At a minimum, the project-related parking requirements must meet the standards of Table A5.106.5.3.2 of the CalGreen Code. **DOCUMENTATION:** The applicant shall comply with the building requirements of this condition. **TIMING:** The action shall occur prior to the commencement of construction. **MONITORING:** The PDS shall enforce this standard.

### 33. ROADS#9 DEBRIS MANAGEMENT REPORT (DMR)

**INTENT:** In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. This includes grading, clearing and brushing material for grading projects over 5,000 cubic yards. For additional questions, please call (858) 694-2463 or email

[CDRecycling@sdcountry.ca.gov](mailto:CDRecycling@sdcountry.ca.gov). **DESCRIPTION OF REQUIREMENT:** Prior to Rough Grade Inspection and release, and prior to issuance of any building permit, a Final Debris Management Report must be submitted for review and approval by the DPW Recycling Compliance Official. The report shall include:

- Project name.
- List of total weight, tonnage, or cubic yards of materials, by type, which was recycled, salvaged, or disposed of in a landfill.
- Provide copies of receipts for export facilities, haulers, or materials reused on site.
- Signed self-certification letter (see template).

**DOCUMENTATION:** Prior to Rough Grade Release and prior to issuance of any building permit, a final report shall be prepared and submitted for review and approval to the DPW Recycling Compliance Official. For additional questions, please call (858) 694-2463 or email [CDRecycling@sdcountry.ca.gov](mailto:CDRecycling@sdcountry.ca.gov). Templates for all forms required are available at: [https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD\\_Grading.html](https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.html).

**TIMING:** Prior to building permit issuance, and Rough Grading release, the Debris Management Final Report shall be prepared and submitted to DPW Recycling Official [DPW CO] for review and approval. **MONITORING:** The [DPW, CO] shall review and approve the DMR documents for the project. The [DPW, CO], shall forward the approval of the DMR to [DPW, PDCI] and [PDS, Building PCC] for compliance with this condition.

**OCCUPANCY:** *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

#### 34. GEN#4–INSPECTION FEE

**INTENT:** In order to comply with Zoning Ordinance Section 7362.e the inspection fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the inspection fee at the [PDS, ZC] to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection. **DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information [PDS, PCC]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The [PDS, ZC] shall process an invoice and collect the fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

#### 35. PLN#4–SITE PLAN IMPLEMENTATION

**INTENT:** In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved PDS2021-MUP-21-009 plot plan and the building plans. This includes, but is not limited to: improving all parking areas trails, parks and driveways, installing all required design features, painting all structures with the approved colors, trash enclosures are properly screened, required and approved signage is installed and located properly, and all temporary construction facilities have been removed from the site.

**DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, BI] and [DPR TC, PP] shall inspect the site for compliance with the approved Building Plans.

### 36. **CULT#2 – ARCHAEOLOGICAL AND TRIBAL MONITORING REPORT**

**INTENT:** In order to ensure that the Archaeological Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

- a. DPR Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all cultural materials collected during the survey, testing, and archaeological monitoring program have been conveyed as follows:
  - (1) All prehistoric cultural materials shall be curated at a San Diego curation facility or a culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the archaeological monitoring program have been returned to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

- (2) Historic materials shall be curated at a San Diego curation facility as described above and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

**DOCUMENTATION:** The applicant's archaeologist shall prepare the final report and submit it to the [PDS, PPD] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The [PDS, PPD] shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete, and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

**37. BIO#6–OPEN SPACE FENCING [PDS, FEE]**

**INTENT:** In order to protect the proposed open space easement from entry, or disturbance, permanent fencing or walls shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space fencing or walls shall be placed along the biological open space boundary. The fencing/walls design shall consist of lodgepole fencing. **DOCUMENTATION:** The applicant shall install the fencing or walls as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the open space fencing has been installed at the open space easement boundary. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the fencing or walls shall be placed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

**38. LNDSKP#2–CERTIFICATION OF INSTALLATION**

**INTENT:** In order to provide adequate Landscaping that addresses visual impacts and screening, and to comply with the [COSD Water Efficient Landscape Design Manual](#), the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Parking Design Manual](#), the COSD Grading ordinance, the Sweetwater Design Guidelines, and the requirements of the D1 Designator, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to [Section 87.417 and 87.418 of the County Grading Ordinance](#). These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the [PDS, LA, PCC] [DPR, TC, PP]. **DOCUMENTATION:** The applicant shall submit to the [PDS, LA, PCC], a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The [PDS, LA] shall verify the landscape installation upon



notification of occupancy or use of the property, and notify the [PDS, PCC] [DPR, TC, PP] of compliance with the approved Landscape Documentation Package.

### 39. ROADS#10—ROAD VACATION

**INTENT:** In order to promote orderly development and to comply with the [County of San Diego Board Policy I-18](#), the [County Public Road Standards](#), and the [Community Trails Master Plan](#), road right of way shall be vacated. **DESCRIPTION OF REQUIREMENT:** With the re-alignment of **Quarry Road** with **Sweetwater Road**, vacate a portion of existing public easement for road purposes for **Quarry Road**, a Residential Cul-de-Sac Road, along the west side of **Quarry Road**, to establish a new right-of-way located at twenty-six feet (26') from the ultimate centerline of Quarry Road.

**DOCUMENTATION:** The applicant shall vacate the public easement for road purposes. **TIMING** Prior to occupancy of the first structure built in association with this permit, or use of the premises in reliance of this permit, or once Quarry Road is realigned, constructed and accepted by Department of Public Works, then the additional Right-of-Way on the west side of Quarry Road is to be vacated. **MONITORING** The [DGS, RP] shall prepare the vacation documents with the support of the Department of Public Works, and forward the vacation documents to [PDS, LDR]. The [PDS, LDR] shall review the vacations to assure compliance with this condition.

### 40. ROADS#11—SIGHT DISTANCE

**INTENT:** In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.E of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

- h. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is \_\_\_\_\_feet of unobstructed intersectional sight distance in the both directions from the proposed driveway along **Quarry Road** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of \_\_\_\_\_as described in Table 5 based on a speed of \_\_\_\_\_, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- i. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is \_\_\_\_\_feet of unobstructed intersectional sight distance in the both directions along **Sweetwater Road** from the proposed intersection of Quarry Road in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of \_\_\_\_\_as described in Table 5 based on a speed of \_\_\_\_\_, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."

- j. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

**DOCUMENTATION:** The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to occupancy of the first structure built in association with this permit, or use of the premises in reliance of this permit, and annually after that until the project is completely built, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications for compliance with this condition.

#### 41. UTILITIES#3–SEWER CONNECTION

**INTENT:** In order to promote orderly development and to the [County of San Diego Regulatory Code Section 68.312](#) the parcel(s) shall be connected to public sewer.

**DESCRIPTION OF REQUIREMENT:** The parcel shall be connected to public sewer in the San Diego County Sanitation District and all connection fees and costs shall be paid.

**DOCUMENTATION:** The applicant shall obtain a sewer commitment letter from the San Diego County Sanitation District and pay all applicable fees and additional costs of connecting to the public sewer system. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit the sewer connection shall be completed. **MONITORING:** Upon request of the applicant, [DEH, LWQ] shall verify that the parcels have been connected to public sewer.

#### 42. ROADS#12–ANNEX TO LIGHTING DISTRICT

**INTENT:** In order to promote orderly development and to comply with the Street Lighting Requirements of the [County of San Diego Board Policy I-18](#), and [The County of San Diego Public Road Standards](#), the property shall transfer into the lighting district.

**DESCRIPTION OF REQUIREMENT:** Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [PDS, LDR]. The applicant shall provide the receipt to [PDS, PCC]. **TIMING:** Prior to occupancy of the first structure built in association with this permit, or use in the premises in reliance of this permit, the fee shall be paid. **MONITORING:** The [PDS, LDR] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

#### 43. ROADS#13–INSTALL STREETLIGHTS

**INTENT:** In order to promote orderly development and to comply with the Street Lighting Requirements of the [County of San Diego Board Policy I-18](#), street lights shall be installed and energized. **DESCRIPTION OF REQUIREMENT:** Install or arrange to install streetlights to County standards and the satisfaction of the Director of PDS, and deposit with PDS, a cash deposit sufficient to energize and operate the street lights until the property has been transferred into Zone A. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [PDS, LDR], and arrange for the installation and energizing of the streetlights. **TIMING:** Prior to occupancy of the first structure built in association with this permit, final grading release, or use in the premises in reliance of this permit, the streetlights shall be installed and all fees paid.

**MONITORING:** The [PDS, LDR] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant. The [PDS, LDR] shall ensure that the streetlights have been installed and all fees have been paid.

#### 44. TRAILS#3–TRAIL MAINTENANCE ACCESS

**INTENT:** In order to ensure that Park Staff has property access to maintain and service the constructed and/or improved public trail. **DESCRIPTION OF REQUIREMENT:** The applicant shall grant to the Department of Parks and Recreation access to the fire access drive aisle connecting to the eastern gate. This will allow park staff to enter the site and access the public trail for maintenance and service as indicated on the Plot Plan. The trail shall be constructed to the satisfaction of the Director of Parks and Recreation. **DOCUMENTATION:** Upon completion of the public trail and project storage facility, the applicant shall execute an access easement (or similar document) with the County allow site access along the fire aisle to the eastern gate. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the applicant shall execute an access easement (or similar document) with the County. [DGS, DPR, TC]. **MONITORING:** The [DPR, TC] and/or [DPW, PDCI] shall review the trail access document for conformance with the plans.

**ONGOING:** *(The following conditions shall apply during the life of the use defined in the permit.)*

#### 45. PLN#5–SITE CONFORMANCE

**INTENT:** In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s). This includes, but is not limited to maintaining the following: all parking, trails, parks and driveways areas, watering all landscaping at all times, painting all necessary aesthetics design features, and all lighting wall/fencing and required signage. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

#### 46. ROADS#14–SIGHT DISTANCE

**INTENT:** In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance in both directions along **Qaurry Road** and from the proposed private driveway serving the project and **Sweetwater Road** from the proposed intersection of Quarry Road for the life of this permit. **DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The

sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

**47. STRMWTR#3–VERIFICATION OF STRUCTURAL BMPs**

**INTENT:** In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), verification of Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Complete a Structural BMP Verification Form as shown in Attachment 4 of the PDP SWQMP. **DOCUMENTATION:** The applicant shall process the Structural BMP Verification Forms with [DPW, PDC] or [PDS, BLDG]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; execution of the Structural BMP Verification Form shall be completed. **MONITORING:** The [PDS, LDR] and [DPW, WPP] shall review the Structural BMP Verification Forms for consistency with the condition and County Standards.

## GRADING PLAN NOTES

**NOTICE:** The following Grading and or Improvement Plan Notes shall be placed on the Preliminary Grading Plan and made conditions of the issuance of said permits. An email or disc will be provided with an electronic copy of the grading plan note language.

**PRE-CONSTRUCTION MEETING:** (Prior to any clearing, grubbing, trenching, grading, or any land disturbances.)

**48. CULT#GR-1 - ARCHAEOLOGICAL AND TRIBAL MONITORING – PRECONSTRUCTION MEETING**

**INTENT:** In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Kumeyaay Native American Monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Kumeyaay Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Kumeyaay Native American attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [DPW, PDC] shall confirm the attendance of the approved Project Archaeologist.

**49. BIO#7–TEMPORARY ORANGE FENCING [PDS, FEE]**

**INTENT:** In order to prevent inadvertent disturbance to areas outside the limits of grading, temporary construction fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Prior to the commencement of any grading and/or clearing in association with this grading plan, temporary orange construction fencing shall be placed to protect from inadvertent disturbance of all open space easements that do not allow grading, brushing, or clearing. Temporary fencing is also required in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary. The placement of such fencing shall be approved by the PDS, Permit Compliance Section. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing shall be removed. **DOCUMENTATION:** The applicant shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on the boundary of the open space easement. The applicant shall submit photos of the fencing along with the certification letter to the [PDS, PCC] for approval. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing. **MONITORING:** The [PDS, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant.

**50. BIO#8—LEAST BELL’S VIREO RESOURCE AVOIDANCE [PDS, FEE X2]**

**INTENT:** In order to avoid impacts to the least Bell’s vireo, which is a sensitive biological resource pursuant to the Migratory Bird Treaty Act (MTBA), a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT:** There shall be no brushing, clearing and/or grading such that none will be allowed within 500 feet of least Bell’s vireo nesting habitat during the breeding season of the least Bell’s vireo within RAA as indicated on these plans. The breeding season is defined as occurring between March 15 and September 15. If future clearing and/or grading would occur during the breeding season, a pre-construction survey shall be conducted within 72-hours prior to starting work to determine whether least Bell’s vireo occur in or within 500 feet of the impact area(s). If active nests or nesting birds are observed within the area, the biologist shall flag the active nests and construction activities shall avoid active nests until nesting behavior has ceased, nests have failed, or young have fledged. Construction near an active nest shall either: (1) be postponed until a qualified biologist determines the nest(s) is no longer active or until after the respective breeding season; or (2) not occur until a temporary noise barrier or berm is constructed at the edge of the development footprint and/or around the piece of equipment to ensure the noise levels are reduced to below 60 dBA or ambient, as confirmed by a County-approved noise specialist. Intermittent monitoring by a qualified biologist would be required for construction near an active nest. The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no least Bell’s vireos are present in the vicinity of the brushing, clearing, or grading as demonstrated by a survey completed no more than 72-hours prior to grading or clearing. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, no grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is

mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDC] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

**51. BIO#9–COASTAL CALIFORNIA GNATCATCHER RESOURCE AVOIDANCE [PDS, FEE X2]**

**INTENT:** In order to avoid impacts to the coastal California gnatcatcher, which is a sensitive biological resource pursuant to the Migratory Bird Treaty Act (MTBA), a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT:** There shall be no brushing, clearing and/or grading such that none will be allowed within 500 feet of coastal California gnatcatcher nesting habitat during the breeding season of the coastal California gnatcatcher within RAA as indicated on these plans. The breeding season is defined as occurring between March 1 and August 15. If future clearing and/or grading would occur during the breeding season, a pre-construction survey shall be conducted within 72-hours prior to starting work to determine whether gnatcatchers occur in or within 500 feet of the impact area(s). If active nests or nesting birds are observed within the area, the biologist shall flag the active nests and construction activities shall avoid active nests until nesting behavior has ceased, nests have failed, or young have fledged. Construction near an active nest shall either: (1) be postponed until a qualified biologist determines the nest(s) is no longer active or until after the respective breeding season; or (2) not occur until a temporary noise barrier or berm is constructed at the edge of the development footprint and/or around the piece of equipment to ensure the noise levels are reduced to below 60 dBA or ambient, as confirmed by a County-approved noise specialist. Intermittent monitoring by a qualified biologist would be required for construction near an active nest. The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no coastal California gnatcatchers are present in the vicinity of the brushing, clearing, or grading as demonstrated by a survey completed no more than 72-hours prior to grading or clearing. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, no grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDC] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

**52. BIO#10–MIGRATORY BIRD AND RAPTOR RESOURCE AVOIDANCE [PDS, FEE X2]**

**INTENT:** In order to avoid impacts to migratory birds and raptors, which are a sensitive biological resource pursuant to the Migratory Bird Treaty Act (MBTA), a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT:** No brushing, clearing, and/or grading shall occur during the migratory bird breeding season (February 15 – August 31) or the raptor breeding season (January

15 – July 15). If construction occurs during the migratory bird or raptor breeding season, a qualified biologist shall conduct a pre-construction nesting bird survey within 72-hours prior to starting work to determine whether migratory birds occur in or within 300 feet of the impact area(s) and raptors in or within 500 feet of the impact area(s). If any active migratory bird or raptor nests are found, an appropriate buffer zone will be delineated. If project activities must occur within the designated buffer zone, the following steps are proposed to avoid impacts to nesting migratory birds and raptors. Prior to implementing these steps, the applicant shall consult with the County and Wildlife Agencies for concurrence.

1. The qualified biologist shall monitor nesting activity daily until project activities are no longer occurring within the designated buffer zone or until fledglings become independent of the nest.
2. The monitoring biologist shall halt construction activities if he or she determines that the construction activities are disturbing or disrupting the nesting activities.
3. The monitor shall make practicable recommendations to reduce the noise or disturbance in the vicinity of the nest. This may include recommendations such as (1) turning off vehicle engines and other equipment whenever possible to reduce noise, and/or (2) working in other areas until the young have fledged.
4. If the biologist determines that nesting activity does not appear to be disturbed by project activities, construction may continue with daily monitoring by a qualified biologist to provide guidance until the fledglings are independent of the nest.

The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no migratory birds or raptors are present in the vicinity of the brushing, clearing, or grading as demonstrated by a survey completed no more than 72-hours prior to the start of brushing, clearing, or grading. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, no grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDC] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

- 53. BIO#11–CROTCH’S BUMBLE BEE PRE-CONSTURCTION SURVEY [PDS, FEE X3]**  
**INTENT:** In order to prevent inadvertent disturbance to Crotch’s bumble bee, a pre-construction focused survey shall be conducted. **DESCRIPTION OF REQUIREMENT:** A County-approved biologist shall perform a pre-construction focused survey as described below:

- Within one year prior to vegetation removal and/or grading, and prior to the issuance of grading permits, a qualified entomologist/biologist with appropriate

handling permits and is familiar with the species behavior and life history, shall conduct focused surveys to determine the presence/absence of Crotch's bumble bee. Focused surveys shall follow CDFW's Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species (CDFW 2023). Focused surveys shall also be conducted throughout the entire project site during the colony active period between April 1 and August 31. The survey protocol, including the qualifications of the surveyor, will be submitted to CDFW for review prior to the initiation of surveys. Survey results, including negative findings, shall be submitted to CDFW and the County prior to implementing project-related ground-disturbing activities. At minimum, a survey report shall provide the following:

- a description and map of the survey area, focusing on areas that could provide suitable habitat for Crotch's bumble bee (overwintering, nesting, and foraging habitat);
  - field survey conditions that shall include name(s) of qualified entomologist(s) and brief qualifications; date and time of survey; survey duration; general weather conditions; survey goals, and species searched;
  - map(s) showing the location of observations, including nests/colonies; and,
  - a description of physical (e.g., soil, moisture, slope) and biological (e.g., plant composition) conditions where each nest/colony is found. A sufficient description of biological conditions, primarily impacted habitat, shall include native plant composition (e.g., density, cover, and abundance) within impacted habitat (e.g., species list separated by vegetation class; density, cover, and abundance of each species).
- If the survey protocol included capture or handling of bumble bees, then the Qualified Biologist shall obtain the required authorization via a Memorandum of Understanding or Scientific Collecting Permit pursuant to CDFW Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species (CDFW 2023). Survey methods that involve lethal take of species are not acceptable.
  - If the focused surveys identify Crotch's bumble bee individuals on-site, the Qualified Biologist shall notify and consult with CDFW to determine whether project activities would result in impacts to Crotch's bumble bee, in which case an Incidental Take Permit (ITP) may be required. If an ITP is required, it shall be obtained prior to issuance of Grading Permit, Demolition Plans/Permits and Building Plans/Permits and all necessary permit conditions (including compensatory mitigation) shall be fulfilled prior to initiation of project activities. Take of any endangered, threatened, candidate species that results from the project is prohibited, except as authorized by State law (California Fish and Game Code §§ 86, 2062, 2067, 2068, 2080, 2085; California Code of Regulations, Title 14, § 786.9) under the California Endangered Species Act.
  - Survey data shall be submitted by the Qualified Biologist to the California Natural Diversity Database in accordance with the Memorandum of Understanding with CDFW, or Scientific Collecting Permit requirements, as applicable.



- This measure is based on current draft guidance; however, updated protocols and avoidance measures that would provide equivalent protections may be employed as approved by CDFW and the County.

**DOCUMENTATION:** The Biological Monitor shall prepare written documentation that certifies that the survey has been completed and that Crotch's bumble bee have been avoided. **TIMING:** Prior to any clearing, grubbing, grading, or any land disturbances, this condition shall be completed and approved. **MONITORING:** The [DPW, PDC] shall not allow any grading, unless a concurrence from the [PDS, PPD] is received. The [PDS, PPD] shall review the concurrence letter.

**NOTICE:** IN THE EVENT THAT ANY ACTIVITY, INCLUDING EARTHMOVING OR CONSTRUCTION, DISCOVERS THE PRESENCE OF UNDERGROUND STORAGE TANKS, SEPTIC TANKS, WELLS, SITE DEBRIS, AND/OR CONTAMINATED SOILS ON-SITE, THE CONTRACTOR AND/OR PROPERTY OWNER SHALL NOTIFY THE COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES DEPARTMENT AND THE DEPARTMENT OF ENVIRONMENTAL HEALTH AND QUALITY. THE PRESENCE OF CONTAMINATED SOILS WILL REQUIRE SOIL TESTING AND REMEDIATION IN ACCORDANCE WITH STANDARD COUNTY PROCEDURES. THIS PROCESS WILL BE DETERMINED ONCE THE COUNTY IS NOTIFIED OF THE PRESENCE OF CONTAMINATED SOILS.

**DURING CONSTRUCTION:** *(The following actions shall occur throughout the duration of the grading construction).*

#### 54. **CULT#GR-2 - ARCHAEOLOGICAL AND TRIBAL MONITORING – DURING CONSTRUCTION**

**INTENT:** In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Kumeyaay Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities:

- Monitoring.** During the original cutting of previously undisturbed deposits, the Project Archaeologist and Kumeyaay Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor.
- Inadvertent Discoveries.** In the event that previously unidentified potentially significant cultural resources are discovered:
  1. The Project Archaeologist or the Kumeyaay Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.

2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
  3. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Kumeyaay Native American Monitor, shall determine the significance of the discovered resources.
  4. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
  5. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Kumeyaay Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
  6. If cultural resources are determined to be significant, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
- c. **Human Remains.** If any human remains are discovered:
1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
  2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Kumeyaay Native American monitor.
  3. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
  4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
  5. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
  6. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- d. **Fill Soils.** The Project Archaeologist and Kumeyaay Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.

- e. **Monthly Reporting.** The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the archaeological monitoring program. The report shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

**DOCUMENTATION:** The applicant shall implement the Archaeological Monitoring Program pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The [DPW, PDCI] shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PPD] if the Project Archeologist or applicant fails to comply with this condition.

#### 55. PALEO#GR-1 - PALEONTOLOGICAL MONITORING

**INTENT:** In order to comply with the [San Diego County Guidelines for Determining Significance for Paleontological Resources](#), a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** This project site has marginal levels of sensitive Paleontological resources. All grading activities are subject to the [County of San Diego Grading Ordinance Section 87.430](#), if any significant resources (Fossils) are encountered during grading activities.

- a. The grading contractor is responsible to monitor for paleontological resources during all grading activities. If any fossils are found greater than 12 inches in any dimension, stop all grading activities and contact PDS before continuing grading operations.
- b. If any paleontological resources are discovered and salvaged, the monitoring, recovery, and subsequent work determined necessary shall be completed by or under the supervision of a Qualified Paleontologist pursuant to the [San Diego County Guidelines for Determining Significance for Paleontological Resources](#).

**TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDC] shall make sure that the grading contractor is on-site performing the Monitoring duties of this condition. The [DPW, PDC] shall contact PDS if the grading contractor or applicant fails to comply with this condition.

#### 56. DPW RECYCLING - GRADING MATERIAL DIVERSION:

**INTENT:** In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. **DESCRIPTION OF REQUIREMENT:** For all grading projects >5,000 cubic yards, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed must be retained onsite. The Daily Log must include all export receipts or other vendor or disposal or transfer station facility information that accepted grading

material from the approved grading project. **DOCUMENTATION:** Daily Logs shall be prepared and kept on-site for inspection and include the following:

- A. Identify the project location.
- B. Log date that material was transported off the site
- C. Log type of grading or clearing material
- D. Weight of the material or its approximate tonnage or cubic yards
- E. Name of the party transporting the materials
- F. Name of the receiving facility or exporter, and whether the material was disposed of in a landfill, salvaged for future use off-site, or recycled.
- G. Each log entry shall correspond with a receipt issued by the party that transported the material off-site or by facility that accepted the materials. If the materials were hauled by the grading contractor, export receipts shall be compiled within 90 days of the date of the log entry.
- H. The Daily Log shall include separate entries for each occurrence of materials reused on-site.
- I. The Daily Log and all receipts shall be maintained at the project site and made available to any County inspector responsible to ensure compliance with this requirement

**TIMING:** The following actions and logs shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The [DPW, PDCI] shall ensure that the grading contractor is preparing and maintaining the daily logs on-site. The [DPW, PDCI] shall contact the [DPW, CO] if the grading contractor or applicant fails to comply with this condition.

#### 57. AQGHG#4 - FUGITIVE DUST

**INTENT:** In order to mitigate for fugitive dust during construction activities.

**DESCRIPTION OF REQUIREMENT:** The project applicant or designee shall implement the following measures to mitigate fugitive dust compliant with San Diego Air Pollution Control District (SDAPCD) Rule 55 and County Code Section 87.428 (Grading Ordinance):

- a. All haul/dump trucks entering or leaving the site with soil or fill material must maintain at least two (2) feet of freeboard or cover loads of all haul/dump trucks securely.
- b. Areas recently disturbed by dozer/scrapper passes and any unpaved roads within the project limits will be watered a minimum of three (3) times daily.
- c. Grading activities will be terminated in winds in excess of 25 miles per hour (mph).
- d. Dust and debris at public street access points shall be cleaned regularly using sweepers and water trucks.
- e. Dirt storage piles will be stabilized by chemical binders, tarps, fencing, or other suppression measures.
- f. Internal construction-roadways will be stabilized by paving, chip sealing or applying stabilizing chemicals after rough grading.
- g. A 15-mph speed limit on unpaved surfaces shall be enforced.

**DOCUMENTATION:** The applicant or designee shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of construction and grading. **MONITORING:** The [DPW, PDCI] shall make sure

that the grading contractor complies with the Air Quality requirements of this condition. The [DPW, PDC] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

**ROUGH GRADING:** (Prior to rough grading approval and issuance of any building permit).

**58. DPW RECYCLING - GRADING MATERIAL DIVERSION:**

**INTENT:** In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements.

**DESCRIPTION OF REQUIREMENT:** At the conclusion of the grading activities and prior to the release of Rough Grade Inspection, and prior to issuance of any building permit, the Final Debris Management Report (DMR) must be prepared and submitted for review and approval. **DOCUMENTATION:** The DMR final report (see template) shall be prepared and submitted for review and approval by the [DPW, CO] and shall include:

- a. Project name.
- b. List of total weight, tonnage, or cubic yards of materials, by type, which was recycled, salvaged, or disposed of in a landfill.
- c. Provide copies of receipts for export facilities, haulers, or materials reused on site.
- d. Signed self-certification letter (see template).

**TIMING:** The final report shall be prepared and submitted at Rough Grade inspection.

**MONITORING:** The [DPW, PDC] shall ensure that the grading contractor has prepared and submitted the final report to [DPW, CO]. The [DPW, PDC] shall contact the [DPW, CO] if the grading contractor or applicant fails to comply with this condition.

**59. CULT#GR-3 - ARCHAEOLOGICAL AND TRIBAL MONITORING – ROUGH GRADING**

**INTENT:** In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring:

- a. **No Archaeological Resources Encountered.** If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Native American Monitor must be included in the Negative Monitoring Report.
- b. **Archaeological Resources Encountered.** If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall

detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

**DOCUMENTATION:** The applicant shall submit the Archaeological Monitoring Report to [PDS, PPD] for review and approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center and any culturally-affiliated Tribe who requests a copy. **TIMING:** Upon completion of all earth-disturbing activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the report shall be completed. **MONITORING:** [PDS, PPD] shall review the report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

#### 60. PALEO#GR-2 - PALEONTOLOGICAL MONITORING

**INTENT:** In order to comply with the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** One of the following letters shall be performed upon completion of the grading activities that require monitoring:

- a. If no paleontological resources were discovered, submit a “No Fossils Found” letter from the grading contractor to PDS stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the [County of San Diego Guidelines for Determining Significance for Paleontological Resources](#).
- b. If paleontological resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. The letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

**DOCUMENTATION:** The applicant shall submit the letter report to PDS for review and approval. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading Final Inspection ([Grading Ordinance SEC 87.421.a.2](#)), the letter report shall be completed. **MONITORING:** PDS shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDC] that the requirement is completed.

**FINAL GRADING RELEASE:** (Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).

#### 61. CULT#GR-4 - ARCHAEOLOGICAL AND TRIBAL MONITORING – FINAL GRADING

**INTENT:** In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring

Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all cultural materials have been conveyed as follows:

(1) Evidence that all prehistoric materials collected during the archaeological monitoring program have been submitted to a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity and shall be accompanied by payment of the fees necessary, if required. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

(2) Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

**DOCUMENTATION:** The applicant's archaeologist shall prepare the final report and submit it to [PDS, PPD] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** [PDS, PPD] shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform

[PDS, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

**62. BIO#12–PERMANENT OPEN SPACE SIGNAGE & FENCING [PDS, FEE]**

**INTENT:** In order to protect the proposed open space easement from entry, the permanent fencing and signage shall be installed. **DESCRIPTION OF REQUIREMENT:** The permanent fences or walls, and open space signs shall be placed along the open space boundary as shown on the approved grading plans and the approved project development Plans for PDS2021-MUP-21-009.

- a. Evidence shall be site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent walls or fences, and open space signs have been installed.
- b. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

**Sensitive Environmental Resources  
Area Restricted by Easement**

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego,  
Planning & Development Services  
Reference: PDS2021-MUP-21-009

**DOCUMENTATION:** The applicant shall install the permanent fencing and signage and provide the documentation photos and certification statement to the [PDS, PCC]. **TIMING:** Prior to the occupancy of any structure, final grading release or use of the premises in reliance of this permit, fencing and signage shall be installed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

**63. BIO#13–EASEMENT AVOIDANCE [PDS, FEE]**

**INTENT:** In order to protect sensitive resources, pursuant to [County Grading Ordinance Section 87.112](#) the open space easements shall be avoided. **DESCRIPTION OF REQUIREMENT:** The easement indicated on this plan is for the protection of sensitive environmental resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. It is unlawful to grade or clear within an open space easement, any disturbance shall constitute a violation of the [County Grading Ordinance Section 87.112](#) and will result in enforcement action and restoration. The only exception(s) to this prohibition are:

1. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997,



(<http://www.sdcounty.ca.gov/PDS/docs/MemoofUnder.pdf>) between the wildlife agencies and the fire districts and any subsequent amendments thereto. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPW or DPR.

- 3. Construction, use and maintenance of multi-use, non-motorized trails.
- 4. Manufactured fill slopes as shown on the approved Plot Plan.

**DOCUMENTATION:** The applicant shall provide a letter statement to the [PDS, PCC] stating that all Sensitive Resource Easements were avoided during the grading construction, and that no impacts or encroachment into the open space occurred. **TIMING:** Prior to Final Grading Release the letter verifying the easements were not disturbed shall be submitted. **MONITORING:** The [DPW, PDC] shall not allow any grading, clearing or encroachment into the open space easement

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**MITIGATION MONITORING OR REPORTING PROGRAM (MMRP):** Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring or Reporting Program for any project approved with the adoption of a Mitigated Negative Declaration or with the certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts. Section 21081.6(a)(1) states, in part:

*The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.*

Section 21081(b) further states:

*A public agency shall provide {that} the measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.*

As indicated above, a Mitigation Monitoring or Reporting Program is required to assure that a project is implemented in compliance with all required mitigation measures. The Mitigation Monitoring or Reporting Program (MMRP) for this project is incorporated into the mitigation measures adopted as project conditions of approval. Each mitigation measure adopted as a condition of approval (COA) includes the following five components.

- Intent:** An explanation of why the mitigation measure (MM) was imposed on the project.
- Description:** A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.
- Documentation:** A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.
- Timing:** The specific project milestone (point in progress) when the specific required actions are required to implemented.
- Monitoring:** This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

The following conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project:

Condition(s): BIO#1, BIO#2, BIO#3, BIO#4, BIO#5, BIO#6, BIO#7, BIO#8, BIO#9, BIO#10, BIO#11, BIO#12, BIO#13, CULT#1, CULT#2, CULT#GR-1, CULT#GR-2, CULT#GR-3, CULT#GR-4, PALEO#GR-1, PALEO#GR-2, AQGHG#1, AQGHG#2, AQGHG#3, AQGHG#4.

.....  
**MAJOR USE PERMIT FINDINGS**

Pursuant to Section 7358 (see Section 7359 for additional findings required for a “Specific Hazardous Waste Facility Project” and for in lieu findings for Large Wind Turbine permits) of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit are made:

(a) The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to

1. *Harmony in scale, bulk, coverage, and density*

The proposed Major Use Permit (MUP) will add a self-storage facility to a vacant property in the community of Sweetwater. The project site is approximately 10.74 acres and is currently vacant and undeveloped. The site is located on Quarry Road, which connects to Sweetwater Road. The SR-125 freeway and open space is located to the north and east of the site. There are four single-family homes to the west of the project site across Quarry Road, and three single-family homes and horse stables that abut the project’s southern property line. The Bonita Golf Course is located southeast of the project site. Across SR-125 to the east is open space, the Sweetwater County Park, and the Sweetwater Reservoir. Across Sweetwater Road to the northwest are single-family homes and the San Diego County Animal Shelter Bonita branch.

*Bulk and Scale of Proposed Project*

The project site is 10.74 acres, and development will be limited to a 4.99-acre MUP boundary. The project proposes a self-storage facility that includes one below-grade level basement and two stories totaling 132,425 square feet (SF) of floor space. The project also includes a 1,000 SF office building, 109 covered RV parking spaces, and 21 standard parking spaces. The main self-storage building will have a maximum height of 28 feet above grade, which is less than the maximum height allowed under the existing “G” height designator “of 35 feet. The site slopes downward away from Quarry Road and Sweetwater Road and is at a lower elevation than neighboring homes across Quarry Road, thereby reducing the visual scale of the buildings. Due to the general sloping topography of the site from west to east, views of the main self-storage building would be limited from public vantage points such as Quarry Road.

The project also includes setbacks and buffers from existing surrounding uses. To the east, the project borders an undeveloped property, and the storage facility is set back 89 feet from the property line. On the north side, the project is set back by several hundred feet from another undeveloped property. A total of four residences are located across Quarry Road to the west. The nearest structure to Quarry Road and the western property line will be the leasing office. This one-story building, will be the smallest on the site at 1,000 square feet, will be set back over 60 feet from the road. The main self-storage facility will be set back by over 200 feet back from Quarry Road. Along the southern property line, there are three additional residential properties, which the project will be set back from by at least 72 feet. Overall, the project develops 4.99 acres of the 10.74-acre project site. These buffers provide an area for additional landscaping, along with a trail and pathway (discussed below). The setbacks and buffers from adjacent property lines, residences, and Quarry Road, will minimize views of the project.

A Conceptual Landscape Plan was prepared for the project and demonstrates compliance with the County of San Diego Landscape Regulations and Sweetwater Community Plan, including the extent and type of irrigation and plantings proposed. Perimeter landscaping is also proposed and will improve the visual appearance of the site once established and help screen views into the project site from off-site public vantage points (i.e., Quarry Road). Landscaping is proposed along the southern boundary adjacent to the existing single-family residences and along the perimeter of Quarry Road to the west. Landscaping would consist of a drought-tolerant landscape with a mixture of trees, shrubs, and ground cover. The project site has 46 existing trees on-site. The project proposes the removal of 32 trees; however, each tree removed would be replaced with two native trees along the perimeter of the site consisting of California sycamore, California live oak, California black walnut, and lemonade berry. The replacement trees would consist of 24-inch boxes of 8- to 10-foot-tall trees that are expected to exceed 20 feet in height once fully grown within five to seven years.

### *Coverage and Density*

The lot coverage and scale of the Project will be compatible with adjacent uses and buildings. The surrounding area is primarily characterized as single-family residential and vacant. Surrounding residential coverages range from approximately 2% to 31.4%. The coverage of the proposed buildings and carports (approximately 133,425 with 56,448 square feet of open sided carports) is approximately 28.5% for the storage facility and 40% when including the carports, which is similar to the surrounding properties. There are also several non-single-family residential uses within approximately 1.2 miles from the project, including a Sweetwater Authority treatment plant, the I-125 overpass, a County of San Diego Department of Animal Services facility, Bonita Golf Course facilities, Bonita Heights and Bonita Cedars multifamily residential development, and the Ribbonwood and Bonnie Brae commercial center. Many of these uses have a similar coverage as the Project, including the Bonnie Brae commercial center lot coverage between approximately 20-27%. The project does not propose

residential uses and will not increase residential density in the area. In addition, based on the Conceptual Landscape Plan discussed above, the proposed landscaping will act as a buffer and reduce the views of the project. The project would not result in a lot coverage that is out of character with the surrounding uses, and would not change residential density. Therefore, the project is consistent with lot coverage and density of the surrounding area.

2. The availability of public facilities, services, and utilities

The proposed self-storage facility would have access to all necessary public service and utilities. Access to the site will be taken off Quarry Road. The project proposes offsite improvements to Quarry Road, including realignment of the intersection angle between Quarry Road and Sweetwater Road, that have been accepted by the Department of Public Works and the Bonita-Sunnyside Fire Protection District, therefore access is acceptable. The project requires approval of a County Local Agency Formation Commission (LAFCO) annexation to add the project site into the sphere of influence and district boundaries of the County Sanitation District. After annexation, sewer services would be provided through the County Sanitation District. The project would connect to an existing sewer main within Quarry Road through a proposed 6-inch sewer line in the public right-of-way and a 1.25-inch private force main on private property. Water service would be provided by the Sweetwater Authority. Approximately 1,700 linear feet of 1.5- to 8-inch water pipeline would be installed to provide a connection to the existing Sweetwater Authority water main located in Quarry Road. Fire service would be provided by the Bonita-Sunnyside Fire Protection District (FPD). Internal units will only be accessible during business hours and there will be 24/7 digital surveillance throughout the inside and outside of the facility. The office will be staffed during business hours. When necessary, police protection services would be primarily provided by a nearby San Diego County Sheriff's Department office. The project will have no impact on surrounding schools. Therefore, all necessary public facilities, services, and utilities are available for the project.

3. *The harmful effect, if any, upon desirable neighborhood character:*

The project will not have a harmful effect on the desirable community character. The project will enhance the community by providing a commercial service while preserving open space and providing recreational trails for public use. The project will include extensive landscaping to act as a buffer between the self-storage facility and neighboring residences and roads. The project will also realign the intersection angle at Sweetwater Road and Quarry Road, thereby improving sight distance at the intersection for motorists and pedestrians. In addition, the project has been designed to be compatible with the semi-rural character of the area.

The project has also been designed to be consistent with the Sweetwater Community Plan and Design Guidelines. The Community Plan states that facilities and residences should be low buildings that fit into the surroundings to enhance the openness and natural feeling and encourages rural-rustic (board and batten, rough hewn, one or two-story) or California ranch/mission style buildings. The

Design Guidelines also state that new buildings in Sweetwater should continue the dominant pattern of simple one- and two-story buildings alternating with tree-canopied spaces between them and encourages walls consisting of wood siding, exposed wood structural members, brick and stone masonry, and light-colored stucco. The proposed buildings have been designed to be one- and two-story buildings in muted tones (sandstone, grays, tans) with low-pitched roofs to reflect the character of existing uses found in the project vicinity. There are six proposed signs for the Project that have been designed to be consistent with the style, color, and letter height described in the Design Guidelines.

Finally, the project proposes several other features at the request of the CPG and members of the public to ensure the project is consistent with the surrounding community. Based on input from the CPG and members of the public, the project incorporates features such as public restrooms for trail users during business hours, shortened operating hours from 8:00 am to 8:00 pm, design changes including building materials and colors, revised the entry gate to be a silent entry gate, two rail fencing along the entry, removal of roll up doors for storage units facing the south, reducing lighting, retaining several existing large trees and replacing impacted trees at a two to one ratio, revised and reduced the signage, and safety measures such as security cameras along the perimeter of the site. The applicant has also designed all lighting to conform to the County of San Diego lighting regulations, which will ensure the proposed lighting does not impact adjacent residences. The project has also been conditioned to ensure all landscaping is adequately maintained for the project's life.

4. *The generation of traffic and the capacity and physical character of surrounding streets:*

Due to its inherent nature, self-storage facilities produce lower traffic than other commercial uses. The project is calculated to generate 191 average daily trips (ADT) with 15 AM peak hour trips and 21 PM peak hour trips. The project is providing a service/retail opportunity to the Sweetwater area and based on the County's adopted Transportation Study Guidelines (TSG), is considered to be locally-serving. Locally-serving projects are considered to have a less than significant impact for transportation because adding retail/service opportunities within communities improve destination proximity and shorten vehicle trips and reduce Vehicle Miles Traveled (VMT). The project requires a minimal number of employees to operate the use, and their commutes will occur outside of typical commute hours.

5. *The suitability of the site for the type and intensity of use or development, which is proposed:*

The project site is approximately 10.74 acres and the MUP is limited to 4.99 acres. The size of the project site allows for greater setbacks between the proposed facility and neighboring properties. The project site has a general sloping topography from west to east, thereby reducing the visual scale of the buildings within the landscape. The project also preserves approximately 1.97 acres of open

space in the northern portion of the site. Access to the site will be provided by a driveway off Quarry Road. The project proposes offsite improvements to Quarry Road, including the realignment of the intersection angle with Sweetwater Road, increasing sight distance at the intersection. The necessary utilities and services will be provided as discussed above. Due to these reasons, the site is suitable for the type and intensity of the self-storage facility/mini-warehouse use.

6. *Any other relevant impact of the proposed use:*

N/A.

(b) *The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan:*

The General Plan Designation is Village Residential (VR-2) and is included in the Village Regional Category. The project proposes a self-storage facility/mini-warehouse in the RR zone, which is allowed with the approval of an MUP.

The project proposes a self-storage facility within the RR zone, which is allowed with the approval of an MUP. The project has been designed as a combination of one-story and two-story buildings. The main self-storage building consists of two stories and a basement, and the height of the building measured from grade is 28 feet, which is less than the maximum height allowed of 35 feet. The Project also utilizes the site's general sloping topography from west to east, thereby reducing the visual scale of the buildings within the landscape. The leasing office and RV canopies are the closest structures to Quarry Road, and they are set back from the road by at least 60 feet, which meets the main building setbacks for the site. The main self-storage building is set back by 200 feet from Quarry Road.

The project has been found to be in compliance with the Sweetwater Community Plan and Design Guidelines. The Community Plan states that facilities and residences should be low buildings that fit into the surroundings to enhance the openness and natural feeling and encourages rural-rustic (board and batten, rough hewn, one or two-story) or California ranch/mission style buildings. The Design Guidelines also state that new buildings in Sweetwater should continue the dominant pattern of simple one- and two-story buildings alternating with tree-canopied spaces between them and encourages walls consisting of wood siding, exposed wood structural members, brick and stone masonry, and light-colored stucco. The proposed buildings have been designed to be one- and two-story buildings in muted tones (sandstone, grays, tans) with low-pitched roofs to reflect the character of existing uses found in the project vicinity. The project also includes a landscape plan consisting of a drought-tolerant style landscape with a mixture of trees, shrubs, and ground cover.

(c) *That the requirements of the California Environmental Quality Act have been complied with:*

The Project has been reviewed for compliance with the CEQA, and a Mitigated Negative Declaration (MND) was prepared and was available for a 36-day public review period

from August 1, 2024, through September 6, 2024, and is on file with PDS under Environmental Log Number PDS2021-ER-21-18-003. The MND found that the Project, with incorporation of mitigation measures, will not cause any significant effects on the environment. Mitigation measures for biological resources and cultural and archaeological monitoring have been included in the conditions of approval for the proposed project.

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**ORDINANCE COMPLIANCE NOTIFICATIONS:** The project is subject to, but not limited to, the following County of San Diego, State of California, and U.S. Federal Government, Ordinances, Permits, and Requirements:

**NOTICE:** THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

**NOTICE:** The 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of issuance of the Final Notice of Decision.

**MAJOR USE PERMIT COMPLIANCE INSPECTION:** In order to comply with Zoning Ordinance Section 7362.e, the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions, the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance. The Property Owner/Permittee shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every twelve months, to determine if the Property Owner/Permittee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

**NOTICE:** The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. and/or State which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant’s responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

U.S. Army Corps of Engineers: 915 Wilshire Blvd., Suite 1101, Los Angeles, CA 90017; (213) 452-3333; <http://www.usace.army.mil/>

Regional Water Quality Control Board: **2375 Northside Drive, Suite 100, San Diego, CA 92108**; [RB9\\_DredgeFill@waterboards.ca.gov](mailto:RB9_DredgeFill@waterboards.ca.gov) ; <http://www.waterboards.ca.gov/sandiego/>

California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 636-3160; [AskR5@wildlife.ca.gov](mailto:AskR5@wildlife.ca.gov) <http://www.dfg.ca.gov/>

**STORMWATER ORDINANCE COMPLIANCE:** In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects require that the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

**LOW IMPACT DEVELOPMENT NOTICE:** The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013 and amended in November 2015. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

[http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED\\_PROTECTION\\_PROGRAM/susmppdf/lid\\_handbook\\_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf)

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link <http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>

**STORMWATER COMPLIANCE NOTICE:** Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to periodic adjustment as changes are made to the National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements imposed by the San Diego Regional Water Quality Control Board (Regional Board) on discharges from municipal separate storm sewer systems (MS4). The new MS4 Permit was adopted by the Regional Board on May 8, 2013 and amended on November 18, 2015. The County has begun the process of amending ordinances and taking other action to implement the new MS4 Permit. Additional studies and other action may be needed to comply with the new and future MS4 Permits.

**DRAINAGE:** The project shall be in compliance with the County of San Diego [Flood Damage Prevention Ordinance](#) No. 10091, adopted December 8, 2010.

**GRADING PERMIT:** A grading permit is required prior to commencement of grading per criteria of [Section 87.201 of the County Code](#).



**CONSTRUCTION/IMPROVEMENT PERMIT:** A Construction Permit is required for any and all work within the County road right-of-way. Contact Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

**ENCROACHMENT PERMIT:** An Encroachment Permit from the County of San Diego is required for any and all work and for any and all proposed/existing facilities within the County right-of-way. Documentation of approval from the Director of Public Works shall be provided to the satisfaction of the Director of Planning & Development Services.

**TRANSPORTATION IMPACT FEE:** The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 – 77.219. The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [DPW, Land Development Counter] and provide a copy of the receipt to the [DPLU, Building Division Technician] at time of permit issuance.

**NOTICE:** To comply with State law, the applicant/owner must file the Notice of Determination (NOD)/Notice of Exemption (NOE) signed by the lead agency and remit required fees to the County Clerk’s Office within five (5) working days of the date of project approval. Payment or sufficient proof of prior payment to the County Clerk is required at the time of filing. The filing of a NOD or NOE reduces the period of time the CEQA document can be challenged to **35 days**. However, if the NOD/NOE is not filed, this period is extended to **180 days**. The CDFW adjusts fees annually based on inflation. You must pay the amount effective January 1 of the year of the project decision.

<b>EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS</b>			
<b>Planning &amp; Development Services (PDS)</b>			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
<b>Department of Public Works (DPW)</b>			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
<b>Department of Environmental Health (DEH)</b>			

Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
<b>Department of Parks and Recreation (DPR)</b>			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
<b>Department of General Service (DGS)</b>			
Real Property Division	RP		

**APPEAL PROCEDURE:** Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with [Section 7366 of the County Zoning Ordinance](#). An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT’S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

ON MOTION of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, this Form of Decision is passed and approved by the of the County of San Diego, State of California, at a regular meeting held on this \_\_\_<sup>th</sup> day of \_\_\_\_\_, 20\_\_, in County Operations Center, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES  
VINCE NICOLETTI, INTERIM DIRECTOR

BY:

Mark Slovick, Deputy Director  
Project Planning Division

email cc:

Michael Johnson, Group Program Manager, Planning & Development Services

PDS2021-MUP-21-009;  
PDS2022-CC-22-0102;  
PDS2021-ER-21-18-003

December 6, 2024

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Bianca Lorenzana, Planner, Planning & Development Services  
Taylor Ryan, Land Development, Planning & Development Services  
Sean McLean, Land Development, Planning & Development Services  
Tim Karp, Applicant Team  
Brice Bossler, Applicant Team  
Sweetwater Community Planning Group

**Attachment C – Certificate of Compliance  
PDS2022-CC-22-0102**



## County of San Diego

VINCE NICOLETTI  
INTERIM DIRECTOR

**PLANNING & DEVELOPMENT SERVICES**  
5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CA 92123  
(858) 505-6445 General • (858) 694-2705 Code Compliance  
(858) 565-5920 Building Services

December 6, 2024

**PROJECT NAME:** Secure Space Self-Storage - Bonita  
**RECORD ID:** PDS2022-CC-22-0102  
**PROJECT ADDRESS:** 5780-2790 Quarry Road, Bonita, CA 91902  
**APNs:** 586-050-36-00, 586-050-44-00, & 586-050-48-00  
**TRUST ACCOUNT NO.:** N/A

### NOTICE OF CONDITIONAL APPROVAL – C/C-22-0102

In accordance with Section 81.903 (b) of the County Subdivision Ordinance, notice is hereby given that your application, Case No. C/C-22-0102 is conditionally approved subject to satisfaction of the conditions on the following page.

In accordance with Section 81.903(c), this conditional approval shall be valid for **6 months** from the date of the conditional approval. If within this six-month period the applicant submits documentation to the Director showing that the applicant has met all the conditions listed in the conditional approval, the Director shall approve the lot line adjustment. **If the applicant does not submit the required documentation within the six-month period, the conditional approval shall expire.** If the applicant applies for an extension before the six-month period expires the Director may grant the applicant one extension, not to exceed an additional six months, to submit the required documentation.

If you are dissatisfied with the decision of the Director of Planning & Development Services or the conditions of approval, you may appeal to the Planning Commission as provided in Section 81.615 or Section 81.1102 of the Subdivision Ordinance. Any such appeal shall be filed with the secretary of the Planning Commission within 10 days of the date of this notice.

Approval of this Certificate of Merger is subject to the following conditions:

- A. Assessor's parcel 586-050-48-00 **has legal parcel status** per the remainder of deed Document# 1969-104253 O.R. after a portion was transferred to County ownership by deed recorded 12/02/1974 as File/Page 74-314963 O.R. and satisfies County Policy G-3 (i.e., a parcel described in a deed recorded prior to 2/01/1972). Assessor's parcel 586-050-36-00 **has legal parcel status** per deed Document# 1969-104253 O.R. & County Policy G-3 (i.e., a parcel described in a deed recorded prior to 2/01/1972). Assessor's parcel 586-050-44-00 **has legal parcel status** per the remainder of deed recorded 8/28/1945 in Book 1918 Page 186 O.R. after portions were transferred to various ownership by deeds recorded prior to 2/01/1972. The parcel was memorialized by deed recorded 10/15/1973 as File/Page 73-290258 O.R. and satisfies County Policy G-3 (i.e., a parcel described in a deed recorded prior to 2/01/1972). The submitted resultant legal description for the proposed parcel is sufficient. Therefore, please record a grant deed

for the proposed parcel using the "Merger Grant Deed" format. Please include the Certificate of Merger plat number (C/C-22-0102) in the header of the description as well as the date, seal and signature of a Licensed Land Surveyor or Civil Engineer authorized to practice land surveying.

- B. Please submit physical copies of the recorded grant deed, resultant legal description bearing the seal and signature of a Licensed Land Surveyor or Civil Engineer authorized to practice land surveying, and the revised plat with the required signatures to the County located at **5510 Overland Ave, Suite 110, San Diego, CA 92123**. Once the documents have been received, the County can then proceed with recording the Certificate of Merger.
- C. San Diego County Sanitation District has provided the following specific water reclamation conditions (*informational; for Building Permit review*):
- D. The applicant/owner shall furnish documentation that the self-storage facility will be served by a new private sewer lateral.
- E. The applicant/owner proposing to connect to San Diego County Sanitation District (District), Spring Valley Service Area, sewer system shall obtain a Commercial Wastewater Discharge Permit from the Department of Public Works. The applicant/owner shall make a written application to Wastewater Management through Department of Planning and Development Services (DPDS), building permit counter. For information, contact the DPW/DPDS intake counter at 858-495-5717.
- F. The connection (saddle only) to the District sewer shall be installed by District personnel only. For field coordination, phone the District Field Office five (5) days in advance (Tuesday – Friday) at 619-496-7110. All cost associated with permits and construction of the sewer lateral shall be borne by the property owner.
- G. The onsite private sewer laterals and cleanouts at the property line are to be approved, permitted, and inspected by the Department of Planning and Development Services Building Division. A cleanout shall be installed approximately 2 feet inside the property line or outside a dedicated future County road right-of-way.
- H. The Sweetwater Authority has provided the following conditions (*informational, for Building Permit review*):
- I. The owner is required to adhere to the Sweetwater Authority's (Authority) Rates and Rules. Non-compliance with the Authority's Rates and Rules may result in denial or discontinuance of water service.
- J. The subject sites are currently served water by three 1-inch service laterals located on the east side of Quarry Road, north east of Sweetwater Road. The service laterals are connected to the 8-inch AC pipeline within the Bonita Highlands Pressure Zone (BHPZ). There are no water meters currently in use for the subject sites. However, the static water pressure is provided at 82 pounds per square inch (psi).

- K. The current parcel information available to the Authority indicates there are three separate parcels. According to the Authority's Rates and Rules, not more than one parcel shall be supplied through one meter. In order for the Authority to provide water service for the subject project, the three parcels must be consolidated into one parcel.
- L. Based on a hydraulic analysis processed for the project site, dated January 19, 2022, the maximum available flow to the site is 1,491 gallons per minute (gpm).
- M. Should fire sprinklers be required for the subject project, the owner would be required to install a dedicated service lateral and meter with an Authority approved backflow prevention device, connected to a water main fronting the site within the BHPZ. The owner shall submit approved stamped fire protection plans, complete a Water Service Application and an Application for Private Fire Protection signed by the owner and the Bonita-Sunnyside Fire Protection District. The forms and application shall be provided by the Authority.
- N. Provide documentation that the requirements in the Sweetwater Authority's approval letter dated April 16, 2024, have been addressed.
- O. All proposed water facilities shall be designed as part of the Improvement Plans at the owner's expense, in accordance with current Authority Design Standards and Standard Specifications for Construction of Water Facilities, both of which are available at: [www.sweetwater.org](http://www.sweetwater.org).
- P. The Authority provided a formal review of preliminary utility plans (Plans) dated November 17, 2021 to the owner and is currently awaiting a resubmittal of the Plans in response to the Authority's review.
- Q. Authority construction deposits for water facility construction, including capacity fees are required to be paid within two weeks of County grading, improvement, or building permit issuance, or prior to the start of any onsite construction.
- R. The owner shall submit to the Authority plans stamped as reviewed by the County of San Diego. The plan submittals shall include a site plan, floor plan, grading plan, plumbing plan showing total fixture unit count, fire protection plan and hydraulic calculations (as required). Once approved, a copy of all County approved plans shall be submitted to the Authority for final verification.
- S. The owner is responsible for all associated costs for water facility work, including but not limited to the water main extension, relocation, abandonment, highline, service lateral installation, capacity fees, permitting, engineering review and processing.
- T. This Certificate of Compliance cannot permit any unpermitted structures. Any unpermitted structures shall require an applicable building permit (*Informational*).
- U. Any future permits may require the exact location of any building(s) in order to confirm setbacks for existing structures. Any unpermitted structures on the subject property must be permitted and meet all applicable setbacks (*Informational*).

\*All legal descriptions must bear the date, seal and signature of a Licensed Land Surveyor or Civil Engineer authorized to practice land surveying.

**CEQA REQUIREMENTS AND ENVIRONMENTAL ISSUES:**

1. PROJECT QUALIFIES FOR AN EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
2. "NOTICE: The issuance of this conditional approval by the County of San Diego does not authorize the applicant for said project to violate any federal, state, or county laws, ordinances, regulations, or policies including, but not limited to, the federal endangered species act and any amendments thereto."

**NOTE:** It is the applicant's responsibility to notify their mortgage lenders and/or any other interests in the properties affected by a lot line adjustment.

If you have any questions regarding these requirements, we encourage you to contact Bianca Lorenzana, Project Manager at (619) 510-2146 or by e-mail at [Bianca.Lorenzana@sdcounty.ca.gov](mailto:Bianca.Lorenzana@sdcounty.ca.gov).

PLANNING & DEVELOPMENT SERVICES  
VINCE NICOLETTI, INTERIM DIRECTOR

BY:

Michael Johnson, Group Program Manager  
Project Planning

VN:MJ:bl

Email cc:

Bianca Lorenzana, Project Manager, PDS  
Romelia Edwards, Applicant  
5780 Quarry Rd LLC, Owner



## **Attachment D – Environmental Documentation**



# County of San Diego

VINCE NICOLETTI  
INTERIM DIRECTOR

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CA 92123  
(858) 505-6445 General • (858) 694-2705 Codes  
(858) 565-5920 Building Services  
www.SDCPDS.org

December 6, 2024

## CEQA Initial Study – Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G)

1. Title; Project Number(s); Environmental Log Number:

Secure Space Self-Storage Bonita; PDS2021-MUP-21-009; PDS2022-CC-22-0102;  
PDS2021-ER-21-18-003

2. Lead agency name and address:

County of San Diego, Planning & Development Services  
5510 Overland Avenue, Third Floor  
San Diego, CA 92123

- a. Contact: Bianca Lorenzana
- b. Phone number: 619-510-2146
- c. E-mail: Bianca.Lorenzana@sdcounty.ca.gov

3. Project location:

The approximately 10.74-acre project site is located just south of the intersection of Sweetwater Road and Quarry Road at 5780 Quarry Road, in the Sweetwater Community Planning area, within unincorporated San Diego County (County) with associated Assessor Parcel Number's (APNs) 586-050-36, 586-050-44, and 586-050-48. The project site is directly south of State Route (SR-) 54 and west of SR-125. The project site is adjacent to Sweetwater County Park to the east. Figure 1 shows the regional location and Figure 2 shows the project location on a U.S. Geological Survey (USGS) map, and Figure 3 shows the project location on an aerial photograph.

4. Project Applicant name and address:

InSite Property Group LLC  
19191 S. Vermont Avenue, Suite 680  
Torrance, CA 90502  
Contact: Brian Sorensen

5. General Plan	Village Category
Community Plan:	Sweetwater
Land Use Designation:	Village Residential 2 (VR-2)

6. Zoning  
Use Regulation: RR (Rural Residential)

## 7. Description of project:

The project is a Major Use Permit (MUP) to develop a self-storage facility on a portion of an approximately 10.74-acre project site (the "project site"). Within the Rural Residential zone, the proposed use is allowed with issuance of a MUP. Additionally, the self-storage component requires consistency with County Zoning Ordinance Section 6909, which regulates mini-warehouses as part of the Miscellaneous Use Regulations. The proposed use to be regulated by the MUP would be limited to 4.99 acres, pursuant to County Zoning Ordinance Section 2185.c. The project is composed of the 4.99-acre MUP area. The area of disturbance for the project footprint would be limited to the proposed graded parking lot, recreational vehicle (RV) area, storage facility, fuel management, limited building zone, community trails, multi-use pathway, and frontage improvements, that would impact approximately 8.79 acres of the project site and off-site grading would impact an additional 0.24 acre, for a total area of disturbance of 9.03 acres. Off-site improvements include 0.24 acre of disturbance involving the grading for the realignment of Quarry Road and regrading of the neighboring driveway to connect to the realignment of Quarry Road.

As depicted in the site plan (Figure 4), the project includes an approximately 1,023-unit, approximately 132,425-square-foot (sf) self-storage facility, an approximately 1,000-sf leasing office, 109 covered RV parking spaces, and 21 standard passenger vehicle parking spaces for customers and employees. The project's parking area would include electric vehicle (EV) ready spaces and parking spaces with EV charging equipment installed, supporting the use of EVs. The project proposes eight EV capable spaces, three of which are EV capable spaces provided with EV supply equipment. Five loading spaces would be provided by the entrances to the self-storage building. As identified in the project renderings (Figures 5.1 through 5.5) and project elevations (Figures 6.1 through 6.3) the project has been designed as a combination of one-story (leasing office) and two-story (self-storage facility) buildings and would comply with the 35-foot maximum height allowed by the County Zoning Ordinance. The self-storage building includes a basement level that would be used for self-storage. The main storage building would include the installation of a 160 kilowatt (kW) solar array on top of the building roof. The RV parking spaces would be open but covered by carport-style structures. The buildings would be finished with muted tones such as sandstone, grays, and tan-tone colors. The office would operate from 8 a.m. to 8 p.m., seven days per week, 361 days per year.

The project includes the dedication of a biological open space easement over 1.97 acres in the northern portion of the project site that would be implemented as a condition of MUP for the project approval. This area would be protected as a project design feature to ensure the remaining site area remains open space in perpetuity for the duration of the MUP. This open space area would be separated from the MUP boundary by lodgepole fencing and three-wire fencing along the western boundary abutting Quarry Road and would include open space signage to notify the public that no entry is allowed. As depicted in Figure 4, a 100-foot fuel management zone (FMZ) and 100-foot Limited Building Zone (LBZ) easements are included as part of the project to protect both the on-site buildings and the open space from fire. An FMZ is a protective buffer that surrounds the proposed buildings, while an LBZ is a protective buffer that surrounds the proposed open space area. The FMZ and LBZ provide defensible space, which creates a separation zone between wildlands and proposed structures, a space where fuel is managed or modified to minimize the spread of fire to the structure and providing space for defending structures from burning vegetation.

The project would include a total of six signs varying in height and size that total approximately 64 sf. A monument sign is proposed at the southern corner of the site near the Quarry Road and Sweetwater Road intersection, measuring approximately 4 feet tall and 9 feet wide. Wayfinding signage is proposed at the project entrance driveway. Two of the signs, the monument sign mentioned above and a ground-level sign measuring 2.5 by 4 feet by the self-storage building, would have downcast lighting. The remaining 4 signs would have no lighting.

Wrought iron fencing that is 6 feet tall would border the proposed self-storage and RV use area for security purposes. Lodgepole fencing and three-wire fencing would border the proposed biological open space easement and around the perimeter of the site. A 6-foot-tall vertical lift gate is proposed at the eastern edge of the project site. Six-foot-tall wood fencing is proposed internal to the project site along portions of the main access driveway.

A Landscape Plan (Figure 7) was prepared demonstrating compliance with the County of San Diego (County) Landscape Regulations and Sweetwater Community Plan, including the extent and type of irrigation and plantings proposed. Landscaping is proposed along the perimeter of the project site, including along the southern boundary adjacent to the existing single-family residences and along the perimeter of Quarry Road. Landscaping would consist of a drought-tolerant style landscape with a mixture of trees, shrubs, and ground cover. The project site has 46 existing trees on-site. The project proposes the removal of 32 trees; however, each tree removed would be replaced with two native trees consisting of California sycamore (*Platanus racemose*), California live oak (*Quercus agrifolia*), California black walnut (*Juglans californica*) and lemonade berry (*Rhus integrifolia*). The replacement trees would consist of 24-inch boxes of 8- to 10-foot-tall trees that are expected to exceed 20 feet in height once fully grown within five to seven years.

A lighting layout plan was prepared demonstrating compliance with the San Diego Light Pollution Code (LPC) Section 59.108-59.110 and the County Zoning Ordinance. The proposed light fixtures would have full cutoff optics to ensure they are fully shielded to avoid spillover onto adjacent land.

A total of 34 infrared security cameras would be mounted around the self-storage building, the RV parking areas, and leasing office. The cameras would not be placed in the proposed open space easement nor along the perimeter trail.

Off-site improvements include frontage improvements along Quarry Road, realignment of a neighbor's driveway adjacent to the project site to connect to the realignment of Quarry Road, and pipeline connections to water and stormwater facilities in Quarry Road. The proposed sewer facilities connection would require off-site trenching and excavation connecting to an existing sewer main within Quarry Road. The project will improve Quarry Road along the project's entire portion of the frontage from a 20-foot road width to varying 26 feet to 32 feet wide plus a 10-foot-wide multi-use pathway parallel to Quarry Road. Full roadway width improvements of Quarry Road will be completed at the portion of the road that is realigned with Sweetwater Road. Half roadway widths (along the eastern edge of Quarry Road) are proposed to be completed between the realigned portion of Quarry and the project driveway. Quarry Road improvements include reconfiguration of the southern end of Quarry Road to widen the intersection angle of the Quarry Road approach to Sweetwater Road and improve compliance with County public road standards.

The full width of Quarry Road would be improved with new asphalt concrete from the intersection at Sweetwater Road to the project driveway. North of the project driveway, the improvement would taper down to match the existing road surfacing and would include depressed standard curb and gutter and pathway improvements to the edge of the property. Realignment of the neighbor's driveway is proposed to match the new configuration of Quarry Road at its southern end.

In coordination with the County, a 20-foot public trail easement is proposed around the perimeter of the project as well as a 16-foot public trail easement through the proposed biological open easement area that would be dedicated to the County, which would connect to other existing and/or planned County trails. Along Quarry Road, the project would construct a 10-foot-wide multi-use pathway along the entire project frontage. Within the remainder of the trail easement around the perimeter of the project site, a 6-foot-wide public trail with decomposed granite surfacing would be constructed within the trail easement. Maintenance of the trail would be the responsibility of the property owner.

The project site has a general sloping topography from west to east and is moderately sloped. Approximately 8.30 acres of grading would be required including approximately 30,275 cubic yards (CY) of cut and 22,535 CY yard of fill. Approximately 7,740 CY of material would require export. Retaining walls up to 1,350 linear feet and 14 feet in height would be finished in a tan color and located on the northern and southern sides of the project site. Landscaping is proposed along the perimeter of the project site, including along the southern boundary adjacent to the existing single-family residences, and would be located on the outward-facing side of the retaining walls.

Stormwater facilities would include a series of valley gutters, curb and gutters, drainage inlets, and landscaping to collect and convey runoff to different Best Management Practices (BMPs). The BMPs include a series of Modular Wetlands System stormwater BMPs for pollution control before being routed to underground detention tanks for hydromodification control. Flows would be discharged from the tanks and Modular Wetland Systems to a proposed storm drain line that runs southerly on the eastern end of the site and would be discharged via a headwall into the existing creek to the south in compliance with all applicable Regional Water Quality Control Board (RWQCB) requirements.

Fire service would be provided by the Bonita-Sunnyside Fire Protection District (FPD). To meet the FPD and the County's fire code requirements, the project includes a 24-foot fire lane access into the property and around the two buildings and includes a Knox override switch for the proposed gate for emergency access. The project also proposes two fire hydrants, a 100-foot LBZ and FMZ between the proposed structures and proposed open space area to the north to protect both the site buildings and the open space from fire.

The project requires approval of a County Local Agency Formation Commission (LAFCO) annexation to add the project site into the sphere of influence and district boundaries of the County Sanitation District. After annexation, sewer services would be provided through the County Sanitation District, Spring Valley service area. Annexation into the County Sanitation District would be a condition of the MUP and required as a subsequent action in order to provide sewer service to the project site. The project would connect to an existing sewer main within Quarry Road through a proposed 6-inch sewer line in the public right-of-way and a 1.25-inch private force main on private property. Water service would be provided by the Sweetwater Authority. Approximately 1,700 linear feet of 1.5- to 8-inch water pipeline would be installed to provide a connection to the existing Sweetwater Authority water main located in Quarry Road.

The site is subject to General Plan Regional Category Village and Land Use Designation Village Residential 2 (VR-2). The VR-2 Land Use Designation is consistent with the Rural Residential (RR) zone that permits the self-storage facility and RV parking with the issuance of a MUP for Commercial Use Types, pursuant to County Zoning Ordinance Section 2185.c. The project is in conformance with County Zoning Ordinance Section 6909 for mini-warehouse storage and RV parking and the proposed MUP boundary limits the developable area to five acres pursuant to County Zoning Ordinance requirements.

8. Surrounding land uses and setting (Briefly describe the project’s surroundings):

The project site is currently undeveloped. Uses surrounding the project site are primarily residential and recreational (see Figure 3). Residential uses are located adjacent to the project site to the south and to the west across Quarry Road. West of Sweetwater Road is the County Animal Shelter. The project site is directly south of SR-54 and west of SR-125. The Bonita Golf Course is located to the south and Sweetwater County Park and the Sweetwater Reservoir are located to the east, across SR-125. The topography of the project site is relatively flat with several berms and mounds from previous grading and dumping. Elevations on the project site range from 128 feet above mean sea level on a slope in the southeast leading down toward the Sweetwater River, to 210 feet above mean sea level on a hill off-site to the northwest.

9. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

<b>Permit Type/Action</b>	<b>Agency</b>
Major Use Permit	County of San Diego
Landscape Plan	County of San Diego
County Right-of-Way Permits Construction Permit Excavation Permit Encroachment Permit	County of San Diego
Grading Permit Grading Permit Plan Change	County of San Diego
Improvement Plans	County of San Diego
Annexation to County Sanitation District	County of San Diego LAFCO
Commercial Wastewater Discharge Permit	County of San Diego
National Pollutant Discharge Elimination System (NPDES) Permit	RWQCB
General Construction Storm Water Permit	RWQCB
Waste Discharge Requirements Permit	RWQCB
Water District Approval	Sweetwater Authority
Sewer District Approval	San Diego County Sanitation District
Fire District Approval	Bonita-Sunnyside FPD

10. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?

YES  NO

Note: Conducting consultation early in the California Environmental Quality Act (CEQA) process allows tribal governments, public lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and to reduce the potential for delay and conflict in the environmental review process (see Public Resources Code Section 21083.3.2). Information is also available from the Native American Heritage Commission’s Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(e) contains provisions specific to confidentiality. On December 10, 2021, the County sent consultation notification letters to Native American tribes on the County’s Master List pursuant to the requirements of Assembly Bill (AB) 52 pertaining to government-to-government consultation

regarding the project. Nine Native American tribes were contacted. The following tribes requested consultation: Barona, Jamul, San Pasqual, Sycuan, and Viejas. Consultation was concluded with all consulting tribes except Sycuan. Requests to conclude consultation with Sycuan were made on June 30 and September 22, 2022, and March 20, September 19, October 30, November 13, and December 20, 2023. To date no response has been received. As such, consultation has concluded due to a lack of response from the tribe.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Less than Significant with Mitigation Incorporated," as indicated by the checklist on the following pages.

- Aesthetics
- Biological Resources
- Geology & Soils
- Hydrology & Water Quality
- Noise
- Recreation
- Utilities & Service Systems
- Agriculture and Forest Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Land Use & Planning
- Population & Housing
- Transportation
- Wildfire
- Air Quality
- Energy
- Hazards & Hazardous Materials
- Mineral Resources
- Public Services
- Tribal Cultural Resources
- Mandatory Findings of Significance

**DETERMINATION** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- On the basis of this Initial Study, Planning & Development Services finds that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- On the basis of this Initial Study, Planning & Development Services finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- On the basis of this Initial Study, Planning & Development Services finds that the proposed project **MAY** have a significant effect on the environment, and a **SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT** is required.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Bianca Lorenzana

\_\_\_\_\_  
Project Manager

Figure 1: Regional Location



Figure 2: Project Location on USGS Map

Figure 3: Project Location on Aerial Photograph

Figure 4: Site Plan

Figure 5.1: Project Rendering

Figure 5.2: Project Rendering

Figure 5.3: Project Rendering

Figure 5.4: Project Rendering

Figure 5.5: Project Rendering



Figure 6.1: Project Cross Section

Figure 6.2: Project Elevations

Figure 6.3: Project Elevations

Figure 7: Landscape Plan

**INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS**

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance

**I. AESTHETICS**

Would the project:

a) Have a substantial adverse effect on a scenic vista?

- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/>            | No Impact                    |

Discussion/Explanation:

A vista is a view from a particular location or composite views along a roadway or trail. Scenic vistas often refer to views of natural lands but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. What is scenic to one person may not be scenic to another, so the assessment of what constitutes a scenic vista must consider the perceptions of a variety of viewer groups.

The items that can be seen within a vista are visual resources. Adverse impacts to individual visual resources or the addition of structures or developed areas may or may not adversely affect the vista. Determining the level of impact to a scenic vista requires analyzing the changes to the vista as a whole and also to individual visual resources.

As described in the General Plan Update Environmental Impact Report (GPU EIR; County of San Diego 2011a), the County contains visual resources affording opportunities for scenic vistas in every community. Resource Conservation Areas (RCAs) are identified within the GPU EIR and are the closest that the County comes to specifically designating scenic vistas. Many public roads in the County currently have views of RCAs or expanses of natural resources that would have the potential to be considered scenic vistas. Numerous public trails are also available throughout the County. New development can have the potential to obstruct, interrupt, or detract from a scenic vista.

**Less than Significant Impact:** The analysis within this section is based on project renderings and elevations prepared for the project (see Figures 5.1–5.4 and Figure 6.1–6.3). A number of RCAs are identified within the Sweetwater Community Plan that are located within approximately 3 miles of the project site. While the RCAs within a 2-mile radius of the project site are generally focused on protection of sensitive habitats, there is one RCA identified as a visual resource: Mother Miguel (also called San Miguel) Mountain. San Miguel Mountain is located approximately 1.6 miles southeast of the project site. Due to distance, intervening topography, and the elevation of the project site, the project would not detract from any views of the aforementioned RCA. In addition, the project would not be expected to diminish any viewsheds from the RCAs. Because of the distance and intervening topography, viewsheds to and from the San Miguel Mountain would not be adversely impacted by the project.

The project proposes to develop a public trail around the perimeter of the project site as well as through the proposed biological open easement area. The trails would be dedicated to the County for the enhancement of the County public trail system, connecting to other existing and/or planned County trails. The project would also include construction of a new multi-use pathway along Quarry Road. The project site is just west of Sweetwater County Park, which includes the Sweetwater Regional Trail. The visibility of the project site from the trail is restricted due to intervening land uses and/or vegetation. Moreover, the project MUP would be conditioned to dedicate a biological open space easement over 1.97 acres of the project site. This area would not be developed allowing the retention of views of existing undeveloped lands.

While the project site is 10.74 acres, the MUP area is limited to 4.99 acres, and the total area of disturbance is 9.03 acres. The area of disturbance for the project footprint would be limited to the proposed graded parking lot, RV area, storage facility, fuel management, limited building zone, community trails, multi-use pathway, and frontage improvements, that would impact approximately 8.79 acres of the site and off-site grading would impact an additional 0.24 acre, for a total are of disturbance of 9.03 acres. Off-site improvements include 0.24 acre of disturbance involving the grading for the realignment of Quarry Road and regrading of the neighboring driveway to connect to the realignment of Quarry Road.

As detailed in the project description, enhanced perimeter landscaping is proposed to improve the visual appearance of the site once established and help screen views into the project site from off-site public vantage points (i.e., Quarry Road). As seen in Figures 6.1–6.3, the project is designed to take advantage of the site topography. Views of the buildings would be shielded by including a basement level in the storage facility that would reduce the visibility and height of the proposed building. The project’s off-site improvements are limited to site access from Quarry Road, realignment of a neighbor’s driveway adjacent to the project site, and off-site trail connections. The proposed landscaping, site design, and trail construction would soften views of the site from neighboring scenic vistas.

Overall, the project would not affect on-site or off-site features having scenic value, including the scenic vistas, which may contribute to the visual character or image of the neighborhood or community. Although the project would alter the existing condition of the project site thereby changing the visual landscape of the area, no significant visual resources or vistas either on-site or off-site would be removed, substantially altered, or otherwise affected as a result of project construction. Therefore, the project would not have a substantial adverse effect on a scenic vista, and impacts would be less than significant.

In addition, the project would not result in cumulative impacts on a scenic vista as the projects listed in Section XXI.b) are not expected to result in significant impacts to a scenic vista because they would be required to adhere to development and design standards that would not cause view blockage of the designated scenic vistas. Therefore, the project would not contribute to a cumulatively considerable impact related to scenic vistas.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic ([Caltrans - California Scenic Highway Program](#)). Generally, the area defined within a state scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist’s line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The scenic highway corridor extends to the visual limits of the landscape abutting the scenic highway.

**Less than Significant Impact:** The nearest state scenic highway to the project site is SR-125, which is designated as scenic from SR-94 to Interstate 8 near the city of La Mesa. The scenic portion of SR-125 is located approximately 11 miles north of the project site. Due to the distance and intervening topography, the project site would not be visible from any scenic highway. Therefore, the project would not result in impacts within a state scenic highway.

The County General Plan, Conservation and Open Space Element Table COS-1 identifies a County Scenic Highway System. The project site is located adjacent to the intersection of Quarry Road and Sweetwater Road. Sweetwater Road (identified as Sweetwater River Roads in the General Plan Table COS-1) is a designated County scenic route. Bonita Road and San Miguel roads are also designated County scenic routes, located approximately one mile south of the project site.

The General Plan Conservation and Open Space Element identifies the following two policies relative to County Scenic Highways:

- COS-11.1 Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.
- COS-11.2 Scenic Resource Connections. Promote the connection of regionally significant natural features, designated historic landmarks, and points of regional historic, visual, and cultural interest via designated scenic corridors, such as scenic highways and regional trails.

The area of disturbance for the project footprint would be limited to the proposed graded parking lot, RV area, storage facility, fuel management, limited building zone, community trails, multi-use pathway, and frontage improvements that would impact approximately 8.79 acres of the site and off-site grading would impact an additional 0.24 acre, for a total area of disturbance of 9.03 acres. Off-site improvements include 0.24 acre of disturbance involving the grading for the realignment of Quarry Road and regrading of the neighboring driveway to connect to the realignment of Quarry Road. Traveling south on Sweetwater Road, views of the project site are obstructed by manufactured slopes associated with adjacent freeway development; however, the project would be visible by motorists traveling north along Sweetwater Road. Views of the project site from passing motorists on Sweetwater Road would be brief and limited to a short stretch of roadway near Quarry Road. Additionally, existing views in this location include the two existing overpass bridges associated with SR-125. The project would incorporate design features such as landscape screening, use of muted colors and tones (sandstone, grays, tans) for the proposed buildings, and increased setbacks to blend in with the surrounding landscape. Moreover, the project has also been designed to be consistent with the Sweetwater Community Plan and Design Guidelines where the architectural style and use of muted colors are encouraged. Specifically, the project buildings have been designed to be one- and two-story buildings in muted tones (sandstone, grays, tans) with low-pitched roofs to mimic the character of existing uses found in the project vicinity. The project site would therefore not conflict with visual elements or quality of the existing area along Sweetwater Road. Views from the additional roadways of San Miguel Road and Bonita Road, would also be obscured due to the distance from the project site, intervening development, established landscaping and topography.

A small portion of the rock outcrop (geologic formation), less than 0.01 acre (703 square feet), will be covered in fill as a result of roadway improvements required along the portion of Quarry Road nearest the outcrop on the northwestern boundary. The remainder of this feature occurs within the biological open space easement and will be preserved. This represents an impact to less than 10 percent of the resource and would not be a significant impact.

The project would therefore not result in a significant visual inconsistency of character or quality from the aforementioned roads. Due to the project's incorporated design features, established and proposed landscaping, topography, distance from project site and elevation between the viewing location and the project site, as well as existing intervening development, the project would not substantially damage scenic resources or a scenic highway. The project impacts would therefore be less than significant.

The project would not result in cumulative impacts on a scenic highway because the project in conjunction with the projects listed in Section XXI.b) are not located within a state scenic highway. Therefore, the project would not contribute considerably to a cumulative impact to state scenic highways. Therefore, the



project would not result in any adverse project or cumulative level effect on a scenic resource within a state scenic highway.

- c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/>            | No Impact                    |

Discussion/Explanation:

**Less than Significant Impact:** Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity, and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity, and expectation of the viewers.

The project site is located adjacent to a portion of Sweetwater Road, which is identified as a County Scenic Roadway in the General Plan. As detailed in Section I.b), motorists traveling north along Sweetwater Road would have brief views of the project site, which would represent a public view. The existing visual character and quality of the project site and surroundings can be characterized as relatively rural with substantial surrounding open space, including some residential, civic, and commercial uses. Additionally, the freeway interchange, which includes several freeway bridges associated with SR-125 and SR-54, represents a substantial visual feature in the landscape.

The plot plan, elevations, landscape plan, and visual simulations illustrate that the proposed structures would be unobtrusive to the surrounding viewshed. The project site is at a low elevation in relation to surrounding views, which would reduce visibility of proposed buildings from surrounding viewpoints. Other than the view from Sweetwater Road and Quarry Road (a non-scenic road), public views of the site would be limited. The project site would not be visible from the Sweetwater Summit Regional Park or campground area due to intervening topography. The project site may be visible from passing motorists along SR-125 and SR-54.

The project's area of disturbance would be limited to 9.03 acres out of the 10.74-acre project site. As stated in the project description, the 9.03-acre project footprint area of disturbance comprises of the 4.99-acre MUP boundary and grading would be limited to the proposed parking lot, RV area, storage facility, FMZ, LBZ for fuel management, community trails, pathway, frontage improvements and off-site grading for the realignment of Quarry Road and a neighbor's driveway. As explained in detail above and below, the proposed buildings would be compatible with the existing visual environment's visual character and quality as it has been designed in conformance with the Sweetwater Community Plan and Design Guidelines. For example, the landscape plan proposes perimeter landscaping that would enhance the visual appearance of the project site once developed and help screen views into the project site from off-site public vantage points (i.e., Quarry Road and Sweetwater Road). The main storage facility building would be visible to adjacent residential land uses located to the south. The nearest residences to the south are approximately 85 to 100 feet from the proposed main storage facility building. However, views from the south would be limited due to the elevated topography, proposed trail, and landscaping. Additionally, the project would increase the number of trees on-site. All trees would be native and would be planted in sizes expected to exceed 20 feet in height once fully grown within five to seven years.

The project includes a total of six signs designed in conformance with the Sweetwater Community Plan and County Zoning Ordinance. The proposed signs would vary in height and size and total approximately 64 sf. The largest monumental sign would be approximately 36 sf, 4 feet in height, and 9 feet wide located at the southern corner of the project site near the Quarry Road and Sweetwater Road intersection. Also, 6-foot wrought iron, 4-foot lodgepole fencing, and 14-foot retaining walls finished in a tan color and located around the project site would be incorporated into the design to help screen the project from public roadways and adjacent residential properties. Additionally, the buildings would be finished with sandstone and tan-tone colors, which helps to blend the structures into their surroundings.

Project renderings (see Figure 5.1–5.4) show the visual bulk of the proposed on-site structures would be reduced by providing two individual buildings and covered parking, rather than one large structure to house all the storage facility operations and parking. The project has been designed as a combination of one-story and two-story buildings and generally at a lesser building height (approximately 34 feet) than that allowed under the existing zoning for Residential-Rural use (35 feet), thereby reducing the visual scale of the structures within the landscape. The design of the building façade for the main storage facility building breaks up the elongated elevations through a series of plane and material changes and expressed pitched roofs. This design approach further reduces the potential for the structures to visually dominate the site or to conflict with the building size of other use types in the area.

Although larger than the adjacent residential homes, the project would appear similar in bulk and scale because the placement of buildings would be set back from the public road and would be located partially underground. The placement of the buildings within the 4.99-acre MUP area would minimize visual impacts as the buildings would be limited to only a portion of the 10.74-acre project site. The nearest building to Quarry Road is the proposed leasing office which would be set back over 60 feet, while the main self-storage facility building would be located over 200 feet from Quarry Road, in part to distance potential public views of the buildings. The proposed covered RV parking would be set back by approximately 60 feet from Quarry Road and would be buffered by landscaping and proposed fencing. By distancing the proposed on-site buildings from the western property lines and increasing the distance at which views would be experienced from off-site public vantage points, the apparent bulk, and/or scale of the proposed project would be reduced. The increased distance allows the buildings to appear smaller from the public vantage point of motorists and pedestrians traveling along Quarry Road. Additionally, a majority of viewer groups, including motorists traveling along Quarry Road and Sweetwater Road and other public roadways (i.e., SR-54, SR-125, etc.), would have limited views of the project due to existing topography, existing and proposed vegetation, intervening development as well as limited viewer exposure due to travel speed. Additionally, for the traveler along SR-125, the structures buildings would be set back and additionally buffered by the 1.97 acres of biological open space (easement) that would be required as a condition of the MUP for the project in the northern portion of the project site adjacent to the highway.

Views of the project from these public vantage points, with the exception of those properties immediately adjacent to the project site, would generally be decreased due to distance and intervening vegetation and development. The appearance of the project elements within the landscape is not anticipated to significantly detract from or contrast with the existing visual character and/or quality of the surrounding neighborhood, community, or localized area. The location, size, and design of the proposed project would be compatible with adjacent uses, residents, and structures with consideration given to harmony in scale, bulk, and coverage, as well as County and community design requirements. Therefore, the project would not degrade the existing visual character or quality of public views and its surroundings, and impacts would be less than significant.

The project would not result in cumulative impact to the existing visual character or quality of public views. The projects listed in Section XXI.b) are located within the viewshed surrounding the project and would be required to comply with the County's and Sweetwater Community Plan design guidelines and would be compatible with their surroundings. Therefore, the project would not contribute to cumulatively considerable impact related to visual character or quality of public views.

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/>            | No Impact                    |

Discussion/Explanation:

Pursuant to the County Code of Regulatory Ordinances Section 51.203 LPC, all areas within a 15-mile radius of the center of the Palomar Observatory and the center of Mount Laguna Observatory are designated as Zone A, with all other areas in the unincorporated area of the County designated as Zone B. Zone A has more stringent lighting restrictions due to its proximity to the observatories, including limits on decorative lighting.

**Less than Significant Impact:** The project site is not located within Zone A or within 15 miles of the Mount Laguna Observatory or Palomar Observatory as identified in Figure 2.1-8 of the County GPU EIR (County of San Diego 2011a). As seen in Figure 5.3, the project would not adversely affect nighttime views or astronomical observations, because the project would conform to the LPC (Section 51.201-51.209), including the Zone B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights.

In addition, the project would control outdoor lighting and sources of glare in the following ways:

1. The project would not install outdoor lighting that directly illuminates neighboring properties.
2. The project would not install outdoor lighting that would cast a direct beam angle towards a potential observer, such as a motorists, cyclist, or pedestrian.
3. The project would not install outdoor lighting for vertical surfaces such as buildings, landscaping, or signs in a manner that would result in useful light or spill light being cast beyond the boundaries of intended area to be lit.
4. The project would not install any highly reflective surfaces such as glare-producing glass or high-gloss surface color that would be visible along roadways, pedestrian walkways, or in the line of sight of adjacent properties.

The project would not contribute to significant impacts on day or nighttime views because the project would conform to the LPC. The LPC was developed by the County Planning & Development Services Department (PDS) and Department of Public Works in cooperation with lighting engineers, astronomers, land use planners from San Diego Gas and Electric (SDG&E), Palomar and Mount Laguna observatories, and local community planning and sponsor groups to effectively address and minimize the impact of new sources light pollution on nighttime views. The standards in the LPC are the result of this collaborative effort and establish an acceptable level for new lighting. Compliance with the LPC is required prior to issuance of any building permit for any project. Mandatory compliance for all new building permits ensures that this project in combination with all past, present, and future projects would not contribute to a cumulatively considerable impact. Therefore, compliance with the LPC would ensure that the project would not create a significant new source of substantial light or glare that would adversely affect daytime or nighttime views in the area, on a project or cumulative level. Therefore, the project would not create a significant new source of substantial light or glare, and impacts would be less than significant.

**II. AGRICULTURE AND FORESTRY RESOURCES**

Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or local Importance (Important Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to non-agricultural use?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site had previous agricultural activities such as an orchard located at the northern portion of the site; however, this orchard was removed and replaced with ranch facilities which have been demolished and only foundations remain. The project site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no agricultural resources including Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance would be converted to a non-agricultural use.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site is zoned Rural Residential (RR), which is not considered to be an agricultural zone. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), or timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site, including off-site improvements, does not contain forest lands or timberland. The County does not have any existing Timberland Production Zones. Therefore, project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland production zones.

d) Result in the loss of forest land or conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use?

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less than Significant Impact
- No Impact

Discussion/Explanation:

**No Impact:** The project site, including any off-site improvements, does not contain any forest lands as defined in Public Resources Code section 12220(g). In addition, the project is not located in the vicinity of off-site forest resources. Therefore, project implementation would not result in the loss or conversion of forest land to a non-forest use. No impact would occur.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use or conversion of forest land to non-forest use?

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less than Significant Impact
- No Impact

Discussion/Explanation:

**No Impact:** The project site and surrounding area within a radius of one-quarter mile does not contain any active agricultural operations or lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance, or active agricultural operations would be converted to a non-agricultural use.

**III. AIR QUALITY**

Would the project:

a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less than Significant Impact
- No Impact

Discussion/Explanation:

An Air Quality and Greenhouse Gas Analysis (dated June 24, 2024) was prepared for the project by RECON Environmental, Inc. (RECON) (Appendix A).

**Less than Significant Impact:** Project consistency with the RAQS and SIP is based on whether the project would conflict with or obstruct implementation of the RAQS and/or applicable portions of the SIP, which would lead to increases in the frequency or severity of existing air quality violations. The RAQS is

the applicable regional air quality plan that sets forth the San Diego County Air Pollution Control District's (SDAPCD's) strategies for achieving the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards. The San Diego Air Basin (SDAB) is designated a non-attainment area for the federal and state ozone standard. Accordingly, the RAQS was developed to identify feasible emission control measures and provide expeditious progress toward attaining the standards for ozone. The two pollutants addressed in the RAQS are reactive organic gases (ROG) and oxides of nitrogen (NO<sub>x</sub>), which are precursors to the formation of ozone. Projected increases in motor vehicle usage, population, and growth create challenges in controlling emissions and, by extension, to maintaining and improving air quality. The RAQS was most recently updated in 2022.

The growth projections used by the SDAPCD to develop the RAQS emissions budgets are based on the population, vehicle trends, and land use plans developed in general plans and used by the San Diego Association of Governments (SANDAG) in the development of the regional transportation plans and sustainable communities strategy. As such, projects that propose development that is consistent with the growth anticipated by SANDAG's growth projections and/or the County's General Plan would not conflict with the RAQS. In the event that a project would propose development that is less dense than anticipated by the growth projections, the project would likewise be consistent with the RAQS. In the event a project proposes development that is greater than anticipated in the growth projections, further analysis would be warranted to determine if the project would exceed the growth projections used in the RAQS for the specific subregional area.

The project site is designated VR-2 (Village Residential) in the County's General Plan and is zoned RR (Rural Residential). Self-storage and RV parking are allowable uses with the issuance of a MUP, pursuant to Zoning Code Section 2185.c. The project would construct a self-storage and RV parking use and would not result in an increase in population growth projections used to develop the RAQS. Additionally, as stated in the Transportation Assessment Memorandum (Appendix B), the project is considered a locally-serving retail/service project. These types of projects generally improve the convenience of retail/service uses close to home and have the effect of reducing vehicle travel. The vehicle emissions for the project were calculated using the standard trip generation rate for mini-warehouse uses and the default trip length and are therefore conservative since they do not reflect that the project is a locally-serving project. As detailed in the Air Quality Analysis (see Appendix A), the project would not result in construction or operational emissions in excess of the applicable significance thresholds for all criteria pollutants (see also Tables 3 and 4). The project would, therefore, not result in an increase in emissions that are not already accounted for in the RAQS. Thus, the project would not obstruct or conflict with implementation of the RAQS. Impacts would be considered less than significant.

Cumulative development is not anticipated to result in significant impacts in terms of conflicting with the RAQS and SIP because the cumulative projects listed in Section XXI.b) would be consistent with the County's General Plan and the growth anticipated under the plans. Therefore, the project would not contribute to a cumulative impact related to conflicting with or obstructing implementation of the RAQS or SIP.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/>            | No Impact                    |

Discussion/Explanation:

**Less than Significant Impact:** A project would have a significant direct impact related to criteria pollutants if it would exceed any of the County’s Screening Level Thresholds (SLTs) presented in Table 1 below. The County’s SLTs are based on SDAPCD Rules 20.1, 20.2, and 20.3 and were adopted from the SDAPCD Air Quality Impact Analysis trigger level thresholds to align with attainment of the NAAQS and be protective of public health. Therefore, air quality emissions below the SLTs would meet the NAAQS. The NAAQS were developed to protect public health, specifically the health of “sensitive” populations, including asthmatics, children, and the elderly.

Table 1 County of San Diego Screening Level Thresholds			
Pollutant	Emission Rate		
	Pounds/Hour	Pounds/Day	Tons/Year
Respirable Particulate Matter (PM <sub>10</sub> )	--	100	15
Fine Particulate Matter (PM <sub>2.5</sub> )	--	55 <sup>a</sup>	10 <sup>a</sup>
Oxides of Nitrogen (NO <sub>x</sub> )	25	250	40
Oxides of Sulfur (SO <sub>x</sub> )	25	250	40
Carbon Monoxide (CO)	100	550	100
Lead and Lead Compounds	--	3.2	0.6
Volatile Organic Compounds (VOCs)	--	75 <sup>b</sup>	13.7 <sup>c</sup>

SOURCE: SDAPCD, Rules 20.1, 20.2, 20.3; County of San Diego 2007.  
<sup>a</sup> Based on the U.S. EPA “Proposed Rule to Implement the Fine Particle National Ambient Air Quality Standards” published September 8, 2005. Also used by the South Coast Air Quality Management District.  
<sup>b</sup> Threshold for VOCs based on the threshold of significance for VOCs from the South Coast Air Quality Management District for the Coachella Valley.  
<sup>c</sup> 13.7 tons per year threshold based on 75 pounds per day multiplied by 365 days per year and divided by 2,000 pounds per ton.

Air emissions were calculated using California Emissions Estimator Model (CalEEMod) 2020.4.0 (California Air Pollution Control Officers Association 2021). CalEEMod is a tool used to estimate air emissions resulting from land development projects in the state of California. The model generates air quality emission estimates from construction activities and breaks down operational criteria pollutant emissions into three categories: mobile sources (e.g., traffic), area sources (e.g., landscaping equipment, consumer projects, and architectural coatings), and energy sources (e.g., natural gas heating). CalEEMod provides emission estimates of NO<sub>x</sub>, carbon monoxide (CO), oxides of sulfur (SO<sub>x</sub>), respirable particulate matter (PM<sub>10</sub>), fine particulate matter (PM<sub>2.5</sub>), and ROG. Inputs to CalEEMod include such items as the air basin containing the project, land uses, trip generation rates, trip lengths, duration of construction phases, construction equipment usage, grading areas, as well as other parameters.

**Construction Emissions**

Construction-related activities are temporary, short-term sources of air emissions. Sources of construction-related air emissions include:

- Fugitive dust from site preparation and grading activities;
- Construction equipment exhaust;
- Construction-related trips by workers, delivery trucks, and material-hauling trucks; and
- Construction-related power consumption.

Construction-related pollutants result from dust raised during site preparation and grading, emissions from construction vehicles, and chemicals used during construction. Fugitive dust emissions vary greatly during construction and are dependent on the amount and type of activity, silt content of the soil, and the weather. Vehicles moving over paved and unpaved surfaces, demolition, excavation, earth movement, grading, and wind erosion from exposed surfaces are all sources of fugitive dust. Construction operations

are subject to the requirements established in SDAPCD Regulation 4, Rules 52, 54, and 55. Rule 52 sets limits on the amount of particulate matter that can be discharged into the atmosphere. Rule 54 sets limits on the amount of dust and fumes that can be released into the atmosphere. Rule 55 regulates fugitive dust and provides roadway dust track-out/carry-out requirements.

Heavy-duty construction equipment is usually diesel powered. In general, emissions from diesel-powered equipment contain more NO<sub>x</sub>, SO<sub>x</sub>, and PM than gasoline-powered engines. However, diesel-powered engines generally produce less CO and less ROG than gasoline-powered engines. Standard construction equipment includes tractors/loaders/backhoes, rubber-tired dozers, excavators, graders, cranes, scrapers, forklifts, rollers, paving equipment, generator sets, welders, cement and mortar mixers, and air compressors.

Primary inputs are the estimated numbers of each piece of equipment and the length of each construction stage. Construction is anticipated to begin in February 2025 and last approximately 18 months. CalEEMod estimates the required construction equipment for a project based on surveys, performed by the South Coast Air Quality Management District and the Sacramento Metropolitan Air Quality Management District of typical construction projects, which provide a basis for scaling equipment needs and schedule with a project's size. Air emission estimates in CalEEMod are based on the duration of construction phases; construction equipment type, quantity, and usage; grading area; season; and ambient temperature, among other parameters. Project emissions were modeled for the following stages: demolition, site preparation, grading, building construction/ architectural coatings, and paving. CalEEMod default construction equipment and usage were modeled. The project would require the export of approximately 7,600 CY dirt. Table 2 summarizes the modeled construction parameters.

Table 2 Construction Parameters				
Construction Phase	Phase Duration (Days)	Equipment <sup>1</sup>	Amount	Hours per Day
Site Preparation	10	Rubber Tired Dozers	3	8
		Tractors/Loaders/Backhoes	4	8
Grading	30	Excavators	2	8
		Grader	1	8
		Rubber Tired Dozer	1	8
		Scrapers	2	8
		Tractors/Loaders/Backhoes	2	8
Building Construction	300	Crane	1	7
		Forklifts	3	8
		Generator Set	1	8
		Tractors/Loaders/Backhoes	3	7
		Welder	1	8
Paving	20	Pavers	2	8
		Paving Equipment	2	8
		Rollers	2	8
Architectural Coatings	20	Air Compressor	1	6
SOURCE: CalEEMod Output, Attachment 2 in Appendix A.				



Construction activities would be subject to several control measures per the requirements of the County, SDAPCD rules, and California Air Resources Board (CARB) Airborne Toxic Control Measures. The following required control measures have been incorporated into the calculations of construction emissions:

- Per the County’s Standard Mitigation and Project Design Consideration Grading, Clearing and Watercourses Ordinance Section 87.428, the applicant shall implement one or more of the following measures during all grading activities:
  - Water actively disturbed surfaces three times a day.
  - Apply non-toxic soil stabilizers to inactive, exposed surfaces when not in use for more than 3 days. Non-toxic soil stabilizers should also be applied to any exposed surfaces immediately (i.e., less than 24 hours) following completion of grading activities if the areas would not be in use for more than 3 days following completion of grading.
  - Remove soil track-out from paved surfaces daily or more frequently as necessary.
  - Minimize the track-out of soil onto paved surfaces by installation of wheel washers.
- Per SDAPCD Rule 67, the applicant shall use regulated coatings for all architectural coating activities.
- Per CARB’s Airborne Toxic Control Measure 13 (California Code of Regulations Chapter 10 Section 2485), the applicant shall not allow idling time to exceed 5 minutes unless more time is required per engine manufacturers’ specifications or for safety reasons.

Table 3 presents the total projected construction maximum daily emission levels for each criteria pollutant. As shown in Table 3, emissions related to construction of the project would be below the applicable screening level thresholds. Note that the emissions summarized in Table 3 are the maximum emissions for each pollutant that could occur during each phase based on all modeled construction equipment (see Table 2) being active on the same day. Actual construction activities would vary day to day, with all equipment active on some days, and less equipment active on other days depending on the construction task. Therefore, these are the maximum emissions that could occur in a day. As shown in Table 3, maximum construction emissions would not exceed the County’s SLTs for any criteria pollutants. Furthermore, project construction would be limited and would last for approximately 18 months. No mass grading would be required, and standard construction equipment would be required. The emissions modeling assumes seven to nine pieces of standard construction equipment would operate at any given time, depending on the stage of construction as outlined in Table 2 above. As described above, the County’s SLTs align with attainment of the NAAQS which were developed to protect the public health, specifically the health of “sensitive” populations, including asthmatics, children, and the elderly. Consequently, project construction would have a less than significant impact to public health. Therefore, project construction would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard, and impacts would be less than significant.

<b>Table 3</b>						
<b>Summary of Maximum Construction Emissions</b>						
<b>(pounds per day)</b>						
	Pollutant					
	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Site Preparation	4	40	36	<1	22	12
Grading	4	41	34	<1	12	5
Building Construction	2	13	17	<1	1	1
Paving	1	8	11	<1	1	<1
Architectural Coatings	33	1	2	<1	<1	<1
<b>Maximum Daily Emissions</b>	<b>33</b>	<b>41</b>	<b>36</b>	<b>&lt;1</b>	<b>22</b>	<b>12</b>
<i>County Screening Level Thresholds</i>	<i>75</i>	<i>250</i>	<i>550</i>	<i>250</i>	<i>100</i>	<i>55</i>

**Operational Emissions**

The project would include the construction of a self-storage facility, leasing office, RV parking, a public trail, and associated parking and roadway improvements.

Mobile source emissions would originate from traffic generated by the project. Area source emissions would result from landscaping activities, consumer products, as well as the application of architectural coatings as routine maintenance. Energy source emissions generally occur from natural gas heating. However, the project would be all-electric and would not include natural gas sources of emissions. Additionally, the main storage building would include the installation of a 160 kW solar array on top of the building roof. As a conservative analysis, the emissions calculations did not include reductions due to all-electric development and the installation of solar. The CalEEMod output files are contained in Attachment 2 of Appendix A. Table 4 presents daily operational emissions and would not exceed the SLTs for any criteria pollutant. As described above, the County’s SLTs align with attainment of the NAAQS which were developed to protect the public health, specifically the health of “sensitive” populations, including asthmatics, children, and the elderly. Therefore, project operation would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard, and impacts would be less than significant.

Table 4 Summary of Project Operational Emissions (pounds per day)						
Source	Pollutant					
	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Sources	4	<1	6	<1	<1	<1
Energy Sources	<1	<1	<1	<1	<1	<1
Mobile Sources	1	1	6	<1	<1	<1
<b>Total</b>	<b>5</b>	<b>1</b>	<b>12</b>	<b>&lt;1</b>	<b>&lt;1</b>	<b>&lt;1</b>
<i>County Screening Level Thresholds</i>	<i>75</i>	<i>250</i>	<i>550</i>	<i>250</i>	<i>100</i>	<i>55</i>

Cumulative construction impacts would exist when multiple construction projects occur at the same time and when those construction project maximum exposure contours intersect. To illustrate this, if a project were to produce air quality emissions simultaneous to a nearby construction project the addition of both project emissions could exceed significance thresholds. For this project, the construction emissions are well below significance as shown in Table 1 above. Based on a review of the cumulative project list (see Table 8), none of the projects identified in the cumulative project list are located close enough or would involve construction that could contribute to a cumulatively significant impact related to construction emissions. The closest projects are between 0.12 and 0.29 miles away and are minor deviation projects which do not involve any substantial construction activities. In addition, the project’s operational emissions are below the significance thresholds established by the County guidelines for determining significance therefore a significant cumulative impact would not result, and the proposed project’s contribution to such an impact would be less than cumulatively considerable. Therefore, cumulative construction and operational impacts would be less than significant.

c) Expose sensitive receptors to substantial pollutant concentrations?

- Potentially Significant Impact
- Less than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

## Discussion/Explanation:

Air quality regulators typically define sensitive receptors as schools (preschool–12<sup>th</sup> grade), hospitals, resident care facilities, day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. However, for the purposes of CEQA analysis in the County, the definition of a sensitive receptor also includes residents, which are in the vicinity of the project site. Sensitive receptors near the project site include residential uses to the south and west. The closest sensitive receptors are residential uses located to the south approximately 40 feet from the 4.99-acre MUP boundary.

**Less than Significant Impact:** The two primary emissions of concern regarding health effects for land development projects are diesel particulate matter (DPM) and CO. Projects that would site sensitive receptors near potential CO hotspots or would contribute vehicle traffic to local intersections where a CO hotspot could occur would be considered as having a potentially significant impact. The Transportation Assessment Memorandum (see Appendix B) prepared an analysis of the unsignalized intersection of Quarry Road and Sweetwater Road. The existing Level of Service (LOS) for this intersection is B. With implementation of the proposed project, this intersection would remain unsignalized, and would operate at LOS B or C, and peak-hour trips would be less than 2,000 average daily trips (ADT). Based on these intersection volumes, the project would not cause roadway intersections to fail or result in CO hotspots.

Projects that would result in exposure to toxic air contaminants (TACs) resulting in a maximum incremental cancer risk greater than one in one million without application of best available control technology for toxics, or a threshold of 10 in one million for projects implementing best available control technology for air toxics or a health hazard index greater than one, would be considered as having a potentially significant impact.

Construction of the project would result in the generation of DPM emissions from the use of off-road diesel construction activities and on-road diesel equipment used to bring materials to and from the project site. Generation of DPM from construction projects typically occurs in a single area for a short period. Construction of the project is estimated to occur over an 18-month period. The dose to which the receptors are exposed is the primary factor used to determine health risk. Dose is a function of the concentration of a substance or substances in the environment and the extent of exposure that person has with the substance. Dose is positively correlated with time, meaning that a longer exposure period would result in a higher exposure level for the Maximally Exposed Individual. The risks estimated for a Maximally Exposed Individual are higher if a fixed exposure occurs over a longer period of time. According to the Office of Environmental Health Hazard Assessment, health risk assessments, which determine the exposure of sensitive receptors to toxic emissions, should be based on a 30-year exposure period; however, such assessments should be limited to the period/duration of activities associated with the project (Office of Environmental Health Hazard Assessment 2015). Thus, if the duration of proposed construction activities near any specific sensitive receptor were 18 months, the exposure would be less than five percent (18 months divided by 30 years) of the total exposure period used for health risk calculation. Furthermore, the project would implement the required construction BMPs and would be conducted in accordance with CARB regulations. Specifically, the project would implement the following Best Available Control Technology for Toxics measures during construction:

- The construction fleet shall use any combination of diesel catalytic converters, diesel oxidation catalysts, diesel particulate filters and/or utilize CARB/U.S. EPA Engine Certification Tier 3 or better, or other equivalent methods approved by the CARB.
- The engine size of construction equipment shall be the minimum size suitable for the required job.

- Construction equipment shall be properly tuned and maintained in accordance with the manufacturer’s specifications.
- Per CARB’s Airborne Toxic Control Measures 13 (California Code of Regulations Chapter 10 Section 2485), the applicant shall not allow idling time to exceed 5 minutes unless more time is required per engine manufacturers’ specifications or for safety reasons.

Due in part to the limited time of exposure, project construction is not anticipated to create conditions where the probability is greater than 10 in one million of contracting cancer for the Maximally Exposed Individual or to generate ground-level concentrations of noncarcinogenic TACs that exceed a Hazard Index greater than 1 for the Maximally Exposed Individual. Additionally, with ongoing implementation of U.S. Environmental Protection Agency (EPA) and CARB requirements (see the aforementioned BMPs) for cleaner fuels, off-road diesel engine retrofits, and new low-emission diesel engine types, the DPM emissions of individual equipment would be substantially reduced. Consequently, DPM generated during construction would not result in the exposure of sensitive receptors to substantial pollutant concentration. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations, and impacts would be less than significant.

In addition, implementation of projects listed in Section XXI.b) could have the potential to result in CO hot spots because of increased congestion; however, air emissions from project operation, including emissions of CO, would be well below significance thresholds. The overall net vehicle trips associated with the project would be minimal (see above). In addition, construction of cumulative projects similar to the proposed project could result in the generation of construction related TAC emissions that could pose or contribute to a health risk. Projects listed in Section XXI.b) would be required to comply with applicable regulations and implement any required mitigation measures. Therefore, the project, together with other cumulative projects, would not result in a cumulatively considerable impact related to sensitive receptors.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** SDAPCD Rule 51 (Public Nuisance) and California Health & Safety Code, Division 26, Part 4, Chapter 3, Section 41700 prohibit the emission of any material that causes nuisance to a considerable number of persons or endangers the comfort, health, or safety of the public. Projects required to obtain permits from SDAPCD, typically industrial and some commercial projects, are evaluated by SDAPCD staff for potential odor nuisance, and conditions may be applied (or control equipment required) where necessary to prevent occurrence of public nuisance.

During construction, diesel equipment may generate some nuisance odors. Similarly, paving and architectural coating activities would generate odors. Sensitive receptors near the project site include residential uses located to the south and west, the closest being 40 feet to the south of the project MUP boundary; however, any exposure to odors associated with project construction would be short term and temporary in nature.

The CARB Air Quality and Land Use Handbook (CARB 2005) identifies a list of the most common sources of odor complaints received by local air districts. Land uses typically considered associated with odors include wastewater treatment facilities, waste-disposal facilities, or agricultural operations. The project does not include the construction or operation of heavy industrial or agricultural uses that are typically

associated with odor complaints. There would be no permanent or operational source of odors associated with the project. Impacts would be less than significant.

Moreover, the effects of objectionable odors are localized to the immediate surrounding area and would not contribute to a cumulatively considerable odor. A list of past, present, and future projects within the surrounding area were evaluated (see Section XXI.b) and none of these projects are land uses typically associated with odors and are therefore not expected to create objectionable odors.

#### **IV. BIOLOGICAL RESOURCES**

Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, or CDFW, or U.S. Fish and Wildlife Service?

- |                                     |  |                          |                              |
|-------------------------------------|--|--------------------------|------------------------------|
| <input type="checkbox"/>            | Potentially Significant Impact                     | <input type="checkbox"/> | Less than Significant Impact |
| <input checked="" type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact                    |

Discussion/Explanation:

RECON prepared a Biological Resources Letter Report evaluating potential impacts associated with the project (Appendix C). RECON conducted a site visit on August 10, 2021, that covered the entire 10.74-acre project site. RECON conducted records searches of the California Natural Diversity Data Base and California Native Plant Society Online Inventory of Rare and Endangered Plants. In addition, a Crotch's bumble bee (*Bombus crotchii*) habitat assessment was conducted on June 1, 2023.

**Less than Significant with Mitigation Incorporated:** The Multiple Species Conservation Program (MSCP) breaks habitats up into tiers, including Tiers I, II, III, and IV, with the most sensitive habitats included within Tier I, and Tier IV containing lands which do not support natural vegetation (disturbed, agriculture, and eucalyptus woodland).

#### **Vegetation Community Impacts**

As described in the Biological Resources Letter Report (see Appendix C), the following vegetation communities can be found within the 10.74-acre project site:

- Diegan Coastal Sage Scrub (0.94 acre), MSCP Tier II: Diegan coastal sage scrub occurs in the eastern portion of the survey area, with the majority occurring just off-site to the east (Figure 8). A portion of the Diegan coastal sage scrub is disturbed, with evidence of soil disturbance and dumping. These areas of disturbed Diegan coastal sage scrub have lower vegetation cover overall, and a higher proportion of non-native species.
- Non-native Grassland (8.34 acres), MSCP Tier III: Non-native grassland is the dominant vegetation community on the project site.

Figure 8: Existing Biological Resources

- Non-native Vegetation (0.29 acre), MSCP Tier IV: Within the survey area, non-native vegetation is mapped in several patches. Within the project site itself it includes a dense strip of olive trees (*Olea europaea*) and several areas of non-native vegetation consisting of dense patches of Peruvian pepper trees (*Schinus molle*) on a slope to the east of the project boundary. Non-native vegetation is characterized as a Tier IV vegetation community because it does not support natural vegetation and is, therefore, not considered sensitive.
- Disturbed Habitat (0.55 acre), MSCP Tier IV: Disturbed habitat is mapped along the edges of Quarry Road and where the original home and the majority of the ranch facilities historically existed. Old building foundations, decomposing wooden fencing, building materials, and rock and dirt spoils are present throughout this area. Disturbed habitat is characterized as a Tier IV vegetation community because it does not support natural vegetation and is, therefore, not considered sensitive (County of San Diego 2010a).
- Arundo-dominated Riparian (0.06 acre), no assigned MSCP tier: This vegetation community consists of densely vegetated thicket dominated exclusively by giant reed (*Arundo donax*) in the southeast corner. The Arundo-dominated riparian is a small pocket of a highly invasive and ecologically disruptive species, it has little biological value and would not be considered sensitive per Section 4.2 of the Guidelines for Determining Significance (County of San Diego 2010a). Thus, it is categorized as a Tier IV vegetation community in this analysis (County of San Diego 2010a).
- Urban/Developed (0.56 acre on-site, 0.24 acre off-site), no assigned MSCP tier: Urban/developed land includes paved roads and private residences, including associated landscaping. It provides only minimal habitat value for native species and is considered a Tier IV vegetation community (County of San Diego 2010a).

While the project site is 10.74 acres, the MUP area is limited to 4.99 acres, and the total area of disturbance is 9.03 acres. The proposed graded parking lot, RV parking area, self-storage facility, the FMZ and LBZ areas for fuel management, community trails, multi-use pathway, frontage improvements, realignment of Quarry Road and a neighbor's driveway would impact approximately 9.03 acres of the project site, including 8.79 acres on-site and 0.24 acre off-site (Table 5). The remainder of the site would be preserved in a biological open space easement. Specifically, the 1.97-acre open space easement would be placed over the northern portion of the site as a condition of project approval. Vegetation communities within the biological open space easement area are considered avoided and the easement would ensure protection of resources within the easement in perpetuity. In addition, the project would place lodgepole fencing and signage around the easement area and three-wire fencing would be installed along the western boundary abutting Quarry Road to avoid future disturbance. Placement of the remaining undisturbed portion of the site in an open space easement in perpetuity would further reduce the less than significant impact. Total impacts to biological resources located outside the open space easement would include 8.79 acres to sensitive vegetation communities, including 0.94 acre of Diegan coastal sage scrub and 6.41 acres of non-native grassland as shown in Table 5. Impacts to these sensitive vegetation communities would be significant without the implementation of mitigation measures.

Table 5 Habitat/Vegetation Communities, Impacts, and Mitigation								
Habitat/ Vegetation Community	MSC P Tier	Existing On-site (acres)	Impacts (acres) <sup>a</sup>	Off-site Grading Impacts (acres)	Mitigation Ratio <sup>b</sup>	Mitigation Required (acres)	Impact Neutral Easement (acres) <sup>c</sup>	Open Space Remaining (acres)
Non-native riparian (65000)–off-site buffer only	I	--	--		N/A	--	--	--
Diegan coastal sage scrub (including disturbed; 32500)	II	0.94	0.94		1.5:1	1.41	<0.01	0
Non-native grassland (42200)	III	8.34	6.41		0.5:1	3.21	0.09	1.95
Non-native vegetation (11000)	IV	0.29	0.29		N/A	--	--	0
Disturbed habitat (11300)	IV	0.55	0.53		N/A	--	--	0.02
Arundo-dominated riparian (65100)	-- <sup>d</sup>	0.06	0.06		N/A	--	--	0
Urban/developed (12000)	-- <sup>d</sup>	0.56	0.56	0.24	N/A	--	--	0
<b>TOTAL</b>		<b>10.74</b>	<b>8.79</b>	<b>0.24</b>	<b>--</b>	<b>4.62</b>	<b>0.09</b>	<b>1.97<sup>e</sup></b>
<sup>a</sup> This includes the entire easement for the proposed trail alignment but does not include a small SDG&E easement along the eastern boundary, which is considered to be impact neutral. <sup>b</sup> Ratio assumes mitigation will occur on land that meets the criteria for BRCA. <sup>c</sup> Existing SDG&E easement (0.09 acre) that is considered impact neutral. <sup>d</sup> No assigned MSCP tier. <sup>e</sup> This includes some manufactured fill slopes that are required to accommodate some of the Quarry Road improvements, which will be landscaped for erosion control.								

To reduce significant direct impacts identified in Table 5, the implementation of Mitigation Measure **BIO-1** would be required prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit. This mitigation measure requires the purchase of off-site mitigation credits would be required to address project impacts to sensitive vegetation communities. Required mitigation includes 1.41 acre of Diegan coastal sage scrub and 3.21 acres of non-native grassland pursuant to the mitigation ratios in Table 5. Credits are anticipated to be purchased from Willow Road Conservation bank, or other County-approved bank. With implementation of Mitigation Measure **BIO-1**, impacts to sensitive vegetation communities would be less than significant.

Additionally, the project could result in significant indirect impacts to adjacent sensitive vegetation communities as a result of dust, chemical and particulate pollution, and introduction of non-native plant species during construction activities. To reduce impacts to adjacent sensitive vegetation communities due to erosion, pollution, and stormwater quality, implementation of Mitigation Measure **BIO-2** would be required during construction consistent with the County BMP design manual and Watershed Protection Ordinance. With implementation of required avoidance and minimization measures, impacts would be less than significant.

**BIO-1 OFF-SITE HABITAT CREDIT PURCHASE**

Mitigation is required for the permanent impact to Diegan coastal sage scrub at a 1.5:1 ratio and non-native grassland at a 0:5:1 ratio. Prior to approval of any plan or issuance of any permit, and prior to use of the premises, the project shall purchase 1.41 acre of Diegan coastal sage scrub and 3.21 acres of non-native grassland from an approved bank. The project shall utilize a County Conservation Bank with Signed Implementing Agreements with the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW).



## BIO-2 CONSTRUCTION BEST MANAGEMENT PRACTICES

The following avoidance and minimization measures shall be implemented during construction:

- Appropriate Best Management Practices (e.g., silt fence, fiber rolls, drip pans beneath staged equipment) shall be employed during construction activities to prevent the release of chemicals or other substances that are potentially toxic or impactful to native habitats/flora/fauna.
- Water trucks shall be employed to manage the level of fugitive dust on the adjacent habitat.
- Temporary fencing (i.e., silt fencing and/or orange construction fencing) shall be installed along the project boundaries adjacent to native vegetation communities to ensure project activities stay within the designated work area.
- Trash, oil, parking, or other construction/development-related material/activities shall not be allowed outside any approved construction limits.
- All lighting would be designed and installed so that light would be directed away from adjacent habitat areas to the east and north.

### Special Status Plant Species

One special status plant species, California adolphia (*Adolphia californica*), was observed within the project site, and two additional species, San Diego County viguiera (*Bahiopsis laciniata*) and singlewhorl burrobush (*Ambrosia monogyra*), were found in the 100-foot off-site survey buffer. A total of 25 California adolphia individuals occur within the project site, but outside of the area of disturbance for the project's 9.03-acre impact footprint; therefore, impacts to the species would be less than significant. The 25 California adolphia individuals are located outside of the area of disturbance for the project and within the area that would be protected by the proposed biological open space easement. As a condition of the project MUP approval, lodgepole fencing and signage around the easement area would be installed and three-wire fencing would be installed along the western boundary abutting Quarry Road, which would further protect these species from inadvertent disturbance.

No special status plant species are located within the 9.03-acre area of disturbance for the project impact footprint. Therefore, impacts to special status plant species would be less than significant.

### Special Status Wildlife Species

One special status wildlife bird species, the coastal California gnatcatcher (*Poliophtila californica californica*), was observed on-site. In addition, another special status wildlife bird species, the least Bell's vireo (*Vireo bellii pusillus*), was detected within the 100-foot off-site survey buffer. Based on the analysis in Biological Resources Letter Report (see Appendix C), an additional four special status wildlife species have moderate potential to occur: Crotch's bumble bee, Belding's orange-throated whiptail (*Aspidoscelis hyperythra beldingi*), red diamond rattlesnake (*Crotalus ruber*), and San Diego black-tailed jackrabbit (*Lepus californicus bennettii*). Details regarding the potential for each species to occur is included in the Attachment 5 of the Biological Resources Letter Report (see Appendix C). Potential impacts to each of these special status species are discussed below.

*Coastal California Gnatcatcher*

The coastal California gnatcatcher is a federal threatened, state species of special concern, County Group 1, MSCP covered species and was observed in Diegan coastal sage scrub on-site and was conservatively assumed to be nesting. Thus, all of the Diegan coastal sage scrub on-site (0.94 acre) would conservatively be considered occupied. The project would impact 0.94 acre of occupied Diegan coastal sage scrub habitat (Figure 9). This impact would be considered significant. In accordance with the species' conditions for coverage under the MSCP, the impact from loss of occupied habitat would be fully mitigated through purchase of off-site mitigation credits detailed in Mitigation Measure **BIO-1**, which would reduce impacts to this species to less than significant.

Indirect noise impacts to adjacent nesting coastal California gnatcatchers may occur if vegetation clearing, grubbing, grading, or construction occurs during this species' breeding season (March 1 to August 15). Indirect impacts to coastal California gnatcatcher during construction would be considered significant. Implementation of Mitigation Measure **BIO-3** would be implemented prior to any ground disturbing activity to ensure adverse impacts during the breeding season are avoided and indirect impacts to this species would be less than significant.

**BIO-3 COASTAL CALIFORNIA GNATCATCHER BREEDING SEASON AVOIDANCE**

Prior to any ground disturbance, the project shall implement the following measure:

To avoid impacts to coastal California gnatcatcher, grading, brush clearing, and all other construction on-site shall be conducted outside the breeding season (March 1 to August 15). However, if construction must occur during the breeding season the following actions would be required:

- A qualified biologist shall conduct a pre-construction clearance survey for nesting birds within suitable adjacent habitat to determine whether avian species are nesting within 500 feet of the construction area.
- If coastal California gnatcatcher is detected nesting within 500 feet of the construction boundary, construction activity shall be avoided within 500 feet of the active nest, if possible. If construction must occur within 500 feet of an active nest temporary sound barriers may be required or grading may be restricted in construction areas near the nest site to reduce noise levels. Temporary sound barriers must be placed within the project footprint. In addition, an acoustician shall measure noise levels during construction activities at the edge of the project footprint near the occupied habitat closest to the nest. Generally, noise levels are required by the County to be less than 60 A-weighted decibels hourly average (60 dB[A]  $L_{eq}$ ) or the ambient noise level, whichever is greater.
- If no coastal California gnatcatcher are observed nesting within 500 feet of the project boundary, no grading or construction restrictions associated with coastal California gnatcatcher would apply. No restrictions are required for this species outside its nesting season.

Figure 9: Impacts to Biological Resources

### *Least Bell's Vireo*

Least Bell's vireo (USFWS endangered, CDFW endangered, MSCP covered, County Group 1) was not detected on-site; therefore, no direct impacts are anticipated. However, least Bell's vireo was detected approximately 100 feet off-site to the northeast (see Figure 9) and therefore has the potential to be indirectly impacted by construction noise. If this species relocates to the project site during construction, direct impacts to the least Bell's vireo would be significant. Even if no least Bell's vireo relocate to the project site during construction, indirect impacts to least Bell's vireo due to noise and dust during construction activities would be significant. To reduce potentially significant direct and indirect impacts, implementation of Mitigation Measure **BIO-4** would be implemented required prior to any ground disturbance.

### **BIO-4 LEAST BELL'S VIREO BREEDING SEASON AVOIDANCE**

To avoid impacts to least Bell's vireo grading, brush clearing, and all other construction within 500 feet of the suitable riparian habitat shall be conducted outside the breeding season (March 15 to September 15). However, if construction must occur during the breeding season the following actions would be required:

- A qualified biologist shall conduct a pre-construction clearance survey for this species within suitable adjacent habitat to determine if it is nesting within 500 feet of the construction area.
- If least Bell's vireos are nesting within 500 feet of the construction boundary, construction activity should be avoided within 500 feet of the nest, if possible. If construction must occur within 500 feet of an active nest temporary sound barriers may be required or grading may be restricted in construction areas near the nest site to reduce noise levels. Temporary sound barriers must be placed within the project footprint. In addition, an acoustician shall measure noise levels during construction activities at the edge of the project footprint near the occupied habitat closest to the nest. Generally, noise levels are required by the County to be less than 60 dB(A)  $L_{eq}$  or the ambient noise level, whichever is greater.
- If least Bell's vireo is not detected observed nesting within 500 feet of the project boundary, no grading or construction restrictions associated with this species would apply. No restrictions are required for this species outside its nesting season.

### *Crotch's Bumble Bee*

Crotch's bumble bee (State candidate for listing as endangered) has moderate potential to occur on the project site. A habitat assessment identified potentially suitable habitat (i.e., nectar plants) on-site. Direct impacts to this species would be considered significant and would require mitigation. To reduce potentially significant direct and indirect impacts, Mitigation Measure **BIO-5** would be implemented prior to any ground disturbance associated with the project.

### **BIO-5 CROTCH'S BUMBLE BEE AVOIDANCE**

Prior to any ground disturbance, the project shall implement the following measure:

- Within one year prior to vegetation removal and/or grading, and prior to the issuance of grading permits, a qualified entomologist/biologist with appropriate handling permits and is familiar with the species behavior and life history, shall conduct focused surveys to determine the presence/absence of Crotch's bumble bee. Focused surveys shall follow CDFW's Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species (CDFW 2023). Focused surveys shall also be conducted throughout the entire project site during the

colony active period between April 1 and August 31. The survey protocol, including the qualifications of the surveyor, will be submitted to CDFW for review prior to the initiation of surveys. Survey results, including negative findings, shall be submitted to CDFW and the County prior to implementing project-related ground-disturbing activities. At minimum, a survey report shall provide the following:

- a description and map of the survey area, focusing on areas that could provide suitable habitat for Crotch's bumble bee (overwintering, nesting, and foraging habitat);
  - field survey conditions that shall include name(s) of qualified entomologist(s) and brief qualifications; date and time of survey; survey duration; general weather conditions; survey goals, and species searched;
  - map(s) showing the location of observations, including nests/colonies; and,
  - a description of physical (e.g., soil, moisture, slope) and biological (e.g., plant composition) conditions where each nest/colony is found. A sufficient description of biological conditions, primarily impacted habitat, shall include native plant composition (e.g., density, cover, and abundance) within impacted habitat (e.g., species list separated by vegetation class; density, cover, and abundance of each species).
- If the survey protocol included capture or handling of bumble bees, then the Qualified Biologist shall obtain the required authorization via a Memorandum of Understanding or Scientific Collecting Permit pursuant to CDFW Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species (CDFW 2023). Survey methods that involve lethal take of species are not acceptable.
  - If the focused surveys identify Crotch's bumble bee individuals on-site, the Qualified Biologist shall notify and consult with CDFW to determine whether project activities would result in impacts to Crotch's bumble bee, in which case an Incidental Take Permit (ITP) may be required. If an ITP is required, it shall be obtained prior to issuance of Grading Permit, Demolition Plans/Permits and Building Plans/Permits and all necessary permit conditions (including compensatory mitigation) shall be fulfilled prior to initiation of project activities. Take of any endangered, threatened, candidate species that results from the project is prohibited, except as authorized by State law (California Fish and Game Code §§ 86, 2062, 2067, 2068, 2080, 2085; California Code of Regulations, Title 14, § 786.9) under the California Endangered Species Act.
  - Survey data shall be submitted by the Qualified Biologist to the California Natural Diversity Database in accordance with the Memorandum of Understanding with CDFW, or Scientific Collecting Permit requirements, as applicable.

#### *Other Special-Status Species*

Belding's orange-throated whiptail, San Diego black-tailed jackrabbit, and the red diamond rattlesnake have a moderate potential to occur throughout the project site as detailed in Attachment 5 of the Biological Resources Letter Report (see Appendix C). These species are not State or Federally listed species; however, Crotch's bumble bee is a State candidate for listing as endangered. Belding's orange-throated whiptail, San Diego black-tailed jackrabbit, and the red diamond rattlesnake are CDFW species of special concern and County Group 2 species. Since the project would remove suitable habitat for these species, impacts would be considered significant. Consistent with the County of San Diego MSCP Subarea Plan, habitat-based mitigation is required to address potential impacts to these species. Impacts to these species would be mitigated to below a level of significance through the habitat-based compensation

required for the impacts to Diegan coastal sage scrub and non-native grassland pursuant to Mitigation Measure **BIO-1**.

### *Raptors*

The majority of the project site provides potential raptor foraging habitat. Impacts to raptor foraging habitat are considered significant and require mitigation (County of San Diego 2010b). These impacts would be mitigated to below a level of significance through the habitat-based compensation for impact to Diegan coastal sage scrub and non-native grassland pursuant to Mitigation Measures **BIO-1**.

### *Nesting Birds*

Suitable habitat for tree-nesting raptor species is present within and adjacent to the project site. Therefore, direct impacts and indirect noise impacts would be significant if initial grading and construction occurs during the raptor breeding season. To reduce potentially significant direct and indirect impacts, Mitigation Measure **BIO-6** would be implemented prior to any ground disturbance.

### **BIO-6 TREE NESTING RAPTOR BIRD AVOIDANCE**

- If construction occurs during the raptor breeding season of January 15 through July 15, a qualified biologist shall conduct a pre-construction clearance survey for nesting raptors in suitable nesting habitat (e.g., mature trees within southern willow scrub or eucalyptus woodland) that occurs within 500 feet of the project boundary. If any active raptor nest is located, a 500-foot buffer zone or other appropriate buffer determined by the qualified biologist, would be delineated.
- If project activities must occur within this designated 500-foot buffer zone, the following steps are proposed to avoid impacts to tree-nesting raptors. Prior to implementing these steps, the applicant shall consult with the County and Wildlife Agencies for concurrence.
  - The qualified biologist shall monitor nesting activity daily until project activities are no longer occurring within the designated buffer zone or until fledglings become independent of the nest.
  - The monitoring biologist shall halt construction activities if he or she determines that the construction activities are disturbing or disrupting the nesting activities.
  - The monitor shall make recommendations to reduce the noise or disturbance in the vicinity of the nest. This may include recommendations such as (1) turning off vehicle engines and other equipment whenever possible to reduce noise, and/or (2) working in other areas until the young have fledged.
  - If the biologist determines that nesting activity does not appear to be disturbed by project activities, construction may continue with daily monitoring by a qualified biologist to provide guidance until the fledglings are independent of the nest.

In addition, implementation of cumulative projects listed in Section XXI.b) could have the potential to result in impacts to species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations or by the CDFW or USFWS. All projects would be required to comply with applicable regulations and implement any required mitigation measures which would ensure avoidance of cumulative impacts. Therefore, the project, together with other cumulative projects, would not result in a cumulatively considerable impact related to candidate, sensitive, or special status species.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

- |                                     |  |                          |                              |
|-------------------------------------|--|--------------------------|------------------------------|
| <input type="checkbox"/>            | Potentially Significant Impact                     | <input type="checkbox"/> | Less than Significant Impact |
| <input checked="" type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact                    |

Discussion/Explanation:

**Less than Significant Impact With Mitigation Incorporated:** The project would impact 0.94 acre of Diegan coastal sage scrub and 6.41 acres of non-native grassland, which would be mitigated through purchase of compensatory mitigation credits as detailed in Section IV.a) pursuant to Mitigation Measure **BIO-1**. The project would not impact any riparian habitat as the Arundo dominated riparian vegetation would be avoided and protected within the on-site biological open space easement that would be made as a condition of approval. Impacts to riparian habitat or other sensitive natural vegetation communities would be mitigated to below a level of significance through habitat-based compensation required for the impacts to Diegan coastal sage scrub and non-native grassland described above pursuant to Mitigation Measure **BIO-1**.

In addition, implementation of projects listed in Section XXI.b) could have the potential to result in impacts to riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the CDFW or USFWS. All projects would be required to comply with applicable regulations and implement mitigation measures. The project would result in a less than significant impact. Therefore, the project, together with other cumulative projects, would not contribute to a cumulatively considerable impact related to riparian habitat or other sensitive natural community.

- c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/>            | No Impact                    |

Discussion/Explanation:

**Less Than Significant Impact:** As there are no jurisdictional wetlands or waterways present within the project's impact area of disturbance, no direct impacts to wetland or water resources would occur. However, the Sweetwater River, which occurs approximately 300 feet off-site to the east, and the drainage in the off-site survey buffer to the north are both expected to be waters of the U.S. under U.S. Army Corps of Engineers jurisdiction and waters of the state under CDFW and RWQCB jurisdiction. Indirect impacts (e.g., fugitive dust, chemical/particulate pollution, and non-native plant species introduction) to these potentially jurisdictional features would be prevented through implementation of Mitigation Measure **BIO-2** described in Section IV.a) above. Therefore, indirect impacts to adjacent jurisdictional resources would be less than significant.

In addition, implementation of projects listed in Section XXI.b) could have the potential to result impacts to federally protected wetlands and would be required to comply with applicable regulations and implement any required mitigation measures. The project would result in a less than significant impact. Therefore, the project, together with other cumulative projects, would not contribute to cumulatively considerable impact related to federally protected wetlands.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

A wildlife corridor can be defined as a linear landscape feature allowing animal movement between two larger patches of habitat. Connections between extensive areas of open space are integral to maintaining regional biodiversity and population viability. In the absence of corridors, habitats become isolated islands surrounded by development. Fragmented habitats support significantly lower numbers of species and increase the likelihood of local extinction for select species when they are restricted to small, isolated areas of habitat. Areas that serve as wildlife movement corridors are considered biologically sensitive.

Wildlife corridors can be defined in two categories: regional wildlife corridors and local corridors. Regional corridors link large sections of undeveloped land and serve to maintain genetic diversity among wide-ranging populations. Local corridors permit movement between smaller patches of habitat. These linkages effectively allow a series of small, connected patches to function as a larger block of habitat and perhaps result in the occurrence of higher species diversity or numbers of individuals than would otherwise occur in isolation. Target species for wildlife corridor assessment typically include species such as bobcat (*Lynx rufus*), mountain lion (*Puma concolor*), and mule deer (*Odocoileus hemionus*).

To assess the function and value of a particular site as a wildlife corridor, it is necessary to determine what areas of larger habitats it connects, and to examine the quality of the corridor as it passes through a variety of settings. High-quality corridors connect extensive areas of native habitat and are not degraded to the point where free movement of wildlife is significantly constrained. Typically, high-quality corridors consist of an unbroken stretch of undisturbed native habitat.

**No Impact:** Based on an analysis of the County’s Geographic Information System (GIS) records, the County’s Comprehensive Matrix of Sensitive Species, and Appendix C, it has been determined that the project site does not function as a wildlife movement corridor and there is no indication that the project site supports any wildlife nursery sites. Therefore, the project would not interfere with the movement of any native resident or migratory fish or wildlife species, or established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Less than Significant Impact with Mitigation Incorporated:** With the proposed avoidance, minimization, and mitigation measures identified in Section IV.a), the project would not significantly conflict with any local policies or ordinances protecting biological resources or with the provisions of an adopted habitat conservation plan, Natural Community Conservation Plan, or other approved local,



regional, or state habitat conservation plan. The project site is located within the South County MSCP Subarea Plan Area. The project site is within the designated Metro-Lakeside-Jamul segment outside of the Pre-Approved Mitigation Area. The land immediately to the north and east of the project site are identified as Take Authorized under the MSCP; however, the project site itself does not have a specific designation. The project and any off-site improvements related to the project are within the boundaries of the MSCP. The project conforms with the MSCP and the Biological Mitigation Ordinance as discussed in the MSCP Findings and Ordinance Compliance Checklist, which outlines further discussion on consistency with any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan, including, Habitat Management Plans, Special Area Management Plans, or any other local policies or ordinances that protect biological resources including the MSCP, Biological Mitigation Ordinance, Resource Protection Ordinance, Habitat Loss Permit. Therefore, with the implementation of Mitigation Measures **BIO-1** through **BIO-4**, the project would not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional, or state habitat conservation plan, and impacts would be reduced to less than significant.

See Section XXI.b) for a comprehensive list of the projects considered. Cumulative projects could also result in impacts to biological resources. However, all future projects would be required to comply with all relevant regulations pertaining to impacts to biological resources and implement similar project design features and mitigation measures, as appropriate, to ensure impacts would be less than significant. Therefore, the project's incremental contribution to cumulative biological impacts would not be cumulatively considerable and cumulative biological impacts would be less than significant.

## **V. CULTURAL RESOURCES**

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/>            | No Impact                    |

**Less than Significant Impact:** Based on an analysis of records and a survey of the property by RECON, it has been determined there are one or more historical resources within the project site. A historical resources report, Cultural Resources Survey for the Quarry Road Self-Storage and RV Parking Facility Project (Appendix D), prepared by RECON, evaluated the significance of the historical resources based on a review of historical records including historic maps and aerials, and a field survey of the project site. The survey located one historic resource, CA-SDI-23275 (9891-NDY-1), which consists of the concrete remains of several foundations, cinderblock walls, pathways, and asphalt driveways, as well as a portion of a wooden fence. The resource appears to be a former small-scale ranch complex that consisted of agriculture in the form of orchards and a livery yard. Based on the results of this study, the site did not meet any of the criteria used to identify significant archeological and historical resources based on the County Local Register criteria (see Section 4.1, Appendix D). Because CA-SDI-23275 (9891-NDY-1) was found to not be significant, the project would not result in a substantial adverse change in the significance of this resource. Therefore, the project would result in a less than significant impact related to a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5. Because the resources are not considered significant historic resources pursuant to CEQA Guidelines Section 15064.5, the loss of these resources would not contribute to a potentially significant cumulative impact.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- |                                     |  |                          |                              |
|-------------------------------------|--|--------------------------|------------------------------|
| <input type="checkbox"/>            | Potentially Significant Impact                     | <input type="checkbox"/> | Less than Significant Impact |
| <input checked="" type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact                    |

Discussion/Explanation:

**Less than Significant With Mitigation Incorporated:** The records search described in Section V.a) above identified 5 historic archaeological sites, 22 prehistoric archaeological sites, and 3 multi-component archaeological sites within a one-mile radius of the project. As identified in the Cultural Resources Survey Report for the project (see Appendix D), a portion of one prehistoric resource (P-37-007978) is mapped within the project area but no cultural material was observed during the survey. As designed, the project would impact the previously mapped prehistoric resource P-37-007978; however, the current survey did not observe any cultural material and noted that the previously mapped boundary has suffered surface disturbance from past agriculture and development, thus there is no evidence that this resource still exists on-site. Therefore, this resource is not recommended eligible for purposes of CEQA for listing in the California Register of Historic Resources or the local register and is therefore not a historic archeological resource under CEQA. Project effects to P-37-007978 are therefore considered not significant. However, due to the limited visibility of the project site and the archaeological sensitivity of the area, the project may inadvertently impact undiscovered significant archaeological deposits or features during grading. Mitigation Measures **CUL-1** and **CUL-2** listed below would reduce potentially significant impacts to below a level of significance.

**CUL-1 ARCHAEOLOGICAL AND TRIBAL MONITORING**

In order to mitigate for potential impacts to undiscovered buried archaeological resources and human remains, an Archaeological and Tribal Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA).

Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits, a County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archeologist shall provide evidence that a Kumeyaay Native American has been contracted to perform Native American Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

**DOCUMENTATION:** The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** [PDS, PPD] shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, PPD] for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

## CUL-2 ARCHAEOLOGICAL AND TRIBAL MONITORING REPORT

A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared prior to any occupancy, final grading release, or use of the premises in reliance of this permit. The report shall include the following items:

- a. DPR Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all cultural materials collected during the survey, testing, and archaeological monitoring program have been conveyed as follows:

- (1) All prehistoric cultural materials shall be curated at a San Diego curation facility or a culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the archaeological monitoring program have been returned to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

- (2) Historic materials shall be curated at a San Diego curation facility as described above and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

**DOCUMENTATION:** The applicant’s archaeologist shall prepare the final report and submit it to the [PDS, PPD] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The [PDS, PPD] shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW, PDC], that the requirement is complete, and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

Therefore, with implementation of Mitigation Measures **CUL-1** and **CUL-2**, the project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5, and impacts would be less than significant.

In addition, implementation of projects listed in Section XXI.b) could have the potential to result in impacts to the archaeological resources. Projects would be required to comply with applicable regulations and implement any required mitigation measures. The project would result in a less than significant impact. Therefore, the project, together with other cumulative projects, would not contribute to cumulatively considerable impact related to archaeological resources.

c) Disturb any human remains, including those interred outside of *dedicated* cemeteries?

- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/>            | No Impact                    |

Discussion/Explanation:

**Less than Significant Impact:** Based on an analysis of records and a survey of the property by a County-approved archaeologist, Carmen Zepeda-Herman (see Appendix D), it has been determined that the project would not disturb any human remains because the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. There are no dedicated cemeteries or recorded burials within the project footprint or surrounding vicinity. In the unlikely event that, unknown human burials are encountered during project grading and construction, they would be handled in accordance with procedures of the Public Resources Code Section 5097.98, the California Government Code Section 27491, and the Health and Safety Code Section 7050.5. These regulations detail specific procedures to follow in the event of the discovery of human remains. Therefore, the project would not disturb any human remains, including those interred outside of dedicated cemeteries, and impacts would be less than significant.

In addition, implementation of projects listed in Section XXI.b) could have the potential to result in impacts to the archaeological resources. Projects would be required to comply with applicable regulations and implement any required mitigation measures. The project would result in a less than significant impact. Therefore, the project, together with other cumulative projects, would not contribute cumulatively considerable impact related to human remains.

**VI. ENERGY**

Would the project:

- a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:**

*Construction-Related Energy Usage*

During construction, energy use would occur in two general categories: fuel use from vehicles used by workers commuting to and from the construction site, and fuel use by vehicles and other equipment to conduct construction activities. Energy use associated with the project was calculated as part of the air quality and greenhouse gas (GHG) modeling detailed in Section III, Section VIII, and Appendix A. Workers associated with project construction would generate trips during the building construction phase. Fuel consumption associated with construction worker commute would be similar of any other typical commute in San Diego County. Fuel use associated with construction workers and materials delivery during construction is necessary to get workers and building materials to the project site and is not considered to be wasteful, inefficient, or unnecessary.

Project construction would include the use of tractors/loaders/backhoes, dozers, excavators, scrapers, cranes, forklifts, generators, welders, pavers, rollers, paving equipment, and air compressors. Consistent with state requirements, all construction equipment would meet CARB Tier 3 In-Use Off-Road Diesel Engine Standards. Engines are required to meet certain emission standards, and groups of standards are referred to as Tiers. A Tier 0 engine is unregulated with no emission controls, and each progression of standard level (i.e., Tier 1, Tier 2, Tier 3, etc.) generates lower emissions, use less energy, and are more advanced technologically than the previous tier. CARB’s Tier 3 In-Use Off-Road Diesel Engine Standards requires that construction equipment fleets become cleaner and use less energy over time. There are no known conditions in the project area that would require nonstandard equipment or unusual construction practices that would increase on-site heavy-duty construction equipment use. Additionally, construction activities would be temporary and short-term and would adhere to all construction BMPs. Therefore, project construction would not result in the use of excessive amounts of fuel or other forms of energy, and impacts would be less than significant.

*Operation-Related Energy Usage*

During operation, energy use would be associated with transportation-related fuel use (gasoline, diesel fuel, and electric vehicles [EVs]), and building-related energy use (electricity). The project would also include the installation of 160 kW solar array on the roof of the main storage building. Energy use associated with the project was calculated as part of the air quality and GHG modeling detailed in Section III, Section VIII, and Appendix A.

*Transportation-Related Energy Use*

Buildout of the project and vehicle trips associated with the project would result in transportation energy use. Trips by individuals traveling to and from the project site would result from the use of passenger

vehicles. Vehicles would be mostly powered by gasoline, with some fueled by diesel or electricity. The maximum weekday trip rate from the Transportation Analysis (see Appendix B) is 191 trips per day. Based on CalEEMod default trip lengths, the project would generate 573,762 vehicle miles travelled (VMT) annually. The project's parking area would include EV ready spaces and parking spaces with EV charging equipment installed, supporting the use of EVs (see Section VIII). There is no component of the project that would result in unusually high vehicle fuel use during operation. Therefore, operation of the project would not create a land use pattern that would result in wasteful, inefficient, or unnecessary use of energy, and impacts would be less than significant.

#### *Non-Transportation-Related Energy Use*

Non-transportation energy use would be associated with electricity. Energy use associated with a project is also related to natural gas; however, the project would be all electric and would not include natural gas appliances. The project would be required to adhere to state regulations enforced to ensure energy efficiency and reduction of wasteful energy consumption, including the California Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6; California Energy Code) and the California Green Building Standards Code (CALGreen). The California Energy Code (2022 Energy Code) establishes energy-efficiency standards for residential buildings to reduce California's energy consumption. The 2022 Energy Code increases on-site renewable energy generation from solar, increases electric load flexibility to support grid reliability, reduces emissions from newly constructed buildings, reduces air pollution for improved public health, and encourages adoption of environmentally beneficial efficient electric technologies. New construction and major renovations must demonstrate their compliance with the current Energy Code through submission and approval of a Title 24 Compliance Report to the local building permit review authority and the California Energy Commission. The 2022 CALGreen Code institutes mandatory minimum environmental performance standards for all ground-up new construction of non-residential and residential structures. Local jurisdictions must enforce the minimum mandatory Green Building Standards and may adopt additional amendments for stricter requirements. The mandatory measures are related to planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality. The Renewable Portfolio Standard (RPS) promotes diversification of the state's electricity supply and decreased reliance on fossil fuel energy sources. Once operational, the project would be served by SDG&E. Based on the most recent annual report, SDG&E has already procured 39 percent (California Public Utilities Commission 2021) renewable energy and is on track to procure 60 percent by 2030 as outlined in SDG&E's 2019 RPS Procurement Plan. Once operational, the project would use electricity to run various appliances and equipment, including space and water heaters, air conditioners, ventilation equipment, lights, and numerous other devices. Generally, electricity use is higher in the warmer months due to increased air conditioning needs. Overall, the project would incorporate energy efficient design measures and construction features to meet California and local standards. The project would also not conflict with energy reduction policies of the County General Plan including COS-14.3, which requires new development to implement sustainable practices to conserve energy. Therefore, the construction and operation of the project is not expected to result in the wasteful or inefficient use of energy, and impacts would be less than significant.

Projects listed in Section XXI.b) would also be required to comply with increasingly stringent statewide energy efficiency regulations, such as the Title 24 building standards to encourage energy-efficient development and land use patterns that reduce VMT, which would avoid inefficient use of energy. Therefore, the project's contribution to cumulative impacts related to energy consumption would not be cumulatively considerable.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** Many of the regulations regarding energy efficiency are focused on increasing the energy efficiency of buildings and renewable energy generation, as well as reducing water consumption and VMT. The project would be constructed in accordance with energy efficiency standards effective at the time building permits are issued which assuming 2022 standards, would result in a decrease energy consumption by 30 percent for non-residential buildings when compared to the 2016 Title 24 Energy Code. The project would not conflict with energy reduction policies of the County General Plan, including COS-14.3, which requires new development to implement sustainable practices to conserve energy. Through compliance with the 2022 Building Energy Efficiency Standards at the time of project construction, the project would implement energy reduction design features and comply with the most recent energy building standards consistent with applicable plans and policies. Therefore, impacts would be less than significant. The project would also include the installation of 160 kW solar array on the roof of the main storage building, which would provide a source of renewable energy to the proposed project and would further reduce the less than significant impact.

**VII. GEOLOGY AND SOILS**

Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault. Therefore, there would be no impact from the exposure of people or structures to adverse effects from a known fault-rupture hazard zone as a result of this project.

ii. Strong seismic ground shaking?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** The project site is located in the seismically active southern California region. To ensure the structural integrity of all buildings and structures, project structures would be designed consistent with seismic requirements of the California Building Code. Compliance with the California Building Code would ensure that the project would not expose people or structures to potential adverse effects from strong seismic ground shaking, and impacts would be less than significant.

iii. Seismic-related ground failure, including liquefaction?

- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/>            | No Impact                    |

Discussion/Explanation:

**Less than Significant Impact:** The project site is not within a “Potential Liquefaction Area” as identified in the County’s GPU EIR (2011). According to the Preliminary Geotechnical Investigation prepared by Geocon Incorporated (Appendix E), the project site has a low potential for liquefaction due to the dense soils and lack of a high groundwater table. There is undocumented fill scattered throughout the site, particularly in the slope along the western property boundary and stockpiles of concrete rubble, asphalt, soil, and construction materials are present in the northern half of the site. The undocumented fill is unsuitable for supporting structures and improvements and would require complete removal, screening (for trash), and placement as compacted fill during site grading. All recommendations of the Geotechnical Investigation would be implemented during future grading activities as required by the County Grading Ordinance which requires preparation of a soils engineering report and implementation of corrective measures. With a site-specific engineering design and conformance with the Seismic Requirements as outlined in the California Building Code and compliance with the County Grading Ordinance, impacts due to liquefaction would be less than significant.

iv. Landslides?

- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/>            | No Impact                    |

Discussion/Explanation:

**Less than Significant Impact:** Site reconnaissance, examination of aerial photographs, and review of available geologic information conducted as a part of the Preliminary Geotechnical Investigation prepared by Geocon Incorporated (see Appendix E) did not identify evidence of landslides on the project site or within the surrounding area. Therefore, the project would not expose people or structures to potential adverse effects from landslides, and impacts would be less than significant.

b) Result in substantial soil erosion or the loss of topsoil?

- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/>            | No Impact                    |



Discussion/Explanation:

**Less than Significant Impact:** A Storm Water Quality Management Plan (SWQMP), dated September 19, 2023, was prepared by Kimley-Horn and Associates (Appendix F) consistent with the requirements of the County BMP Design Manual. The SWQMP contains a discussion of the proposed construction BMPs to be implemented for the project, which would meet the requirements of the County BMP Design Manual. Such BMPs include vegetation stabilization planting, hydraulic stabilization hydroseeding, silt fencing, fiber rolls, and spill prevention/control measures that would prevent soil erosion and loss of topsoil. The project would introduce landscaping in order to stabilize and preserve soils in the post-project condition. Therefore, the project would not result in substantial soil erosion or the loss of topsoil, and impacts would be less than significant.

In addition, the project would not contribute to a cumulatively considerable impact because all of the past, present, and future projects that involve grading or land disturbance are required to follow the requirements of the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE – EROSION PREVENTION) and 87.417 (PLANTING); Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (Ord. No. 9424); and County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). See Section XXI.b) for a comprehensive list of the projects considered. Impacts would be less than significant.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/>            | No Impact                    |

Discussion/Explanation:

**Less than Significant Impact:** The project involves the following grading quantities that would result in the creation of areas of cut and areas underlain by fill: approximately 30,275 CY of cut, 22,200 535 CY of fill, with 7,600 740 CY of export. In order to ensure that any proposed buildings (including those proposed on the project site) are adequately supported (whether on native soils, cut or fill), a soils engineering report is required as part of the building permit process. This report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The soils engineering report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code. The report must be approved by the County prior to the issuance of a building permit. With this standard requirement, impacts would be less than significant. For further information regarding landslides, liquefaction, and lateral spreading, refer to Section VII.a) iii-iv above.

See Section XXI.b) for a comprehensive list of the projects considered. Due to the localized nature of geology and soils, cumulative projects would address potential impacts to geology and soils on a project-by-project basis, as potential geologic hazards and soil composition varies by site. Each cumulative project would be required to assess individual and site-specific geologic conditions, which would inform construction and development of each site. All cumulative development would be subject to similar requirements to those imposed and implemented for the project and would be required to adhere to applicable regulations, standards, and procedures. As such, the project's incremental

contribution to cumulative geologic impacts would impacts would not be cumulatively considerable and cumulative geological impacts would be less than significant.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/>            | No Impact                    |

Discussion/Explanation:

**Less than Significant Impact:** The project is located on expansive soils as defined within Table 18-1-B of the Uniform Building Code (1994) as identified in the Preliminary Geotechnical Investigation (see Appendix E). The soils on-site consist of clay portions of topsoil and completely weathered (Saprolite) portions of metavolcanic rock which may possess “high” expansive characteristics. However, the project would avoid significant impacts through compliance with the improvement requirements identified in the 1997 Uniform Building Code, Division III – Design Standard for Design of Slab-On-Ground Foundations to Resist the Effects of Expansive Soils and Compressible Soils, which ensure suitable structure safety in areas with expansive soils. With implementation of the County Grading Ordinance and recommendations from the soils engineering report, impacts related to expansive soils would be less than significant.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input type="checkbox"/>            | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> | No Impact                    |

Discussion/Explanation:

**No Impact:** The project would rely on public water and sewer for the disposal of wastewater. As stated in the project description, the project would require annexing into the County Sanitation District. The annexation would be made as a condition of approval to the Major Use Permit and would be required prior to any permits being issued. The project would connect to an existing sewer main within Quarry Road through a proposed 6-inch sewer line in the public right-of-way and a 1.25-inch private force main on private property. No septic tanks or alternative wastewater disposal systems are proposed. No impact would occur.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

- |                                     |  |                          |                              |
|-------------------------------------|--|--------------------------|------------------------------|
| <input type="checkbox"/>            | Potentially Significant Impact                     | <input type="checkbox"/> | Less than Significant Impact |
| <input checked="" type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact                    |

Discussion/Explanation:

Impacts on paleontological resources occur when excavation activities encounter fossiliferous geological deposits and cause physical destruction of fossil remains. Fossil remains, fossil sites, fossil-producing

geologic formations, and geologic formations with the potential for containing fossil remains are all considered paleontological resources or have the potential to be paleontological resources. Fossil remains are considered important if they are well preserved, identifiable, type/topotypic specimens, age diagnostic, useful in environmental reconstruction, and/or represent new, rare, and/or endemic taxa. The potential for impacts on fossils depends on the sensitivity of the geologic unit and the amount and depth of grading and excavation.

**Less Than Significant With Mitigation Incorporated:** The site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features. Review of Figure 2.5-3 of the County GPU EIR (County of San Diego 2011a) and the County's Guidelines for Determining Significance for Paleontological Resources identifies the project site being designated as having marginal paleontological sensitivity rating. The Preliminary Geotechnical Investigation (see Appendix E) determined that the 10.74-acre project site is underlain by undocumented fill (qudf), topsoil (unmapped), which are not identified as having high or moderate potential to yield paleontological resources by the County (County of San Diego 2009). The metavolcanic rock that is located on-site is considered marginally sensitive and there is limited potential for resources being discovered on-site. However, there is a possibility of the unanticipated discovery of paleontological resources during ground-disturbing activities as well as the potential to damage or destroy paleontological resources that may be present below the ground surface. Since an impact to paleontological resources does not typically occur until the resource is disturbed, monitoring during excavation is the essential measure to mitigate potentially significant impacts to unique paleontological resources to a level below significance. The project has a marginal potential for containing paleontological resources and would excavate the substratum and/or bedrock below the soil horizons.

Implementation of Mitigation Measure **PALEO-1**, detailed below, would reduce potentially significant impacts to below a level of significance.

### **PALEO-1 PALEONTOLOGICAL MONITORING**

In order to comply with the [San Diego County Guidelines for Determining Significance for Paleontological Resources](#), a Paleontological Monitoring Program shall be implemented throughout grading activities. The project site has marginal levels of sensitive Paleontological resources. All grading activities are subject to the [County of San Diego Grading Ordinance Section 87.430](#), if any significant resources (Fossils) are encountered during grading activities.

- a. The grading contractor is responsible to monitor for paleontological resources during all grading activities. If any fossils are found greater than 12 inches in any dimension, stop all grading activities and contact PDS before continuing grading operations.
- b. If any paleontological resources are discovered and salvaged, the monitoring, recovery, and subsequent work determined necessary shall be completed by or under the supervision of a Qualified Paleontologist pursuant to the [San Diego County Guidelines for Determining Significance for Paleontological Resources](#).

Upon completion of all grading activities, and prior to Rough Grading Final Inspection ([Grading Ordinance SEC 87.421.a.2](#)), a letter report shall be completed as follows:

- a. If no paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to PDS stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be

in the format of Attachment E of the [County of San Diego Guidelines for Determining Significance for Paleontological Resources](#).

- b. If paleontological resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. The letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

The applicant shall submit the letter report to PDS for review and approval upon completion of all grading activities, and prior to Rough Grading Final Inspection.

With the implementation of **PALEO-1**, potential impacts to paleontological resources would be less than significant. Furthermore, the project would not result in a cumulative impact to paleontological resources because other projects that require grading in sensitive paleontological resource areas would be required to have the appropriate level of paleontological monitoring and resource recovery. See Section XXI.b) for a comprehensive list of the projects considered. In addition, other projects that propose any amount of significant grading would be subject to the requirements for paleontological monitoring as required pursuant to the County’s Grading Ordinance. Individual project compliance with the County Grading Ordinance would ensure that potential significant impacts to paleontological resources resulting from future development would not rise to the level of significance. As such, the project’s incremental contribution to cumulative impacts would not be cumulatively considerable and cumulative impacts to paleontology would be less than significant.

**VIII. GREENHOUSE GAS EMISSIONS**

Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** State CEQA Guidelines Section 15064.4 states that “the determination of the significance of greenhouse gas emissions (GHG) calls for careful judgment by the lead agency, consistent with the provisions in Section 15064. A lead agency should make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate, or estimate the amount of greenhouse gas emissions resulting from a project.” Section 15064.4(b) further states that a lead agency should consider the following non-exclusive factors when assessing the significance of GHG emissions:

1. The extent to which the project may increase or reduce GHG emissions as compared to the existing environmental setting;
2. Whether the project emissions exceed a threshold of significance that the lead agency applies to the project; and
3. The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions.

State CEQA Guidelines Section 15064(h)(1) states that “the lead agency shall consider whether the cumulative impact is significant and whether the effects of the project are cumulatively considerable.” A cumulative impact may be significant when the project’s incremental effect, though individually limited, is cumulatively considerable.

The County General Plan incorporates smart growth and land planning principles intended to reduce VMT, and thereby reduce GHG emissions. Specifically, the General Plan directed preparation of a County Climate Action Plan (CAP) with reduction targets; development of regulations to encourage energy efficient building design and construction; and development of regulations that encourage energy recovery and renewable energy facilities, among other actions. These planning and regulatory efforts are intended to ensure that actions of the County do not impede AB 32 and Senate Bill (SB) 375 mandates.

As such, on February 14, 2018, the County Board of Supervisors (Board) adopted a CAP that identifies specific strategies and measures to reduce GHG emissions in the largely rural, unincorporated areas of San Diego County as well as County government operations (County of San Diego 2018). The CAP aims to meet the state’s 2020 and 2030 GHG reduction targets (AB 32 and SB 375, respectively), and demonstrate progress towards the 2050 GHG reduction goal.

On September 30, 2020, the Board voted to set aside its approval of the County’s 2018 CAP and related actions because the Final Supplemental Environmental Impact Report (2018 CAP SEIR) was found to be out of compliance with CEQA. In response to this Board action, the County is preparing a CAP Update to revise the 2018 CAP and correct the items identified by the 4th District Court of Appeal in San Diego within the Final 2018 CAP SEIR that were not compliant.

The County does not currently have locally adopted screening criteria or GHG thresholds. Pending adoption of a new CAP, Bay Area Quality Management District (BAAQMD) GHG emissions thresholds were considered for purposes of this analysis. The CEQA Guidelines do not provide numeric or quantitative thresholds of significance for evaluating GHG emissions. Instead, they leave the determination of threshold significance up to the lead agency and provide it the discretion to consider thresholds of significance previously adopted or recommended by other public agencies or experts, provided that the lead agency’s decision is supported by substantial evidence (CEQA Guidelines Sections 15064.7[b] and 15064.7[c]). Additionally, any public agency may also use an environmental standard as a threshold of significance, as it would promote consistency in significance determination and integrate environmental review with other environmental program planning and regulations (CEQA Guidelines Section 15064.7[d]).

Based on the specific characteristics of this project including its low VMT generation of approximately 573,762 annually (see Section XVII and Appendix B, Transportation Assessment), current guidance provided by BAAQMD was used to evaluate GHG emissions. For land use development projects, BAAQMD recommends using the approach endorsed by the California Supreme Court in *Center for Biological Diversity v. Department of Fish & Wildlife* (2015) (62 Cal.4th 204), which evaluates a project based on its effect on California’s efforts to meet the state’s long-term climate goals. As the Supreme Court held in that case, a project that would be consistent with meeting those goals can be found to have a less than significant impact on climate change under CEQA. If a project would contribute its “fair share” of what would be required to achieve those long-term climate goals, then a reviewing agency can find that the impact would not be significant because the project would help to solve the problem of global climate change (62 Cal.4th 220–223). If a land use project incorporates all of the design elements necessary for it to be carbon neutral by 2045, then it would contribute its portion of what is needed to achieve the state’s climate goals and would help to solve the cumulative problem. It can therefore be found to make a less than cumulatively-considerable climate impact. Unlike criteria air pollutants or TACs, which have a local and regional impact to ambient air quality, GHGs are pollutants of global concern; therefore, the location of where they are emitted is immaterial. Because this guidance supports how a project would contribute its “fair share” of the statewide long-term GHG reduction goals, it is not specific

to the BAAQMD region and can also be applied in the San Diego region. BAAQMD's *Justification Report: CEQA Thresholds for Evaluating the Significance of Climate Impacts from Land Use Projects and Plan* (Justification Report), adopted April 2022, is provided in Attachment 1 of Appendix A. The information provided in the Justification Report is intended to provide the substantial evidence that lead agencies need to support their determinations about significance using these thresholds.

The Justification Report analyzes what would be required of new land use development projects to achieve California's long-term climate goal of carbon neutrality by 2045. A new land use development project being built today needs to incorporate the following design elements to do its "fair share" of implementing the goal of carbon neutrality by 2045:

- A) Projects must include, at a minimum, the following project design elements:
  - 1) Buildings
    - a) The project would not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development).
    - b) The project would not result in any wasteful, inefficient, or unnecessary energy usage as determined by the analysis required under CEQA Section 21100(b)(3) and Section 15126.2(b) of the State CEQA Guidelines.
  - 2) Transportation
    - a) Achieve a reduction in project-generated VMT below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target, reflecting the recommendations provided in the Governor's Office of Planning and Research's (OPR's) Technical Advisory on Evaluating Transportation Impacts in CEQA:
      - (i) Residential projects: 15 percent below the existing VMT per capita
      - (ii) Office projects: 15 percent below the existing VMT per employee
      - (iii) Retail projects: no net increase in existing VMT
    - b) Achieve compliance with off-street EV requirements in the most recently adopted version of California Green Building Code (CALGreen) Tier 2.

### Building Energy Use

Energy use emissions are generated by activities within buildings that utilize electricity and natural gas as energy sources. GHGs are emitted during the generation of electricity from fossil fuels off-site in power plants. These emissions are considered indirect but are calculated in association with a building's overall operation. Natural gas usage emits GHGs directly when it is burned for space heating, cooking, hot water heating and similar uses, whereas electricity usage emits GHGs indirectly to the extent that it is generated by burning carbon-based fuels. For the building sector to achieve carbon neutrality, natural gas usage would need to be phased out and replaced with electricity usage, and electrical generation would need to shift to 100 percent carbon-free sources. To support these shifts, new projects need to be built without natural gas and with no inefficient or wasteful energy usage.

The project would result in GHG emissions from energy used from the self-storage facility. The project would be designed to run on all-electric energy sources, and the main storage building would include the installation of a 160 kW solar array on top of the building roof. Although not currently enacted as law, the 2022 Scoping Plan calls for all new commercial buildings to have all electric appliances by 2029 (CARB 2022). By designing the project to fully utilize electric energy within self-storage facility, the project would not conflict with ultimate implementation of the 2022 Scoping Plan.

Additionally, the project is not expected to result in the wasteful or inefficient use of energy. All new construction would be required to comply with the energy code in effect at the time of construction, which

ensures efficient building construction. The project would not conflict with energy reduction policies of the County General Plan including COS-14.3, which requires new development to implement sustainable practices to conserve energy. GHG emissions associated with electricity use would be eliminated as California decarbonizes the electrical generation infrastructure as committed to by 2045 through SB 100, the 100 percent Clean Energy Act of 2018. Therefore, the project would contribute its “fair share” of what is required to achieve carbon neutrality of buildings by 2045.

### Transportation

GHG emissions from vehicles come from the combustion of fossil fuels in vehicle engines. Decarbonization of the transportation infrastructure serving land use development would come from shifting the motor vehicle fleet to EVs, coupled with a shift to carbon-free electricity to power those vehicles. Land use projects cannot directly control whether and how fast these shifts are implemented, but they can, and do, have an important indirect influence on California’s transition to a zero-carbon transportation system. The Justification Report states that “Motor vehicle transportation does not need to be eliminated entirely in order for the land use sector to achieve carbon neutrality, as carbon-free vehicle technology can be used (e.g., EVs powered by carbon-free electricity sources). But for that goal to be realistically implemented by 2045, California would need to reduce its per-capita VMT. How land use development is designed and sited can have a significant influence on how much VMT the project would generate.” New land use development can influence transportation-related emissions in two areas related to how it is designed and built. First, new land use projects need to provide sufficient EV charging infrastructure to serve the needs of project users who would be driving EVs. Second, new land use projects can influence transportation related GHG emissions by reducing the amount of VMT associated with the project.

The 2022 CALGreen went into effect on January 1, 2023, and the project would be subject to these requirements, at a minimum. The project would meet the 2022 CALGreen Tier 2 voluntary requirements for EV parking detailed in Table A5.106.5.3.2 of the 2022 CALGreen (Title 24, Part 11, CALGreen). The project proposes 21 parking spaces. In accordance with 2022 CALGreen Tier 2 voluntary requirements, the project proposes eight EV capable spaces, three of which are EV capable spaces provided with EV supply equipment. EV capable means a vehicle space with electrical panel space and load capacity to support a branch circuit and necessary raceways, both underground and/or surface mounted, to support EV charging. The three spaces with EV Supply Equipment would include installation of the required branch circuit, EV charging connectors, plugs, and all other apparatus to allow for the transfer of energy between the premises and the EV. Adherence to these Tier 2 voluntary requirements would be required prior to issuance of building permit predicated on sufficient load capacity from SDG&E in the project area.

A VMT evaluation has been prepared for the project as part of the Transportation Assessment Memorandum (see Appendix B). The OPR guidelines outlined in *Technical Advisory on Evaluating Transportation Impacts in CEQA* note the following: “local-serving retail development tends to shorten trips and reduce VMT. Thus, lead agencies generally may presume such development creates a less-than-significant transportation impact.” Locally serving retail/service projects generally improve the convenience of retail close to home and have the effect of reducing vehicle travel. The project would serve its local community with self-storage and RV parking, which would reduce regional VMT by providing convenient storage solutions closer to home than currently exist. Therefore, the project is considered a locally serving retail/service project and is considered to have a less than significant impact related to VMT. The project would contribute its “fair share” of what is required to eliminate GHG emissions from the transportation sector by reducing levels of VMT.

The project’s “fair share” contribution towards the statewide goal of carbon neutrality by 2045, combined with the energy efficiency measures and the project’s less than significant impact related to VMT, demonstrates that the project would not make a cumulatively considerable contribution to GHG emissions.

Therefore, the project would not generate GHG emissions, either directly or indirectly, that would have a significant impact on the environment, and impacts would be less than significant.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/>            | No Impact                    |

Discussion/Explanation:

**Less than Significant Impact:** Executive Order (EO) S-3-05 and EO B-30-15 established GHG emission reduction targets for the state, and AB 32 launched the CARB Climate Change Scoping Plan that outlined the reduction measures needed to reach the 2020 target, which the state has achieved. As required by SB 32, CARB's 2017 Climate Change Scoping Plan outlines reduction measures needed to achieve the interim 2030 target. AB 1279, the California Climate Crisis Act, codified the carbon neutrality target as 85 percent below 1990 levels by 2045. The 2022 Scoping Plan was adopted in December 2022. The 2022 Scoping Plan lays out a path to achieve targets for carbon neutrality and reduce anthropogenic GHG emissions by 85 percent below 1990 levels no later than 2045, as directed by AB 1279. As detailed above, the project would provide its "fair share" contribution towards the statewide goal of carbon neutrality by 2045.

Project emissions would decline beyond the buildout year of the project due to continued implementation of federal, state, and local reduction measures, such as increased federal and state vehicle efficiency standards, and SDG&E's increased renewable sources of energy in accordance with RPS goals. Based on currently available models and regulatory forecasting, project emissions would continue to decline through at least 2050. Given the reasonably anticipated decline in project emissions that would occur post-construction, the project is in line with the GHG reductions needed to achieve the 2045 GHG emission reduction targets identified by AB 1279.

The project was also evaluated for consistency with the San Diego Forward, which is the Regional Transportation Plan/Sustainable Communities Strategy (SCS) that demonstrates how the region would meet its transportation related GHG reduction goals. The project would be consistent with San Diego Forward as it would not conflict with implementation of its key goals and 5 Big Moves. The 5 Big Moves, that area detailed further in Appendix A, are five main strategies that would result in a more efficient transportation system and consist of: complete corridors, transit leap, mobility hubs, flexible fleets and next operating system. As detailed above, the project would implement 2022 CALGreen Tier 2 voluntary requirements for EV parking, supporting the goal of achieving healthy air and reduced GHG emissions regionwide. Further, project VMT impacts would be less than significant. Therefore, the project would not conflict with the transportation related GHG reduction goals outlined in San Diego Forward.

The project would not conflict with implementation of statewide GHG reduction goals, the 2022 Scoping Plan, San Diego Forward, or the County General Plan. Therefore, the project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of GHGs, and impacts would be less than significant.



**IX. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/>            | No Impact                    |

Discussion/Explanation:

The analysis in this section is based on the Phase I and Limited Phase II Environmental Site Assessment (ESA) dated March 17, 2021, prepared by Geocon Incorporated (Appendix G) and the Stockpile Sampling Report, dated November 29, 2022, prepared by Roux Associates, Inc (Appendix H).

**Less than Significant Impact:** According to the Phase I and Phase II ESA (see Appendix G), several remnant concrete building foundations are present in the central and northern portions of the site. In accordance with the Demolition Plan outlined in the project's plan-set, the project includes removal of trees, concrete pads, signs, fencing and walls located in proximity to the proposed self-storage facility. There are other concrete building foundations located in the northern portion of the site where the biological open space easement is proposed and those are to remain. Additionally, an estimated 1,000 CY of end-dumped undocumented fill piles were located in the northeastern portion of the project site within the area of the proposed biological open space easement. The undocumented fill piles were not assessed as part of our Phase II ESA and a subsequent soil sampling report was prepared to analyze contaminants of concern for disposal or potential off-site/on-site reuse. Based on the Stockpile Sampling Report (see Appendix H), supplemental soil testing was conducted in accordance with the Department of Toxics Substances Control (CTSC) Clean Imported Fill Material Advisory. Five representative samples were collected from the approximately 1,000 CY of material stockpiled at the project site. Laboratory analysis showed that none of the soil samples contained concentrations of any environmental constituents in excess of U.S. EPA's Regional Screening Limits (RSLs) or California Department of Toxic Substance Control and Ecological Risk Office Human Health Risk Assessment Screening Levels for Soil (DTSC SL) for residential soil (with the exception of arsenic, which was below the accepted, naturally occurring background level for California). Therefore, the stockpiled soil can be re-used on- or off-site without restriction. Nonetheless, due to the stockpile's location within the open space easement, the applicant proposes to leave the stockpile soils on-site.

Additionally, the Phase I and II ESA (see Appendix G) identified that the previous agricultural use of the eastern portion of the site was an orchard between the 1940s and 1950s. Limited soil sampling was done as reported in the Phase II ESA, which confirmed pesticides in the soil did not exceed laboratory detection limits. Arsenic was detected in the soils on-site; however, arsenic levels were within typical background concentrations for California soils. There is, however, the potential for unknown buried underground storage, septic tanks, wells, or other site debris which could be uncovered during grading activities. The project would adhere to the County Grading Ordinance which requires work to be halted and materials safely removed in accordance with Section 68.1001.2. of the San Diego County Code of Regulatory Ordinance Title 6, Division 8, Chapter 10. Additionally, pursuant to the project's required construction Stormwater Pollution Prevention Plan (SWPPP), an erosion control plan would be prepared for the project, prior to issuance of grading permits. The erosion control plan would specify erosion control measures that would be implemented to reduce or eliminate the potential for erosion and sedimentation during construction activities.

Project construction may involve the use of small amounts of solvents, cleaners, paint, oils, and fuel for equipment. However, these materials are not acutely hazardous, and use of these common hazardous materials in small quantities would not represent a significant hazard to the public or environment. Additionally, project construction would be required to be undertaken in compliance with applicable federal, state, and local regulations pertaining to the proper use of these common hazardous materials, including the California Occupational Safety and Health Administration and the California Department of Environmental Health Hazardous Materials Division. All site improvements and the driveway connection with Quarry Road would be constructed consistent with all applicable County safety regulations. Operation of the project would not introduce a significant source of hazardous materials on-site. The operation of the self-storage facility would require the storage of cleaning supplies and other related chemicals. However, these materials are not acutely hazardous, and the project would handle and store these materials consistent with all applicable regulations. Landscaping activities including any pesticide or herbicide use would be conducted consistent with applicable regulations.

Therefore, through regulatory compliance and adherence to site-specific plans including the Stockpile Sampling Report and project SWPPP, the project would not create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, and impacts would be less than significant.

b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** There are no schools located within a quarter mile of the project site. The nearest school is the Sunnyside Elementary School located approximately 1.3 miles south of the project site. Therefore, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No impact would occur.

c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The Phase I and II ESA (see Appendix G) revealed no evidence the project site is included in any of the following lists or databases: the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5., the San Diego County Hazardous Materials Establishment database, the County Department of Environmental Health and Quality Site Assessment and Mitigation Case Listing, the Department of Toxic Substances Control Site Mitigation and Brownfields Reuse Program Database (“CalSites” Envirostor Database), the Resource Conservation and Recovery Information System listing, the U.S. EPA’s Superfund

Comprehensive Environmental Response, Compensation, And Liability Information System database or the U.S. EPA’s National Priorities List. Additionally, the project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), is not on or within 1,000 feet of a Formerly Used Defense Site and does not contain a leaking Underground Storage Tank. As discussed in Section IX.a), compliance with the Grading Ordinance would require removal of undocumented fill and on-site trash and debris to create a suitable building site consistent with Phase I and Limited Phase II ESA (see Appendix G) and the Stockpile Sampling Report (see Appendix H) recommendations. In the event unknown buried underground storage, septic tanks, wells, or other site debris are found during grading, work would stop and materials would be safely removed in accordance with applicable regulations including but not limited to the requirements of the Grading Ordinance and the project’s required construction SWPPP. Therefore, the project would not create a significant hazard to the public or the environment and impacts would be less than significant.

d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is not located within an Airport Land Use Compatibility Plan, an Airport Influence Area, or a Federal Aviation Administration Height Notification Surface. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project would not constitute a safety hazard for people residing or working in the project area. No impact would occur.

e) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

The following sections summarize the project’s consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:

**Less than Significant Impact:** In San Diego County, there is a comprehensive emergency plan known as the Operational Area Emergency Plan (OAEP). The OAEP is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes the San Diego region’s 18 city governments, the County, and several

fire protection and water districts who work together to update the region’s plan for mitigating the impact of potential disasters. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives, and actions for each jurisdiction in San Diego County, including all cities and the County unincorporated areas. The project would not interfere with this plan because it would not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

**No Impact:** The project would not conflict with the San Diego County Nuclear Power Station Emergency Response Plan due to the location of the project, plant, and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

**No Impact:** The Oil Spill Contingency Element would not be interfered with because the project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

**No Impact:** The project would not conflict with the Emergency Water Contingencies Annex and Energy Shortage Response Plan because it does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

**Less than Significant Impact:** The project is located within the dam inundation zone for the Lake Loveland Dam and the Sweetwater Dam. The evacuation plans for these dams would not be interfered with because even though the project is located within a dam inundation zone, the project is not a unique institution (defined below) that would be difficult to safely evaluate in the event of a dam failure. Unique institutions, as defined by the County Office of Emergency Services, include hospitals, schools, skilled nursing facilities, retirement homes, mental health care facilities, care facilities for patients with disabilities, adult and childcare facilities, jails/detention facilities, stadiums, arenas, amphitheaters, or a similar use. Since the project does not propose a unique institution in a dam inundation zone, the project would not impair implementation of or physically interfere with the implementation of an emergency response plan. Therefore, impacts associated with a dam evacuation plan would be less than significant.

f) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident’s exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project would not involve or support uses that allow water to stand for a period of 72 hours (three days) or more (e.g., artificial lakes, agricultural irrigation ponds). The project would not involve or support uses that would produce or collect animal waste, such as equestrian facilities, livestock agricultural operations (chicken coops, dairies, etc.), solid waste facility, or other similar uses. Therefore, the project would not substantially increase current or future resident’s exposure to vectors, including mosquitoes, rats, or flies. No impact would occur.

**X. HYDROLOGY AND WATER QUALITY**

Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** Projects have the potential to generate pollutants during both the construction and post-construction phases. In order for the project to avoid potential violations of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality, storm water management plans were prepared for the project.

A SWQMP was prepared by Kimley-Horn and Associates (see Appendix F), consistent with the requirements of the County BMP Design Manual. The BMP Design Manual is a design manual for compliance with local County Watershed Protection Ordinance (Sections 67.801 et seq.) and regional Municipal Separate Storm Sewer Systems Permit (California Regional Water Quality Control Board San Diego Region Order No. R9-2013-0001, as amended by Order No. R9-2015-0001 and Order No. R9-2015-0100) requirements for storm water management. The SWQMP includes a list of required construction BMPs that would be implemented by the project. Such BMPs include vegetation stabilization planting, hydraulic stabilization hydroseeding, silt fencing, fiber rolls, and spill prevention/control measures that would preserve water quality. The project would also require a commercial wastewater discharge permit as a condition of annexation to the County Sanitation District. Compliance with the required NPDES permit would reduce stormwater runoff from the project site by promoting infiltration, minimizing impervious surfaces, and require a no net increase in flows over the existing condition through hydromodification processes. The project would introduce landscaping, which would preserve and stabilize soils in the post-project condition. In addition, the project would continue to implement existing pollution prevention measures, such as pesticide control and proper trash and recycling disposal, in order to preserve water quality in the post-project condition. Therefore, the project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality, and impacts would be less than significant.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project would obtain its water supply from the Sweetwater Authority, which obtains water from surface reservoirs or other imported water source. The project would not use any groundwater for any purpose, including irrigation, domestic or commercial demands. In addition, the project does not involve operations that would interfere substantially with groundwater recharge such as regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g., one-quarter mile). These activities and operations can substantially affect rates of groundwater recharge. Furthermore, the project incorporates required stormwater BMPs in the form of detention basins and modular wetland systems for treatment and flow control, supporting the underlying groundwater basin. Therefore, no impact to groundwater resources or groundwater management is anticipated.

Moreover, the project would not contribute to a cumulatively considerable impact. Projects listed in Section XXI.b) would be subject to federal, state, and local regulations including the NPDES permit that are designed to reduce stormwater runoff from project sites by promoting infiltration, minimizing impervious, and requiring a no-net increase in flows over the existing condition through hydromodification processes. Any short-term impacts resulting from alterations of drainage and hydrology resulting in substantial erosion or siltation on- or off-site would be minimized with the incorporation of required construction BMPs and operational compliance with the San Diego Municipal Separate Storm Sewer Systems Permit as implemented by the San Diego County Jurisdictional Urban Runoff Management Program and Standard Urban Storm Water Mitigation Plan. Therefore, the project’s contribution would not be cumulatively considerable.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would:

(i) result in substantial erosion or siltration on- or off-site;

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** A Drainage Report (see Attachment 5, Appendix F) and a Preliminary Hydrology and Hydraulics Report (Appendix I) was prepared by Kimley-Horn Associates. The 10.74-acre project site is currently vacant and undeveloped. Under existing conditions, stormwater drains via sheet and surface flow southerly from Quarry Road on the north of the site and into the a nearby creek to the south, leading to Sweetwater River, which conveys flows further into San Diego Bay before discharging into the Pacific Ocean.

Site drainage would remain the same post-construction. The proposed drainage from the building pad and driveway would be collected in a storm drain system that would connect to the storm drain piping located on the southern end of the site. The project would increase the impervious area from 7.2 percent to 55 percent. A series of valley gutters, curb and gutters, drainage inlets, and landscaping would be used to collect and convey runoff to BMPs. The proposed drainage would be split into five drainage areas: four would consist of on-site flows and one would include off-site, public street drainage. The proposed BMPs include a modular wetlands systems for pollution control. Drainage would route to underground detention tanks for hydromodification control. Flows would then be discharged from the tanks to a

proposed storm drain line that runs southerly on the eastern end of the site and discharges via a headwall into the existing creek to the south. These BMPs would be designed to meet hydromodification requirements and mitigate the 100-year storm flows to maintain existing drainage patterns.

The SWQMP (see Appendix F) specifies and describes the implementation process of all required BMPs that would address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any on-site and downstream drainage swales. BMPs would be implemented consistent with the requirements of the County BMP Design Manual during construction to control storm flows and introduce landscaping in order to preserve soils in the post-project condition. Post-construction, site drainage would remain the same. Therefore, the project would not substantially alter the existing drainage pattern in a manner that would result in substantial erosion or siltation on- or off-site, and impacts would be less than significant. In addition, because erosion and sedimentation would be controlled within the boundaries of the project site, the project would not contribute to a cumulatively considerable impact. For further information on soil erosion refer to Section VI.b).

(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less than Significant Impact:** As described in Section X.a) above, required BMPs would be implemented consistent with the requirements of the County BMP Design Manual during construction to control storm flows. As described in Section X.a) above, site drainage would remain the same post-construction. Runoff from the buildings and parking lots would be directed towards a series of valley gutters, curb and gutters, drainage inlets, and landscaping that would be used to collect and convey runoff to BMPs on-site. Compliance with the required NPDES permit would reduce stormwater runoff from the project site by promoting infiltration, minimizing impervious surfaces, and ensuring no net increase in flows over the existing condition through hydromodification processes. Therefore, the project would not substantially alter the existing drainage pattern in a manner that would substantially increase the rate or amount of surface runoff, and impacts would be less than significant.

Moreover, the project would not contribute to a cumulatively considerable alteration or a drainage pattern or increase in the rate or amount of runoff, because the project would substantially increase water surface elevation or runoff exiting the site, as detailed above.

(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less than Significant Impact:** The project would increase on-site impervious surfaces which could result in additional runoff compared to the existing condition. Drainage from the building pad and driveway would be collected in a storm drain system that would connect to the storm drain piping located on the southern end of the site. Drainage flows would be split into five drainage areas (see Preliminary Water Quality Management Plan, Appendix F). Three of the five drainage areas would drain into modular wetland systems and underground detention systems for treatment of pollutants and flow reduction. Through the on-site drainage systems, the project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems. The proposed BMPs and

hydromodification control measures would ensure storm water volumes and velocities leaving the project site would not result in substantial additional sources of polluted runoff. Impacts would be less than significant.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/>            | No Impact                    |

**Less than Significant Impact:** As described in the Preliminary Hydrology and Hydraulics Report (see Appendix I), the project is not located within a Federal Emergency Management Agency special flood zone. The project site is located more than 20 miles from the coast; therefore, in the event of a tsunami, would not be inundated. Likewise, given that the project site is not located near a large standing body of water, inundation by seiche (or standing wave) is considered negligible. The project site is relatively flat with no steep slopes and does not contain slopes subject to mudflows; therefore, potential impacts related to release of pollutants due to inundation are determined to be less than significant. However, as described in Section IX.a), the project would not create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Overall, the project would not result in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation, and impacts would be less than significant.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/>            | No Impact                    |

**Less than Significant Impact:** As described in Section X.a) above, the project would implement required BMPs consistent with the requirements of the County BMP Design Manual during construction to preserve water quality. These measures would slow runoff from the project site and control erosion and sedimentation and satisfy waste discharge requirements. The SWQMP (see Appendix F) specifies and describes the implementation process of all BMPs that would address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any on-site and downstream drainage swales. The proposed BMPs are consistent with regional surface water, storm water and groundwater planning and permitting process that has been established to improve the overall water quality in County watersheds and would ensure that the project is consistent with the Water Quality Control Plan for the San Diego Basin. Therefore, the project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, and impacts would be less than significant.



**XI. LAND USE AND PLANNING**

Would the project:

a) Physically divide an established community?

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less than Significant Impact
- No Impact

Discussion/Explanation:

**Less than Significant Impact:** The project would include a self-storage facility and associated parking and loading spaces, RV parking, and a leasing office that would be located within the MUP boundary (a 4.99-acre portion of the 10.74-acre project site). The project would provide access from existing roadways and would not include any features that could physically divide a community. The project would not require the introduction of new infrastructure such as major roadways or water supply systems, or utilities to the area. Therefore, the project would not significantly disrupt or divide the established community, and impacts would be less than significant.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less than Significant Impact
- No Impact

Discussion/Explanation:

**Less than Significant Impact:** The project site is subject to the General Plan Village Regional Category and contains lands within the Village Residential 2 (VR-2) Land Use Designation. The project is also subject to the policies of the Sweetwater Community Plan. The property is zoned Rural Residential (RR), which permits self-storage facilities and RV parking with a MUP pursuant to the Zoning Ordinance Section 2185.c.

As stated in the project description, the project requires a LAFCO annexation to add the project site to the County of San Diego Sanitation District service boundaries and sphere of influence to provide sewer services. San Diego LAFCO Policy L-101 supports protection of open space and agricultural lands and includes definitions for each. Appendix A of Legislative Policy L-101 defines open space as any parcel or area of land or water that is substantially unimproved and devoted to an open-space use and designated on a local, regional, or state open space plan as any of the conditions described in (San Diego LAFCO 2021). While the project site is unimproved, it is surrounded on three sides by development and is not designated as open space in the County’s General Plan or Zoning Ordinance. Additionally, the site has not been in any agricultural use for over 59 years. Therefore, development of the project site would not conflict with San Diego LAFCO Legislative Policy L-101 related to the protection of open space.

The Sweetwater Community Plan includes a General Goal, “To preserve the Sweetwater Planning Areas unique, natural and cultural resources which support its traditional semi-rural lifestyle.” The RCAs as described in Section I.a) are one tool to help preserve sensitive areas as the RCAs define areas where significant community resources are present.

The County has designated several RCAs within the Sweetwater Community Plan Area that represent areas of scenic and/or natural resources value and are intended for long-term preservation. As seen in Figure 10, the project site is located within the Upper Sweetwater River RCA area. The Sweetwater Community Plan (County of San Diego 2014) describes the Upper Sweetwater River RCA as follows:

109. Upper Sweetwater River — Important resources to be conserved in this region include a riparian zone, grasslands, and the sensitive coastal sage scrub plant community. The coastal sage scrub contains several sensitive plants: Coast barrel cactus (*Fecocactus viridescens*), California adolphia (*Adolphia californica*), and Otay tar weed (*Hemizonia conjugens*), and supports populations of Cactus wren, and Black-tailed gnatcatcher, both sensitive bird species. Archaeological sites are also found in this region.

The project demonstrates consistency Sweetwater Community Plan and the Upper Sweetwater River RCA through its evaluation of biological resources and incorporation of required biological resources mitigation measures detailed in Section IV, as summarized below.

As detailed in Section IV. Biological Resources, the project has incorporated mitigation to address all potentially significant biological resource impacts. Mitigation has been identified to offset impacts to 0.94 acre of Diegan coastal sage scrub habitats and 6.32 acres of non-native grassland pursuant to Mitigation Measure **BIO-1**. Mitigation measures have been identified to ensure protection of: (i) indirect impacts to sensitive vegetation communities pursuant to Mitigation Measure **BIO-2**, (ii) special status bird species during the breeding season pursuant to Mitigation Measures **BIO-3** and **BIO-4**, (iii) prevention of inadvertent disturbance to Crotch's bumble bee pursuant to Mitigation Measure **BIO-5**, and (iv) tree-nesting raptors during the breeding season pursuant to Mitigation Measure **BIO-6**. Implementation of these biological resource mitigation measures ensures consistency with a number of County plans and policies as detailed in the Ordinance Compliance Checklist.

The project demonstrates consistency with the Sweetwater Community Plan and the Upper Sweetwater River RCA through its evaluation of cultural resources and incorporation of the required cultural resources mitigation measure detailed in Section V, as summarized below. Pursuant to the cultural resources survey completed on-site, there are no remaining significant archaeological sites on the project site based on the site survey. Nonetheless, the project may inadvertently impact undiscovered significant archaeological deposits or features during grading so an archeological and Native American monitor would be present during ground disturbing activities to ensure adverse impacts to archaeological resources are avoided pursuant to Mitigation Measure **CUL-1**. Additionally, a final archaeological and tribal monitoring report would be required as detailed in Mitigation Measure **CUL-2**.

The project's consistency with the visual character of the surrounding area is detailed in Section I, Aesthetics. As discussed therein, the project has been designed for consistency with the Sweetwater Community Plan and prioritizes design elements to ensure the project is compatible with the desired semi-rural character of the surrounding community as detailed in the Sweetwater Community Plan (County of San Diego 2014).

Based on the foregoing, the project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and impacts would be less than significant.

Figure 10: Sweetwater Resource Conservation Area Map

**XII. MINERAL RESOURCES**

Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/>            | No Impact                    |

Discussion/Explanation:

**Less Than Significant Impact:** There are no known mineral resources on the project site that would be of value to the region and the residents of the state. Review of Figure 2 of the County Guidelines for Determining Significance for Mineral Resources (County of San Diego 2008) shows the project site is situated within an area classified as Mineral Resource Zone 3 (MRZ-3). MRZ-3 areas contain known mineral deposits that may qualify as mineral resource; however, further exploration work would be needed to appropriately classify any mineral resources present. Despite the potential mineral resource designation of the project site, the project site is not, nor has it ever been used for mineral resource extraction. Additionally, the surrounding area has experienced increased urbanization and development of residential land uses which would be incompatible with typical mineral extraction and processing operations. Therefore, while the project would result in the development of land designated MRZ-3, it would not result in the loss of availability of locally important or any known valuable mineral resource as extraction of the site would not be considered compatible with existing surrounding land uses. Further, the project is within close proximity to the Sweetwater Reservoir, which is managed for drinking water and a mining operation would not likely be compatible with the water quality objectives for the reservoir. Impacts to mineral resources would be less than significant.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?
- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input type="checkbox"/>            | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> | No Impact                    |

Discussion/Explanation:

**No Impact:** Review of Figure 3 of the County Guidelines for Determining Significance for Mineral Resources (County of San Diego 2008) determined that the 10.74-acre project site is not delineated as a mineral resource extraction site. Therefore, the project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. No impact would occur.

**XIII. NOISE**

Would the project result in:

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/>            | No Impact                    |

Discussion/Explanation:

The County General Plan Noise Element (Tables N-1 and N-2) addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive areas to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels [dB(A)] for single-family residences (including senior housing, convalescent homes), and 65 dB(A) CNEL for multi-family residences (including mixed-use commercial/residential). Moreover, if the project is excess of 60 dB(A) CNEL or 65 dB(A) CNEL, modifications must be made to the project to reduce noise levels. Noise-sensitive areas include residences, hospitals, schools, libraries, or similar facilities as mentioned within Tables N-1 and N-2 of the General Plan Noise Element (County of San Diego 2011b).

**Less than Significant Impact:** Noise level predictions and contour mapping for construction and on-site noise sources were developed using noise modeling software, SoundPLAN Essential, version 4.1 (Navcon Engineering 2018). SoundPLAN calculates noise propagation based on the International Organization for Standardization method (ISO 9613-2 – Acoustics, Attenuation of Sound during Propagation Outdoors). The model calculates noise levels at selected receiver locations using input parameter estimates such as total noise generated by each noise source; distances between sources, barriers, and receivers; and shielding provided by intervening terrain, barriers, and structures. The model outputs can be developed as noise level contour maps or noise levels at specific receivers. In all cases, receivers were modeled at 5 feet above ground elevation, which represents the average height of the human ear.

**Construction**

A Noise Analysis was prepared by RECON for the project on February 14, 2024 (Appendix J). As addressed in the analysis, noise associated with project construction would potentially result in short-term impacts to surrounding properties. The 10.74-acre project site is zoned Rural Residential (RR) and is currently undeveloped. The project site is surrounded by residential uses to the south and west (across Quarry Road), the Bonita Golf Course to the southeast, and open space and SR-125 to the east and north. The surrounding properties are zoned RR (Rural Residential) and A70 (Agriculture).

A variety of noise-generating equipment would be used during the construction phase of the project, such as excavators, backhoes, front-end loaders, and concrete saws, along with others. Construction noise levels were conservatively calculated based on three pieces of equipment being active simultaneously. To reflect the nature of grading and construction activities, equipment was modeled as an area source distributed over the project footprint. The total sound energy of the area source was modeled with three pieces of equipment operating simultaneously. Noise levels were modeled at a series of 15 receivers located at the adjacent properties (receiver). The results are summarized in Table 6. Modeled receiver locations and construction noise contours are shown on Figure 11.

Table 6 Construction Noise Levels			
Receiver	Use (Zone)	Construction Noise Level [dB(A) L <sub>eq</sub> ]	Noise Level Limit [dB(A) L <sub>eq</sub> ]
1	Residential (RR)	66	75
2	Residential (RR)	67	75
3	Residential (RR)	67	75
4	Residential (RR)	68	75
5	Residential (RR)	68	75
6	Residential (RR)	63	75
7	Residential (RR)	70	75
8	Residential (RR)	71	75
9	Residential (RR)	71	75
10	Golf Course (A70)	60	--

As shown in Table 6, construction noise levels are not anticipated to exceed 75 dB(A) L<sub>eq</sub> (equivalent noise level) at the adjacent properties. Although the existing adjacent residences would be exposed to construction noise levels that could be heard above ambient conditions, the exposure would be temporary. Further, blasting is not anticipated for the proposed project; however, should blasting occur, then monitoring would be required if done within 225 feet from an occupied noise sensitive land use. Blasting, if any, shall not exceed 0.1 inch per second (in/sec) peak particle velocity (PPV) at the nearest occupied residence in accordance with County Noise Guidelines Section 4.3. In addition, any and all blasting activities would comply with the requirements of the Sheriff's Department. As construction activities associated with the project would comply with noise level limits from the County's Noise Ordinance, temporary increases in noise levels from construction activities would be less than significant at the adjacent residential uses. Therefore, project construction would not exceed noise level limits established in the County's Noise Ordinance, and temporary increases in noise levels during construction would be less than significant.

## Operations

### *On-site Noises*

The operational noise sources on the project site are anticipated to be those that would be typical of any self-storage facility with RV parking. Based on similar operational uses for self-storage facilities, on-site operational noise sources associated with the project are anticipated to be RVs (idling and brake activity), moving trucks (including back-up signals), and air conditioning units. Using the on-site noise source parameters discussed in the Noise Analysis prepared by RECON (see Appendix J), noise levels were modeled at a series of 10 receivers located at the adjacent properties.

Figure 12 shows the operational noise contours, respectively, along with the modeled receivers and the locations of the noise sources. SoundPLAN data is presented in the Noise Analysis (see Appendix J). Future projected noise levels are summarized in Table 7. As shown, noise levels at the adjacent residential and golf course receivers would range from 38 to 43 dB(A) L<sub>eq</sub> and would not exceed the applicable noise ordinance limits. Therefore, on-site generated noise would not exceed noise level limits established in the County's Noise Ordinance, and impacts would be less than significant.

Figure 11: Construction Noise Contours

Figure 12: Operational Noise Contours



Table 7 Operational Noise Levels			
Receiver	Use (Zone)	Operational Noise Level [dB(A) L <sub>eq</sub> ]	Noise Level Limit Daytime/Nighttime [dB(A) L <sub>eq</sub> ]
1	Residential (RR)	39	50/45
2	Residential (RR)	40	50/45
3	Residential (RR)	42	50/45
4	Residential (RR)	43	50/45
5	Residential (RR)	43	50/45
6	Residential (RR)	38	50/45
7	Residential (RR)	41	50/45
8	Residential (RR)	42	50/45
9	Residential (RR)	42	50/45
10	Golf Course (A70)	40	50/45

*Off-Site Vehicle Traffic*

The project was also evaluated to determine if the addition of project-generated trips would result in a significant direct or cumulative increase in noise at nearby noise sensitive land uses. The project would increase traffic volumes on local roadways. Noise level increases would be greatest nearest the project site, which would represent the greatest concentration of project-related traffic. Traffic noise is primarily a function of volume, vehicle mix, speed, and proximity. For purposes of this evaluation, the vehicle mix, speed, and proximity are assumed to remain constant in the future. Consequently, the primary factor affecting noise levels would be increased traffic volumes. The traffic volumes for the existing condition were compared to the existing plus project traffic volumes. Based on the Transportation Assessment prepared for the project (see Appendix B), the existing traffic volume on Sweetwater Road is 8,440 ADT, and, as a conservative worst-case analysis, the project would generate 191 ADT. Typically, a project would have to double the traffic volume on a roadway in order to have a significant direct noise increase of 3 dB or more or to be major contributor to the cumulative traffic volumes. An increase of 191 trips on Sweetwater Road would result in a noise increase of 0.1 dB, which would not be an audible change in noise levels. Additionally, project-only traffic would generate a noise level of approximately 55 CNEL at nearby land uses adjacent to Sweetwater Road. The project would not expose noise sensitive land uses to noise levels in excess of 60 CNEL. Therefore, the project would not result in the exposure of noise sensitive land uses to significant noise levels, and impacts would be less than significant. Moreover, the project would not contribute to a cumulatively considerable exposure of persons or generation of noise levels in excess of standards established in the local general plan, noise ordinance, and applicable standards of other agencies.

b) Generation of excessive groundborne vibration or groundborne noise levels?

- Potentially Significant Impact
- Less than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

Discussion/Explanation:

**Less than Significant Impact:** Construction would have the potential to result in varying degrees of temporary ground vibration, depending on the specific construction equipment used and operations involved. Ground vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. The effects of ground vibration may be imperceptible at the lowest levels, low rumbling sounds and detectable vibrations at moderate levels, and damage to nearby structures at the highest levels. Vibration perception would occur at structures, as people do not perceive vibrations without vibrating structures.

Human reaction to vibration is dependent on the environment the receiver is in as well as individual sensitivity. For example, vibration outdoors is rarely noticeable and generally not considered annoying. Typically, humans must be inside a structure for vibrations to become noticeable and/or annoying. Based on several federal studies, the threshold of perception is 0.035 in/sec PPV, with 0.24 in/sec PPV being distinctly perceptible (see Appendix J). Neither cosmetic nor structural damage of buildings occurs at levels below 0.1 in/sec PPV. Construction equipment could include equipment such as loaded trucks, excavators, dozers, and loaders. Vibration levels from these pieces of equipment would generate vibration levels with a PPV ranging from 0.035 to 0.089 in/sec PPV at 25 feet. Using a vibration level of 0.089 in/sec PPV as a reference, vibration levels would exceed 0.1 in/sec PPV at distances closer than 25 feet. The closest occupied residential structure is located approximately 50 feet from the project footprint. There are no structures within 25 feet of the construction area. A vibration level of 0.089 in/sec PPV at 25 feet would attenuate to 0.053 in/sec PPV at 40 feet. Vibration levels are not anticipated to exceed 0.1 in/sec PPV.

As described in Section XIII.a), blasting is not anticipated for the proposed project. However, should blasting occur, then monitoring would be required if done within 225 feet from an occupied noise sensitive land use pursuant to the County’s Noise Guidelines and the County Noise Ordinance. Each blast, if any, shall be monitored and recorded with an air-blast overpressure monitor and groundborne vibration accelerometer that is located outside the closest residence to the blast. Blasting shall not exceed 0.1 in/sec PPV at the nearest occupied residence, in accordance with County’s Noise Guidelines, Section 4.3. Where potential exceedance of the County Ordinance is identified, the applicant shall not continue any blasting activities until a blast drilling and monitoring plan is prepared and submitted to the County, which would identify measures shown to effectively reduce noise and vibration levels (e.g., altering orientation of blast progression, increased delay between charge detonations, presplitting) to be implemented to comply with the noise level limits of the County’s Noise Ordinance, Sections 36.409 and 36.410. In addition, any and all blasting activities would comply with the requirements of the Sheriff’s Department. All other groundborne vibration impacts would be less than significant; therefore, no further mitigation would be required.

Therefore, vibration due to construction would not be perceptible. The project does not include any operational sources of vibration. Therefore, the project would not expose persons to or generate excessive groundborne vibration or groundborne noise, and impacts would be less than significant.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project is not located within an Airport Land Use Compatibility Plan for airports or within 2 miles of a public airport or public use airport. Therefore, the project would not expose people residing or working in the project area to excessive airport-related noise levels. No impact would occur.

**XIV. POPULATION AND HOUSING**

Would the project:

- a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project would not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth including, but not limited to the following: new or extended infrastructure or public facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, or zone reclassifications. While the project would require annexation to the County Sanitation District, sewer facilities are available in the nearby street and the annexation would not open up new areas for growth. No impact would occur.

- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site is currently vacant. Therefore, the project would not displace substantial numbers of existing housing. No impact would occur.

**XV. PUBLIC SERVICES**

Would the project:

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input type="checkbox"/>            | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> | No Impact                    |

Discussion/Explanation:

**a.i. Less than Significant Impact.** The Bonita-Sunnyside FPD would be responsible for providing fire and emergency medical services to the project site. The Bonita-Sunnyside Fire Station is approximately 2 miles from the project site at 4900 Bonita Road, in Bonita. Based on the service availability forms received from the Bonita-Sunnyside FPD (Appendix K), the project would not require new fire protection facilities to serve the project that could result in physical impacts. The expected emergency travel time to the project site is 5 minutes.

The implementation of the project would result in a nominal increase in demand for fire protection and emergency medical services. Further, the project would be designed and constructed consistent with applicable codes and standards for access and fire suppression infrastructure. The project would not require the construction of a new fire station to maintain service ratios within the service area served by Bonita-Sunnyside FPD. Therefore, the project would not result in the need for new or altered fire protection facilities, and impacts would be less than significant.

**a.ii. Less than Significant Impact.** The project site is served by the San Diego County Sheriff's Department. The closest sheriff's station to the project site, the Lemon Grove Station, is at 3240 Main Street, Lemon Grove, approximately 4.5 miles from the project site. The project does not propose uses that typically generate a demand for police protection services, such as a housing development. Limited police protection may be required during project operation if theft or vandalism were to occur; however, these types of events would not affect police protection response times or substantially increase demand. The project is consistent with the land use designation for the site and would not increase the population beyond what was anticipated in the General Plan. The construction of new police facilities and expansion of existing facilities would not be required to serve the project. Impacts would be less than significant.

**a.iii. No Impact.** The project would consist of a self-storage facility and would not generate students. Therefore, the project would not result in the need for new or altered school facilities, and impacts would be less than significant.

**a.iv. No Impact.** The project would consist of a self-storage facility and would not directly generate a substantial new population requiring new park facilities. Therefore, the project would not generate a need for construction or expansion of recreational facilities and no impact would occur.

**a.v. No Impact.** The project would develop a self-storage facility that would not generate a substantial new population to utilize libraries or other public facilities. Therefore, impacts regarding libraries or other public facilities would not occur.

## **XVI. RECREATION**

Would the project:

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input type="checkbox"/>            | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> | No Impact                    |

Discussion/Explanation:

**No Impact:** The project proposes to construct a self-storage facility with RV parking. The project does not propose any residential uses that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity. Therefore, no impacts to recreational facilities would occur.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

- |                                     |  |                          |                              |
|-------------------------------------|--|--------------------------|------------------------------|
| <input type="checkbox"/>            | Potentially Significant Impact                     | <input type="checkbox"/> | Less than Significant Impact |
| <input checked="" type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact                    |

Discussion/Explanation:

**Less than Significant Impact with Mitigation Incorporated:** The project consists of a self-storage facility with RV parking. The project would enhance the regional trail network by providing public trail improvements on-site. The impacts associated with the proposed recreational trail improvements have been evaluated throughout this Draft IS/MND. Physical impacts associated with recreational trail improvements would involve impacts to non-native grasslands which would be mitigated through an off-site purchase of mitigation credits as detailed in Mitigation Measure **BIO-1**. Impacts would be less than significant with mitigation incorporated.

**XVII. TRANSPORTATION**

Would the project:

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

- Potentially Significant Impact
- Less than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

Discussion/Explanation:

**Less than Significant Impact:** The County’s General Plan identifies standards for maintaining an adequate LOS for County roadways and intersections. To evaluate project consistency with the General Plan Circulation Element, a Transportation Assessment, which includes an LOS analysis, was prepared for the project by Kimley-Horn and Associates (see Appendix B). Although the requirement for the Local Mobility Analysis is not currently in effect based on Board of Supervisors direction that rescinded the County’s Transportation Study Guidelines (TSG), it provides useful information to inform the transportation analysis in the absence of updated guidance for transportation analyses. The LOS analysis would be considered by the County’s decisionmakers when making General Plan consistency findings for the project. The LOS summary is consistent with County General Plan Policy M-2.1, which requires projects to provide associated road improvements necessary to achieve a LOS D or better on all Mobility Element roads except for those where a failing LOS (E or F) has been accepted by the County. As summarized in Table 8, the Transportation Assessment prepared for the project shows that both the Quarry Road and Sweetwater Road intersection and the Sweetwater Road segment fronting the project site would both function at LOS D or better in the existing and existing with project conditions. Therefore, the project would not conflict with the General Plan policy regarding LOS.

Table 8 Roadway Segment LOS Analysis						
	Roadway Segment	Roadway Classification <sup>1</sup>	LOS E Capacity	ADT <sup>2</sup>	V/C Ratio <sup>3</sup>	LOS <sup>4</sup>
Existing Conditions	Sweetwater Road North of Quarry Road	2 Lane Light Collector	16,200	8,440	0.521	D
Existing Plus Project Conditions	Sweetwater Road North of Quarry Road	2 Lane Light Collector	16,200	8,631	0.533	D

<sup>1</sup>Existing roads street classification is based on the County of San Diego Mobility Element  
<sup>2</sup>Average Daily Traffic (ADT) volumes for the roadway segments were provided by National Data & Surveying Services  
<sup>3</sup>The volume to capacity (V/C) ratio is calculated by dividing the ADT volume by each respective roadway segment’s capacity  
<sup>4</sup>LOS = level of service

Project traffic is expected to enter Quarry Road at its intersection with Sweetwater Road. Currently, this intersection operates as a T-intersection with stop-control on Quarry Road and free movements on Sweetwater Road. Quarry Road has one lane in each direction. Sweetwater Road has one lane in each direction and Class II Bike Lanes. There are no turn pockets or turn lanes at the intersection. Project access would be from a new driveway located along Quarry Road. Reconfiguration of the southern end of Quarry Road is proposed to improve the configuration of the Quarry Road approach to Sweetwater Road to widen the intersection angle and bring it into compliance with County public road standards. The project would include improvements to Quarry Road as follows:

- Improve the full width of Quarry Road from Sweetwater Road from 20 feet to 32 feet, north approximately 1,200 feet. The remainder of Quarry Road, north of the full-width improvement to the project driveway would be improved with a half-width 16-foot-wide improvement.
- North of the project driveway, Quarry Road improvements would be limited to pavement tapering to match the existing road surfacing and would include a depressed curb and gutter.

The realignment of the neighbor’s driveway as part of the project would be required as result of the frontage improvements and would involve shifting the existing driveway entrance 30 feet to the east to maintain the existing access point along the property line. A 20-foot public trail easement is proposed along Quarry Road and would include the construction of a 10-foot-wide multi-use pathway along the entire project’s frontage. Project construction of the 10-foot-wide multi-use pathway in addition to on-site trail improvements would ensure consistency with the Community Trails Master Plan. The project would not conflict with adopted policies, plans, and programs regarding public transit, bicycle, and pedestrian facilities, and impacts would be less than significant.

b) Would the project conflict or be consistent with CEQA Guidelines Section 15064.3, subdivision (b)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

In December 2018, new CEQA guidelines were approved that shifted traffic analysis from delay and operations to VMT when evaluating transportation impacts under CEQA. This change in methodology was a result of SB 743, which changed the way that transportation impacts are analyzed under CEQA. Specifically, SB 743 requires the OPR to amend the CEQA Guidelines to provide an alternative to LOS for evaluating transportation impacts. Particularly within areas served by transit, those alternative criteria must promote the reduction of GHG emissions, the development of multi-modal transportation networks, and a diversity of land uses. CEQA Guidelines Section 15064.3 states that, generally, VMT is the most appropriate measure of transportation impacts, and a project’s effect on automobile delay shall not constitute a significant environmental impact. Land use projects that decrease VMT in the project area compared to existing conditions should be presumed to have a less than significant transportation impact. If existing models or methods are not available to estimate the VMT for the particular project being considered, a lead agency may analyze the project’s VMT qualitatively. A lead agency has discretion to choose the most appropriate methodology to evaluate a project’s VMT. To help clarify the CEQA Guidelines and SB 743, OPR developed the *Technical Advisory on Evaluating Transportation Impacts in CEQA* (December 2018). The advisory contains technical recommendations regarding assessment of VMT, thresholds of significance, and mitigation measures. The OPR provides this technical advisory as a resource for the public to use at their discretion. The OPR guidelines note the following: “... local-serving retail development tends to shorten trips and reduce VMT. Thus, lead agencies generally may presume such development creates a less-than significant transportation impact.” Locally serving retail/service

projects generally improve the convenience of retail close to home and have the effect of reducing vehicle travel.

The Transportation Assessment prepared for the project (see Appendix B) was based on the County's TSG, which were in effect at the time of the analysis but have since been rescinded by the Board. Despite the rescission of the TSG, the VMT analysis demonstrates consistency with requirements of CEQA Guidelines Section 15064.3 as discussed below.

**Less than Significant Impact:** A Transportation Assessment, which includes a VMT analysis, was prepared for the project (see Appendix B). The project would serve its local community with self-storage and RV parking, which would reduce regional VMT by providing convenient storage solutions closer to home than currently exist. Therefore, this project is considered a locally serving retail/service project and would not conflict with and would be consistent with CEQA Guidelines Section 15064.3, subdivision (b), and impacts would be less than significant.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/>            | No Impact                    |

Discussion/Explanation:

**Less Than Significant Impact:** The project would be conditioned to improve Quarry Road along the project's entire frontage from a 20-foot improved width to varying 20-to-32-foot width plus a 10-foot-wide multi-use pathway parallel to Quarry Road. All road improvements would be constructed according to the County's Public and Private Road Standards. Additionally, realignment of the neighbor's driveway as part of the project would avoid conflicts with the proposed project driveway. Therefore, the project would not significantly increase hazards due to design features or incompatible uses, and impacts would be less than significant.

d) Result in inadequate emergency access?

- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/>            | No Impact                    |

Discussion/Explanation:

**Less than Significant Impact:** The Bonita-Sunnyside FPD, which is the Fire Authority Having Jurisdiction, and the San Diego County Fire Authority, have reviewed the project and associated emergency access roadways and have determined that there is adequate emergency fire access proposed. The project would incorporate a security gate outfitted with a Knox override switch, an optical (strobe) override switch, mechanical disconnect or battery back-up, and equipped with sensor-controlled egress in accordance with California Fire Codes. Additionally, all proposed roads and driveways would be improved to County standards with adequate access for fire and emergency responders. Therefore, the project would not result in inadequate emergency access.



**XVIII. TRIBAL CULTURAL RESOURCES**

Would the project:

- a) Cause a substantial adverse change in the significance of a tribal cultural resource, as defined in Public Resources Code Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
  - i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of Historical Resources as defined in Public Resources Code Section 5020.1(k), or
  - ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the Lead Agency shall consider the significance of the resource to a California Native American tribe.

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impacts:** The County initiated consultation with California Native American tribes traditionally and culturally affiliated with the project site consistent with the requirements of AB 52 on December 10, 2021. The following tribes requested consultation: Barona Group of the Capitan Grande, Jamul Indian Village, San Pasqual Band of Diegueno Mission Indians, Sycuan Band of the Kumeyaay Nation, and the Viejas Band of Kumeyaay Indians. No tribal cultural resources were identified during consultation, and consultation was concluded with all consulting tribes except Sycuan. Requests to conclude consultation with Sycuan were made on June 30 and September 22, 2022, and March 20, September 19, October 30, November 13, and December 20, 2023. To date no response has been received. As such, consultation has concluded due to a lack of response from the tribe. As such, no impacts to tribal cultural resources would occur.

**XIX. UTILITIES AND SERVICE SYSTEMS**

Would the project:

- a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Discussion/Explanation:**

Service availability forms have been provided which indicate existing services are available to the project from the following agencies/districts: Sweetwater Authority and the San Diego County Sanitation District, Spring Valley service area (see Appendix K).

**Less than Significant Impact:**Water

A service availability form has been provided by the Sweetwater Authority (see Appendix K) indicating that no off-site improvements would be required to provide water service to the project site. All water service connections are evaluated as part of the project's impacts footprint throughout this MND. The project would connect to the existing Sweetwater Authority water line along Quarry Road at the project entrance for water supply. All pipeline improvements and connections are evaluated as part of the project footprint. Consequently, potential impacts associated with construction of these water facilities have been evaluated throughout this Draft IS/MND. Therefore, the project would not require or result in the relocation or construction of new or expanded water facilities that would cause environmental effects, and impacts would be less than significant.

Wastewater

The project proposes annexation into the County Sanitation District. The County Sanitation District has indicated adequate capacity is available to serve the project. The project would connect to an existing sewer main within Quarry Road through a proposed 6-inch sewer line in the public right-of-way and a 1.25-inch private force main on private property. Consequently, potential impacts associated with construction of these wastewater facilities have been evaluated throughout this Draft IS/MND. Therefore, the project would not require or result in the relocation or construction of new or expanded wastewater facilities that would cause environmental effects, and impacts would be less than significant.

Stormwater

Stormwater runoff from new impervious areas constructed for the site would be treated via impervious area dispersion in compliance with the County's BMP Design Manual. Runoff from the buildings and parking lots would be directed towards the adjacent pervious areas and dispersed via splash block/riprap and flow spreaders. No changes in the current flowage patterns are proposed. Design features that would direct flows towards adjacent pervious areas would be located within the project footprint. Consequently, potential impacts associated with drainage features have been evaluated throughout this Draft IS/MND. Therefore, the project would not require or result in the relocation or construction of new or expanded stormwater facilities that would cause environmental effects, and impacts would be less than significant.

Natural Gas

The project would not include natural gas appliances or natural gas plumbing; therefore, the project would not require or result in the relocation or construction of new or expanded natural gas facilities that would cause environmental effects, and impacts would be less than significant.

Electric Power and Telecommunications

The project would connect to electrical and fiber optic infrastructure that already serves the project site. Connections to this infrastructure would be located within the project footprint. Consequently, potential impacts associated with these infrastructure connections have been evaluated throughout this Draft

IS/MND. Therefore, the project would not require or result in the relocation or construction of new or expanded electric power or telecommunications facilities, and impacts would be less than significant.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

- Potentially Significant Impact
- Less than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The project requires water service from the Sweetwater Authority. A Service Availability Letter from the Sweetwater Authority has been provided, indicating adequate water resources and entitlements are available to serve the requested water resources. Therefore, the project would have sufficient water supplies available to serve the project and impacts would be less than significant.

c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?

- Potentially Significant Impact
- Less than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The project requires wastewater service from the County Sanitation District, Spring Valley service area. The project proposes annexation into the County Sanitation District, and this would be made as a condition of approval as part of the MUP and would be required before any permits are issued. The County Sanitation District has indicated adequate capacity is available to serve the project. Therefore, impacts would be less than significant.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

- Potentially Significant Impact
- Less than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

Discussion/Explanation:

**Less than Significant Impact:** Implementation of the project would generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In the County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440 et seq.). There are five permitted active landfills in the County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project’s solid waste disposal needs, and impacts would be less than significant.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less than Significant Impact
- No Impact

Discussion/Explanation:

**Less than Significant Impact:** Implementation of the project would generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In the County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440 et seq.). There are five permitted active landfills in the County with remaining capacity.

In October 2014, Governor Brown signed AB 1826 Chesbro (Chapter 727, Statutes of 2014), requiring businesses to recycle their organic waste. On and after January 1, 2016, local jurisdictions across the state were required to implement an organic waste recycling program to divert organic waste generated by businesses, including multi-family residential dwellings that consist of five or more units. Organic waste for the purposes of AB 1826, means food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste. The law phased in the requirements for businesses over time, while offering an exemption process for rural counties.

As part of the building permit for this project and during construction, this project would be required to comply with the County’s Diversion of Construction and Demolition Materials from Landfill Disposal Ordinance (County of San Diego 2020). The ordinance requires a 65 percent diversion rate by the construction and demolition projects, which must include, at a minimum 90 percent diversion of inert material. The project would be required to submit a Debris Management Permit (C&D Permit) that includes a Debris Management Plan to ensure the project complies with the diversion requirements (County of San Diego 2022).

Operationally, the self-storage managers and the on-site restroom would be the only generators of solid waste from the site. The applicant would contract with the local hauler for a 3 CY dumpster and a 32-gallon recycling container to be picked up once a week. As far as self-storage customer’s solid waste, per lease requirements with the applicant, they would be required to haul their own solid waste off the site. Therefore, the project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste, and impacts would be less than significant.

**XX. WILDFIRE**

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Would the project:

a) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

- Potentially Significant Impact
- Less than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

Discussion/Explanation:

**Less than Significant Impact:** The project is not located in a moderate, high, or very high fire hazard severity zone. However, the site is in a hazardous wildland fire area and is adjacent to vacant land where wildfires could originate and spread to the developed areas resulting in the need for evacuation. To meet the FPD and the County’s fire code requirements, the project includes a 24-foot fire lane access into the property and around the two buildings and includes a Knox override switch for the proposed gate for emergency access. The project also proposes two fire hydrants, a 100-foot FMZ, and a 100-foot LBZ easement between the proposed structures and proposed open space area to the north. The FMZ and LBZ provide defensible space, which creates a separation zone between wildlands and proposed structures, a space where fuel is managed or modified to minimize the spread of fire to the structure and providing space for defending structures from burning vegetation.

Also, a Fire Service Availability Letter, dated September 22, 2021, has been received from the Bonita-Sunnyside FPD. The MUP would include conditions of approval to ensure conformance with the Uniform Fire and Building Codes or Amendments by the FPD to the California Fire Codes including adequate fire sprinkler and alarm systems and a Knox override switch for the electronic security gate. The Fire Service Availability Letter indicates the expected emergency travel time to the project site to be five minutes. The Maximum Travel Time allowed pursuant to the Safety Element is five minutes.

Therefore, based on the location of the project; review of the project by County staff; and through compliance with MUP conditions of approval, the project is not expected to expose people or structures to a significant risk of loss, injury, or death involving hazardous wildland fires and impacts would be less than significant.

Moreover, the project would not contribute to a cumulatively considerable impact, because all past, present, and future projects in the surrounding area are required to comply with the Consolidated Fire Code.

b) Substantially impair an adopted emergency response plan or emergency evacuation plan?

- Potentially Significant Impact
- Less than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

Discussion/Explanation:

**Less than Significant Impact:** The project is not located in a moderate, high, or very high fire hazard severity zone. However, the site is in a hazardous wildland fire area and is adjacent to vacant land where wildfires could originate and spread to the developed areas resulting in the need for evacuation. However, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency response plan or emergency evacuation plan. The County Emergency Operations Plans guide the integration and coordination within other governmental agencies that are required during an emergency to serve the existing and future public safety needs in the County. The Emergency Operations Plans identify evacuation routes, emergency facilities, and personnel, and describe the overall responsibilities of federal, state, regional, and city entities. The project would be required to meet the mandatory requirements related to the prevention of wildfire impacts including compliance with emergency access design standards as part of new construction of roads to provide sufficient access for emergency equipment.

The project would comply with the International Fire Code; California Fire Code; regulations set forth in Sections 13000 et seq. of the California Health and Safety Code; and Title 14, Division 1.5, of the California Code of Regulations. These codes set standards for road dimension, design, grades, and other fire safety features. The project would also comply with the County Consolidated Fire Code and other County ordinances. Implementation of these fire safety standards would occur during the building permit process. A Fire Service Availability Letter and conditions, dated September 22, 2021, have been received from the Bonita-Sunnyside FPD. The conditions from the FPD require conformance with the Uniform Fire and Building Codes or Amendments by the FPD to the California Fire Codes including adequate fire sprinkler and alarm systems and a Knox override switch for the electronic security gate. The project also includes a requirement of 100 feet of clearing around all structures pursuant to the County Consolidated Fire Code Section 4907.1.2 and the County's Guidelines for Determining Significance for Wildland Fire and Fire Protection (County of San Diego 2010c). Additionally, all proposed roads and driveways would be improved to County standards with adequate access for fire and emergency responders.

The project would be required to comply with the regulations described above to maintain adequate availability of emergency services during an emergency response or an emergency evacuation which would prevent impairment of an adopted emergency response plan or emergency evacuation plan. As a result, the project would not substantially impair an adopted local or countywide emergency response or evacuation plan and impacts would be less than significant.

c) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentration from a wildfire or the uncontrolled spread of a wildfire?

- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/>            | No Impact                    |

Discussion/Explanation:

**Less than Significant Impact:** As detailed above, the project would adhere to all County regulations, fire code standards, and brush management requirements. Therefore, the project would not exacerbate wildfire risks nor expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts would be less than significant.

d) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

- Potentially Significant Impact
- Less than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

Discussion/Explanation:

**Less than Significant Impact:** The project would not require installation of any new infrastructure that would exacerbate fire risk or that would result in ongoing impacts to the environment. On-site firefighting water needs would be met from two fire hydrants that are proposed for the project site and would be located on the north and south side of the proposed self-storage building. Access to the project site would be provided from Quarry Road via a proposed 30-foot-wide asphalt cement pavement private roadway. Internal circulation would be provided by 35-foot-wide roadways. Road grades would comply with the 2017 County Fire Code fire access roadway standard. A minimum vertical clearance of 13 feet, 6 inches would be maintained for the entire required width of fire access roads. All access and internal road surfaces would consist of asphalt pavement and would be capable of supporting the imposed loads of fire apparatus (not less than 75,000 pounds). All proposed roads would be improved with asphalt concrete and would be maintained to provide a fire buffer as well as to facilitate on-site circulation for emergency vehicles. Consequently, potential impacts associated with construction of these infrastructure improvements have been evaluated throughout this Draft IS/MND. Therefore, project infrastructure would not exacerbate fire risk or result in temporary or ongoing impacts to the environment, and impacts would be less than significant.

e) Expose people or structure to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

- Potentially Significant Impact
- Less than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

Discussion/Explanation:

**Less than Significant Impact:** As described above, the project site is within a hazardous wildland fire area and adjacent to vacant land. Therefore, the natural environment of the project site would be prone to wildfires and downslope or downstream flooding as a result of runoff, post-fire instability, or drainage. The project has been reviewed and approved by the FPD to ensure that the project complies with local, state, and federal standards for land use, zoning, and construction. Adherence to County regulations, and emergency and evacuation plans (including the countywide Multi-Jurisdiction Hazard Mitigation Plan that identifies risks and ways to minimize damage by natural and manmade disasters) would reduce the potential for impacts to people or structures from significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, impacts would be less than significant.

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

Would the project:

- a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Less than Significant Impact With Mitigation Incorporated:** As described in Section IV.a), implementation of Mitigation Measure **BIO-1** would reduce impacts to less than significant to sensitive vegetation communities, implementation of Mitigation Measure **BIO-2** would ensure prevention of indirect impacts to sensitive vegetation communities with the applicable Construction Best Management Practices during construction, implementation of Mitigation Measure **BIO-3** would reduce impacts related on coastal California gnatcatcher to a level less than significant, implementation of Mitigation Measures **BIO-3** and **BIO-4** would ensure adverse impacts to least Bell’s vireo are avoided, Mitigation Measure **BIO-5** would ensure adverse impacts to Crotch’s bumble bee are avoided, and **BIO-6** would ensure impacts to migratory and nesting birds species would be reduced to a level less than significant. As described in Section V.b) implementation of Mitigation Measure **CUL-1** and **CUL-2** would reduce impacts to archaeological resources to less than significant. As described in Section VII.f), implementation of Mitigation Measure **PALEO-1** would reduce impacts to paleontological resources to less than significant. As described throughout the Draft IS/MND, all other project-level impacts would be less than significant without mitigation. Consequently, the project would not result in any project-level significant impacts that could contribute to an existing cumulative impact on the environment. Based on the analysis in this document, the County finds that with the incorporation of required mitigation measures, this project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** Cumulative effects were considered throughout this Draft IS/MND. As described in Section III, impacts related to air quality would be less than significant. Air quality is a regional issue and the cumulative study area for air quality impacts encompasses the SDAB as a whole.



Therefore, the cumulative analysis addresses regional air quality plans and policies, such as the RAQS, as well as the project's contribution to a net increase of any criteria pollutant for which the SDAB is listed as a non-attainment area. As described in Section III.b), the project would not result in construction or operational emissions in excess of the applicable significance thresholds for all criteria pollutants. Consequently, the project would not result in an increase in emissions that are not already accounted for in the RAQS, and cumulative impacts would be less than significant. The analysis of GHG emissions in Section VIII is a cumulative analysis by nature as the issue of GHG emissions is a global issue. As detailed therein, the project would not contribute to a cumulatively considerable impact to the global cumulative GHG emissions impact. No cumulative impact would result related to issues of geology and soils, hazards and hazardous materials, or hydrology and water quality because like the project, each individual project would be subject to local and state regulations that ensure impacts related to these issues are avoided.

Cumulative impacts related to aesthetics require consideration of development that may be occurring in the localized area, within the viewshed of the project. Past, present, and reasonably future projects were researched to identify projects that could contribute to a potentially significant cumulative impact. Table 9 includes projects that are either currently in processing with the PDS or were recently approved and may not have been constructed yet. Figure 13 identifies the location of each of these projects by number listed in the table. While there are a number of projects in proximity to the project site, all of the projects are minor deviation projects, which are uses requesting authorization to make minor changes to the existing use (e.g., less than 10 percent change). Changes to the existing condition that would result from minor deviations would be nominal and would not affect the visual environment or result in any substantial change to any environmental issue area.

Project impacts related to biological resources, paleontological resources (Geology and Soils), and Cultural Resources were found to be reduced to less than significant with mitigation. Like the project, future projects would be subject to review to ensure consistency with the County Guidelines for Determining Significance for Biological Resources, Cultural Resources, and Paleontological Resources, and would be subject to tribal consultation requirements. With implementation of these requirements for cumulative projects, a significant cumulative impact to these resources would be avoided.

After review of the reasonably foreseeable cumulative projects in the area, there is no evidence that the project would contribute to a cumulatively considerable impact. The project's contribution to a potential cumulative impact would be less than significant and the project has been determined not to meet this Mandatory Findings of Significance.

Figure 13: Cumulative Project List

Table 9 Cumulative Project List		
#	Project Number	Project Name
1	PDS2022-STP-98-012W1M9	Big Lot's Spring Valley Wall Signs Minor Deviation
2	PDS2022-STP-97-050W3M3	Panda and Jersey Mikes - Minor Deviation
3	PDS2022-STP-18-025M2	La Presa Minor Deviation
4	PDS2022-MUP-95-031W3M5	Spring Valley Minor Deviation
5	PDS2022-MUP-84-019M4	Grisel Residence Minor Deviation
6	PDS2022-MUP-61-118W2M3	SDSAN00101B Minor Deviation
7	PDS2022-MUP-10-038W1M1	South County Animal Shelter/SD0363 Minor Deviation
8	PDS2021-ZAP-96-030W1M2	T-Mobile SD06033A Anchor Minor Deviation
9	PDS2021-ZAP-01-122W1M2	CCI Sunnyside Mr. Morgan #880304 Minor Deviation
10	PDS2021-STP-98-048M1	RITE AID SWEETWATER SIGNAGE Minor Deviation
11	PDS2021-STP-98-012W1M8	Valvoline Minor Deviation
12	PDS2021-STP-97-050W3M2	Chevron Rebrand Minor Deviation
13	PDS2021-STP-97-050W3M1	Spring Valley Shopping Center Minor Deviation
14	PDS2021-STP-16-017M1	DAMBERGER AUTOMOTIVE STP DEVIATION Minor Deviation
15	PDS2021-MUP-81-047W1M6	Abel Ledezma MUP Minor Deviation
16	PDS2022-MUP-77-099W8M21	Bonita Minor Deviation
17	PDS2021-MUP-84-019M3	Anglin Project Minor Deviation
18	PDS2021-MUP-78-044M1	814 Grand Ave New Balcony and Stairs Minor Deviation
19	PDS2021-MUP-77-099W6M19	3499 Wallace Drive Bonita CA Keystone Walls and Dec Minor Deviation
20	PDS2021-MUP-76-085W6M4	Covenant Living at Mt. Miguel Minor Deviation
21	PDS2021-MUP-19-001M1	Verizon: "Sweet Jam" Minor Deviation
22	PDS2021-MUP-04-028M4	TMO SD06991A Minor Deviation
23	PDS2021-MUP-04-002M4	Carriage Hill - Entry Gate Minor Deviation
24	PDS2020-ZAP-96-030W1M1	Sweetwater Views Condominiums L600/L1900 Minor Deviation
25	PDS2020-STP-98-012W1M7	T-MOBILE WALL SIGNS - SWEETWATER RD Minor Deviation
26	PDS2020-STP-97-050W2M1	Spring Valley Shopping Center Minor Deviation
27	PDS2020-STP-05-009M4	Metro - T-Mobile 8626 Jamacha Minor Deviation
28	PDS2020-STP-02-046M4	Anchor Minor Deviation
29	PDS2020-MUP-72-080W3M3	Bonita Golf Course, Major Use Permit Minor Deviation
30	PDS2022-TPM-21320	Collins 2 Lot SB9 TPM
31	PDS2022-STP-16-013M2	Arco E85 Site Plan
32	PDS2022-MUP-22-012	CAL02872 Paradise Valley Road
33	PDS2021-ZAP-20-002M1	Verizon: Briarwood
34	PDS2021-STP-94-028W1	McDonalds Spring Valley
35	PDS2021-STP-21-005	Discount Tire CAS 12222 - Spring Valley
36	PDS2021-MUP-21-009	Secure Space Self-Storage - Bonita (proposed project)
37	PDS2020-STP-20-007	Camara Properties - Bonita Road
38	PDS2019-ZAP-19-003	Paradise Valley Gas Station and Mart
39	PDS2018-STP-18-009	Jamacha Building
40	PDS2017-TM-5622	Egson Tentative Map
41	PDS2016-MUP-16-010	Ace Self Storage
43	PDS2022-STP-22-025	Bumper Collision / Fleet Services
44	PDS2022-TPM-21309	Aleman Santiago TPM (SB9-2 Lot)
45	PDS2019-TM-5632	Santoyo TM
46	PDS2023-MUP-95-031W3M6	Spring Valley - Verizon
47	PDS2023-STP-23-015	Grand Avenue STP
48	PDS2023-TPM-21333	Granite View Lane TPM (SB-9 2-LOT TPM)
49	PDS2023-STP-18-001M1	Starbucks Bonnie Brae Center
50	PDS2023-STP-98-012W1M10	Chase - Spring Valley

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/>            | No Impact                    |

Discussion/Explanation:

**Less than Significant:** The project would not have a significant impact related to any issue areas that could result in adverse effects to human beings either directly or indirectly. Impacts related to air quality and noise would be less than significant and no impact related to geology and soils, hazards and hazardous materials, or hydrology and water quality would occur because the project would comply with local and state regulations that ensure impacts related to these issues are avoided. Compliance with fire codes ensures impacts related to wildfire would be avoided. Therefore, the proposed project would not cause substantial adverse effects on human beings, either directly or indirectly, and the project has been determined not to meet this Mandatory Findings of Significance.

## REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

All references to federal, state, and local regulation are available on the Internet. For federal regulation refer to <http://www4.law.cornell.edu/uscode/>. For state regulation refer to [www.leginfo.ca.gov](http://www.leginfo.ca.gov). For County regulation refer to [www.amlegal.com](http://www.amlegal.com). All other references are available upon request.

### California Air Pollution Control Officers Association (CAPCOA)

2008 CEQA & Climate Change, Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act, January.

2021 California Emissions Estimator model (CalEEMod). User's Guide Version 2020.4.1. May.

### California Air Resources Board (CARB)

2005 Air Quality and Land Use Handbook: A Community Health Perspective. California Air Resources Board. April.

2022 2022 Scoping Plan for Achieving Carbon Neutrality. California Air Resources Board. November 16.

### California Department of Fish and Wildlife (CDFW)

2023 CDFW's Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species. June 6.

### California Department of Transportation (Caltrans)

2013 Transportation and Construction Vibration Guidance Manual. September.

2019 California State Scenic Highway Mapping System.

<https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=2e921695c43643b1aaf7000dfcc19983>.

### California Public Utilities Commission

2021 Renewables Portfolio Standard Annual Report. November.

### Navcon Engineering

2018 SoundPLAN Essential, version 4.1.

### Office of Environmental Health Hazard Assessment (OEHHA)

2015 Air Toxics Hot Spots Program Guidance Manual for the Preparation of Risk Assessments (Guidance Manual), February.

### San Diego, County of

2008 County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements, Mineral Resources.

[https://www.sandiegocounty.gov/content/dam/sdc/dplu/docs/Mineral\\_Resources\\_Guidelines.pdf](https://www.sandiegocounty.gov/content/dam/sdc/dplu/docs/Mineral_Resources_Guidelines.pdf).

2009 County of San Diego Guidelines for Determining Significance Paleontological Resources.

<https://www.sandiegocounty.gov/dplu/docs/Paleo-Guidelines.pdf>.

2010a County of San Diego Biological Mitigation Ordinance. Biological Resources, Land Use and Environment Group. April 2.

- 2010b Report Format and Content Requirements. Biological Resources, Land Use and Environment Group. September 15.
- 2010c County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements Wildland Fire and Fire Protection, August 31. Accessed March 28, 2023 at <https://www.sandiegocounty.gov/dplu/docs/Fire-Guidelines.pdf>.
- 2011a San Diego County General Plan Update Final Environmental Impact Report. August. [https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/BOS\\_Aug2011/EIR/FEIR\\_2.10 - Minerals\\_2011.pdf](https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/BOS_Aug2011/EIR/FEIR_2.10_-_Minerals_2011.pdf).
- 2011b Tables N-1 and N-2 of the General Plan Noise Element.
- 2014 Sweetwater Community Plan, San Diego County General Plan. [https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/CP/Sweetwater\\_CP.pdf](https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/CP/Sweetwater_CP.pdf).
- 2018 Climate Action Plan. February. <https://www.sandiegocounty.gov/content/dam/sdc/pds/advance/cap/publicreviewdocuments/PostBOSDocs/San%20Diego%20County%20Final%20CAP.pdf>.
- 2020 Ordinance Sections 68.511 through 68.520 of the San Diego County Code Of Regulatory Ordinances Relating to Diversion of Construction and Demolition Materials from Landfill Disposal. Amended and Effective March 13. [https://www.sandiegocounty.gov/content/dam/sdc/dpw/SOLID\\_WASTE\\_PLANNING\\_and\\_RECYCLING/Files/Updated%20ordinance%20for%20the%20web%20V2.pdf](https://www.sandiegocounty.gov/content/dam/sdc/dpw/SOLID_WASTE_PLANNING_and_RECYCLING/Files/Updated%20ordinance%20for%20the%20web%20V2.pdf).
- 2022 County Of San Diego Construction & Demolition (C&D) Debris Recycling Permit Instructions. [https://www.sandiegocounty.gov/content/dam/sdc/dpw/SOLID\\_WASTE\\_PLANNING\\_and\\_RECYCLING/UpdatedCDResources/Permit\\_Instructions\\_July22.pdf](https://www.sandiegocounty.gov/content/dam/sdc/dpw/SOLID_WASTE_PLANNING_and_RECYCLING/UpdatedCDResources/Permit_Instructions_July22.pdf).
- San Diego Local Agency Formation Commission (LAFCO)
- 2021 Commission Policies, San Diego LAFCO. <https://www.sdlafco.org/home/showpublisheddocument/3042/637764577606600000>.

## **LIST OF APPENDICES**

- A Air Quality & Greenhouse Gas Analysis
- B Transportation Assessment
- C Biological Resources Letter Report
- D Cultural Resources Survey Report
- E Preliminary Geotechnical Investigation
- F Stormwater Quality Management Plan
- G Phase I & II Environmental Site Assessment
- H Stockpile Sampling Report
- I Preliminary Hydrology and Hydraulics Report
- J Noise Analysis
- K Service Availability Forms



## County of San Diego

VINCE NICOLETTI  
INTERIM DIRECTOR

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### MITIGATED NEGATIVE DECLARATION

**PROJECT NAME:** Secure Space Self-Storage Bonita

**RECORD ID:** PDS2021-MUP-21-009; PDS2022-CC-22-0102

**ENVIRONMENTAL LOG NO.:** PDS2021-ER-21-18-003

**This Document is Considered Draft Until it is Adopted by the Appropriate  
County of San Diego Decision-Making Body.**

This Mitigated Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

- a. Initial Study Form
  - b. Environmental Analysis Form and attached extended studies for
  - c. Multiple Species Conservation Plan Findings of Conformance
  - d. Ordinance Compliance Checklist
1. California Environmental Quality Act Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.

2. Required Mitigation Measures:

Please refer to the attached Environmental Initial Study for the rationale for requiring the following mitigation measures. It should be noted that the identification numbers the mitigation measures listed here do not align with those listed in the Initial Study. To avoid misinterpretation, the mitigation measures and the conditions of approval in this document prevail over the mitigation measures identified in the Initial Study.



**BIO#1–BIOLOGICAL EASEMENT [PDS, FEE X 2]**

**INTENT:** In order to protect sensitive biological resources, pursuant to the [Biological Mitigation Ordinance \(BMO\)](#) and [Resource Protection Ordinance \(RPO\)](#), a biological open space easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego and designate the California Department of Fish and Wildlife as a third-party beneficiary, by separate document, an open space easement, or grant to the California Department of Fish and Wildlife a conservation easement, as shown on the approved Plot Plan. This easement is for the protection of biological resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation. The only exception(s) to this prohibition are:

1. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, (<http://www.sdcountry.ca.gov/PDS/docs/MemoofUnder.pdf>) between the wildlife agencies and the fire districts and any subsequent amendments thereto. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPW or DPR.
3. Construction, use and maintenance of multi-use, non-motorized trails.
4. Manufactured fill slopes as shown on the approved Plot Plan.

**DOCUMENTATION:** The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the easements shall be recorded. **MONITORING:** The *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PCC]* for pre-approval. The *[PDS, PCC]* shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* *[DPR, TC]* for satisfaction of the condition.

**BIO#2–LBZ EASEMENT [PDS, FEE X 2]**

**INTENT:** In order to protect sensitive biological resources, pursuant to the [Biological Mitigation Ordinance \(BMO\)](#) and [Resource Protection Ordinance \(RPO\)](#), a Limited Building Zone Easement shall be granted to limit the need to clear or modify vegetation for fire protection purposes within an adjacent biological resource area. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a Limited Building Zone Easement as shown on the Plot Plan. The purpose of this easement is to limit the need

to clear or modify vegetation for fire protection purposes within the adjacent biological open space easement and prohibit the construction or placement of any structure designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are:

1. Decking, fences, and similar facilities.
2. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, which are designed, constructed, and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.

**DOCUMENTATION:** The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the easements shall be recorded. **MONITORING:** The *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PCC]* for pre-approval. The *[PDS, PCC]* shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

### **BIO#3—DIEGAN COASTAL SAGE SCRUB OFFSITE MITIGATION [PDS, FEE X2]**

**INTENT:** In order to mitigate for the impacts to Diegan coastal sage scrub, which is a sensitive biological resource pursuant to the [Biological Mitigation Ordinance \(BMO\)](#) and [Resource Protection Ordinance \(RPO\)](#), offsite mitigation shall be acquired.

**DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit or provide for the conservation of habitat of 1.41 acres of Diegan coastal sage scrub (tier II or higher tier habitat), located at a County-approved mitigation bank, within a BRCA in the MSCP, as indicated below:

- a. **Option 1:** If purchasing Mitigation Credit, the mitigation bank shall be approved by the California Department of Fish & Wildlife. The following evidence of purchase shall include the following information to be provided by the mitigation bank:
  1. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
  2. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
  3. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
  4. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.

- b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation habitat of the same amount and type of land located in South San Diego County as indicated below:
1. Prior to purchasing the land for the proposed mitigation, the location should be pre-approved by [PDS], California Department of Fish & Wildlife, and U.S. Fish and Wildlife Service.
  2. A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite mitigation is proposed to be managed by DPR, the RMP shall also be prepared and approved to the satisfaction of the Director of DPR.
  3. An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.
  4. The purchase and dedication of the land and the selection of the Resource Manager and establishment of an endowment to ensure funding of annual ongoing basic stewardship costs shall be complete prior to the approval of the RMP.
  5. In lieu of providing a private habitat manager, the applicant may contract with a federal, state, or local government agency with the primary mission of resource management to take fee title and manage the mitigation land). Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

**DOCUMENTATION:** The applicant shall purchase the offsite mitigation credits and provide the evidence to the [PDS, PCC] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [PDS PCC] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PCC], for a pre-approval. If an RMP is going to be submitted in-lieu of purchasing credits, then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the mitigation shall occur. **MONITORING:** The [PDS, PCC] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PCC] can pre-approve the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses option #2, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, PPD] [DPR, GPM] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

#### **BIO#4–NON-NATIVE GRASSLAND OFFSITE MITIGATION [PDS, FEE X2]**

**INTENT:** In order to mitigate for the impacts to non-native grassland, which is a sensitive biological resource pursuant to the [Biological Mitigation Ordinance \(BMO\) and Resource Protection Ordinance \(RPO\)](#), offsite mitigation shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit or provide for the

conservation of habitat of 3.21 acres of non-native grassland (tier III or higher tier habitat), located at a County-approved mitigation bank, within a BRCA in the MSCP, as indicated below:

- a. **Option 1:** If purchasing Mitigation Credit, the mitigation bank shall be approved by the California Department of Fish & Wildlife. The following evidence of purchase shall include the following information to be provided by the mitigation bank:
  1. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
  2. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
  3. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
  4. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.
- b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation habitat of the same amount and type of land located in South San Diego County as indicated below:
  1. Prior to purchasing the land for the proposed mitigation, the location should be pre-approved by [PDS], California Department of Fish & Wildlife, and U.S. Fish and Wildlife Service.
  2. A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite mitigation is proposed to be managed by DPR, the RMP shall also be prepared and approved to the satisfaction of the Director of DPR.
  3. An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.
  4. The purchase and dedication of the land and the selection of the Resource Manager and establishment of an endowment to ensure funding of annual ongoing basic stewardship costs shall be complete prior to the approval of the RMP.
  5. In lieu of providing a private habitat manager, the applicant may contract with a federal, state, or local government agency with the primary mission of resource management to take fee title and manage the mitigation land). Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

**DOCUMENTATION:** The applicant shall purchase the offsite mitigation credits and provide the evidence to the [PDS, PCC] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [PDS PCC] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PCC], for a pre-approval. If an RMP is going to be submitted in-lieu of purchasing credits, then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the mitigation shall occur. **MONITORING:** The [PDS, PCC] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PCC] can pre-approve the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses option #2, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, PPD] [DPR, GPM] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

#### **BIO#5–OPEN SPACE SIGNAGE [PDS, FEE]**

**INTENT:** In order to protect the proposed open space easement from entry, informational signs shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space signs shall be placed along the biological open space boundary as indicated on the approved Plot Plan. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

#### **Sensitive Environmental Resources Area Restricted by Easement**

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego,  
Planning & Development Services  
Reference: PDS2021-MUP-21-009

**DOCUMENTATION:** The applicant shall install the signs as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor, that the open space signs have been installed at the boundary of the open space easement. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the open space signs shall be installed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

#### **CULT#1 - ARCHAEOLOGICAL AND TRIBAL MONITORING**

**INTENT:** In order to mitigate for potential impacts to undiscovered buried archaeological resources and human remains, an Archaeological and Tribal Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archeologist shall provide evidence that a Kumeyaay Native American has been contracted to perform Native American Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

**DOCUMENTATION:** The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate.

**TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** [PDS, PPD] shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, PPD] for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

#### **AQGHG#2 – ARCHITECTURAL COATINGS**

**INTENT:** In order to reduce emissions of volatile organic compounds (VOC).

**DESCRIPTION OF REQUIREMENT:** The project shall use architectural coatings with a VOC content of 100 grams per liter (g/L) or less for interior and exterior coatings.

**DOCUMENTATION:** The applicant shall comply with the Air Quality requirements of this condition. **TIMING:** The following action shall occur throughout the duration of the construction activities involving the application of architectural coatings. **MONITORING:**

The [DPW, BI] shall make sure that the construction contractor complies with the Air Quality requirement of this condition. The [DPW, BI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

#### **AQGHG#3 – ELECTRIC DEVELOPMENT**

**INTENT:** In order to mitigate emissions of greenhouse gases (GHGs). **DESCRIPTION of REQUIREMENT.** The project shall not be designed such that natural gas infrastructure is included in project design. The project shall be required to be designed that all appliances would be fully electric. **DOCUMENTATION:** The applicant shall comply with the building requirements of this condition. **TIMING:** The action shall occur prior to the commencement of construction. **MONITORING:** The PDS shall enforce this standard.

#### **AQGHG#4 – ELECTRIC VEHICLE CHARGING**

**INTENT:** In order to mitigate emissions of greenhouse gases (GHGs). **DESCRIPTION of REQUIREMENT.** The project shall comply with the Tier 2 Voluntary Requirements of the

Part 11 of the Title 24 California Building Code (CalGreen Code) as it pertains to electric vehicle charging. Of the 21 parking spaces proposed, 3 spaces would be constructed to with Electric Vehicle Supply Equipment and 8 would be constructed to meet the standards of being Electric Vehicle Capable. At a minimum, the project-related parking requirements must meet the standards of Table A5.106.5.3.2 of the CalGreen Code. **DOCUMENTATION:** The applicant shall comply with the building requirements of this condition. **TIMING:** The action shall occur prior to the commencement of construction. **MONITORING:** The *PDS* shall enforce this standard.

### **CULT#2 – ARCHAEOLOGICAL AND TRIBAL MONITORING REPORT**

**INTENT:** In order to ensure that the Archaeological Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

- a. DPR Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all cultural materials collected during the survey, testing, and archaeological monitoring program have been conveyed as follows:
  - (1) All prehistoric cultural materials shall be curated at a San Diego curation facility or a culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.
  - or
  - Evidence that all prehistoric materials collected during the archaeological monitoring program have been returned to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.
  - (2) Historic materials shall be curated at a San Diego curation facility as described above and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.
- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

**DOCUMENTATION:** The applicant's archaeologist shall prepare the final report and submit it to the [PDS, PPD] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The [PDS, PPD] shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete, and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

#### **BIO#6—OPEN SPACE FENCING [PDS, FEE]**

**INTENT:** In order to protect the proposed open space easement from entry, or disturbance, permanent fencing or walls shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space fencing or walls shall be placed along the biological open space boundary. The fencing/walls design shall consist of lodgepole fencing. **DOCUMENTATION:** The applicant shall install the fencing or walls as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the open space fencing has been installed at the open space easement boundary. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the fencing or walls shall be placed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

## **GRADING PLAN NOTES**

**NOTICE:** The following Grading and or Improvement Plan Notes shall be placed on the Preliminary Grading Plan and made conditions of the issuance of said permits. An email or disc will be provided with an electronic copy of the grading plan note language.

**PRE-CONSTRUCTION MEETING:** (Prior to any clearing, grubbing, trenching, grading, or any land disturbances.)

#### **CULT#GR-1 - ARCHAEOLOGICAL AND TRIBAL MONITORING – PRECONSTRUCTION MEETING**

**INTENT:** In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Kumeyaay Native American Monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Kumeyaay Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Kumeyaay Native American attend the



preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [DPW, PDCI] shall confirm the attendance of the approved Project Archaeologist.

#### **BIO#7-TEMPORARY ORANGE FENCING [PDS, FEE]**

**INTENT:** In order to prevent inadvertent disturbance to areas outside the limits of grading, temporary construction fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Prior to the commencement of any grading and/or clearing in association with this grading plan, temporary orange construction fencing shall be placed to protect from inadvertent disturbance of all open space easements that do not allow grading, brushing, or clearing. Temporary fencing is also required in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary. The placement of such fencing shall be approved by the PDS, Permit Compliance Section. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing shall be removed. **DOCUMENTATION:** The applicant shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on the boundary of the open space easement. The applicant shall submit photos of the fencing along with the certification letter to the [PDS, PCC] for approval. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing. **MONITORING:** The [PDS, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant.

#### **BIO#8-LEAST BELL'S VIREO RESOURCE AVOIDANCE [PDS, FEE X2]**

**INTENT:** In order to avoid impacts to the least Bell's vireo, which is a sensitive biological resource pursuant to the Migratory Bird Treaty Act (MTBA), a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT:** There shall be no brushing, clearing and/or grading such that none will be allowed within 500 feet of least Bell's vireo nesting habitat during the breeding season of the least Bell's vireo within RAA as indicated on these plans. The breeding season is defined as occurring between March 15 and September 15. If future clearing and/or grading would occur during the breeding season, a pre-construction survey shall be conducted within 72-hours prior to starting work to determine whether least Bell's vireo occur in or within 500 feet of the impact area(s). If active nests or nesting birds are observed within the area, the biologist shall flag the active nests and construction activities shall avoid active nests until nesting behavior has ceased, nests have failed, or young have fledged. Construction near an active nest shall either: (1) be postponed until a qualified biologist determines the nest(s) is no longer active or until after the respective breeding season; or (2) not occur until a temporary noise barrier or berm is constructed at the edge of the development footprint and/or around the piece of equipment to ensure the noise levels are reduced to below 60 dBA or ambient, as confirmed by a County-approved noise specialist. Intermittent monitoring by a qualified biologist would be required for construction near an active nest. The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no least Bell's vireos are present in the vicinity of the brushing, clearing, or grading as demonstrated by a survey completed no more than 72-hours prior to grading

or clearing. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, no grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

### **BIO#9–COASTAL CALIFORNIA GNATCATCHER RESOURCE AVOIDANCE [PDS, FEE X2]**

**INTENT:** In order to avoid impacts to the coastal California gnatcatcher, which is a sensitive biological resource pursuant to the Migratory Bird Treaty Act (MTBA), a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT:** There shall be no brushing, clearing and/or grading such that none will be allowed within 500 feet of coastal California gnatcatcher nesting habitat during the breeding season of the coastal California gnatcatcher within RAA as indicated on these plans. The breeding season is defined as occurring between March 1 and August 15. If future clearing and/or grading would occur during the breeding season, a pre-construction survey shall be conducted within 72-hours prior to starting work to determine whether gnatcatchers occur in or within 500 feet of the impact area(s). If active nests or nesting birds are observed within the area, the biologist shall flag the active nests and construction activities shall avoid active nests until nesting behavior has ceased, nests have failed, or young have fledged. Construction near an active nest shall either: (1) be postponed until a qualified biologist determines the nest(s) is no longer active or until after the respective breeding season; or (2) not occur until a temporary noise barrier or berm is constructed at the edge of the development footprint and/or around the piece of equipment to ensure the noise levels are reduced to below 60 dBA or ambient, as confirmed by a County-approved noise specialist. Intermittent monitoring by a qualified biologist would be required for construction near an active nest. The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no coastal California gnatcatchers are present in the vicinity of the brushing, clearing, or grading as demonstrated by a survey completed no more than 72-hours prior to grading or clearing. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, no grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

**BIO#10–MIGRATORY BIRD AND RAPTOR RESOURCE AVOIDANCE [PDS, FEE X2]**

**INTENT:** In order to avoid impacts to migratory birds and raptors, which are a sensitive biological resource pursuant to the Migratory Bird Treaty Act (MBTA), a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT:** No brushing, clearing, and/or grading shall occur during the migratory bird breeding season (February 15 – August 31) or the raptor breeding season (January 15 – July 15). If construction occurs during the migratory bird or raptor breeding season, a qualified biologist shall conduct a pre-construction nesting bird survey within 72-hours prior to starting work to determine whether migratory birds occur in or within 300 feet of the impact area(s) and raptors in or within 500 feet of the impact area(s). If any active migratory bird or raptor nests are found, an appropriate buffer zone will be delineated. If project activities must occur within the designated buffer zone, the following steps are proposed to avoid impacts to nesting migratory birds and raptors. Prior to implementing these steps, the applicant shall consult with the County and Wildlife Agencies for concurrence.

1. The qualified biologist shall monitor nesting activity daily until project activities are no longer occurring within the designated buffer zone or until fledglings become independent of the nest.
2. The monitoring biologist shall halt construction activities if he or she determines that the construction activities are disturbing or disrupting the nesting activities.
3. The monitor shall make practicable recommendations to reduce the noise or disturbance in the vicinity of the nest. This may include recommendations such as (1) turning off vehicle engines and other equipment whenever possible to reduce noise, and/or (2) working in other areas until the young have fledged.
4. If the biologist determines that nesting activity does not appear to be disturbed by project activities, construction may continue with daily monitoring by a qualified biologist to provide guidance until the fledglings are independent of the nest.

The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no migratory birds or raptors are present in the vicinity of the brushing, clearing, or grading as demonstrated by a survey completed no more than 72-hours prior to the start of brushing, clearing, or grading. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, no grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDC] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

**BIO#11–CROTCH’S BUMBLE BEE PRE-CONSTRUCTION SURVEY [PDS, FEE X3]**

**INTENT:** In order to prevent inadvertent disturbance to Crotch’s bumble bee, a pre-construction focused survey shall be conducted. **DESCRIPTION OF REQUIREMENT:** A County-approved biologist shall perform a pre-construction focused survey as described below:

- Within one year prior to vegetation removal and/or grading, and prior to the issuance of grading permits, a qualified entomologist/biologist with appropriate handling permits and is familiar with the species behavior and life history, shall conduct focused surveys to determine the presence/absence of Crotch’s bumble bee. Focused surveys shall follow CDFW’s Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species (CDFW 2023). Focused surveys shall also be conducted throughout the entire project site during the colony active period between April 1 and August 31. The survey protocol, including the qualifications of the surveyor, will be submitted to CDFW for review prior to the initiation of surveys. Survey results, including negative findings, shall be submitted to CDFW and the County prior to implementing project-related ground-disturbing activities. At minimum, a survey report shall provide the following:
  - a description and map of the survey area, focusing on areas that could provide suitable habitat for Crotch’s bumble bee (overwintering, nesting, and foraging habitat);
  - field survey conditions that shall include name(s) of qualified entomologist(s) and brief qualifications; date and time of survey; survey duration; general weather conditions; survey goals, and species searched;
  - map(s) showing the location of observations, including nests/colonies; and,
  - a description of physical (e.g., soil, moisture, slope) and biological (e.g., plant composition) conditions where each nest/colony is found. A sufficient description of biological conditions, primarily impacted habitat, shall include native plant composition (e.g., density, cover, and abundance) within impacted habitat (e.g., species list separated by vegetation class; density, cover, and abundance of each species).
- If the survey protocol included capture or handling of bumble bees, then the Qualified Biologist shall obtain the required authorization via a Memorandum of Understanding or Scientific Collecting Permit pursuant to CDFW Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species (CDFW 2023). Survey methods that involve lethal take of species are not acceptable.
- If the focused surveys identify Crotch’s bumble bee individuals on-site, the Qualified Biologist shall notify and consult with CDFW to determine whether project activities would result in impacts to Crotch’s bumble bee, in which case an Incidental Take Permit (ITP) may be required. If an ITP is required, it shall be obtained prior to issuance of Grading Permit, Demolition Plans/Permits and Building Plans/Permits and all necessary permit conditions (including compensatory mitigation) shall be fulfilled prior to initiation of project activities. Take of any endangered, threatened, candidate species that results from the project is prohibited, except as authorized by State law (California Fish and Game Code §§ 86, 2062, 2067, 2068, 2080, 2085; California Code of Regulations, Title 14, § 786.9) under the California Endangered Species Act.

- Survey data shall be submitted by the Qualified Biologist to the California Natural Diversity Database in accordance with the Memorandum of Understanding with CDFW, or Scientific Collecting Permit requirements, as applicable.
- This measure is based on current draft guidance; however, updated protocols and avoidance measures that would provide equivalent protections may be employed as approved by CDFW and the County.

**DOCUMENTATION:** The Biological Monitor shall prepare written documentation that certifies that the survey has been completed and that Crotch's bumble bee have been avoided. **TIMING:** Prior to any clearing, grubbing, grading, or any land disturbances, this condition shall be completed and approved. **MONITORING:** The [DPW, PDC] shall not allow any grading, unless a concurrence from the [PDS, PPD] is received. The [PDS, PPD] shall review the concurrence letter.

**NOTICE:** IN THE EVENT THAT ANY ACTIVITY, INCLUDING EARTHMOVING OR CONSTRUCTION, DISCOVERS THE PRESENCE OF UNDERGROUND STORAGE TANKS, SEPTIC TANKS, WELLS, SITE DEBRIS, AND/OR CONTAMINATED SOILS ON-SITE, THE CONTRACTOR AND/OR PROPERTY OWNER SHALL NOTIFY THE COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES DEPARTMENT AND THE DEPARTMENT OF ENVIRONMENTAL HEALTH AND QUALITY. THE PRESENCE OF CONTAMINATED SOILS WILL REQUIRE SOIL TESTING AND REMEDIATION IN ACCORDANCE WITH STANDARD COUNTY PROCEDURES. THIS PROCESS WILL BE DETERMINED ONCE THE COUNTY IS NOTIFIED OF THE PRESENCE OF CONTAMINATED SOILS.

***DURING CONSTRUCTION:*** *(The following actions shall occur throughout the duration of the grading construction).*

## **CULT#GR-2 - ARCHAEOLOGICAL AND TRIBAL MONITORING – DURING CONSTRUCTION**

**INTENT:** In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Kumeyaay Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities:

- a. **Monitoring.** During the original cutting of previously undisturbed deposits, the Project Archaeologist and Kumeyaay Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor.

- b. **Inadvertent Discoveries.** In the event that previously unidentified potentially significant cultural resources are discovered:
1. The Project Archaeologist or the Kumeyaay Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
  2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
  3. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Kumeyaay Native American Monitor, shall determine the significance of the discovered resources.
  4. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
  5. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Kumeyaay Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
  6. If cultural resources are determined to be significant, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
- c. **Human Remains.** If any human remains are discovered:
1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
  2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Kumeyaay Native American monitor.
  3. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
  4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
  5. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the

- excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
6. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- d. **Fill Soils.** The Project Archaeologist and Kumeyaay Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.
- e. **Monthly Reporting.** The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the archaeological monitoring program. The report shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

**DOCUMENTATION:** The applicant shall implement the Archaeological Monitoring Program pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The [DPW, PDCI] shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PPD] if the Project Archeologist or applicant fails to comply with this condition.

#### **PALEO#GR-1 - PALEONTOLOGICAL MONITORING**

**INTENT:** In order to comply with the [San Diego County Guidelines for Determining Significance for Paleontological Resources](#), a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** This project site has marginal levels of sensitive Paleontological resources. All grading activities are subject to the [County of San Diego Grading Ordinance Section 87.430](#), if any significant resources (Fossils) are encountered during grading activities.

- a. The grading contractor is responsible to monitor for paleontological resources during all grading activities. If any fossils are found greater than 12 inches in any dimension, stop all grading activities and contact PDS before continuing grading operations.
- b. If any paleontological resources are discovered and salvaged, the monitoring, recovery, and subsequent work determined necessary shall be completed by or under the supervision of a Qualified Paleontologist pursuant to the [San Diego County Guidelines for Determining Significance for Paleontological Resources](#).

**TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor is on-site performing the Monitoring duties of this condition. The [DPW, PDCI] shall contact PDS if the grading contractor or applicant fails to comply with this condition.

**AQGHG#1 - FUGITIVE DUST**

**INTENT:** In order to mitigate for fugitive dust during construction activities.

**DESCRIPTION OF REQUIREMENT:** The project applicant or designee shall implement the following measures to mitigate fugitive dust compliant with San Diego Air Pollution Control District (SDAPCD) Rule 55 and County Code Section 87.428 (Grading Ordinance):

- a. All haul/dump trucks entering or leaving the site with soil or fill material must maintain at least two (2) feet of freeboard or cover loads of all haul/dump trucks securely.
- b. Areas recently disturbed by dozer/scrapper passes and any unpaved roads within the project limits will be watered a minimum of three (3) times daily.
- c. Grading activities will be terminated in winds in excess of 25 miles per hour (mph).
- d. Dust and debris at public street access points shall be cleaned regularly using sweepers and water trucks.
- e. Dirt storage piles will be stabilized by chemical binders, tarps, fencing, or other suppression measures.
- f. Internal construction-roadways will be stabilized by paving, chip sealing or applying stabilizing chemicals after rough grading.
- g. A 15-mph speed limit on unpaved surfaces shall be enforced.

**DOCUMENTATION:** The applicant or designee shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of construction and grading. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

**ROUGH GRADING:** (Prior to rough grading approval and issuance of any building permit).

**CULT#GR-3 - ARCHAEOLOGICAL AND TRIBAL MONITORING – ROUGH GRADING**

**INTENT:** In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring:

- a. **No Archaeological Resources Encountered.** If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Native American Monitor must be included in the Negative Monitoring Report.
- b. **Archaeological Resources Encountered.** If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities



have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

**DOCUMENTATION:** The applicant shall submit the Archaeological Monitoring Report to [PDS, PPD] for review and approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center and any culturally-affiliated Tribe who requests a copy. **TIMING:** Upon completion of all earth-disturbing activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the report shall be completed. **MONITORING:** [PDS, PPD] shall review the report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

#### **PALEO#GR-2 - PALEONTOLOGICAL MONITORING**

**INTENT:** In order to comply with the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** One of the following letters shall be performed upon completion of the grading activities that require monitoring:

- a. If no paleontological resources were discovered, submit a “No Fossils Found” letter from the grading contractor to PDS stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the [County of San Diego Guidelines for Determining Significance for Paleontological Resources](#).
- b. If paleontological resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. The letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

**DOCUMENTATION:** The applicant shall submit the letter report to PDS for review and approval. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading Final Inspection ([Grading Ordinance SEC 87.421.a.2](#)), the letter report shall be completed. **MONITORING:** PDS shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

**FINAL GRADING RELEASE:** (Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).

#### **CULT#GR-4 - ARCHAEOLOGICAL AND TRIBAL MONITORING – FINAL GRADING**

**INTENT:** In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring

Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all cultural materials have been conveyed as follows:
  - (1) Evidence that all prehistoric materials collected during the archaeological monitoring program have been submitted to a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.
  - or
  - Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity and shall be accompanied by payment of the fees necessary, if required. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.
  - (2) Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.
- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

**DOCUMENTATION:** The applicant's archaeologist shall prepare the final report and submit it to [PDS, PPD] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** [PDS, PPD] shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

## **BIO#12–PERMANENT OPEN SPACE SIGNAGE & FENCING [PDS, FEE]**

**INTENT:** In order to protect the proposed open space easement from entry, the permanent fencing and signage shall be installed. **DESCRIPTION OF REQUIREMENT:** The permanent fences or walls, and open space signs shall be placed along the open space boundary as shown on the approved grading plans and the approved project development Plans for PDS2021-MUP-21-009.

- a. Evidence shall be site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent walls or fences, and open space signs have been installed.
- b. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

### **Sensitive Environmental Resources Area Restricted by Easement**

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego,  
Planning & Development Services  
Reference: PDS2021-MUP-21-009

**DOCUMENTATION:** The applicant shall install the permanent fencing and signage and provide the documentation photos and certification statement to the [PDS, PCC]. **TIMING:** Prior to the occupancy of any structure, final grading release or use of the premises in reliance of this permit, fencing and signage shall be installed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

## **BIO#13–EASEMENT AVOIDANCE [PDS, FEE]**

**INTENT:** In order to protect sensitive resources, pursuant to [County Grading Ordinance Section 87.112](#) the open space easements shall be avoided. **DESCRIPTION OF REQUIREMENT:** The easement indicated on this plan is for the protection of sensitive environmental resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. It is unlawful to grade or clear within an open space easement, any disturbance shall constitute a violation of the [County Grading Ordinance Section 87.112](#) and will result in enforcement action and restoration. The only exception(s) to this prohibition are:

1. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, (<http://www.sdcounty.ca.gov/PDS/docs/MemoofUnder.pdf>) between the wildlife agencies and the fire districts and any subsequent amendments thereto. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPW or DPR.
3. Construction, use and maintenance of multi-use, non-motorized trails.

4. Manufactured fill slopes as shown on the approved Plot Plan.

**DOCUMENTATION:** The applicant shall provide a letter statement to the [PDS, PCC] stating that all Sensitive Resource Easements were avoided during the grading construction, and that no impacts or encroachment into the open space occurred.

**TIMING:** Prior to Final Grading Release the letter verifying the easements were not disturbed shall be submitted. **MONITORING:** The [DPW, PDCI] shall not allow any grading, clearing or encroachment into the open space easement

**ORDINANCE COMPLIANCE NOTIFICATIONS:** The project is subject to, but not limited to, the following County of San Diego, State of California, and U.S. Federal Government, Ordinances, Permits, and Requirements:

**NOTICE:** The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. and/or State which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

U.S. Army Corps of Engineers: 915 Wilshire Blvd., Suite 1101, Los Angeles, CA 90017; (213) 452-3333; <http://www.usace.army.mil/>

Regional Water Quality Control Board: 2375 Northside Drive, Suite 100, San Diego, CA 92108; [RB9\\_DredgeFill@waterboards.ca.gov](mailto:RB9_DredgeFill@waterboards.ca.gov) ; <http://www.waterboards.ca.gov/sandiego/>

California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 636-3160; [AskR5@wildlife.ca.gov](mailto:AskR5@wildlife.ca.gov) ; <https://wildlife.ca.gov/>

**STORMWATER ORDINANCE COMPLIANCE:** In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects require that the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

**LOW IMPACT DEVELOPMENT NOTICE:** The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013 and amended in November 2015. *Project design shall be in compliance*

with the new Municipal Permit regulations. The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

[http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED\\_PROTECTION\\_PROGRAM/susmppdf/lid\\_handbook\\_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf)

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link <https://www.sandiegocounty.gov/content/sdc/dpw/watersheds/susmp/lid.html>.

**STORMWATER COMPLIANCE NOTICE:** Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to periodic adjustment as changes are made to the National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements imposed by the San Diego Regional Water Quality Control Board (Regional Board) on discharges from municipal separate storm sewer systems (MS4). The new MS4 Permit was adopted by the Regional Board on May 8, 2013 and amended on November 18, 2015. The County has begun the process of amending ordinances and taking other action to implement the new MS4 Permit. Additional studies and other action may be needed to comply with the new and future MS4 Permits.

**DRAINAGE:** The project shall be in compliance with the County of San Diego [Flood Damage Prevention Ordinance](#) No. 10091, adopted December 8, 2010.

**GRADING PERMIT:** A grading permit is required prior to commencement of grading per criteria of [Section 87.201 of the County Code](#).

**CONSTRUCTION/IMPROVEMENT PERMIT:** A Construction Permit is required for any and all work within the County road right-of-way. Contact Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

**ENCROACHMENT PERMIT:** An Encroachment Permit from the County of San Diego is required for any and all work and for any and all proposed/existing facilities within the County right-of-way. Documentation of approval from the Director of Public Works shall be provided to the satisfaction of the Director of Planning & Development Services.

**TRANSPORTATION IMPACT FEE:** The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 – 77.219. The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [DPW, Land Development Counter] and provide a copy of the receipt to the [DPLU, Building Division Technician] at time of permit issuance.

The undersigned, as the individual(s) with legal authority to fully represent the above-referenced project, concur with the inclusion of the above-listed amendments as conditions of approval of the referenced project.

**ADOPTION STATEMENT:** This Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

\_\_\_\_\_

on

Bianca Lorenzana, Land Use/Environmental Planner  
Project Planning Division

## Secure Space Self-Storage Bonita Letters of Comment and Responses

The following letters of comment were received from agencies, organizations, and individuals during the public review period (August 1, 2024, to September 6, 2024) of the Draft Initial Study/Mitigated Negative Declaration (IS/MND). A copy of each comment letter along with corresponding staff responses is included here. Some of the comments did not address the adequacy of the environmental document; however, staff has attempted to provide appropriate responses to all comments as a courtesy to the commenter. The comments received did not affect the conclusions of the document. Where responses to comments required minor revisions to the Draft IS/MND, changes to the text are shown in ~~strikeout~~ format. Such format shows deletions as ~~strikeout text~~ and additions as underline text.

### Global Responses

G1	Global Response 1 – Visual Aesthetics and Community Character .....	RTC-3
G2	Global Response 2 – Social and Economic Impacts.....	RTC-6

### Federal/State Agencies

A1	U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) ....	RTC-8
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### Organizations

O1	Friends of Bonita.....	RTC-15
O2	San Diego Archaeological Society .....	RTC-18

### Individuals

I1	Prince, Dan and Prudence .....	RTC-22
I2	Hernandez, Roberta via John Hernandez .....	RTC-24
I3	Aguilar, Julietta .....	RTC-27
I4	Campos, Hector .....	RTC-30
I5	Espinoza, Shanel.....	RTC-33
I6	Estill, Dennis and Michele .....	RTC-35
I7	Gonzalez, Gloria .....	RTC-37
I8	Hakim, Jehannah.....	RTC-39
I9	Hernandez, Kai .....	RTC-41
I10	Johnson, Caroline.....	RTC-43
I11	Molina, Dee.....	RTC-45
I12	Montano, Jose .....	RTC-47
I13	Paredes, Adriana .....	RTC-49
I14	Phomvongsa, Ngoctrinh .....	RTC-51
I15	Sebso, Jodi .....	RTC-53
I16	Solorzano, Tanya.....	RTC-55
I17	Wázquez, Mária .....	RTC-57
I18	Bueno, Camille .....	RTC-59
I19	Carballo, Christine .....	RTC-61
I20	Gamez, Suzet.....	RTC-63
I21	Hill, Parisa.....	RTC-65
I22	Johnson, Zane .....	RTC-68
I23	Komasa, Peter .....	RTC-70
I24	Mendez, Maritza .....	RTC-72
I25	Rucker, Holly and Antwane .....	RTC-74
I26	Valenzuela, Christina.....	RTC-76
I27	Addieg, Jennifer.....	RTC-78
I28	Kahn, Veronica .....	RTC-80
I29	Kahn, Veronica 2 .....	RTC-82
I30	Pedroza-Iñiguez, Ruby .....	RTC-84
I31	Pike, Janeen .....	RTC-86
I32	Ward, Gregory K.....	RTC-88

I33	Ward, Lynne S.....	RTC-90
I34	Salinas, Alexandria.....	RTC-92
I35	Chavez, Rachael.....	RTC-94
I36	Diamond, Megan.....	RTC-100
I37	Castro, Cheryl.....	RTC-102
I38	Corrales, Thelma and Romeo.....	RTC-104
I39	Seat, Sam and Terri.....	RTC-106
I40	Crockett, Clayton.....	RTC-109
I41	Sanford, Dixie.....	RTC-112
I42	Ymzon, Rosemary and Ramon.....	RTC-114
I43	Cornell, Nancy.....	RTC-116
I44	Breanna Frazier.....	RTC-119
I45	Bradley, Joe via Breanna Frazier.....	RTC-123
I46	Bradley, Joe.....	RTC-125
I47	Fernandez, Alex.....	RTC-127
I48	Fernandez, Carri.....	RTC-129
I49	Lloyd, Jessica.....	RTC-131
I50	Pasimio, Elizabeth.....	RTC-133
I51	Hodge, Donna.....	RTC-135
I52	Kay, Trang.....	RTC-137
I53	Rodriguez, Tirsia.....	RTC-139
I54	Slater, Glenda.....	RTC-141
I55	Witt, Dave.....	RTC-143
I56	Jake Hill.....	RTC-145
I57	Kahn, Veronica 3.....	RTC-147
I58	Barron, Jose.....	RTC-153
I59	Carter, James.....	RTC-154
I60	Fernandez, Alex.....	RTC-156
I61	Fernandez, Carri.....	RTC-159
I62	Hernandez, April.....	RTC-164
I63	Kidd, LaNelle.....	RTC-168
I64	Kidd, LaNelle.....	RTC-171
I65	Kukucheck, Mark.....	RTC-174
I66	Mercado, Anita.....	RTC-176
I67	Mercado, Jaime.....	RTC-178
I68	Nava, Lucy.....	RTC-180
I69	Navarro, Lily.....	RTC-182
I70	Reyes, Jasmine.....	RTC-184
I71	Santos, Cathleen Denise.....	RTC-186
I72	Stonehouse, Stephen and Elizabeth.....	RTC-188
I73	Ulrich, Eric.....	RTC-193
I74	Valdez, Frank.....	RTC-195
I75	Ward, Greg.....	RTC-197
I76	Heavilin, Susan.....	RTC-199
I77	Krzywicki, Susan.....	RTC-201
I78	Ray, Dave.....	RTC-231
I79	Taylor, Harriet.....	RTC-233
I80	Barron, Jose.....	RTC-239
I81	Mercado, Anita.....	RTC-241
I82	Slater, Glenda.....	RTC-243



## **Global Response GR-1**

### **Potential Impacts to Visual Aesthetics and Community Character**

A number of commenters stated concerns that implementation of the Secure Space Self-Storage Bonita (project) would result in changes to the visual character of the community. These issues are analyzed extensively in Section I, Aesthetics, of the Initial Study.

The main visual concerns raised by the commenters are (1) the project would not align with the existing community character and (2) the project would visibly stand out on the currently vacant project site and negatively affect the “open space area.” The following responses addresses both concerns.

As detailed in Section I of the Initial Study, the project would have a less-than-significant Aesthetics impact under CEQA. The commenters have not supported their arguments with any evidence, let alone required substantial evidence. [Citizens for Responsible Equitable Environmental Development v. City of Chula Vista (2011) 197 Cal.App.4th 327, 335]. Under CEQA and the CEQA Guidelines, substantial evidence does not include “argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment.” [Pub. Res. Code § 21080(e); 14 CCR §§ 15064(f)(6) and 15384].

#### **Project Setting**

As explained in the Initial Study, the project site is currently undeveloped and the land uses surrounding the project site are primarily residential and recreational. Residential uses are located adjacent to the project site to the south and to the west across Quarry Road. West of Sweetwater Road is the County Animal Shelter. The Bonita Golf Course is located to the south and Sweetwater Summit Regional Park and the Sweetwater Reservoir are located to the east, across State Route (SR-) 125.

#### **Existing Visual Character**

The visual character of a community is the objective composition of the visible landscape within a viewshed. It can include patterns, elements lines, form, color, and texture and is commonly discussed in terms of dominance, scale, diversity, and continuity. Visual quality is the viewer’s perception of the visual environment and varies based on exposure, sensitivity, and expectation of the viewers.

The existing visual character of the project site and surroundings can be characterized as rural with substantial surrounding open space; however, the only designated public open space land is the Sweetwater Summit Regional Park and Sweetwater Reservoir located to the east, across SR-125. There are also existing residential, civic, and commercial uses in the vicinity of the project site. The freeway interchange, which includes several freeway bridges associated with SR- 125 and SR-54, is a substantial existing visual feature.

#### **Project Design Measures**

As detailed below, the project includes various design measures to help maintain the existing visual character of the area, including building setbacks, building design in conformance with the Sweetwater Community Plan and Design Guidelines, and perimeter landscaping. It should be noted that the project site is not public open space and is zoned for future development.

## Setbacks

As explained in Section I of the Initial Study, the project site is 10.74 acres, but the proposed buildings would be limited to a 4.99-acre area to minimize visual impacts. The proposed buildings would be set back from the public road and nearby residences (see below) and would be located partially underground to reduce building height. Moreover, as part of the project, a biological open space easement will be dedicated over 1.97 acres of the project site, which will not be developed, thereby allowing for the retention of views of existing undeveloped land.

As explained in Section I of the Initial Study, the residences to the south would be approximately 85 to 100 feet from the main self-storage facility building, which would be screened by elevated topography and existing and proposed landscaping, including new trees that are expected to exceed 20 feet in height once fully grown. The other nearby residences are across Quarry Road. The leasing office would be located over 60 feet from Quarry Road; the main self-storage facility building would be located over 200 feet from Quarry Road; and the covered recreational vehicle parking would be located 60 feet from Quarry Road and buffered by landscaping. See below for more information about the perimeter landscaping proposed as part of the project.

As explained in Section I of the Initial Study, by distancing the proposed buildings from the western property lines and increasing the distance at which views would be experienced from certain off-site public vantage points, the apparent scale of the proposed project, where visible, would be reduced. More specifically, as explained in Section I of the Initial Study, the plot plan, elevations, landscape plan, and visual simulations illustrate that the proposed buildings would be unobtrusive to the surrounding viewshed. The project site is at a low elevation in relation to surrounding views, which would reduce visibility of proposed buildings from surrounding viewpoints. Other than the view from Sweetwater Road and Quarry Road, which would be screened by existing and proposed landscaping (see below), public views of the site would be limited. The project site would not be visible from the Sweetwater Summit Regional Park or campground area due to intervening topography.

## Building Design

As described in Section I of the Initial Study, the proposed buildings would be compatible with the visual character and quality of other development in the area as the project has been designed to be in conformance with the Sweetwater Community Plan and Design Guidelines. The project would incorporate design features such as landscape screening, use of muted colors and tones (sandstone, grays, tans) for the proposed buildings, and increased setbacks to blend in with the surrounding landscape. The project buildings have been designed to be one- and two-story buildings in muted tones with low-pitched roofs to mimic the character of existing uses found in the project vicinity. The design of the building façade for the main storage facility building breaks up the otherwise elongated elevations through a series of plane and material changes and expressed pitched roofs. This design approach further reduces the potential for the building to visually dominate the project site or to conflict with the building size of other use types in the area.

## Perimeter Landscaping

As explained in the Initial Study (project description), the landscaping plan for the project (Initial Study Figure 7) was prepared demonstrating compliance with the County of San Diego Landscape Regulations and Sweetwater Community Plan, including the extent and type of irrigation and plantings proposed. Landscaping is proposed along the perimeter of the project site and would consist of a drought tolerant style landscape with a mixture of trees, shrubs, and ground cover. The project would result in 64 net new trees (for a total of 80 trees), which are expected to exceed 20 feet in height once fully grown. The perimeter landscaping would enhance the visual appearance of the project site once developed and help screen views into the project site from off-site public vantage points (e.g., Quarry Road and Sweetwater

Road). As described in Section I of the Initial Study, the appearance of the project elements within the landscape is not anticipated to significantly detract from or contrast with the existing visual character and/or quality of the surrounding neighborhood, community, or localized area.

## **Global Response GR-2 Potential Social and Economic Impacts**

A number of commenters stated concerns that implementation of the Secure Space Self-Storage Bonita (project) and other cumulative projects would result in socioeconomic impacts, such as reduced home and property values in the area, reduced quality of life, and increases in people experiencing homelessness in the area.

### **Social and Economic Impacts and the California Environmental Quality Act**

Several commenters submitted comments suggesting that self-storage facilities would attract crime, homeless/unhoused persons, and/or lower property values in the area. These types of concerns, which fall under a broader social and economic category, are not considered to be environmental impacts under the California Environmental Quality Act (CEQA). CEQA requires an analysis of physical impacts to the environment; it does not require analysis of social and economic impacts. Under CEQA, “an economic or social change by itself shall not be considered a significant effect on the environment” (14 California Code of Regulations [CCR] §§ 15131 and 15382). Effects analyzed under CEQA must be related to a physical change [14 CCR § 15358(b)]. Social and economic impacts alone do not constitute a significant effect on the environment [14 CCR §§ 15064(e), 15131, and 15382].

### **Concerns About Property Values**

Potential property value loss is a type of social and economic impacts that in and of themselves are not physical impacts required to be included in a CEQA analysis. Multiple court cases have demonstrated these findings, including but not limited to the following:

- *Preserve Poway v. City of Poway* (2016, 245 Cal.App.4th 560, 576), which determined that social and psychological effects of a project’s change to community character are not environmental impacts subject to CEQA.
- *Porterville Citizens for Responsible Hillside Development v. City of Porterville* (2007, 157 Cal.App.4th 885, 903), where the court opined that “[u]nsubstantiated fears about potential economic effects [i.e., impacts on existing home values] are not environmental impacts that are considerable under CEQA.”
- *Hecton v. People ex rel Department of Transportation* (1976, 58 Cal.App.3d 653, 656), which determined that CEQA is not designed to protect against decline in commercial value of property adjacent to a public project.

In general, claims of diminished property value through decreased marketability are based on the reported concern about visual impacts. These issues are analyzed extensively in Section I, Aesthetics, of the Initial Study and Global Response G-1.

Moreover, the commenters have not supported their arguments with any evidence, let alone required substantial evidence. [*Citizens for Responsible Equitable Environmental Development v. City of Chula Vista* (2011) 197 Cal.App.4th 327, 335]. Under CEQA and the CEQA Guidelines, substantial evidence does not include “argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment.” [Pub. Res. Code § 21080; and 14 CCR §§ 15064(f)(6) and 15384]. These comments are not supported by any evidence that demonstrates a consistent and quantifiable relationship between the proposed self-storage facility and an economic impact (e.g., reduction in property values) that would result in a physical change to the environment under CEQA. As

explained by the Third District Court of Appeals: “CEQA is concerned with physical changes in the environment” and “an economic or social change by itself is not considered a significant effect on the environment.” [Chico Advocates for a Responsible Economy v. City of Chico (Walmart Inc., Real Party in Interest) (2019) 40 Cal.App.5th 839, 848.]

## **Concerns About Attracting Unhoused Persons and Crime**

Commenters also mentioned concerns that the project would bring crime and homeless/unhoused persons to the project site. With all due respect to the concerns raised by the commenters, these potential issues are not considered to be environmental impacts under CEQA [14 CCR §§ 15064(e), 15131, and 15382]. As with property values, crime is considered a social impact (see the foregoing analysis). This is not a concern that is directly related to an environmental impact threshold and is therefore not addressed under CEQA. In the case of *Citizens Against the 24th St. Widening Project v. City of Bakersfield*, No. F074693 (Cal. Ct. App. Jul. 2, 2018), the court found that crime on a temporarily vacant site is a social, not environmental, concern and that the environmental impact report in discussion was not required to address the potential crime of the interim use of the project site.

As mentioned under the property value discussion above, the commenters have not supported their arguments with any evidence, let alone required substantial evidence. [*Citizens for Responsible Equitable Environmental Development v. City of Chula Vista* (2011) 197 Cal.App.4th 327, 335]. Under CEQA and the CEQA Guidelines, substantial evidence does not include “argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment.” [Pub. Res. Code § 21080(e); and 14 CCR §§ 15064(f)(6) and 15384]. These comments are not supported by substantial evidence that demonstrates a consistent and quantifiable relationship between the proposed self-storage facility and crime that would result in a physical change to the environment under CEQA.

Furthermore, once completed, the storage units and recreational vehicle storage area would be surrounded by a six-foot-tall, wrought iron fence, and security cameras would be placed around the buildings and property to deter incidences of crime or illegal or unauthorized use of the project site.

**Comment Letter A1**

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U.S. FISH AND WILDLIFE SERVICE  
Carlsbad Fish and Wildlife Office  
2177 Salk Avenue, Suite 250  
Carlsbad, California 92008



CALIFORNIA DEPARTMENT OF  
FISH AND WILDLIFE  
South Coast Region  
3883 Ruffin Road  
San Diego, California 92123

In Reply Refer to:  
FWS/CDFW-24-0132119\_CEQA\_SD

September 6, 2024  
*Sent Electronically*

Bianca Lorenzana  
Land Use/Environmental Planner  
County of San Diego, Planning & Development Services  
5510 Overland Avenue, Third Floor  
San Diego, California 92123  
[Bianca.Lorenzana@sdcounty.ca.gov](mailto:Bianca.Lorenzana@sdcounty.ca.gov)

Subject: Secure Space Self-Storage Bonita Project, Initial Study/Mitigated Negative Declaration (IS/MND), CEQA-2024-2777-0000-R5

Dear Bianca Lorenzana:

The U.S. Fish and Wildlife Service (Service) and California Department of Fish and Wildlife (Department), collectively referred to as the Wildlife Agencies, have reviewed the Initial Study/Mitigated Negative Declaration (IS/MND) and associated documents for the proposed Secure Space Self-Storage Bonita Project (Project). The comments provided in this letter are based on information provided in the IS/MND; our knowledge of sensitive and declining species and their habitats in the region; and our participation in regional conservation planning efforts, including the County of San Diego's Subregional Multiple Species Conservation Program (MSCP).

A1-1

**WILDLIFE AGENCIES' ROLES**

The primary concern and mandate of the Service is the protection of fish and wildlife resources and their habitats. The Service has legal responsibility for the welfare of migratory birds, anadromous fish, and threatened and endangered animals and plants occurring in the United States. The Service is also responsible for administering the Federal Endangered Species Act of 1973 (Act), as amended (16 U.S.C. 1531 *et seq.*), including habitat conservation plans (HCP) developed under section 10(a)(1)(B) of the Act.

The Department is a Trustee Agency with jurisdiction over natural resources affected by the project [California Environmental Quality Act (CEQA) Guidelines §15386] and is a Responsible Agency under CEQA Guidelines Section 15381 over those aspects of the proposed project that come under the purview of the California Endangered Species Act (CESA; Fish and Game Code §2050 *et seq.*) and Fish and Game Code Section 1600 *et seq.* The Department also administers the Natural Community Conservation Planning (NCCP) Program, a California regional habitat conservation planning program. The County participates in the NCCP program through implementation of their MSCP Subarea Plan (SAP).

A1-2

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Bianca Lorenzana (FWS/CDFW-24-0132119- CEQA\_SD)

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The Department issued Natural Community Conservation Plan Approval and Take authorization for the SAP per section 2800, et seq., of the California Fish and Game Code, and the Service issued an incidental take permit under section 10(a)(1)(B) of the Act in March 1998. The SAP establishes a multiple species conservation program to minimize and mitigate habitat loss and provides for the incidental take of covered species in association with activities covered under the permit.

A1-2  
(cont.)

Compliance with approved habitat plans, such as the SAP, is discussed in CEQA. Specifically, section 15125(d) of the CEQA Guidelines requires that the CEQA document discuss any inconsistencies between a proposed project and applicable general plans and regional plans, including habitat conservation plans and natural community conservation plans. An assessment of the impacts to the SAP because of this Project is necessary to address CEQA requirements.

A1-3

**PROJECT DESCRIPTION AND SUMMARY**

The Project is located south of the intersection of Sweetwater Road and Quarry Road, within Township 17 South, Range 01 West, of the U.S. Geological Survey (USGS) National City quadrangle (USGS 1996) in the unincorporated community of Bonita in the County of San Diego; Assessor’s Parcel Numbers 586-050-36, 586-050-44, and 586-050-48. Per the Initial Study (IS), the habitat types that occur in the survey area include Arundo-dominated riparian, Diegan coastal sage scrub, disturbed Diegan coastal sage, non-native riparian, non-native grassland, and disturbed habitat.

A1-4

The proposed Project will construct an approximately 132,425-square-foot (sf) self-storage facility with an approximately 1,000-sf leasing office, 109 covered RV parking spaces, 21 standard passenger vehicle parking spaces, community trails, multi-use pathway, and frontage improvements, that would impact approximately 8.79 acres of the Project site, and off-site grading would impact an additional 0.24 acre, for a total area of disturbance of 9.03 acres. The Project includes the dedication of a biological open space easement over 1.97 acres in the northern portion of the Project site.

A total of four special-status wildlife species were detected on or within 500 feet of the survey area during the 2024 surveys, including the federally endangered least Bell’s vireo (*Vireo bellii pusillus*; vireo) and threatened coastal California gnatcatcher (*Polioptila californica californica*; gnatcatcher), both of which are covered species in the SAP. The Project site also supports three sensitive plant species: California adolphia (*Adolphia californica*), San Diego County viguiera (*Bahiopsis laciniata*), and singlewhorl burrobush (*Ambrosia monogyra*).

**COMMENTS AND RECOMMENDATIONS**

The Wildlife Agencies offer the following comments and recommendations to assist the County in avoiding, minimizing, and adequately mitigating Project-related impacts to biological resources and to ensure the Project is consistent with the County’s MSCP SAP.

A1-5

- 1) Impacts to Diegan Coastal Sage Scrub Occupied by Gnatcatcher: The IS/MND identified a nesting pair of gnatcatchers within the Diegan coastal sage scrub that will be removed as part

A1-6

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Bianca Lorenzana (FWS/CDFW-24-0132119- CEQA\_SD)

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of the Project. The IS/MND states that since the Project site is not adjacent to preserved habitat within the Pre-Approved Mitigation Area (PAMA), the land to the south and west is currently developed, and the land to the north and east is designated as Take Authorized, the site does not qualify as a Biological Resource Core Area (BRCA).

A1-6  
(cont.)

However, the land to the east of the Project site designated as Take Authorized was conserved by CalTrans. Based on surrounding conserved lands with high quality Diegan coastal sage scrub habitat, the Wildlife Agencies do not agree that the Project site does not qualify as BRCA and request that the mitigation strategy be revised to a minimum ratio of 1.5:1 consistent with the County’s SAP implementing documents. We note that the proposed biological open space easement over the 1.97 acres in the northern portion of the Project site has conservation value because it abuts existing conserved lands.

- 2) Additional Comments on the Mitigation Strategy: The IS/MND identified that the preferred mitigation option would be to purchase credits at the Willow Road Conservation Bank; this bank is currently sold out of non-native grassland credits. Uptiering to Tier II credits is a viable option. Depending on Project timing, an alternative bank, such as Ramona Grasslands, may also be a suitable alternative mitigation option.

A1-7

In addition, the MND states that if credits are unavailable for purchase and the applicant chooses to purchase habitat within a BRCA in the SAP instead, prior to purchasing the land for the proposed mitigation, the location should be pre-approved by the County’s Planning and Development Services. The Wildlife Agencies request that the avoidance and minimization measures BIO#3 and BIO#4 be revised to state that the proposed mitigation site must also be approved by the Wildlife Agencies.

A1-8

The following comments (3, 4, and 5) are specific to the Department:

- 3) The Department has regulatory authority over activities in streams and/or lakes that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of any river, stream, or lake or use material from a river, stream, or lake. For any such activities, the Project applicant (or “entity”) must provide written notification to the Department pursuant to section 1600 *et seq.* of the Fish and Game Code. Based on this notification and other information, the Department determines whether a Lake and Streambed Alteration Agreement (LSAA) with the applicant is required prior to conducting the proposed activities. The Department’s issuance of a LSAA for a project that is subject to CEQA will require CEQA compliance actions by the Department as a Responsible Agency. The Department as a Responsible Agency under CEQA may consider the County’s MND for the project. To minimize additional requirements by the Department pursuant to section 1600 *et seq.* and/or under CEQA, the County’s document should fully identify the potential impacts to any stream or riparian resources and provide adequate avoidance, mitigation, monitoring, and reporting commitments for issuance of the LSAA. Whether an LSAA is required to satisfy the requirements of section 1600 *et seq.* can only be determined at the time a formal Notification package is submitted to the Department. If any proposed trail segments impact drainages or channels that include associated riparian

A1-9

A1-10



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resources, we strongly encourage the County to consider submitting a streambed notification package to the Lake and Streambed Alteration Program.

A1-10  
(cont.)

4) CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations [Pub. Resources Code, § 21003, subd. (e)]. Accordingly, please report any special status species and natural communities detected during Project surveys to the CNDDDB. The CNDDDB field survey form can be found online at [Submitting Data to the CNDDDB \(ca.gov\)](#)<sup>1</sup>.

A1-11

5) The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by the Department. Payment of the fee is required for the underlying Project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

A1-12

We appreciate the opportunity to comment on the IS/MND and look forward to our continued collaboration in implementing the County’s MSCP SAP. If you have questions or comments regarding this letter, please contact Katrina Rehrer<sup>2</sup> of the Department or Eric Porter<sup>3</sup> of the Service.

A1-13

Sincerely,

**JONATHAN  
SNYDER**

Digitally signed by  
JONATHAN SNYDER  
Date: 2024.09.04 12:49:31  
-07'00'

Jonathan D. Snyder  
Assistant Field Supervisor  
U.S. Fish and Wildlife Service

Signed by:  
  
AD7D070BCB66466...

Glen M. Lubeke  
Environmental Program Manager  
California Department of Fish and Wildlife

ec:

[Melanie Burlaza](#),<sup>4</sup> CDFW  
[Jonathan D. Snyder](#),<sup>5</sup> Service  
[Susan Wynn](#),<sup>6</sup> Service

<sup>1</sup> <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>

<sup>2</sup> [Katrina.Rehrer@wildlife.ca.gov](mailto:Katrina.Rehrer@wildlife.ca.gov)

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Bianca Lorenzana (FWS/CDFW-24-0132119- \_CEQA\_ SD)

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## References

California Department of Fish and Wildlife. 2024. California Natural Diversity Database.  
Available from: <https://wildlife.ca.gov/Data/CNDDB>.

California Department of Fish and Wildlife. 2024. Lake and Streambed Alteration  
Program. Available from: <https://wildlife.ca.gov/Conservation/LSA>

San Diego County Multiple Species Conservation Program. MSCP Plan. 1998.

## **Response to Comment Letter A1 United States Fish and Wildlife Service California Department of Fish and Wildlife**

**A1-1:** The comment is an introduction to the letter. It does not provide a critique of the environmental analysis in the Draft Mitigated Negative Declaration (MND). No response is necessary.

**A1-2:** The comment provides an overview of the roles of the United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW). This comment is noted; no response is necessary.

**A1-3:** The comment also provides that an analysis of consistency with the County of San Diego (County) Multiple Species Conservation Program Subarea Plan is required under CEQA. The Initial Study analyzes consistency with the County Multiple Species Conservation Program Subarea Plan and concludes that habitat-based mitigation is required to address potential impacts to special-status species, which would be mitigated to below a level of significance through the habitat-based compensation required for the impacts to Diegan coastal sage scrub and non-native grassland pursuant to Draft MND mitigation measure BIO#3.

**A1-4:** The comment summarizes the project location and development details. It also lists the special-status wildlife species and sensitive plant species found on or within 500 feet of the survey area. It should be noted that two (not four) special-status wildlife species were observed either on-site, coastal California gnatcatcher (*Polioptila californica californica*) or adjacent to the site (within the 100-foot, off-site survey buffer), least Bell's vireo (*Vireo bellii pusillus*). In addition, of the three sensitive plant species observed, two of these, San Diego County viguiera (*Bahiopsis laciniata*) and singlewhorl burrobush (*Ambrosia monogyra*) were observed in the 100-foot, off-site survey buffer; whereas the third, California adolphia (*Adolphia californica*), was observed on-site. The comment does not critique the environmental analysis of the Draft MND; no additional response is necessary.

**A1-5:** This comment introduces the USFWS and CDFW comments on the Draft MND. No response is necessary.

**A1-6:** This comment pertains to impacts to Diegan coastal sage scrub occupied by coastal California gnatcatcher. The comment states that because the land to the east of the project site, which is designated as Take Authorized, has been conserved by the California Department of Transportation and contains high quality Diegan coastal sage scrub habitat, the project site would qualify as Biological Resource Core Area. This land was correctly identified as Take Authorized in the Initial Study and Draft MND. Due to the USFWS and CDFW assertion that the project site qualifies as a Biological Resource Core Area, the USFWS and CDFW request revising the replacement ratio for the Diegan coastal sage scrub to be 1.5:1 instead of 1:1. This revision has been made to mitigation measure BIO#1 in the Final MND, and the project applicant would purchase qualifying mitigation credits and/or replacement land at this updated ratio. The comment about the conservation value of the proposed 1.97-acre open space easement in the northern portion of the project site has been noted.

**A1-7:** The comment is noted. The Initial study indicates non-native grassland credits are anticipated to be purchased from the Willow Road Conservation Bank; however, if credits for non-native grassland, or equivalent Tier III habitat, are not available at the time the request is made, the Initial Study provides that the project is required to utilize a County Conservation Bank with Signed Implementing Agreements with USFWS and CDFW. Accordingly, Draft MND mitigation measure BIO#4 provides that the mitigation bank shall be approved by CDFW. No MND revisions based on this comment are required. The comment about an alternative bank, such as Ramona Grasslands, has been noted.

**A1-8:** The comment requests that mitigation measures BIO#3 and BIO#4 in the Draft MND be revised to include the Wildlife Agencies (CDFW and USFWS) in the approval of any off-site replacement land purchase. Sections b(1) of both BIO#3 and BIO#4 have been revised to require pre-approval by CDFW and USFWS prior to the purchase of replacement land for mitigation.

**A1-9:** This comment summarizes the CDFW's role in enforcing section 1600 *et seq.* of the California Fish and Game Code and the issuance of a Lake and Streambed Alteration Agreement (LSAA). This comment does not critique the environmental analysis of the Draft MND; therefore, no response is necessary.

**A1-10:** The comment states that the CEQA document prepared for the project should fully identify the potential impacts to any stream or riparian resources and provide adequate avoidance, mitigation, monitoring, and reporting commitments for issuance of the LSAA, if required for the project. The potential for stream or riparian resources to occur on the project site are analyzed in Section IV(c) of the Initial Study. As described in that section, "no jurisdictional wetlands or waterways [are] present within the project's impact area of disturbance, [so] no direct impacts to wetland or water resources would occur. However, the Sweetwater River, which occurs approximately 300 feet off-site to the east, and the drainage in the off-site survey buffer to the north are both expected to be waters of the U.S. under U.S. Army Corps of Engineers jurisdiction and waters of the state under CDFW and RWQCB jurisdiction. Indirect impacts (e.g., fugitive dust, chemical/particulate pollution, and non-native plant species introduction) to these potentially jurisdictional features would be prevented through implementation of Mitigation Measure BIO-2." BIO-2 requires consistency with best management practices (BMPs) for construction that are consistent with the County's BMP design manual and Watershed Protection Ordinance. These BMPs include measures that require the use of silt fencing, water trucks, fiber rolls, and drip pans, require construction activities to occur onsite, and require lighting to be directed away from adjacent land uses. As there were no stream or riparian resources identified on-site and indirect impacts to potential off-site resources were found to be less than significant, no LSAA permitting or notification would be required for the project.

**A1-11:** This general comment is noted. RECON has provided all survey data to the California Natural Diversity Database. This comment does not raise an issue regarding the adequacy of the analysis contained within the Draft MND; therefore, no response is required.

**A1-12:** This comment is noted. CDFW fees will be paid upon filing of the project's Notice of Determination in accordance with CEQA. This comment does not raise an issue regarding the adequacy of the analysis contained within the Draft MND; therefore, no response is required.

**A1-13:** This comment concludes the letter. No response is necessary.

Comment Letter O1

Nora Vargas  
Planning Commissioner Ginger Hitzke

RE: Opposition to Two Self-Storage Developments in Bonita

Please consider the following:

- The vast majority of self-storage facilities are built in neighborhoods with a large number of apartments and condos. Most of these small living units have no garages, only surface parking. So, there is no place to store personal belongings. **There are zero apartments in Bonita and zero condos without garages.**
- The average price of a storage unit in the proposed facilities will be \$300 to \$400 a month. Bonita homes have garages and are on large lots that have room for a storage shed. A storage shed at Home Depot costs \$1,800. Would you pay \$3,600 to \$4,800 a year to rent a storage unit, when you can own the same size shed for \$1,800?
- It has been stated that the self-storage facilities planned for Bonita are needed because of the number of ADU units being built. **These two proposed self-storage facilities will have over 1200 units. There are approximately 3,600 homes in all of Bonita. Do you think that 30% of all the homes in Bonita will be building ADU units?**

O1-1

The two proposed self-storage facilities will get little use by residents of Bonita. These facilities will be used by people living outside Bonita (Spring Valley, Paradise Hills). This will bring traffic to Bonita's already crowded streets. **The manager of the self-storage facility next to the Spring Valley Swap Meet stated that 80% of the units are used by swap meet vendors. The manager told me that if the self-storage facilities are built in Bonita, most of the units will be rented to swap meet vendors for the Spring Valley Swap Meet.** The self-storage building proposed on Quarry Road is only a little more than a mile from the swap meet.

O1-2

The proposed self-storage facility on Bonita Road will be a 30-foot-tall self-storage building built 20 feet from the rear yard property line of adjacent homes. Would you be okay with that? How do you think the homeowners on Bonita Glen Terrace will feel when ACE self-storage industrial buildings are 20 feet away from their rear yards? The 30-foot-tall buildings will block out the sun in the afternoons. Renters of self-storage units will be loading and unloading, or picking up their stuff from 7:00 a.m. to 9:00 p.m., seven days a week.

O1-3

Would you want the noise of cars and trucks driving on the self-storage road which would be twenty feet from your rear yard? Would you want to sit in your house and watch strangers loading or unloading their trucks? Would you want these strangers looking through the windows of your home?

The homes on Quarry Road and Bonita Glen Terrace are zoned Rural Residential. The owners bought their homes knowing that the adjacent vacant land was also zoned Rural Residential. They bought their homes to enjoy Bonita's rural character. The homeowners on Quarry Road and Bonita Glen Terrace also bought their homes knowing that the vacant land across the street was zoned Rural Residential. **The homeowners on both Quarry Road and Bonita Glen Terrace bought homes in Bonita to enjoy the rural character of Bonita. Industrial buildings next to homes in Bonita, on land zoned Rural Residential, is inappropriate and will forever change the community character of Bonita.**

O1-4

O1-5

Please do not allow the proposed self-storage industrial buildings to be built in Bonita.

Very truly yours,

Friends of Bonita

## Response to Comment Letter O1 Friends of Bonita

**O1-1:** The commenter states that self-storage facilities are typically built in neighborhoods with a large number of multi-family housing units because those smaller units do not have garages. The commenter states that there are no multi-family units in Bonita without garages. The commenter compares the price of renting a storage space to buying a storage shed and makes the argument that homeowners in Bonita would not rent a storage space. Finally, the commenter questions whether self-storage facilities are needed for potential future accessory dwelling units constructed in Bonita.

These comments pertain to the population that will use the self-storage spaces and does not raise an issue regarding the adequacy of the analysis contained within the Draft Mitigated Negative Declaration (MND); therefore, no response is required.

**O1-2:** The commenter states that the self-storage facilities would not be used by residents of Bonita. The commenter shares that the manager of another storage-facility in the area explained that eighty percent of the units are used by Spring Valley Swap Meet vendors. The commenter goes on to state that the self-storage units constructed at the project site would be used by vendors for the Spring Valley Swap Meet. The commenter claims that this will bring traffic to Bonita's streets.

This comment pertains to the operations of a self-storage facility in Paradise Hills that is not part of the project and contains speculation regarding the potential types of users of the self-storage units on the project site. As explained in the Initial Study, in December 2018, new California Environmental Quality Act (CEQA) Guidelines were approved that shifted traffic analysis from delay and operations to vehicle miles traveled (VMT) when evaluating transportation impacts under CEQA, and it was determined that project VMT impacts would be less than significant. This comment does not raise an issue regarding the adequacy of the analysis contained within the Draft MND; therefore, no further response is required.

**O1-3:** The commenter describes features of the project including the height, proximity to adjacent homes, and operational hours. The commenter questions whether homeowners would be comfortable having future customers from the self-storage facility using the facilities throughout the week. The commenter states concerns in the form of questions regarding noise of cars and trucks driving on the self-storage road, access to sunlight, and potential privacy concerns.

Noise impacts are discussed in Section XIII of the Initial Study, which explains that on-site generated noise would not exceed noise level limits established in the County of San Diego's Noise Ordinance, and impacts would be less than significant. No evidence has been provided to the contrary.

Regarding visibility of the project site from adjacent properties, Section I, Aesthetics, of the Initial Study includes a thorough analysis of the project's potential impacts on visual and community character. The project has been designed in conformance with the Sweetwater Community Plan and Design Guidelines, so the architecture of the building would be compatible with other surrounding land uses. To minimize the visual presence and bulk of the project on the project site, the placement of proposed buildings would be set back from the public road and located partially underground. The commenter incorrectly states that the proposed buildings would be 20 feet from the rear yards of adjacent residences. As explained in the Initial Study, the residences to the south would be approximately 85 to 100 feet from the main self-storage facility building, which would be screened by elevated topography and existing and proposed landscaping, including new trees that are expected to exceed 20 feet in height once fully grown. The other nearby residences are across Quarry Road. As explained in the Initial Study, the leasing office would be located over 60 feet from Quarry Road; the main self-storage facility building would be located over 200 feet from Quarry Road; and the covered recreational vehicle parking would be located 60 feet

from Quarry Road and buffered by landscaping. See Global Response GR-1 for a more detailed response regarding visual concerns.

Regarding access to sunlight, this issue is not an impact topic area under CEQA. For informational purposes, access to sunlight is not expected to be impacted because of the distance between the buildings on the project site and existing residences, as detailed above. The residences to the south would also benefit from elevated topography.

**O1-4:** The commenter states that the properties adjacent to the project site are zoned rural residential. The commenter goes on to state that property owners adjacent to the project site purchased their homes because the neighborhood is residential with rural character. Finally, the commenter states that the project is proposing an inappropriate use and will negatively impact the community character of the community.

This comment contains speculation regarding why owners adjacent to the project site purchased their homes. Regarding a potential impact to community character, as described in Section I, Aesthetics, of the Initial Study, the project has been designed in conformance with the Sweetwater Community Plan and Design Guidelines, so the architecture of the building would be compatible with other surrounding land uses. To minimize the visual presence and bulk of the project on the project site, the placement of proposed buildings would be set back from the public road (see response O1-3 above) and located partially underground. Perimeter landscaping would also enhance the visual character and block off-site views of the project. See also Global Response GR-1 for a more detailed discussion about community character and visual appearance on the project site.

**O1-5:** The commenter states opposition to the project. In response, the County of San Diego acknowledges the commenter's opposition to the project. The comment does not raise an issue regarding the adequacy of the analysis contained within the Draft MND; therefore, no further response is required.



**San Diego County Archaeological Society, Inc.**

Environmental Review Committee

August 12, 2024

To: Ms. Bianca Lorenzana  
Department of Planning and Development Services  
County of San Diego  
5510 Overland Avenue, Suite 210  
San Diego, California 92123

Subject: Draft Mitigated Negative Declaration  
Secure Space Self Storage Bonita

Dear Ms. Lorenzana:

I have reviewed the subject DMND on behalf of this committee of the San Diego County Archaeological Society.

O2-1

Based on the information contained in the DMND and the cultural resources survey report posted on the PDS website, we have the following comments:

1. Section 1.2.2 of the survey reports states incorrectly that the 1953 aerial photo is “the first available aerial”. It is not, by 25 years. The first aerial photo series of the county is the “Tax Factor” series shot for the County Assessor from late 1928 through early 1929. They are readily available at the Cartographic Services unit of the County’s Department of Public Works in Kearny Mesa, and at a few other sources. It is unacceptable to not have researched those photographs, of which RECON certainly should have been aware. It could potentially even identify areas where archaeological testing should precede project approval. The report needs to be revised as necessary, and potentially recirculated. And all the aerial photos should be in the hands of the archaeological monitor, to help identify the locations of potential features, such as any privies and trash deposits.
2. Part of the revision of the survey report also needs to be to the mitigation recommendations in Section 5.2. As written, they appear to consider only the possibility of encountering Tribal resources. It appears that the authors do not anticipate any historic period recovery will be done. The DMND utilizes the County’s normal wording, which specifies that such material is curated, not repatriated.

O2-2

O2-3




Comment Letter O2 (cont.)

Please advise us when an updated cultural resources survey report is available. Depending upon what it (and any testing, if required) shows, a revision to the initial study and DMND may even be necessary.

O2-4

Sincerely,

  
James W. Royle, Jr., Chairperson  
Environmental Review Committee

cc: RECON  
SDCAS President  
File

## Response to Comment Letter O2 San Diego Archaeological Society

**O2-1:** This is an introductory comment. No response is required.

**O2-2:** The commenter states that Section 1.2.2 of the Cultural Resources Survey for the Secure Space Self-Storage Bonita Project (project) incorrectly states that the earliest aerial photo available is the 1953 aerial photo. The commenter also states that aerial photos from late 1928 to early 1929 are the earliest available. The commenter states that the archaeological monitor should be given these earlier aerial photos to help identify the locations of potential features, such as any privies and trash deposits.

When preparing the report, online historic aerial photographs were used for the analysis that was included in the Cultural Resources Survey. To address this commenter's concern, this clarification has been made in the text of the Cultural Resources Survey. The revised survey is included as Appendix D to the Initial Study. The 1953 photograph is the earliest available online at [www.historicaerials.com](http://www.historicaerials.com). Earlier topographic maps from 1908, 1911, 1915, 1920, 1928, 1932, and 1941 do not exhibit any structures in the project area. The 1953 photograph corresponds with the 1944 topographic map, in which a structure first appears on the project site. No evidence has been provided to the contrary.

Furthermore, the Phase I and Phase II Environmental Assessment Report included the 1928 aerial photograph, which exhibits undeveloped land with no structures on the project site. This report is included as Appendix G of the Initial Study.

Regarding the concern about identifying privies and trash deposits, the archaeological and Native American monitor would observe all areas of the project site with equal attention during construction, and if privies or trash deposits or prehistoric deposits are encountered, the inadvertent discovery protocol outlined in mitigation measure CULT#1 detailed in the Draft Mitigated Negative Declaration (MND) would be implemented. Based on the discussion above, new mitigation measures would not be warranted and recirculation of the Draft MND is not required.

**O2-3:** The commenter states that the mitigation recommendations of the Cultural Resources Survey need to be revised to anticipate historic period recovery.

To offer clarification, see Draft MND mitigation measure CULT#2, which addresses historic period recovery. The mitigation recommendations in Section 5.2 of the Cultural Resources Survey account for all potentially significant cultural resources (historic and prehistoric archaeological resources and Tribal cultural resources). The County of San Diego (County) Guidelines for Determining Significance define the term "cultural resources" to be "the tangible or intangible remains or traces left by prehistoric or historical peoples who inhabited the San Diego region. Cultural resources can also include traditional cultural places, such as gathering areas, landmarks, and ethnographic locations." The second bullet point under Section 5.2 of the Cultural Resources Survey provides guidance for inadvertent discoveries of cultural material. As stated under the third bullet point in the same section, collected cultural material "shall be processed and conveyed to a Native American group of appropriate tribal affinity. Alternatively, the cultural material may be curated at a San Diego facility that meets federal standards per 36 Code of Federal Regulations Part 79 if the tribes do not take possession of the cultural materials." Similarly, as stated in Section c(1) of mitigation measure CULT#2 of the Draft MND, "all prehistoric cultural materials shall be curated at a San Diego curation facility or a culturally affiliated Tribal curation facility that meets federal standards per 36 Code of Federal Regulations Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study." The recommendations of the Cultural Resources Survey are consistent with the mitigation measures of the Draft MND. Any inadvertently discovered cultural resources would be curated at the appropriate facility.

**O2-4:** The commenter requests to be informed if and when an updated Cultural Resources Survey would be available and states that depending on the revisions to the report, revisions to the Initial Study and Draft MND may be required. As noted in response O2-2 above, the text of the Cultural Resources Survey has been clarified to explain that the 1953 aerial photograph is the earliest available online and the earliest known aerial photograph that corresponds to the 1944 topographic map, in which a structure first appears on the project site. Based on the discussion in responses O2-2 and O2-3, the Draft MND and Cultural Resources Survey adequately address potential impacts to cultural resources and further revisions are not required.

**Comment Letter I1**

**From:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Sent:** Monday, August 5, 2024 9:13 AM  
**To:** Tim Karp; Romelia Edwards; Bronwyn Brown  
**Subject:** FW: [External] Proposed Secure Space Self storage

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi All,

Please see comment below for Quarry Storage.

Thanks!

I1-1



**Bianca Lorenzana**, Land Use/Environmental  
Planner  
Pronouns: [she/her/hers](#)  
Project Planning, Planning & Development Services  
☎: (619) 510-2146  
[SanDiegoCounty.gov](http://SanDiegoCounty.gov) | [News Updates](#) | [Engage](#)

**From:** Prudence Prince <prudenceprince@gmail.com>  
**Sent:** Sunday, August 4, 2024 11:47 AM  
**To:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Subject:** [External] Proposed Secure Space Self storage

Dear County of San Diego,

As a 20 year resident of Bonita and a 23 year resident of Spring Valley, I would like to inform San Diego County that my husband and I are strongly against the project for the Secure Space Self storage. It is a residential neighborhood and has been a long time open space area for nature. A storage space will be unsightly, invite undesirable people and crime. I have no use for such a facility and have seen them permitted in residential areas in Spring Valley, where they did no improvement for the neighborhood and were garish and ugly. This will lower property values of homes in the area. We are against any and all proposed storage areas.

I1-2

I1-3

Thank You,

Dan and Prudence Prince  
629-316-9541  
4001 Acacia Ave  
Bonita, CA 91902

## **Response to Comment Letter I1 Dan and Prudence Prince**

**I1-1:** The comment is an email notification from the County of San Diego (County) regarding the receipt of a public comment.

**I1-2:** The commenters introduce themselves as residents of Spring Valley. This is an introductory comment expressing that the commenters are strongly opposed to the Secure Space Self-Storage Bonita (project). In response, the County acknowledges the commenters' opposition to the project. The comment does not raise an issue regarding the adequacy of the analysis contained within the Draft Mitigated Negative Declaration; therefore, no further response is required.

**I1-3:** The commenters state that the location of the project is in a residential neighborhood, and that the project site has been used for open space. Additionally, the commenters state that the project will be unsightly, invite undesirable people and crime to the area, and lower property values.

Global Response GR-1 addresses the comments regarding potential impacts to visual aesthetics and community character.

Global Response GR-2 addresses the comments regarding potential social and economic impacts.

No further response is required.

**Comment Letter I2**

**From:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Sent:** Tuesday, August 6, 2024 7:40 AM  
**To:** Tim Karp; Romelia Edwards; Bronwyn Brown  
**Subject:** FW: [External] Storage Unit in Bonita/Mitigated Negative Declaration

Hi All,

Please see comment below for Quarry Storage.

12-1

Thanks!



**Bianca Lorenzana**, Land Use/Environmental  
Planner  
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**From:** JOHN HERNANDEZ <hrndz7@cox.net>  
**Sent:** Monday, August 5, 2024 12:00 PM  
**To:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Subject:** [External] Storage Unit in Bonita/Mitigated Negative Declaration

Hello Ms. Lorenzana,

I am a resident of Bonita, Ca for 40 years. I received the notice in the mail about the Secure Self Storage in Bonita and I was appalled.

12-2

Bonita has always been a rural community but changes are being made here little by little which has become congested.

When I read a storage will be going up or perceives to be going up I realize our rural area will not have its unique country beauty that we enjoy having.

12-3

Bonita is known for our recreational walking trails which many of us residents enjoy.

I personally walk up Sweetwater Road passing through some of the trails near Quarry which is the area they want to put the storage at. Having a storage unit will limit us from having the safe environment we have. If there is a storage facility is put up I'm afraid that homeless community will come in and encamp around the area. According to Daniel Petino Shelter on 7 Places Homeless People

12-4

Sleep <https://pitinoshelter.org/seven-places-homeless-people-sleep/#:~:text=1.,them%20or%20have%20them%20stolen>.

Right now Bonita is still safe. Very little homeless activity around and we would like to keep this rural community with its natural landscape and habitat. I love that my grandkids can ride their bikes and hike with me. As sometimes we catch wildlife around. If this project proceeds it will chase out the coyotes, raccoons, foxes, rabbits, squirrels, bobcats, opossums and other wild life that are hidden in this gem community.

12-5

So Ms. Lorenzana can you be our voice and help keep our small community Bonita Bonita.

**Comment Letter I2 (cont.)**

Thank you and appreciate your feedback.

Kind regards,  
Roberta Hernandez

I2-6

## **Response to Comment Letter I2 Roberta Hernandez (via John Hernandez)**

**I2-1:** The comment is an email notification from the County of San Diego (County) regarding the receipt of a public comment.

**I2-2:** This is an introductory comment in which the commenter introduces themselves as a resident of Bonita and that they do not support the project. In response, the County acknowledges the commenters' opposition to the Secure Space Self-Storage Bonita Project (project). The comment does not raise an issue regarding the adequacy of the analysis contained within the Draft Mitigated Negative Declaration (MND); therefore, no further response is required.

**I2-3:** The commenter states that Bonita is a rural community and raises concerns regarding the effect of the project on the rural character of the community. In response, refer to Global Response GR-1.

**I2-4:** The commenter states their concerns regarding the effect the storage unit would have on the local trails, specifically the potential for homeless encampments to arise in proximity to the project site. In response, refer to Global Response GR-2.

**I2-5:** The commenter states again that Bonita is a rural community with a natural landscape and habitat and expresses concern that the project will impact this habitat. In response, please refer to Section IV, Biological Resources of the Initial Study for an analysis of the project's potential impacts on biological resources. As described in this section, potentially significant impacts related to sensitive species have been mitigated to less than significant levels with the incorporation of mitigation measures BIO-3 through BIO-6 of the Initial Study. Additionally, a portion of the project site (1.97 acres) would remain in a conservation easement for perpetuity.

**I2-6:** This is a closing salutation. No further response is required.



**Comment Letter I3**

**From:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Sent:** Friday, August 9, 2024 12:39 PM  
**To:** Tim Karp; Romelia Edwards; Leah Boyer; Amy DeNinno  
**Subject:** FW: [External] Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Hi All,

Please see comment below for Quarry Storage.

I3-1

Thanks!



**Bianca Lorenzana**, Land Use/Environmental  
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**From:** Julietta Aguilar <jlow1299@gmail.com>  
**Sent:** Friday, August 9, 2024 12:00 PM  
**To:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Subject:** [External] Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita/chula vista and have a child in the Bonita schools, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.

I3-2

I3-3

I3-4

I3-5

I3-6

Sincerely,

Julietta Aguilar

## Response to Comment Letter I3 Julietta Aguilar

**I3-1:** The comment is an email notification from the County of San Diego (County) regarding the receipt of a public comment.

**I3-2:** This is an introductory comment in which the commenter introduces themselves as a resident of Bonita in opposition to the Secure Space Self-Storage Bonita Project (project). In response, the County acknowledges the commenters' opposition to the project. The comment does not raise an issue regarding the adequacy of the analysis contained within the Draft Mitigated Negative Declaration (MND); therefore, no further response is required.

**I3-3:** The commenter states that Bonita is a rural community and raises concerns regarding the effect of the project on the rural character of the community. They specifically mention the views from Sweetwater Summit Park and campground, including trail views. The commenter also states that rerouting the County trail around the proposed self-storage facility is undesirable.

In response to the comments about community character and views, refer to Global Response GR-1. As noted in that response, the project site would not be visible from the Sweetwater Summit Regional Park or campground area due to intervening topography. Furthermore, as explained in Section I of the Initial Study, the visibility of the project site from Sweetwater Regional Trail will be restricted due to intervening land uses and/or vegetation. Additionally, a portion of the site (1.97 acres) would remain in a biological open space easement, which would allow for the retention of views of the existing undeveloped land. No further response is required.

In response to the comment about rerouting the County trail, no portion of the project site is designated as public open space or used as an existing County trail. As explained in the Initial Study Project Description, in coordination with the County, a 20-foot-wide public trail easement is proposed around the perimeter of the project as well as a 16-foot-wide public trail easement through the proposed biological open easement area that would be dedicated to the County, which would connect to other existing and/or planned County trails. Along Quarry Road, the project would construct a 10-foot-wide multi-use pathway along the entire project frontage. Within the remainder of the trail easement around the perimeter of the project site, a 6-foot-wide public trail with decomposed granite surfacing would be constructed within the trail easement. Maintenance of the trail would be the responsibility of the property owner.

**I3-4:** The commenter states their safety concerns of traffic entering and exiting the project site. As described in Sections XVII(c) and XVIII(d) of the Initial Study, the proposed roadway improvements would be constructed in compliance with the County's Public and Private Roadway Standards. The site and roadway design would not limit visibility for drivers turning in or out of the project site between Quarry Road and Sweetwater Road. Controlling vehicle speeds along Sweetwater Road is outside the purview of this environmental review. That said, the proposed roadway improvements would enhance the safety of this intersection from the existing conditions. For example, as described in Section 7 (description of project) of the Initial Study, Quarry Road would be reconfigured at the southern end to widen the intersection angle of the Quarry Road approach to Sweetwater Road to provide a more direct approach to the intersection. This improves the intersection's compliance with the County's public road standards. No further response is necessary.

**I3-5:** See response to comment I3-3 and Global Response GR-1 for a discussion of visual impacts. In response to the concerns about animal and plant life, see the response to comment also Section IV – Biological Resources of the Initial Study for an analysis of the project's potential impacts to biological resources and a discussion of proposed mitigation measures addressing impacts to biological resources. As explained in that section, CEQA requires an analysis of potential impacts on species identified as a

candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Potentially significant impacts related to those species have been mitigated to less than significant levels with the incorporation of MND mitigation measures BIO-1 through BIO-5.

Furthermore, as explained in the Initial Study Project Description, the project includes the dedication of a biological open space easement over 1.97 acres in the northern portion of the project site that would be implemented as a condition of project approval. This area would be protected as a project design feature to ensure the remaining site area remains open space.

The commenter has not supported their arguments with any evidence, let alone required substantial evidence. [Citizens for Responsible Equitable Environmental Development v. City of Chula Vista (2011) 197 Cal.App.4th 327, 335]. Under CEQA and the CEQA Guidelines, substantial evidence does not include “argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment.” [Pub. Res. Code § 21080(e); 14 CCR §§ 15064(f)(6) and 15384].

**I3-6:** This comment repeats the commenters previous statement in opposition of the project. Please see response to I3-2.

**Comment Letter I4**

**From:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Sent:** Friday, August 9, 2024 12:39 PM  
**To:** Tim Karp; Romelia Edwards; Leah Boyer; Amy DeNinno  
**Subject:** FW: [External] Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Hi All,

Please see comment below for Quarry Storage.

I4-1

Thanks!



**Bianca Lorenzana**, Land Use/Environmental  
Planner  
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**From:** Trinity Hector <hectortrinity10@gmail.com>  
**Sent:** Friday, August 9, 2024 12:03 PM  
**To:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Subject:** [External] Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see it stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs.

I4-2

The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plants .

I4-3

I4-4

I4-5

There are many other surrounding cities that could accommodate this! And have. We don't need it here.

I4-6

**Comment Letter I4 (cont.)**

I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.

14-7

Sincerely,

Hector Campos

## **Response to Comment Letter I4 Hector Campos**

**I4-1:** See response to comment I3-1 under comment letter I3.

**I4-2:** See response to comment I3-2 under comment letter I3.

**I4-3:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I4-4:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I4-5:** See response to comment I3-5 under comment letter I3.

**I4-6:** The commenter states that other cities could accommodate a self-storage facility and states their belief that it is not needed in Bonita. This comment is noted. This comment does not raise an issue regarding the adequacy of analysis contained within the Draft Mitigated Negative Declaration; therefore, no further response is required.

**I4-7:** See response to comment I3-6 under comment letter I3.

Secure Space Self-Storage Bonita  
PDS2021-MUP-21-009, PDS2022-CC-22-0102, PDS2021-ER-21-18-003  
-RTC-33-

December 6, 2024

**Comment Letter I5**

**From:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Sent:** Friday, August 9, 2024 12:40 PM  
**To:** Tim Karp; Romelia Edwards; Leah Boyer; Amy DeNinno  
**Subject:** FW: [External] Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Hi All,

Please see comment below for Quarry Storage.

I5-1

Thanks!



**Bianca Lorenzana**, Land Use/Environmental  
Planner  
Pronouns: [she/her/hers](#)  
Project Planning, Planning & Development Services  
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**From:** Shanel Espinoza <shanelm@gmail.com>  
**Sent:** Friday, August 9, 2024 12:14 PM  
**To:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Subject:** [External] Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Hello Bianca,

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.

I5-2

I5-3

I5-4

I5-5

I5-6

Sincerely,

Shanel Espinoza  
5545 Amadita Lane  
Bonita Ca 91902  
310-804-0356  
Sent from my iPhone

## **Response to Comment Letter I5 Shanel Espinoza**

**I5-1:** See response to comment I3-1 under comment letter I3.

**I5-2:** See response to comment I3-2 under comment letter I3.

**I5-3:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I5-4:** See response to comment I3-4 under comment letter I3.

**I5-5:** See response to comment I3-5 under comment letter I3.

**I5-6:** See response to comment I3-6 under comment letter I3.



**Comment Letter I6**

**From:** Michele Estill <mestill@gmail.com>  
**Sent:** Friday, August 9, 2024 5:27 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Dear Ms. Bianca Lorenzana and County of San Diego Planning and Development Services;

I am writing to **oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita**. As a resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. | 16-1

I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. This will simply add more drivers to the area increasing the possibility of traffic incidents. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. | 16-3  
| 16-4

**I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.** | 16-5

Thank you for your attention.

Dennis and Michele Estill  
Gaviota Ct. Bonita Residents

## **Response to Comment Letter I6 Dennis and Michele Estill**

**I6-1:** See response to comment I3-2 under comment letter I3.

**I6-2:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I6-3:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I6-4:** See response to comment I3-5 under comment letter I3.

**I6-5:** See response to comment I3-6 under comment letter I3.

**Comment Letter 17**

**From:** GLoria Y Gonzalez, B.A. <ggloria1@hotmail.com>  
**Sent:** Friday, August 9, 2024 12:46 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Storage

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;

Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.	17-1
	17-2
	17-3
	17-4
	17-5

Sincerely,

Gloria Gonzalez, B.A  
619-888-8328

**Response to Comment Letter I7  
Gloria Gonzalez**

**I7-1:** See response to comment I3-2 under comment letter I3.

**I7-2:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I7-3:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I7-4:** See response to comment I3-5 under comment letter I3.

**I7-5:** See response to comment I3-6 under comment letter I3.

**Comment Letter 18**

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**From:** Jehannah Hakim <jehannah.hakim@gmail.com>  
**Sent:** Friday, August 9, 2024 1:33 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.	18-1  18-2  18-3  18-4  18-5
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Sincerely,  
Jehannah Hakim

## **Response to Comment Letter I8 Jehannah Hakim**

**I8-1:** See response to comment I3-2 under comment letter I3.

**I8-2:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I8-3:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I8-4:** See response to comment I3-5 under comment letter I3.

**I8-5:** See response to comment I3-6 under comment letter I3.

**Comment Letter I9**

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**From:** Kai Hernandez <kaihernandez2017@gmail.com>  
**Sent:** Friday, August 9, 2024 8:01 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;

Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.	19-1  19-2  19-3  19-4  19-5
--	--

Sincerely,  
Kai Hernandez

## **Response to Comment Letter I9 Kai Hernandez**

**I9-1:** See response to comment I3-2 under comment letter I3.

**I9-2:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I9-3:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I9-4:** See response to comment I3-5 under comment letter I3.

**I9-5:** See response to comment I3-6 under comment letter I3.



**Comment Letter I10**

**From:** Caroline McBride <cnmcbride12@yahoo.com>  
**Sent:** Friday, August 9, 2024 1:07 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

My address is 5245 Sunnyside Dr Bonita 91902

I10-1

Caroline Johnson

Sent from my iPhone

On Aug 9, 2024, at 1:04 PM, Caroline McBride <cnmcbride12@yahoo.com> wrote:

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;

Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

I am writing to strongly oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.

I10-2

I10-3

I10-4

I10-5

I10-6

Sincerely,

Caroline Johnson  
a Bonita 91902 home owner and resident

**Response to Comment Letter I10  
Caroline Johnson**

**I10-1:** The commenter provides their address in Bonita. The comment does not critique the environmental analysis of the Draft Mitigated Negative Declaration; therefore, no response is required.

**I10-2:** See response to comment I3-2 under comment letter I3.

**I10-3:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I10-4:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I10-5:** See response to comment I3-5 under comment letter I3.

**I10-6:** See response to comment I3-6 under comment letter I3.

**Comment Letter I11**

**From:** Diega Molina <deja0709@gmail.com>  
**Sent:** Friday, August 9, 2024 6:27 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.

I11-1

I11-2

I11-3

I11-4

I11-5

Sincerely concerned Bonita resident,

Dee Molina

## **Response to Comment Letter I11 Dee Molina**

**I11-1:** See response to comment I3-2 under comment letter I3.

**I11-2:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I11-3:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I11-4:** See response to comment I3-5 under comment letter I3.

**I11-5:** See response to comment I3-6 under comment letter I3.

**Comment Letter I12**

**From:** Jose Montano <jose.montano14@yahoo.com>  
**Sent:** Friday, August 9, 2024 2:25 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Bonita Storage Facility

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.	I12-1  I12-2  I12-3  I12-4  I12-5
--	---

Sincerely,  
  
Jose Montano  
Sent from my iPhone

## **Response to Comment Letter I12 Jose Montano**

**I12-1:** See response to comment I3-2 under comment letter I3.

**I12-2:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I12-3:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I12-4:** See response to comment I3-5 under comment letter I3.

**I12-5:** See response to comment I3-6 under comment letter I3.

**Comment Letter I13**

**From:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Sent:** Friday, August 9, 2024 12:43 PM  
**To:** Tim Karp; Romelia Edwards; Leah Boyer; Amy DeNinno  
**Subject:** FW: [External] Space storage in Bonita

Hi All,

Please see comment below for Quarry Storage.

I13-1

Thanks!



**Bianca Lorenzana**, Land Use/Environmental  
Planner  
Pronouns: [she/her/hers](#)  
Project Planning, Planning & Development Services  
☎: (619) 510-2146  
[SanDiegoCounty.gov](http://SanDiegoCounty.gov) | [News Updates](#) | [Engage](#)

**From:** Adriana Paredes <adrianaparedes830@gmail.com>  
**Sent:** Friday, August 9, 2024 12:36 PM  
**To:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Subject:** [External] Space storage in Bonita

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;

Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

I am writing to WHOLEHEARTEDLY OPPOSE the Major Use Permit for Secure Space Storage on Quarry Road in Bonita!

I13-2

As a long- time resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings.

I13-3

Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life.

I13-4

I13-5

I STRONGLY oppose the Major Use Permit for the Quarry Road site and encourage the County to PLEASE deny the application from Secure Space Storage!

I13-6

Thank you,  
Adriana Paredes

## **Response to Comment Letter I13 Adriana Paredes**

**I13-1:** See response to comment I3-1 under comment letter I3.

**I13-2:** See response to comment I3-2 under comment letter I3.

**I13-3:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I13-4:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I13-5:** See response to comment I3-5 under comment letter I3.

**I13-6:** See response to comment I3-6 under comment letter I3.



**Comment Letter I14**

**From:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Sent:** Friday, August 9, 2024 12:39 PM  
**To:** Tim Karp; Romelia Edwards; Leah Boyer; Amy DeNinno  
**Subject:** FW: [External] Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Hi All,

Please see comment below for Quarry Storage.

I14-1

Thanks!



**Bianca Lorenzana**, Land Use/Environmental  
Planner  
Pronouns: [she/her/hers](#)  
Project Planning, Planning & Development Services  
☎: (619) 510-2146  
[SanDiegoCounty.gov](http://SanDiegoCounty.gov) | [News Updates](#) | [Engage](#)

**From:** Trinity <trinitytrinh@gmail.com>  
**Sent:** Friday, August 9, 2024 12:00 PM  
**To:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Subject:** [External] Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;

Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

I14-2

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see it stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs.

The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life.

I14-3

I14-4

I14-5

I14-6

Storage units sometimes also bring in homeless, trash and illegal stays in the units.

I14-7

I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.

I14-8

Sincerely,

NGOCTRINH PHOMVONGSA

## **Response to Comment Letter I14 Ngoctrinh Phomvongsa**

**I14-1:** See response to comment I3-1 under comment letter I3.

**I14-2:** See response to comment I3-2 under comment letter I3.

**I14-3:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I14-4:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I14-5:** See response to comment I3-5 under comment letter I3.

**I14-6:** The commenter states concern regarding unhoused persons. In response to the social and economic concerns (e.g., crime, unhoused populations, and property values), see Global Response GR-2 for a discussion of the relationship between social and economic considerations and the California Environmental Quality Act. No further response is required.

**I14-7:** The commenter states that other cities could accommodate a self-storage facility and states their belief that it is not needed in Bonita. This comment is noted. This comment does not raise an issue regarding the adequacy of analysis contained within the Draft Mitigated Negative Declaration; therefore, no further response is required.

**I14-8:** See response to comment I3-6 under comment letter I3.

**Comment Letter I15**

**From:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Sent:** Friday, August 9, 2024 12:40 PM  
**To:** Tim Karp; Romelia Edwards; Leah Boyer; Amy DeNinno  
**Subject:** FW: [External] Bonita Storage project

Hi All,

Please see comment below for Quarry Storage.

I15-1

Thanks!



**Bianca Lorenzana**, Land Use/Environmental  
Planner  
Pronouns: [she/her/hers](#)  
Project Planning, Planning & Development Services  
☎: (619) 510-2146  
[SanDiegoCounty.gov](http://SanDiegoCounty.gov) | [News Updates](#) | [Engage](#)

**From:** Jodi Sebso <jodis7@gmail.com>  
**Sent:** Friday, August 9, 2024 12:08 PM  
**To:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Subject:** [External] Bonita Storage project

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;

Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.

I15-2

I15-3

I15-4

I15-5

I15-6

Sincerely,

Jodi Sebso

## **Response to Comment Letter I15 Jodi Sebso**

**I15-1:** See response to comment I3-1 under comment letter I3.

**I15-2:** See response to comment I3-2 under comment letter I3.

**I15-3:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I15-4:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I15-5:** See response to comment I3-5 under comment letter I3.

**I15-6:** See response to comment I3-6 under comment letter I3.

**Comment Letter I16**

**From:** Tanya Solorzano <tsolo2@yahoo.com>  
**Sent:** Friday, August 9, 2024 4:15 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Bonita

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;

Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.	I16-1
	I16-2
	I16-3
	I16-4
	I16-5

Sincerely,

Tanya Solorzano

## **Response to Comment Letter I16 Tanya Solorzano**

**I16-1:** See response to comment I3-2 under comment letter I3.

**I16-2:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I16-3:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I16-4:** See response to comment I3-5 under comment letter I3.

**I16-5:** See response to comment I3-6 under comment letter I3.

**Comment Letter I17**

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**From:** Maria Waczek <waczek57@gmail.com>  
**Sent:** Friday, August 9, 2024 12:45 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.

| I17-1

| I17-2

| I17-3

| I17-4

| I17-5

Thank you

Mária Wączek

## **Response to Comment Letter I17 Mária Wączek**

**I17-1:** See response to comment I3-2 under comment letter I3.

**I17-2:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I17-3:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I17-4:** See response to comment I3-5 under comment letter I3.

**I17-5:** See response to comment I3-6 under comment letter I3.



**Comment Letter I18**

**From:** Camille Bueno <cubueno91@gmail.com>  
**Sent:** Saturday, August 10, 2024 1:18 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of 3845 Bonita Mesa Road, Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.

I18-1

I18-2

I18-3

I18-4

I18-5

Sincerely,

Camille Bueno

## **Response to Comment Letter I18 Camille Bueno**

**I18-1:** See response to comment I3-2 under comment letter I3.

**I18-2:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I18-3:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I18-4:** See response to comment I3-5 under comment letter I3.

**I18-5:** See response to comment I3-6 under comment letter I3.

**Comment Letter I19**

**From:** Christine Carballo <carballo.christine@gmail.com>  
**Sent:** Saturday, August 10, 2024 1:00 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Re: PDS2021-MUP-21-009

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;

I am writing to you about the proposed project noted below:

Project Name: Secure Space Self-Storage Bonita | I19-1  
Project Number: PDS2021-MUP-21-009

As a resident of the area I oppose the Major Use proposed project as this would have a negative impact on our serene and open land space. Every day driving and walking through the proposed project site I see a significant amount of trash (dumped furniture pieces, construction debris, tires) imagine what an unattended storage facility will bring to the area. We already have a dumping ground so why approve a project which would potentially lead to more trash? | I19-2  
Bonita is known for its rural views and its diverse and unique small town feel - It should remain as so. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from | I19-3  
Secure Space Storage. | I19-4  
| I19-5

Christine Carballo

## **Response to Comment Letter I19 Christine Carballo**

**I19-1:** The comment is an introduction to the letter; no response is necessary.

**I19-2:** The commenter states they are a resident of Bonita and that they oppose the Secure Space Self-Storage Bonita (project). They identify the project site as serene and open. See Global Response GR-1 for a discussion of the project's impact on community character.

**I19-3:** The commenter states that they frequently see trash dumped on the existing project site; they are concerned that the project would bring more debris to the project site. This comment does not address a specific concern about the environmental analysis of the Draft Mitigated Negative Declaration. However, it can be noted that the project would be maintained on a regular basis. Surveillance cameras would also be installed throughout the project site to help maintain security and deter crime. No further response is required.

**I19-4:** Regarding the rural views and small-town character, see Global Response GR-1 for a discussion of community character and visual impacts.

**I19-5:** The County of San Diego acknowledges the commenter's opposition to the project. This comment has been noted; no further response is necessary.

**Comment Letter I20**

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**From:** Suzet Gamez <suzetgamez@gmail.com>  
**Sent:** Saturday, August 10, 2024 5:53 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Project Case #PDS2021-MUP-21-009

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;

Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.

I20-1

I20-2

I20-3

I20-4

I20-5

Sincerely,

Suzet Gamez

## **Response to Comment Letter I20 Suzet Gamez**

**I20-1:** See response to comment I3-2 under comment letter I3.

**I20-2:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I20-3:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I20-4:** See response to comment I3-5 under comment letter I3.

**I20-5:** See response to comment I3-6 under comment letter I3.

**Comment Letter I21**

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**From:** Parisa Hill <parisansd@gmail.com>  
**Sent:** Saturday, August 10, 2024 6:02 AM  
**To:** Lorenzana, Bianca  
**Cc:** Jake Hill; Vargas, Nora (BOS); Castaneda, Ernesto; Harvey, Andrew  
**Subject:** [External] Oppose Secure Space Storage

Dear County of San Diego,

My name is Parisa Hill and I'm a mom of two young children and our family resides in Sunnyside neighborhood of Bonita. | I21-1

I am also the founder of Bonita Mamas, a free Facebook-based support group aimed to connect, support and empower Bonita Mamas- with 511 Bonita Mamas, the majority of us STRONGLY oppose the MUP to develop a 4.99 acre self-storage facility off Quarry Road. | I21-2

I have lived in Bonita since 2014. Since moving, I sold my condo in Hillcrest and merged households with my husband. We are zoned for horses on roughly .25 acres. We have a smaller home with limited storage, so we opted to pay for a storage unit at Public Storage in Spring Valley. | I21-3

I cannot tell you how much I dreaded visiting our storage unit due to the traffic and type of storage tenants that would visit. Almost all were in between being unhoused, cleaning out their car/RV/truck, trash and personal, usually broken possessions littered the parking lots, someone would inevitably be fighting with each other or causing a ruckus. I was so glad to vacate that storage unit! | I21-4

I was also SO, SO thankful I had to drive OUT of Bonita to get to it and would never want it located IN Bonita (especially in one of our beautiful open spaces on an already dangerous road with high speeds and blind corners). | I21-5  
| I21-6

Fast forward to today, my husband and I are adding onto our house as we have the space and required permits to do so, like many of Bonita residents with larger plots who don't have a need for storage units. This means we will be inviting non- residents into Bonita to add to congestion, noise and an overall negative environmental impact on this small semi- rural community. | I21-7

As avid walker/hiker (and often with my children in tow) we would be devastated to see our open space be converted to storage facilities. Especially as we have a soft spot for the Sunnyside Stables as we ride our bikes to visit the horses. This farm would be negatively impacted by the construction, operation and regular visits of storage unit tenants. | I21-8

Thank you your time thus far and for working with us to keep Bonita beautiful! | I21-9

Respectfully,  
Parisa Hill  
619.890.2076

## Response to Comment Letter I21 Parisa Hill

**I21-1:** The comment is an introduction to the letter; no response is necessary.

**I21-2:** The commenter identifies a Facebook group with members in opposition to the Secure Space Self-Storage Bonita (project). This comment is noted. It does not raise an issue regarding the adequacy of the analysis contained within the Draft Mitigated Negative Declaration (MND). No additional response is necessary.

**I21-3:** This comment is noted. It does not raise an issue regarding the adequacy of the analysis contained within the Draft MND. No additional response is necessary.

**I21-4:** The commenter describes previous experiences with using storage unit rentals. This comment does not raise an issue regarding the adequacy of the analysis contained within the Draft MND. No response is necessary.

**I21-5:** This comment regarding not wanting a self-storage facility in Bonita is noted. It does not raise an issue regarding the adequacy of the analysis contained within the Draft MND. No additional response is necessary.

**I21-6:** The commenter mentions dangerous driving conditions and high speeds near the project site. See response to comment I3-4 for a discussion of driving conditions along Sweetwater Road and Quarry Road and how driving conditions would be improved with the proposed project. No further response is necessary.

**I21-7:** The commenter mentions concerns around congestion, noise, and overall negative environmental impacts as a result of the project due to inviting non-residents into Bonita.

Regarding potential congestion, as explained in Section XVII of the Initial Study, the project would result in a less-than-significant Transportation impact. As described in Section XVII(a) of the Initial Study, the project would not exceed the County of San Diego's (County's) General Plan standards for maintaining adequate level of service for County roadways and intersections. It should also be noted that, since the passage of Senate Bill 743 in 2018, California Environmental Quality Act Guidelines Section 15064.3 no longer uses auto delay, level of service, and similar measurements of vehicular roadway capacity and traffic congestion as the basis for determining significant impacts. Vehicle miles traveled (VMT) is the metric by which transportation impacts under the California Environmental Quality Act are measured. As discussed in Section XVII(b) of the Initial Study, the project would result in less than significant VMT impacts.

Regarding potential noise impacts, as explained in Section XIII of the Initial Study, the project would not cause any significant construction or operational noise-related impacts. More specifically, the project would not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. As explained in Section XIII of the Initial Study, pursuant to the Noise Analysis prepared for the project (Appendix J to the Initial Study), project construction would not exceed noise level limits established in the County's Noise Ordinance, and temporary increases in noise levels during construction would be less than significant. As explained in the Section XIII of the Initial Study, pursuant to the Noise Analysis prepared for the project, the operation of the project would not result in the exposure of noise sensitive land uses to significant noise levels, and impacts would be less than significant. Moreover, the project would not contribute to a cumulatively considerable exposure of persons or generation of noise levels in excess of standards established in the local general plan, noise ordinance, and applicable standards of other agencies.



In response to the concerns about overall negative environmental impacts, as explained in the Initial Study and Draft MND, the project would not result in any significant and unavoidable environmental impacts.

The commenter has not supported their arguments with any evidence, let alone required substantial evidence. [Citizens for Responsible Equitable Environmental Development v. City of Chula Vista (2011) 197 Cal.App.4th 327, 335]. Under CEQA and the CEQA Guidelines, substantial evidence does not include “argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment.” [Pub. Res. Code § 21080(e); 14 CCR §§ 15064(f)(6) and 15384].

**I21-8:** The commenter is concerned about the loss of open space and about the potential impacts to nearby Sunnyside Stables due to project construction and operation.

Refer to Global Response GR-1 regarding the loss of “open space” and potential aesthetic concerns. It should be noted that the project site is not designated as public open space and is zoned for future development. Furthermore, a portion of the site (1.97 acres) would be placed in a biological open space easement, which would allow for the retention of views of the existing undeveloped land.

The commenter mentions walking/hiking. It should be noted that the project would improve existing trail conditions. As explained in the Initial Study Project Description, in coordination with the County, a 20-foot public trail easement is proposed around the perimeter of the project as well as a 16-foot public trail easement through the proposed biological open easement area that would be dedicated to the County, which would connect to other existing and/or planned County trails. Along Quarry Road, the project would construct a 10-foot-wide multi-use pathway along the entire project frontage. Within the remainder of the trail easement around the perimeter of the project site, a 6-foot-wide public trail with decomposed granite surfacing would be constructed within the trail easement. Maintenance of the trail would be the responsibility of the property owner.

The commenter does not raise any specific concerns regarding potential environmental impacts to Sunnyside Stables due to project construction and operation, but it can be inferred that the commenter is referring to potential noise, air quality and/or transportation impacts. As explained in the Initial Study and Draft MND, the project would result in less-than-significant noise, air quality and transportation impacts. See the response to comment I21-7 above for information about less-than-significant noise and transportation impacts.

As described in Section III, Air Quality, of the Initial Study, the project’s potential air quality impacts, including those resulting from construction and operation, on sensitive, adjacent land uses were found to be less than significant. As explained in more detail in Section III of the Initial Study, neither project construction nor project operation would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard, and impacts would be less than significant.

The commenter has not supported their arguments with any evidence, let alone required substantial evidence. [Citizens for Responsible Equitable Environmental Development v. City of Chula Vista (2011) 197 Cal.App.4th 327, 335]. Under CEQA and the CEQA Guidelines, substantial evidence does not include “argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment.” [Pub. Res. Code § 21080(e); 14 CCR §§ 15064(f)(6) and 15384].

**I21-9:** This comment is the closing of the letter and is noted. No additional response is necessary.

**Comment Letter I22**

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**From:** zanejohnson13@yahoo.com  
**Sent:** Saturday, August 10, 2024 8:10 AM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;

Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

I am writing to strongly oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.

I22-1  
I22-2  
I22-3  
I22-4  
I22-5

Sincerely,  
Zane Johnson  
5245 Sunnyside Dr Bonita 91902

[Sent from Yahoo Mail for iPhone](#)

**Response to Comment Letter I22  
Zane Johnson**

**I22-1:** See response to comment I3-2 under comment letter I3.

**I22-2:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I22-3:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I22-4:** See response to comment I3-5 under comment letter I3.

**I22-5:** See response to comment I3-6 under comment letter I3.

**Comment Letter I23**

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**From:** peter komasa <peterkomasa@cox.net>  
**Sent:** Saturday, August 10, 2024 2:28 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;

Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

I am writing to strongly oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.

I23-1

I23-2

I23-3

I23-4

I23-5

Sincerely,  
Peter Komasa  
3024 Sylvia St Bonita  
Sent from my iPhone

## **Response to Comment Letter I23 Peter Komasa**

**I23-1:** See response to comment I3-2 under comment letter I3.

**I23-2:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I23-3:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I23-4:** See response to comment I3-5 under comment letter I3.

**I23-5:** See response to comment I3-6 under comment letter I3.

**Comment Letter I24**

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**From:** Maritza Pantoja Mendez <mpantoja02@gmail.com>  
**Sent:** Saturday, August 10, 2024 11:06 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.

I24-1

I24-2

I24-3

I24-4

I24-5

Thank you for your time!  
Maritza Mendez

## **Response to Comment Letter I24 Maritza Mendez**

**I24-1:** See response to comment I3-2 under comment letter I3.

**I24-2:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I24-3:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I24-4:** See response to comment I3-5 under comment letter I3.

**I24-5:** See response to comment I3-6 under comment letter I3.

**Comment Letter I25**

**From:** Holly Rucker <hollyrucker619@gmail.com>  
**Sent:** Saturday, August 10, 2024 10:14 PM  
**To:** Lorenzana, Bianca  
**Cc:** Holly Rucker; Antwane Rucker  
**Subject:** [External] There is no way that this rural area should change to be zoned for commercial

Email to: Bianca.Lorenzana@sdcountry.ca.gov

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;

Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.

I25-1

I25-2

I25-3

I25-4

I25-5

Sincerely,

Holly and Antwane Rucker

Sent from my iPhone



**Response to Comment Letter I25  
Holly and Antwane Rucker**

**I25-1:** See response to comment I3-2 under comment letter I3.

**I25-2:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I25-3:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I25-4:** See response to comment I3-5 under comment letter I3.

**I25-5:** See response to comment I3-6 under comment letter I3.

**Comment Letter I26**

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**From:** Christina Valenzuela <cayden92@gmail.com>  
**Sent:** Saturday, August 10, 2024 2:34 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;

Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.

I26-1

I26-2

I26-3

I26-4

I26-5

Sincerely,

Christina Valenzuela

## **Response to Comment Letter I26 Christina Valenzuela**

**I26-1:** See response to comment I3-2 under comment letter I3.

**I26-2:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I26-3:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I26-4:** See response to comment I3-5 under comment letter I3.

**I26-5:** See response to comment I3-6 under comment letter I3.

**Comment Letter I27**

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**From:** Jennifer Addieg <jaddieg@gmail.com>  
**Sent:** Sunday, August 11, 2024 9:38 AM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;

Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita.

I27-1

I became a part of the Bonita community, in 1988, as a young teenager. I left for college, and was gone for several years, but my family remained local. After 15 years away, I returned to be near family, to become a part of running the Bonita based business which my mother started in the 80s, and because Bonita is a pretty special little corner of the world. Now my own family is a part of the schools & community, and we love that Bonita has maintained its rural charm through the decades.

I27-2

I would like to see Bonita stay rural. It is a community that embraces the nature that creates it, not a community that wants a storage facility and acres of cement parking forced upon it. I've seen the residents of Bonita come together, in the past, to fight to preserve what makes it special. This time is no different, as I am positive that you have received many other letters like mine

I27-3

Please think long & hard about how this facility will affect this community. Don't flip this quiet, residential neighborhood upside down, by dropping a bustling commercial property into it. Please choose to deny the application, from Secure Space Storage, for the Major Use Permit on Quarry Rd. Thank you for your time.

I27-4

Sincerely,

Jennifer Addieg

**Response to Comment Letter I27  
Jennifer Addieg**

**I27-1:** The commenter states they are in opposition to the Secure Space Self-Storage Bonita (project). This comment has been noted by the County of San Diego. No response is necessary.

**I27-2:** This comment is noted. It does not raise an issue regarding the adequacy of the analysis contained within the Draft Mitigated Negative Declaration (MND). No additional response is necessary.

**I27-3:** The commenter indicates they are concerned about the loss of Bonita's rural character. Refer to Global Response GR-1 for a discussion of visual impacts.

**I27-4:** This comment is noted. It does not raise an issue regarding the adequacy of the analysis contained within the Draft MND. No additional response is necessary.

**Comment Letter I28**

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**From:** Veronica Kahn <vero\_kahn@hotmail.com>  
**Sent:** Sunday, August 11, 2024 8:43 AM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;

Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.

I28-1

I28-2

I28-3

I28-4

I28-5

Sincerely,

Veronica Kahn

## **Response to Comment Letter I28 Veronica Kahn (Letter 1 of 3)**

**I28-1:** See response to comment I3-2 under comment letter I3.

**I28-2:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I28-3:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I28-4:** See response to comment I3-5 under comment letter I3.

**I28-5:** See response to comment I3-6 under comment letter I3.

**Comment Letter I29**

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**From:** Veronica Kahn <vero\_kahn@hotmail.com>  
**Sent:** Sunday, August 11, 2024 9:00 AM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Bonita, CA ~ Self Storage facility

Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

There's no need to add another storage facility on Quarry Rd (Quarry Self Storage is right there!) If they're looking for a place to accommodate the Spring Valley Swap Meet vendors, Spring Valley has plenty of open lots for sale & development. | I29-1  
| I29-2

Bonita is unique with it's horse/bike/hike trails; the second we allow a large company to move in and destroy nature with its large buildings it will continue to happen. I've seen my old college neighborhood in LA go from cute little homes to massive apartment units that nobody can afford... the large corps come and buy you out. I hope to not see this happen to our beautiful Bonita. That's why I oppose to allowing Secure Space Storage build on this proposed site. | I29-3  
| I29-4

Thank you,

Veronica Kahn  
619.757.3287  
Vero\_kahn@hotmail.com



**Response to Comment Letter I29  
Veronica Kahn 2**

**I29-1:** The commenter states their opposition to the Secure Space Self-Storage Bonita (project). This comment is noted. No further response necessary.

**I29-2:** This comment is noted. It does not raise an environmental issue in accordance with the California Environmental Quality Act. No additional response is necessary.

**I29-3:** This comment is noted. Refer to Global Response GR-1 for a discussion of the project's impacts on visual character. No additional response is necessary.

**I29-4:** The commenter restates their opposition to the project. This comment is noted. No further response is necessary.

**Comment Letter I30**

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**From:** Ruby <rgpedroza@yahoo.com>  
**Sent:** Sunday, August 11, 2024 4:29 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.

I30-1

I30-2

I30-3

I30-4

I30-5

Sincerely,  
Ruby Pedroza-Iñiguez

**Response to Comment Letter I30**  
**Ruby Pedroza-Iñiguez**

**I30-1:** See response to comment I3-2 under comment letter I3.

**I30-2:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I30-3:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I30-4:** See response to comment I3-5 under comment letter I3.

**I30-5:** See response to comment I3-6 under comment letter I3.

**Comment Letter I31**

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**From:** Janeen Pike <jpike19@gmail.com>  
**Sent:** Sunday, August 11, 2024 8:29 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground and also the views from my own home will be ruined. The hiking and biking trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. The light pollution at night will also be terrible

I31-1

I31-2

I31-3

I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. As a mother to three young drivers I worry even more!

I31-4

Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. And the safety of our residents! I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage. Please do what's right

I21-5

I21-6

Sincerely,

Janeen Pike resident of Sandover ct Bonita.

## **Response to Comment Letter I31 Janeen Pike**

**I31-1:** See response to comment I3-2 under comment letter I3.

**I31-2:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I31-3:** The commenter states concerns regarding light pollution from the project site. A lighting layout plan was prepared demonstrating compliance with the San Diego Light Pollution Code Section 59.108-59.110 and the County of San Diego Zoning Ordinance. The proposed light fixtures would have full cutoff optics to ensure they are fully shielded to avoid spillover onto adjacent land. Please refer to Section I Aesthetics of the Initial Study for a discussion of the potential impacts associated with project lighting demonstrating impacts would be less than significant.

**I31-4:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I31-5:** See response to comment I3-5 under comment letter I3.

**I31-6:** See response to comment I3-6 under comment letter I3.

**Comment Letter I32**

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**From:** Greg Ward <greg2002@cox.net>  
**Sent:** Sunday, August 11, 2024 12:56 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;

Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.

I32-1

I32-2

I32-3

I32-4

I32-5

Sincerely,

Gregory K. Ward

Bonita

## **Response to Comment Letter I32 Gregory K. Ward**

**I32-1:** See response to comment I3-2 under comment letter I3.

**I32-2:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I32-3:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I32-4:** See response to comment I3-5 under comment letter I3.

**I32-5:** See response to comment I3-6 under comment letter I3.

**Comment Letter I33**

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**From:** Lynne Ward <wards@cox.net>  
**Sent:** Sunday, August 11, 2024 12:56 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;

Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.

I33-1

I33-2

I33-3

I33-4

I33-5

Sincerely,

Lynne S. Ward

Bonita



## **Response to Comment Letter I33 Lynne S. Ward**

**I33-1:** See response to comment I3-2 under comment letter I3.

**I33-2:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I33-3:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I33-4:** See response to comment I3-5 under comment letter I3.

**I33-5:** See response to comment I3-6 under comment letter I3.

**Comment Letter I34**

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**From:** Allie Salinas <allie.salinas@gmail.com>  
**Sent:** Monday, August 12, 2024 9:30 AM  
**To:** Lorenzana, Bianca  
**Subject:** [External] ATTN Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Dear Bianca Lorenzana and County of San Diego Planning and Development Services:

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. | I34-1

As a resident of Bonita, I would like to see the community stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. |

The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. | I34-2

Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. |

There will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. | I34-3

Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. | I34-4

I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage. | I34-5

Sincerely,

Alexandria Salinas

## **Response to Comment Letter I34 Alexandria Salinas**

**I34-1:** See response to comment I3-2 under comment letter I3.

**I34-2:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I34-3:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I34-4:** See response to comment I3-5 under comment letter I3.

**I34-5:** See response to comment I3-6 under comment letter I3.

**Comment Letter I35**

August 12, 2024

Dear Bianca Lorenzana and the County of San Diego;

Project Name: Secure Space Self-Storage Bonita

Project Case Number: PDS2021-MUP-21-009; PDS2022-CC-22-0102; PDS2021-ER-21-18-003

I am writing to express my concerns and opposition to the Secure Space Self Storage Unit proposed at the Quarry Road site in Bonita, CA. I have attended the meetings with Sweetwater Planning and the Secure Space staff, engineers and planners and reviewed the documents you have listed on the County website as required for their request for a Major Use Permit. These opinions are mine as a close resident in Bonita, a parent, and a concerned member of our community.

I35-1

Bonita is a small community that gives a rustic and rural feel even in San Diego County. I moved here after originally growing up in rural Connecticut specifically for the large lots, open space, and community. The property at 5780 Quarry Road is currently zoned for rural residential. I find it most unfortunate that we allow large corporations to apply for these Major Use Permits to change the intended use of the land. Placing a large storage building and overhead RV parking here ruins the character and feel of our rustic community. The people who live on Quarry Road and Sweetwater Road would have their property values significantly declined and ruin their views from their own homes. Please imagine yourself if you were the owner of a property where a large commercial giant was allowed to give large sums of money to transform something beautiful into a commercial lot right in your front or back yard. For one of our neighbors this also means you will relocate her driveway and put a new road where her current driveway is. The fact that this is listed in the reports as "less than significant impact" is entirely wrong and selfish. I doubt that any reasonable person would feel this way if it was your own property being considered.

I35-2

Besides the physical buildings, cement fencing and large paved space with overhead parking there will be a lot of lighting creating disturbance to our night sky. This light pollution ruins our view of the stars and can also disrupt the many birds, owls, and wildlife that live nearby. The lights would be seen from the nearby Sweetwater Summit Regional Park and Campground, also run by the County and take away from the night views and feel of camping in the wilderness that we get without driving far outside the city. I have attached photos (last page)taken from campsite 121 so you can clearly see that from that entire backrow of campsite you will now have view of a parking lot, RV storage, and storage building. Not only are the night skies going to have light pollution from the building but the daytime views are also negatively impacted. The reports list aesthetics and scenic vistas to have "less than significant impact", however there is not one mention of the Sweetwater Summit Campground, park and trails that are all on the hill and look down directly on to this property.

I35-3

Currently we have a County managed horse, bike, walking trail that runs through this property. The views from our current trail are calming, peaceful and serene. Secure Space has assured us they will rebuild the trail "new and improved" around the exterior of their cement fence. I do not have interest in walking this trail around a large storage unit and do not find walking around a commercial space with cement walls to be natural, peaceful or pleasant. I walk here almost daily with my kids and my dogs from our property on

I35-4

**Comment Letter I35 (cont.)**

Pray Ct. You see many horses, dogs, and families on this path daily. It would be a tremendous disservice to change the views and path. Despite that Secure Space says this is a benefit to our community, I feel otherwise. This site is also in view from the bike trails that lead down from Sweetwater Summit and additionally take away from our current nature and community features.

I35-4  
cont.

Traffic reports from Secure Storage state that they expect up to 191 visits per day and that by changing the direction the road faces to Sweetwater Road will allow for easy access for entering and exiting. As a resident who crosses Sweetwater Road at this location on foot regularly, I can say this is very unsafe. There is currently a crosswalk (as part of the aforementioned trail) across Sweetwater Road. There is a button which activates a flashing light. This does not stop traffic and only warns drivers. I find that it is very difficult to cross this road already with my kids and dogs inside the crosswalk. People drive much faster than the speed limit coming down the hill with no intention to slow or stop. I imagine that large RVs and moving trucks which would need access to the storage unit will be pulling in and out of Quarry road at lower speeds. Without a traffic light, this is going to be a site for frequent accidents. It will make crossing the street on the path even more dangerous with more cars coming from additional directions.

I35-5

While I know it is not part of the application, I feel our community should consider need for a commercial property before changing zoning. Does Bonita need a storage location? I would strongly state no. Most property owners in Bonita have enough of their own space to store RVs and extras. There is also a storage unit just farther down Quarry Road (the Spring Valley side) with many available spaces and units. Why change zoning regulations and create commercial space for something our community does not need or desire? The only answer I can find that would support this would be income to the County, which should never be a reason to make such changes.

I35-6

I send this letter with hope that the County of San Diego listens to residents and considers strongly before making such large decisions in changing our community. Major Use Permits and associated changes come at a serious cost to our rustic character, open space trails, and dark starry skies. The application states over and over that there is "less than significant impact" to our community but I strongly disagree, and I urge the County of San Diego to also oppose this change and deny the Major Use Permit for Quarry Road.

I35-7

Sincerely,



Rachael Chavez  
5628 Pray Ct  
Bonita, CA 91902

**Comment Letter I35 (cont.)**

Attachments

View from Sweetwater Summit Campground site 121 (similar view from all rear loop campsites)



I35-8

Imagine your camping view changed to below with 191 covered RV parking spots and tell me the result is "less than significant impact".



## Response to Comment Letter I35 Rachael Chavez

**I35-1:** This is an introductory comment in which the commenter introduces themselves as a resident of Bonita and that they do not support the Secure Space Self-Storage Bonita (project). In response, the County of San Diego (County) acknowledges the commenters' opposition to the project. The comment does not raise an issue regarding the adequacy of the analysis contained within the Draft Mitigated Negative Declaration (MND); therefore, no further response is required.

**I35-2:** The commenter states that Bonita is a rural community and raises concerns regarding the effect of the project on the rural character of the community and impacts on views from residences on Quarry Road and Sweetwater Road. See the Global Response GR-1 for responses to these comments.

The commenter also states that property values for residences on Quarry Road and Sweetwater Road would decline as a result of the project. See the Global Response GR-2 for responses to this comment.

The commenter also states that the project will result in the relocation of a neighbor's driveway. This comment is noted. This does not raise an issue regarding the adequacy of the analysis contained within the Draft MND. No additional response is necessary.

**I35-3:** The commenter states concerns regarding light pollution from the project site as viewed from the adjacent Sweetwater Summit Regional Park and campground. As explained in the Initial Study Project Description (Section 7), a lighting layout plan was prepared for the project demonstrating compliance with the San Diego Light Pollution Code (LPC) Section 59.108-59.110 and the County Zoning Ordinance. The proposed light fixtures would have full cutoff optics to ensure they are fully shielded to avoid spillover onto adjacent land. In addition, as explained in Section 1, Aesthetics, of the Initial Study, the project would control outdoor lighting and sources of glare in the following ways:

1. The project would not install outdoor lighting that directly illuminates neighboring properties.
2. The project would not install outdoor lighting that would cast a direct beam angle toward a potential observer, such as a motorists, cyclist, or pedestrian.
3. The project would not install outdoor lighting for vertical surfaces such as buildings, landscaping, or signs in a manner that would result in useful light or spill light being cast beyond the boundaries of intended area to be lit.
4. The project would not install any highly reflective surfaces such as glare-producing glass or highgloss surface color that would be visible along roadways, pedestrian walkways, or in the line of sight of adjacent properties.

As explained in Section I, Aesthetics, of the Initial Study, the project would not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area. The project would not contribute to significant impacts on day or nighttime views because the project would conform to the LPC. The LPC was developed by the County Planning & Development Services Department (PDS) and Department of Public Works in cooperation with lighting engineers, astronomers, land use planners from San Diego Gas and Electric (SDG&E), Palomar and Mount Laguna observatories, and local community planning and sponsor groups to effectively address and minimize the impact of new sources light pollution on nighttime views. Please refer to Section I – Aesthetics of the Initial Study for a more detailed explanation of the potential impacts associated with project lighting demonstrating impacts would be less than significant. Additionally, as discussed in Section I of the Initial Study, the project site would

not be visible from the Sweetwater Summit Regional Park and campground because of the intervening topography.

The commenter has not supported their arguments with any evidence, let alone required substantial evidence. [Citizens for Responsible Equitable Environmental Development v. City of Chula Vista (2011) 197 Cal.App.4th 327, 335]. Under the California Environmental Quality Act (CEQA) and the CEQA Guidelines, substantial evidence does not include “argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment.” [Pub. Res. Code § 21080(e); 14 CCR §§ 15064(f)(6) and 15384].

**I35-4:** The commenter states they do not want to walk on the proposed trails around the perimeter of the project site and expresses concerns regarding the views of the property from bike trails. Regarding views and community character, refer to response to comment I35-2 and Global Response GR-1. Regarding County trails, there are no County trails on the property. The project proposes on-site trails that would connect to existing and/or proposed County trails. As explained in the Initial Study Project Description (Section 7), in coordination with the County, a 20-foot public trail easement is proposed around the perimeter of the project as well as a 16-foot public trail easement through the proposed biological open easement area that would be dedicated to the County, which would connect to other existing and/or planned County trails. Along Quarry Road, the project would construct a 10-foot-wide multi-use pathway along the entire project frontage. Within the remainder of the trail easement around the perimeter of the project site, a 6-foot-wide public trail with decomposed granite surfacing would be constructed within the trail easement. Maintenance of the trail would be the responsibility of the property owner.

No further response is necessary.

**I35-5:** The commenter states their safety concerns of traffic entering and exiting the project site. As described in Sections XVII(c) and XVIII(d) of the Initial Study, the proposed roadway improvements would be constructed in compliance with the County’s Public and Private Roadway Standards. The site and roadway design would not limit visibility for drivers turning in or out of the project site between Quarry Road and Sweetwater Road. Controlling vehicle speeds along Sweetwater Road is outside the purview of this environmental review. That said, the proposed roadway improvements would enhance the safety of this intersection from the existing conditions. For example, as described in Section 7 (description of project) of the Initial Study, Quarry Road would be reconfigured at the southern end to widen the intersection angle of the Quarry Road approach to Sweetwater Road to provide a more direct approach to the intersection. This would improve the intersection’s compliance with the County’s public road standards. No further response is necessary.

The commenter has not supported their arguments with any evidence, let alone required substantial evidence. [Citizens for Responsible Equitable Environmental Development v. City of Chula Vista (2011) 197 Cal.App.4th 327, 335]. Under CEQA and the CEQA Guidelines, substantial evidence does not include “argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment.” [Pub. Res. Code § 21080(e); 14 CCR §§ 15064(f)(6) and 15384].

**I35-6:** The commenter states that the community should not change the zoning for the property to create commercial space that is not needed. As noted, the project is not proposing a rezone. The storage facility use is allowed under the current zoning designation with the approval of a Major Use Permit. The commenter also expresses concern regarding a commercial use in the community and states that there is an existing storage unit nearby. Please refer to Section XI, Land Use, of the Initial Study for a detailed analysis of how the project would comply with the Sweetwater Community Plan. This comment does not raise an issue regarding the adequacy of the analysis contained within the Draft MND. No further response is necessary.



**I35-7:** This comment states that the commenter disagrees with the less-than-significant impact findings in the Initial Study and Draft MND. As explained in the Initial Study and Draft MND, the project would not result in any significant and unavoidable environmental impacts based on established CEQA standards.

The commenter has not supported this statement with any evidence, let alone required substantial evidence. [Citizens for Responsible Equitable Environmental Development v. City of Chula Vista (2011) 197 Cal.App.4th 327, 335]. Under CEQA and the CEQA Guidelines, substantial evidence does not include “argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment.” [Pub. Res. Code § 21080(e); 14 CCR §§ 15064(f)(6) and 15384].

**I35-8:** This comment contains pictures of the project site and expresses concern regarding visual impacts on the property. Please refer to response to comment I35-2 and Global Response GR-1.

**Comment Letter I36**

**From:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Sent:** Wednesday, August 14, 2024 11:43 AM  
**To:** Tim Karp; Romelia Edwards; Leah Boyer; Amy DeNinno  
**Subject:** FW: [External] Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Hi All,

Please see comment below for Quarry Storage.

Thank you!

I36-1



**Bianca Lorenzana**, Land Use/Environmental Planner  
Pronouns: [she/her/hers](#)  
Project Planning, Planning & Development Services  
☎: (619) 510-2146  
[SanDiegoCounty.gov](http://SanDiegoCounty.gov) | [News Updates](#) | [Engage](#)

**From:** Megan Diamond <megandiamond@gmail.com>  
**Sent:** Wednesday, August 14, 2024 10:50 AM  
**To:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Subject:** [External] Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.

I36-2

I36-3

I36-4

I36-5

I36-6

Sincerely,

Megan Diamond, Bonita resident

## **Response to Comment Letter I36 Megan Diamond**

**I36-1:** See response to comment I3-1 under comment letter I3.

**I36-2:** See response to comment I3-2 under comment letter I3.

**I36-3:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I36-4:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I36-5:** See response to comment I3-5 under comment letter I3.

**I36-6:** See response to comment I3-6 under comment letter I3.

**Comment Letter I37**

**From:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Sent:** Monday, August 19, 2024 8:39 AM  
**To:** Tim Karp; Romelia Edwards; Leah Boyer; Amy DeNinno  
**Subject:** FW: [External] Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Hi All,

Please see comment below for Quarry Storage.

Thanks!

I37-1



**Bianca Lorenzana**, Land Use/Environmental  
Planner  
Pronouns: [she/her/hers](#)  
Project Planning, Planning & Development Services  
☎: (619) 510-2146  
[SanDiegoCounty.gov](#) | [News Updates](#) | [Engage](#)

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**From:** Cheryl Castro <cqcastro@yahoo.com>  
**Sent:** Thursday, August 15, 2024 10:40 PM  
**To:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Subject:** [External] Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;  
Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.

I37-2

I37-3

I37-4

I37-5

I37-6

I strongly oppose!

Very Respectfully  
Cheryl Castro  
Pray St  
Bonita, CA 91902,

## **Response to Comment Letter I37 Cheryl Castro**

**I37-1:** See response to comment I3-1 under comment letter I3.

**I37-2:** See response to comment I3-2 under comment letter I3.

**I37-3:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I37-4:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I37-5:** See response to comment I3-5 under comment letter I3.

**I37-6:** See response to comment I3-6 under comment letter I3.

**Comment Letter I38**

**From:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Sent:** Monday, August 19, 2024 8:39 AM  
**To:** Tim Karp; Romelia Edwards; Leah Boyer; Amy DeNinno  
**Subject:** [External] FW: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Hi All,

Please see comment below for Quarry Storage.

Thanks!

I38-1



**Bianca Lorenzana**, Land Use/Environmental  
Planner  
Pronouns: [she/her/hers](#)  
Project Planning, Planning & Development Services  
☎: (619) 510-2146  
[SanDiegoCounty.gov](http://SanDiegoCounty.gov) | [News Updates](#) | [Engage](#)

**From:** Thelma Corrales <gtleflower@hotmail.com>  
**Sent:** Saturday, August 17, 2024 1:10 PM  
**To:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Subject:** [External] Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Dear Bianca Lorenzana and County of San Diego Planning and Development Services,

As residents of the area very close to where the Major Use Permit for Secure Space Storage on Quarry Road in Bonita, is being considered, we strongly oppose this plan. Our family moved to Bonita for its rural country feel and the aesthetics that it brought to our lives. It will not be the same if large acres of concrete space and storage buildings, that our community does not need is built there. It is not normal to have walking spaces, around these buildings, to go around and detract from natural open areas which are quickly disappearing and is good for humans, wildlife, & native plants. We feel that it is vital to preserve these types of areas for generations to come. There is already, existing, a storage facility, on the other side of Quarry Rd.

I38-2

I38-3

Moreover, it will lower our home values and create a more dangerous situation on Sweetwater Rd, as there are many vehicles who speed down that road. As it is, there are not enough police officers present to deter this. A hundred vehicles, and large vehicles pulling in and out of Quarry Rd., daily, will have disastrous results. We wholeheartedly oppose Major Use Permit for Quarry Rd. and encourage the County to deny application for Secure Space Storage.

I38-4

I38-5

Sincerely,  
Romeo and Thelma Corrales  
5714 Sweetwater Rd.  
Bonita, CA 91902

## **Response to Comment Letter I38 Thelma and Romeo Corrales**

**I38-1:** See response to comment I3-1 under comment letter I3.

**I38-2:** See response to comment I3-2 under comment letter I3.

**I38-3:** See response to comment I3-3 under comment letter I3. In response to the concerns about the natural open areas being good for humans, wildlife, and native plants. See response to comment I3-5 under comment letter I3 for responses to those concerns.

**I38-4:** Regarding potential safety concerns of traffic entering and exiting the project site, see response to comment I3-4 under comment letter I3 for responses to that concern. Regarding potential traffic congestion, see response to comment I21-7 under comment letter I21 for responses to that concern. In response to the concerns about the project's relationship to home values, refer to Global Response GR-2, which addresses social and economic issues.

**I38-5:** See response to comment I3-6 under comment letter I3.

**Comment Letter I39**

**From:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Sent:** Wednesday, August 21, 2024 11:35 AM  
**To:** Tim Karp; Romelia Edwards; Leah Boyer; Amy DeNinno  
**Subject:** FW: [External] Quarry Road Secure Space Storage Project

Hi All,

Please see comment below for Quarry Storage.

Thanks!

I39-1



**Bianca Lorenzana**, Land Use/Environmental  
Planner  
Pronouns: [she/her/hers](#)  
Project Planning, Planning & Development Services  
☎: (619) 510-2146  
[SanDiegoCounty.gov](http://SanDiegoCounty.gov) | [News Updates](#) | [Engage](#)

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**From:** Sam <samterriseat@gmail.com>  
**Sent:** Wednesday, August 21, 2024 10:27 AM  
**To:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Cc:** BOS, District1Community <District1Community@sdcounty.ca.gov>  
**Subject:** [External] Quarry Road Secure Space Storage Project

To: [Bianca.Lorenzana@sdcounty.ca.gov](mailto:Bianca.Lorenzana@sdcounty.ca.gov)

Dear Ms Lorenzana and County of San Diego Planning and Development Services,

Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

We are writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As residents of Bonita, we would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and mountain biking trail views will change from ten acres of open space to five plus acres of concrete parking and buildings.

Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. This is not the place for a large commercial business.

I39-2

I39-3



# 2 - 361

Secure Space Self-Storage Bonita  
PDS2021-MUP-21-009, PDS2022-CC-22-0102, PDS2021-ER-21-18-003  
-RTC-107-

December 6, 2024

## Comment Letter I39 (cont.)

We also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road, even with changing the angle of the road. | I39-4

Placing over five acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. We strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage. | I39-5  
| I39-6

Sincerely,

Sam & Terri Seat  
Bonita Residents

## **Response to Comment Letter I39 Sam and Terri Seat**

**I39-1:** See response to comment I3-1 under comment letter I3.

**I39-2:** See response to comment I3-2 under comment letter I3.

**I39-3:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I39-4:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I39-5:** See response to comment I3-5 under comment letter I3.

**I39-6:** See response to comment I3-6 under comment letter I3.

**Comment Letter I40**

**From:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Sent:** Tuesday, August 27, 2024 3:28 PM  
**To:** Tim Karp; Romelia Edwards; Leah Boyer; Amy DeNinno  
**Subject:** [External] FW: Storage facility off Sweetwater and Quarry Road

Hi All,

Please see comment below for Quarry Storage.

Thanks!

I40-1



**Bianca Lorenzana**, Land Use/Environmental  
Planner  
Pronouns: [she/her/hers](#)  
Project Planning, Planning & Development Services  
☎: (619) 510-2146  
[SanDiegoCounty.gov](http://SanDiegoCounty.gov) | [News Updates](#) | [Engage](#)

**From:** Clayton Crockett <c.crockett@bonitagolfclub.com>  
**Sent:** Saturday, August 24, 2024 1:25 PM  
**To:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Subject:** [External] Storage facility off Sweetwater and Quarry Road

Hi Bianca,

One of our neighbors brought this to my attention....

I am reaching out on behalf of the golf course staff, patrons, and community.

To be candid, this proposed project smells like bad cheese.

Have you been to Quarry Self Storage just around the corner from where the proposed storage facility is meant to be located? If not, you really should...

The golf course has a storage unit there and I can tell you that it is sketchy..... crackheads and homeless abound. Forget about it after dark.

We deal with countless Spring Valley homeless living in the river bottom just up from the golf course. They walk onto the property nightly (and sometimes mid-day) to dump trash cans in hopes of finding aluminum, scrounge cigarette butts, and have broken into our pump house countless times to steal irrigation parts for recycling. It has been an uphill battle with no end in sight.

When it rains, all their homeless gear comes flowing down the river and lands on the course. Tents, trash, used needles and beyond....absolutely brutal.

The County may say they care about it, but we have seen zero quantifiable efforts or hints of solutions.

I40-2

I40-3

**Comment Letter I40 (cont.)**

<p>One thousand twenty-three storage units?          One hundred paved and covered RV Storage Spaces?          Does the County know what comes hand and hand with RV's?</p>	<p>I40-3 (cont.)</p>
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<p>If the County ends up changing the zoning from rural residential to commercial, it will be another carefree and careless mistake.          Storage over housing? It's all about the money.....</p>	<p>I40-4</p>
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<p>I have nothing against Spring Valley, but it is BEHIND Bonita in terms of cultural health, safety, and likability.          One of the armpits of San Diego....brutal to say, but painfully true.</p>	<p>I40-5</p>
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<p>A storage facility literally in between the two towns will connect the dots and help spread Spring Valley's issues into Bonita.</p>	<p>I40-6</p>
--	--------------

Do the right thing.

Regards,

Clayton



Clayton Crockett

*General Manager*

☎ 619-267-1103 ext. 20

✉ c.crockett@bonitagolfclub.com

📍 5540 Sweetwater Rd.  
Bonita, CA 91902

🌐 bonitagolf.com

## Response to Comment Letter I40 Clayton Crockett

**I40-1:** The comment is an email notification from the County of San Diego regarding the receipt of a public comment.

**I40-2:** This is an introductory comment. No further response is needed.

**I40-3:** The commenter states concern regarding the potential unhoused population. This comment is noted but does not raise an issue regarding the adequacy of the environmental analysis contained in the Draft Mitigated Negative Declaration. Additionally, unhoused persons and crime are not considered an environmental impact under the California Environmental Quality Act. Please see Global Response GR-2 for a detailed response regarding unhoused persons.

**I40-4:** The commenter is concerned about changing the zoning of the property from Rural Residential to Commercial. The project does not include a rezone. As described in Section 7 of the Initial Study, the project site is subject to General Plan Regional Category Village and Land Use Designation Village Residential 2 (VR-2). The VR-2 Land Use Designation is consistent with the Rural Residential (RR) zone that permits the self-storage facility and recreational vehicle parking with the issuance of a Major Use Permit for Commercial Use Types, pursuant to County of San Diego (County) Zoning Ordinance Section 2185.c. The project is in conformance with County Zoning Ordinance Section 6909 for mini-warehouse storage and recreational vehicle parking. The comment does include any additional critique on the environmental analysis of the Draft MND; therefore, no further response is required.

**I40-5:** The commenter provides their opinion on the Spring Valley community and compares it to Bonita. The County acknowledges this comment; no further response is necessary.

**I40-6:** This comment is a statement of opposition. The County acknowledges this comment; no further response is required.

**Comment Letter I41**

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**From:** Dixie Sanford <sanforddixie@gmail.com>  
**Sent:** Monday, August 26, 2024 10:31 AM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Fwd: Sweetwater Road self storage

Ms Lorenzana,

I have lived on Pray Street in Bonita for over 40 years now. We moved to Bonita because of the open rural safe country environment. We raised our children here and they have many memories of a community devoid of the dangers of the cities. I am opposed to the proposal to put up a self storage complex on the Sweetwater/ Quarry Road land. There are many storage places around here in National City, Spring Valley, and Paradise Hills. We do not need another one and want to keep Bonita rural and safe and beautiful. Thank you.  
Dixie Sanford—Pray St. resident.

I41-1

I41-2

## **Response to Comment Letter I41 Dixie Sanford**

**I41-1:** This is an introductory comment in which the commenter introduces themselves as a resident of Bonita in opposition to the Secure Space Self-Storage Bonita Project. In response, the County of San Diego acknowledges the commenters' opposition to the project. The comment does not raise an issue regarding the adequacy of the analysis contained within the Draft Mitigated Negative Declaration (MND); therefore, no further response is required.

**I41-2:** In response to the concerns about maintaining the rural character, safety, and beauty of the area, see response to comment I3-3 under comment letter I3 and Global Response 1 for a discussion about aesthetic concerns. Regarding the commenter's safety concerns, crime is not considered an environmental impact under the California Environmental Quality Act. It should be noted that wrought iron fencing that is 6 feet tall would border the proposed self-storage and recreational vehicle use area for security purposes and security cameras would be installed. The comment does not raise an issue regarding the adequacy of the analysis contained within the Draft MND; therefore, no further response is required.

**Comment Letter I42**

**From:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Sent:** Tuesday, August 27, 2024 3:29 PM  
**To:** Tim Karp; Romelia Edwards; Leah Boyer; Amy DeNinno  
**Subject:** [External] FW: Case#PDS2021-MUP-21-009

Hi All,

Please see comment below for Quarry Storage.

I42-1

Thanks!



**Bianca Lorenzana**, Land Use/Environmental  
Planner  
Pronouns: [she/her/hers](#)  
Project Planning, Planning & Development Services  
☎: (619) 510-2146  
[SanDiegoCounty.gov](http://SanDiegoCounty.gov) | [News Updates](#) | [Engage](#)

**From:** Rosemary Ymzon <ymzonrose@hotmail.com>  
**Sent:** Tuesday, August 27, 2024 12:43 PM  
**To:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Subject:** [External] Case#PDS2021-MUP-21-009

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Rd. In Bonita. My husband and I live in the neighborhood directly beside the acreage involved in this proposal. In fact we share a fence with what was a horse boarding ranch, now vacant, and being eyed by people who want to make a profit. We have lived here since 1977. Please do not allow the integrity of the Sweetwater River Valley be chewed up around the edges by commercial interests.

I42-2

No one here needs this storage unit. You have heard several arguments against development of this acreage. Now consider this: Land that is preserved in its rural character has value, not in monetary terms, but in the continuity of history that once lost will be never be regained, and only known in nostalgic photographs. Sweetwater Valley is an oasis surrounded by urban development. Please be known as the person who has joined with the people to honor and value the beautiful Sweetwater Valley intact for the enjoyment of those who live here and find respite in visiting it.

I42-3

Sincerely, Rosemary and Ramon Ymzon 5732 Sweetwater Rd. Bonita



## **Response to Comment Letter I42 Rosemary and Ramon Ymzon**

**I42-1:** The comment is an email notification from the County of San Diego regarding the receipt of a public comment.

**I42-2:** This is an introductory comment in which the commenter introduces themselves as a resident of Bonita who live adjacent to the project site. They are in opposition to the Secure Space Self-Storage Bonita Project (project). In response, the County of San Diego acknowledges the commenters' opposition to the project. The comment does not raise an issue regarding the adequacy of the analysis contained within the Draft Mitigated Negative Declaration; therefore, no further response is required.

**I42-3:** The commenter addresses concerns about the project's effects on the area's rural character. See comment I3-3 under comment letter I3 for a response as well as Global Response GR-1, both of which provide a discussion on aesthetics analysis.

**Comment Letter I43**

**From:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Sent:** Wednesday, August 28, 2024 10:00 AM  
**To:** Tim Karp; Romelia Edwards; Leah Boyer; Amy DeNinno  
**Subject:** FW: [External] Mitigated Negative Declaration for Storage in Bonita

Hi All,

Please see comment below for Quarry Storage.

Thanks!

I43-1



**Bianca Lorenzana**, Land Use/Environmental  
Planner  
Pronouns: [she/her/hers](#)  
Project Planning, Planning & Development Services  
☎: (619) 510-2146  
[SanDiegoCounty.gov](http://SanDiegoCounty.gov) | [News Updates](#) | [Engage](#)

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**From:** Nancy Cornell <ncornell619@gmail.com>  
**Sent:** Tuesday, August 27, 2024 5:10 PM  
**To:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Subject:** [External] Mitigated Negative Declaration for Storage in Bonita

Major Use Permit  
Secure Space Self-Storage Bonita  
PDS2021-MUP-21-009;PDSA2022-CC-22-0102;PDS2021-ER-21-18-003  
Applicant: Charles Brown

Ms. Larenzana,

I am sending you this email in opposition to the proposed project listed above. There are many reasons that this project should not be permitted. The Bonita Valley is one of the last open space communities in Coastal Southern San Diego. It is enjoyed by all residents of the area, not just Bonita. This proposed project does not fit this community's rural nature and will disrupt this community in a very negative way. The homes in Bonita and most of the surrounding area homes are single family and built on large lots that do not need storage facilities to store items. The major use of this proposed facility will be used by the vendors for the Spring Valley Swap Meet. This will create a major nuisance for the rural homes near it that have invested in property to avoid this type of industrialization! Many of these properties have livestock like horses that will also be impacted by the noise and traffic this project would create.

I43-2

I43-3

I43-4

This land is rural and residential NOT commercial/industrial!

**Comment Letter I43 (cont.)**

I am also opposed to the proposed self-storage project pending on Bonita Rd for many of the same reasons. The biggest impacts will be increased traffic to an already overloaded thoroughfare. County officials are well aware of the impact that the Toll Road 125 placed on our community. I travel this stretch of Bonita Rd on a daily basis and can attest to the unsafe conditions for families trying to leave the Montessori school directly adjacent to this property.. This project is NOT needed to facilitate Bonita residents. There are NOT enough houses in the surrounding area that need this kind of storage. There are many storage facilities within a reasonable distance in East Lake and Spring Valley that are zoned properly.

I43-5

I43-6

Please listen to your public on this issue!

Thank You  
Nancy Cornell

## **Response to Comment Letter I43 Nancy Cornell**

**I43-1:** The comment is an email notification from the County of San Diego regarding the receipt of a public comment.

**I43-2:** This is an introductory comment in which the commenter states their opposition to the project. In response, the County of San Diego acknowledges the commenters' opposition to the project. The comment does not raise an issue regarding the adequacy of the analysis contained within the Draft Mitigated Negative Declaration; therefore, no further response is required.

**I43-3:** The commenter is concerned that the project would affect the rural nature of the project area. They also mention their belief that there is not a need for storage units in Bonita. This comment has been noted. In response to the concerns about rural character, see response I3-3 under letter I3 and Global Response 1 for a discussion on aesthetic analysis.

**I43-4:** The commenter states concern regarding noise and traffic impacts on domestic livestock. See response I3-4 in letter I3 and response I21-7 in letter I21 for a response regarding traffic. Regarding noise, noise impacts are discussed in Section XIII of the Initial Study. The project would not cause any significant noise-related impacts.

**I43-5:** The commenter is concerned about potential traffic impacts resulting from the project. Regarding potential traffic congestion, see response to comment I21-7 under comment letter I21 for responses to that concern. Regarding potential safety concerns related to traffic entering and exiting the project site, see response to comment I3-4 under comment letter I3 for responses to that concern.

**I43-6:** The commenter restates their opposition to the project. The comment is noted. No further response required.

**Comment Letter I44**

**From:** Romelia Edwards <Romelia@insitepg.com>  
**Sent:** Thursday, August 29, 2024 6:24 PM  
**To:** Lorenzana, Bianca; Tim Karp; Leah Boyer; Amy DeNinno  
**Subject:** RE: [External] | OPPOSE this project: Secure Space Self-Storage Bonita, PDS2021-MUP-21-009 ; PDS2022-CC-22-0102 ; PDS2021-ER-21-18-003

Thanks, logged.

Romy Edwards  
InSite Property Group  
310-497-2560

**From:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Sent:** Thursday, August 29, 2024 2:08 PM  
**To:** Tim Karp <tkarp@insitepg.com>; Romelia Edwards <Romelia@insitepg.com>; Leah Boyer <lboyer@reconenvironmental.com>; Amy DeNinno <adeninno@reconenvironmental.com>  
**Subject:** FW: [External] | OPPOSE this project: Secure Space Self-Storage Bonita, PDS2021-MUP-21-009 ; PDS2022-CC-22-0102 ; PDS2021-ER-21-18-003

I44-1

Hi All,

Please see comment below for Quarry Storage.

Thanks!



**Bianca Lorenzana**, Land Use/Environmental Planner  
Pronouns: [she/her/hers](#)  
Project Planning, Planning & Development Services  
☎: (619) 510-2146  
[SanDiegoCounty.gov](http://SanDiegoCounty.gov) | [News Updates](#) | [Engage](#)

**From:** Breanna Frazier <breannafrazier@gmail.com>  
**Sent:** Thursday, August 29, 2024 1:18 PM  
**To:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Subject:** [External] | OPPOSE this project: Secure Space Self-Storage Bonita, PDS2021-MUP-21-009 ; PDS2022-CC-22-0102 ; PDS2021-ER-21-18-003

RE: Public Review Period Comment on Project Name: Secure Space Self-Storage Bonita, Project No: PDS2021-MUP-21-009 ; PDS2022-CC-22-0102 ; PDS2021-ER-21-18-003

Dear Bianca Lorenzana,

I 100% OPPOSE the issuance of the Major Use Permit for the self-storage units in Bonita.

I44-2

**Comment Letter I44 (cont.)**

The two proposed self-storage facilities in Bonita are unlikely to be utilized by local residents. Instead, they will attract individuals from outside the area, such as those from Spring Valley and Paradise Hills. This influx of people is expected to exacerbate traffic congestion on Bonita's already crowded streets. The manager of an existing self-storage facility near the Spring Valley Swap Meet has reported that 80% of their units are rented by swap meet vendors. This suggests that, should the new facilities be constructed, they will similarly be used predominantly by swap meet vendors, given the proximity of the Quarry Road site to the swap meet. With 35 self-storage facilities already within a 5-mile radius, adding two more industrial storage projects in Bonita appears unnecessary.

I44-3

The proposed facility on Bonita Road would be a 30-foot-tall industrial building situated just 20 feet from the rear property lines of neighboring homes. This would likely cause significant disruption to residents, such as those living on Bonita Glen Terrace, by blocking sunlight and increasing noise from loading and unloading activities that would occur daily from 7:00 a.m. to 9:00 p.m. The nearby Quarry Road site also poses concerns for homeowners who have horses, chickens, and goats in their backyards. The presence of these animals and the zoning of the area as Rural Residential underscore the inappropriateness of introducing industrial self-storage facilities into this environment.

I44-4

The argument for the self-storage facilities being needed due to the construction of Accessory Dwelling Units (ADUs) seems unconvincing. With over 2,000 units planned and only about 4,000 homes in Bonita, it is unlikely that half of the homes will be building ADUs. Additionally, the cost of storage units, ranging from \$300 to \$400 a month, is quite high compared to the \$1,800 cost of a storage shed from Home Depot. The impact of noise and headlights from vehicles, as well as the risk of environmental contamination from hazardous materials leaking into the Sweetwater River, further highlights the potential downsides of these projects. Homeowners in Bonita purchased their properties to enjoy a rural character, and industrial buildings on land zoned as Rural Residential would significantly alter this character. Therefore, it is crucial to reconsider and prevent the construction of these self-storage facilities in Bonita.

I44-5

I44-6

I44-7

**BREANNA FRAZIER** | 619.372.1049 | [BreannaFrazier@gmail.com](mailto:BreannaFrazier@gmail.com)  
Realtor, SRES, ABR | Carri Fernandez Team | DRE 01958050 BHHSCal Properties

## Response to Comment Letter I44 Breanna Frazier

**I44-1:** This is an email notification from the County of San Diego (County). No response is needed.

**I44-2:** The commenter states their opposition to the Secure Space Self-Storage Bonita (project). In response, the County acknowledges this statement. No further response is needed.

**I44-3:** The commenter states that the self-storage facilities would not be used by residents of Bonita. The commenter shares that the manager of another storage-facility in the area shared that eighty percent of the units are used by Spring Valley Swap Meet vendors. The commenter goes on to state that the units constructed at the project site would be used by vendors for the Spring Valley Swap Meet. This comment pertains to the operations of a self-storage facility in Paradise Hills that is not part of the project and contains speculation regarding the potential types of users of the self-storage units on the project site. This comment does not raise an issue regarding the adequacy of the analysis contained within the Draft MND; therefore, no further response is required.

The commenter is also concerned about exacerbating traffic congestion. Please see response to comment I21-7 under comment letter I21 for responses to that concern.

**I44-4:** The commenter states concerns about having the project adjacent to residential properties, with specific concerns about noise, blockage of sunlight, and the placement of the project near domesticated animals.

To address the concerns about blockage of sunlight and building setbacks, see the response to comment O1-3 under comment letter O1. As explained in that response to comment, the setback is more than twenty feet. To address the concerns about domesticated animals, see response to comment I77-37 under comment letter I77.

**I44-5:** The commenter states concerns about the need for self-storage units in the Bonita area. These comments pertain to the population that will use the self-storage spaces and does not raise an issue regarding the adequacy of the analysis contained within the Draft MND; therefore, no response is required.

**I44-6:** The commenter states concern regarding contamination from hazardous materials leaking into the Sweetwater River. The potential release of hazardous materials associated with the project is analyzed in Section IX(a) of the Initial Study. As noted in the section, project construction may involve the use of small amounts of solvents, cleaners, paint, oils, and fuel for equipment. However, these materials are not acutely hazardous, and use of these common hazardous materials in small quantities would not represent a significant hazard to the public or environment. Additionally, project construction would be required to be undertaken in compliance with applicable federal, state, and local regulations pertaining to the proper use of these common hazardous materials, including the California Occupational Safety and Health Administration and the California Department of Environmental Health and Quality Hazardous Materials Division.

All site improvements and the driveway connection with Quarry Road would be constructed consistent with all applicable County regulations including roadway design standards. Operation of the project would not introduce a significant source of hazardous materials on-site. The operation of the self-storage facility would require the storage of cleaning supplies and other related chemicals. However, these materials are not acutely hazardous, and the project would handle and store these materials consistent with all

applicable regulations. Landscaping activities, including any pesticide or herbicide use, would be conducted consistent with applicable regulations.

Therefore, as detailed in Section IX of the Initial Study, through regulatory compliance and adherence to site-specific plans including the Stockpile Sampling Report and project Stormwater Pollution Prevention Plan, the project would not create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

**I44-7:** The commenter states their belief that homeowners in the area purchased their properties to enjoy the rural character. See response to comment O1-4 under comment letter O1.



**Comment Letter I45**

---

**From:** Joe Bradley <joe@joebradley.com>  
**Sent:** Friday, August 30, 2024 9:33 AM  
**To:** Lorenzana, Bianca  
**Subject:** [External] FW: Secure Space Self Storage Bonita

Good morning, Ms. Lorenzana, I am opposing the building of the Secure Space Self Storage Bonita facility that is being proposed to be built in Bonita. I am a 30 year resident and moved to this rural community for its unindustrialized neighborhood, allowing a facility to be built in Bonita that dose not directly benefit its residents should not be allowed, most of us that bought our homes here are living on properties of ½ to 1 full acre and have not need for a storage facility. It will only contribute to heavy traffic on our already crowed 2 lane roads, Years ago we where told that by building the 125 freeway would alleviate traffic in our neighborhood, that was a lie, traffic is 4 times heavier now because the residents on Otay ranch would rather drive through Bonita then pay the toll to use the 125, By Building a storage facility in Bonita you are only encouraging more non-residents to use our roads for the profit of a few. Why don't we try to find a better use for this space.

I45-1

I45-2

I45-3

Project Name: Secure Space Self- Storage Bonita  
Project Case numbers: PDS2021-MUP-21-009; PD22022-CC-22-0102; PDS2021-ER-21-18-003

Sincerely  
Joe Bradley  
3411 Bonita Woods Dr.  
Bonita, Ca, 91902

## **Response to Comment Letter I45 Joe Bradley**

**I45-1:** The commenter states their opposition to their project. Their opposition is noted. There is no specific critique of the Draft Mitigated Negative Declaration; therefore, no response is required.

**I45-2:** The commenter is concerned about traffic congestion. Regarding potential traffic congestion, see response to comment I21-7 under comment letter I21 for responses to that concern. Regarding potential safety concerns related to traffic entering and exiting the project site, see response to comment I3-4 under comment letter I3 for responses to that concern. Also note that, since the passage of Senate Bill 743 in 2018, California Environmental Quality Act Guidelines Section 15064.3 no longer uses auto delay, level of service, and similar measurements of vehicular roadway capacity and traffic congestion as the basis for determining significant impacts. Vehicle Miles Traveled is the metric by which transportation impacts under California Environmental Quality Act are measured.

**I45-3:** This comment pertains to the operations and speculated users of the project. This comment does not raise an issue regarding the adequacy of the analysis contained within the Initial Study. No further response is required; however, the comment is noted by the County of San Diego.

**Comment Letter I46**

**From:** Breanna Frazier <breannafrazier@gmail.com>  
**Sent:** Friday, August 30, 2024 10:28 AM  
**To:** Lorenzana, Bianca; joe@joebradley.com  
**Subject:** [External] Public Review Comment re: Secure Space Self-Storage Bonita

Dear Bianca Lorenzana, please see commenr from Joe Bradley below

----- Forwarded message -----  
From: **Joe Bradley** <joe@joebradley.com>  
Date: Fri, Aug 30, 2024 at 9:37 AM  
Subject: RE: Self-storage facility to be built in Bonita, we can STOP it  
To: Breanna Frazier <breannafrazier@gmail.com>

Good morning, Breanna, I use the link to Ms. Lorenzana email address to send my opposition letter, but it came back undeliverable, can you forward it to her or give me another email address for her. Thank you

Good morning, Ms. Lorenzana, I am opposing the building of the Secure Space Self Storage Bonita facility that is being proposed to be built in Bonita. I am a 30 year resident and moved to this rural community for its unindustrialized neighborhood, allowing a facility to be built in Bonita that dose not directly benefit its residents should not be allowed, most of us that bought our homes here are living on properties of 1/2 to 1 full acre and have not need for a storage facility. It will only contribute to heavy traffic on our already crowed 2 lane roads, Years ago we where told that by building the 125 freeway would alleviate traffic in our neighborhood, that was a lie, traffic is 4 times heavier now because the residents on Otay ranch would rather drive through Bonita then pay the toll to use the 125, By Building a storage facility in Bonita you are only encouraging more non-residents to use our roads for the profit of a few. Why don't we try to find a better use for this space.

I46-1

Project Name: Secure Space Self- Storage Bonita

Project Case numbers: PDS2021-MUP-21-009; PD22022-CC-22-0102; PDS2021-ER-21-18-003

Sincerely

Joe Bradley

[3411 Bonita Woods Dr.](#)

[Bonita, Ca, 91902](#)

**Response to Comment Letter I46  
Joe Bradley via Breanna Frazier**

**I46-1:** The comment is a forwarded email of letter I45. See the responses for comment letter I45.

**Comment Letter I47**

**From:** Alex Fernandez <Alexfernandez1450@hotmail.com>  
**Sent:** Saturday, August 31, 2024 6:55 AM  
**To:** Lorenzana, Bianca  
**Subject:** [External] I 100% OPPOSE the issuance of the Major Use Permit for the self-storage units in Bonita

RE: Public Review Period Comment on Project Name: Secure Space Self-Storage Bonita, Project No: PDS2021-MUP-21-009 ; PDS2022-CC-22-0102 ; PDS2021-ER-21-18-003

Dear Bianca Lorenzana,  
I 100% OPPOSE the issuance of the Major Use Permit for the self-storage units in Bonita.

I47-1

The two proposed self-storage facilities in Bonita are unlikely to be utilized by local residents. Instead, they will attract individuals from outside the area, such as those from Spring Valley and Paradise Hills. This influx of people is expected to exacerbate traffic congestion on Bonita’s already crowded streets. The manager of an existing self-storage facility near the Spring Valley Swap Meet has reported that 80% of their units are rented by swap meet vendors. This suggests that, should the new facilities be constructed, they will similarly be used predominantly by swap meet vendors, given the proximity of the Quarry Road site to the swap meet. With 35 self-storage facilities already within a 5-mile radius, adding two more industrial storage projects in Bonita appears unnecessary.

I47-2

The proposed facility on Bonita Road would be a 30-foot-tall industrial building situated just 20 feet from the rear property lines of neighboring homes. This would likely cause significant disruption to residents, such as those living on Bonita Glen Terrace, by blocking sunlight and increasing noise from loading and unloading activities that would occur daily from 7:00 a.m. to 9:00 p.m. The nearby Quarry Road site also poses concerns for homeowners who have horses, chickens, and goats in their backyards. The presence of these animals and the zoning of the area as Rural Residential underscore the inappropriateness of introducing industrial self-storage facilities into this environment.

I47-3

The argument for the self-storage facilities being needed due to the construction of Accessory Dwelling Units (ADUs) seems unconvincing. With over 2,000 units planned and only about 4,000 homes in Bonita, it is unlikely that half of the homes will be building ADUs. Additionally, the cost of storage units, ranging from \$300 to \$400 a month, is quite high compared to the \$1,800 cost of a storage shed from Home Depot. The impact of noise and headlights from vehicles, as well as the risk of environmental contamination from hazardous materials leaking into the Sweetwater River, further highlights the potential downsides of these projects. Homeowners in Bonita purchased their properties to enjoy a rural character, and industrial buildings on land zoned as Rural Residential would significantly alter this character. Therefore, it is crucial to reconsider and prevent the construction of these self-storage facilities in Bonita.

I47-4

I47-5

I47-6

Alex Fernandez, Bonita Resident

**Response to Comment Letter I47  
Alex Fernandez**

**I47-1:** See response to comment I44-2 in comment letter I44.

**I47-2:** See response to comment I44-3 in comment letter I44.

**I47-3:** See response to comment I44-4 in comment letter I44.

**I47-4:** See response to comment I44-5 in comment letter I44.

**I47-5:** See response to comment I44-6 in comment letter I44.

**I47-6:** See response to comment I44-7 in comment letter I44.

**Comment Letter I48**

**From:** Carri Fernandez <carritherealtor@gmail.com>  
**Sent:** Saturday, August 31, 2024 6:48 AM  
**To:** Lorenzana, Bianca  
**Subject:** [External] I 100% OPPOSE the issuance of the Major Use Permit for the self-storage units in Bonita.

RE: Public Review Period Comment on Project Name: Secure Space Self-Storage Bonita, Project No: PDS2021-MUP-21-009 ; PDS2022-CC-22-0102 ; PDS2021-ER-21-18-003

Dear Bianca Lorenzana,  
I 100% OPPOSE the issuance of the Major Use Permit for the self-storage units in Bonita. | 148-1

The two proposed self-storage facilities in Bonita are unlikely to be utilized by local residents. Instead, they will attract individuals from outside the area, such as those from Spring Valley and Paradise Hills. This influx of people is expected to exacerbate traffic congestion on Bonita’s already crowded streets. The manager of an existing self-storage facility near the Spring Valley Swap Meet has reported that 80% of their units are rented by swap meet vendors. This suggests that, should the new facilities be constructed, they will similarly be used predominantly by swap meet vendors, given the proximity of the Quarry Road site to the swap meet. With 35 self-storage facilities already within a 5-mile radius, adding two more industrial storage projects in Bonita appears unnecessary. | 148-2

The proposed facility on Bonita Road would be a 30-foot-tall industrial building situated just 20 feet from the rear property lines of neighboring homes. This would likely cause significant disruption to residents, such as those living on Bonita Glen Terrace, by blocking sunlight and increasing noise from loading and unloading activities that would occur daily from 7:00 a.m. to 9:00 p.m. The nearby Quarry Road site also poses concerns for homeowners who have horses, chickens, and goats in their backyards. The presence of these animals and the zoning of the area as Rural Residential underscore the inappropriateness of introducing industrial self-storage facilities into this environment. | 148-3

The argument for the self-storage facilities being needed due to the construction of Accessory Dwelling Units (ADUs) seems unconvincing. With over 2,000 units planned and only about 4,000 homes in Bonita, it is unlikely that half of the homes will be building ADUs. Additionally, the cost of storage units, ranging from \$300 to \$400 a month, is quite high compared to the \$1,800 cost of a storage shed from Home Depot. The impact of noise and headlights from vehicles, as well as the risk of environmental contamination from hazardous materials leaking into the Sweetwater River, further highlights the potential downsides of these projects. Homeowners in Bonita purchased their properties to enjoy a rural character, and industrial buildings on land zoned as Rural Residential would significantly alter this character. Therefore, it is crucial to reconsider and prevent the construction of these self-storage facilities in Bonita. | 148-4  
| 148-5  
| 148-6

**Carri Fernandez, SRES**  
**Broker Associate/Realtor**  
California DRE #00806772 Arizona #SA705088000  
**619.850.8665**

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website [carrifernandez.bhhs-california.com](http://carrifernandez.bhhs-california.com)

## **Response to Comment Letter I48 Carri Fernandez**

**I48-1:** See response to comment I44-2 in comment letter I44.

**I48-2:** See response to comment I44-3 in comment letter I44.

**I48-3:** See response to comment I44-4 in comment letter I44.

**I48-4:** See response to comment I44-5 in comment letter I44.

**I48-5:** See response to comment I44-6 in comment letter I44.

**I48-6:** See response to comment I44-7 in comment letter I44.



**Comment Letter I49**

**From:** Jessica Lloyd <jessicacharlene@me.com>  
**Sent:** Saturday, August 31, 2024 7:16 AM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;

Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.	149-1
	149-2
	149-3
	149-4
	149-5

Sincerely,

Jessica Lloyd  
Sent from my iPhone

## **Response to Comment Letter I49 Jessica Lloyd**

**I49-1:** See response to comment I3-2 under comment letter I3.

**I49-2:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I49-3:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I49-4:** See response to comment I3-5 under comment letter I3.

**I49-5:** See response to comment I3-6 under comment letter I3.

**Comment Letter I50**

**From:** Elizabeth Pasimio <elizabethpasimio@gmail.com>  
**Sent:** Saturday, August 31, 2024 8:42 AM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Opposing Secure Space Storage Unit

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;

Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.

I50-1

I50-2

I50-3

I50-4

I50-5

Sincerely,

Elizabeth Pasimio

3600 Putter Dr, Bonita 91902

Sent from my iPhone

**Response to Comment Letter I50  
Elizabeth Pasimio**

**I50-1:** See response to comment I3-2 under comment letter I3.

**I50-2:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I50-3:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I50-4:** See response to comment I3-5 under comment letter I3.

**I50-5:** See response to comment I3-6 under comment letter I3.

**Comment Letter I51**

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**From:** dhodge111@juno.com  
**Sent:** Sunday, September 1, 2024 5:54 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Secure Space Self-Storage Bonita

Dear Bianca Lorenzana

As a long time resident of Sunnyside I am protesting this project!!! To upend a semi-rural neighborhood with this type of business is a disaster!

Respectfully  
Donna Hodge

PROJECT CASE NUMBERS:

- PDS2021-MUP-21-009
- PDS2022-CC-22-0102
- PDS2021-ER-21-18-003 and

PROJECT NAME: Secure Space Self-Storage Bonita

I51-1

**Response to Comment Letter I51  
Donna Hodge**

**I51-1:** The commenter states their opposition to the Secure Space Self-Storage Bonita Project. The County of San Diego acknowledges their opposition. This comment does not raise an issue regarding the adequacy of the analysis contained within the Draft Mitigated Negative Declaration. No further response is required.

**Comment Letter I52**

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**From:** Trang Kay <trangkay@gmail.com>  
**Sent:** Monday, September 2, 2024 9:45 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] No on Bonita Storage Facility

Dear Bianca Lorenzana,

We do not want this peoject to go through. This will only cause a negative impact including worsening pollution, noise, traffic and homelessness.

I52-1

Re: PROJECT CASE NUMBERS:

- PDS2021-MUP-21-009
- PDS2022-CC-22-0102
- PDS2021-ER-21-18-003

No on these please. We do not want the storage facility in my neighborhood. Thank you.

I52-2

Sincerely ,

Trang Kay

Sent from my iPhone

## Response to Comment Letter I52 Trang Kay

**I52-1:** The commenter states their opposition to the Secure Space Self-Storage Bonita Project (project). The commenter also states that the project will cause pollution, noise, traffic, and homelessness.

The commenter does not specify what type of pollution they are concerned about. Regarding potential hazards and hazardous materials, see response to comment I44-6 under comment letter I44 for responses to that concern. Regarding potential air quality impacts, see the response to comment I21-8 under comment letter I21 for responses to that concern.

Regarding potential noise impacts, see the response to comment I21-7 under comment letter I21 for responses to that concern.

The commenter does not specify what type of traffic impacts they are concerned about. Regarding potential traffic congestion, see response to comment I21-7 under comment letter I21 for responses to that concern. Regarding potential safety concerns of traffic entering and exiting the project site, see response to comment I3-4 under comment letter I3 for responses to that concern.

Regarding homelessness, see Global Response GR-2 for responses to that concern.

The commenter has not supported their arguments with any evidence, let alone required substantial evidence. [Citizens for Responsible Equitable Environmental Development v. City of Chula Vista (2011) 197 Cal.App.4th 327, 335]. Under the California Environmental Quality Act (CEQA) and the CEQA Guidelines, substantial evidence does not include “argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment.” [Pub. Res. Code § 21080(e); 14 CCR §§ 15064(f)(6) and 15384].

**I52-2:** The commenter states their opposition to the project. The County of San Diego acknowledges their opposition. This comment does not raise an issue with the content of the Draft MND. No further response is required.



**Comment Letter I53**

**From:** Tirsia Rodriguez <tirsia\_rodriguez@me.com>  
**Sent:** Monday, September 2, 2024 8:42 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] PROJECT NAME: Secure Space Self-Storage Bonita

Good evening,

I am writing to you on behalf of PROJECT CASE NUMBERS:

- PDS2021-MUP-21-009
- PDS2022-CC-22-0102
- PDS2021-ER-21-18-003

PROJECT NAME: Secure Space Self-Storage Bonita

I53-1

I have been a Bonita resident for the past 8 years and love the rural, small town feel. It's a beautiful place to raise my family, we have everything in close proximity.

We frequent the trails often, my daughters love seeing the horses on the trails and my husband plays golf at the CV golf course regularly.

We are saddened to think about a storage building coming into our neighborhood. The small town feel won't be there anymore. Once, there's commercial buildings, lights and more traffic, I feel Bonita won't be the Bonita we all love. It's such a desirable area to live.

I53-2

Bonita does not need this!

Thank you for taking the time to read my email.

Best,  
Tirsia Rodriguez

## **Response to Comment Letter I53 Tirsa Rodriguez**

**I53-1:** This is an introductory comment in which the commenter introduces themselves as a resident of Bonita and describes activities that she and her family participate in within Bonita. This comment does not raise an issue with the content of the Draft Mitigated Negative Declaration. No response is required.

**I53-2:** The commenter states that the introduction of a commercial building will change the rural character of the neighborhood. In response, please refer to Global Response GR-1 for a discussion of community character. For concerns about potential traffic congestion, see response to comment I21-7 under comment letter I21 for responses to that concern. Regarding potential safety concerns related to traffic entering and exiting the project site, see response to comment I3-4 under comment letter I3 for responses to that concern. For concerns about light pollution, please see response to comment I31-3 under comment letter I31 to that concern.

**Comment Letter I54**

---

**From:** Glenda Slater <gslater@cox.net>  
**Sent:** Monday, September 2, 2024 6:28 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Self Storage Protest

Dear Bianca Lorenzana,  
I have been a resident of Bonita for many years and I am totally against this project. I absolutely vote no!

**PROJECT CASE NUMBERS:**

- PDS2021-MUP-21-009
- PDS2022-CC-22-0102
- PDS2021-ER-21-18-003 and

I54-1

**PROJECT NAME:** Secure Space Self-Storage Bonita

Respectfully,  
Glenda Slater

**Response to Comment Letter I54  
Glenda Slater**

**I54-1:** The commenter states they are a resident of Bonita and states their opposition to the Secure Space Self-Storage Bonita Project. In response, the County of San Diego acknowledges their opposition. This comment does not raise a concern regarding the adequacy of the Draft Mitigated Negative Declaration. No further response is required.

**Comment Letter I55**

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**From:** dirtman88@juno.com  
**Sent:** Monday, September 2, 2024 10:56 AM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Storage Buildings

Bad corner! Coming out of Quarry Road. You can not see to your right. When you sneak out enough to see traffic coming down Sweetwater Road at and above 50MPH, You are in the lane of traffic going up the hill on Sweet Water Road. Go out and check out that intersection for yourself. Dave Witt POB 312 Bonita CA 91908 (619) 475-1596

I55-1

**Response to Comment Letter I55**  
**Dave Witt**

**I55-1:** The commenter states that the intersection of Quarry Road and Sweetwater Road is unsafe. Please refer to response to comment I3-4 under comment letter I3 for a discussion of traffic conditions near the project site.

**Comment Letter I56**

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**From:** Jake Hill <jakehillis@gmail.com>  
**Sent:** Tuesday, September 3, 2024 6:14 AM  
**To:** Lorenzana, Bianca  
**Cc:** Vargas, Nora (BOS); Harvey, Andrew; Parisa Aminian; lizstonehouse31@gmail.com  
**Subject:** [External] Opposition to Self Storage at Quarry Rd. - PDS2021-MUP-21-009

To whom it may concern,

I am writing to document my opposition to the zoning variance and creation of a self storage along Quarry Road in Bonita, CA - PDS2021-MUP-21-009. | I56-1

I have lived in Sunnyside/Bonita on San Miguel Rd for 16 years. | I56-2

My family and I enjoy the trails and open spaces that Bonita has to offer regularly.

A self storage facility in the proposed area creates two (2) issues:

- 1. Attracts homeless/illicit activities/society's undesirables.
- 2. Re-zoning this area to commercial removes open spaces that should otherwise remain zoned as RR per our county's zoning map.

I have seen storage facilities in neighboring areas and most of what I see is them attracting homeless, bad actors (people using drugs/loitering/going through trash/working on vehicles without regard for environmental concerns/etc). They seem to be attracted to unmonitored areas that are concealed from the immediate sidewalk or ROW areas. | I56-3

Secondarily, the county zoning map was created with purpose by planning groups and other design experts. There is a reason the area is not zoned commercial.

Lastly, the trails and open spaces would be negatively impacted by a commercial development of this size and nature. | I56-4

For these reasons, I oppose the development of a self storage at Quarry Rd in Bonita, CA. | I56-5

Thanks,  
Jake Hill

## Response to Comment Letter I56 Jake Hill

**I56-1:** The commenter states their opposition to the Secure Space Self-Storage Bonita Project (project). This comment does not raise a concern regarding the adequacy of the Draft Mitigated Negative Declaration (MND). No further response is required.

**I56-2:** The commenter introduces themselves as a resident of Sunnyside and Bonita and states that they utilize the trails and open spaces in Bonita. This comment does not raise a concern regarding the adequacy of the Draft MND. No further response is required.

**I56-3:** The commenter states that the project will attract homeless/unhoused persons. The commenter also states that rezoning the property to commercial removes open space that would otherwise remain zoned as Rural Residential.

The property is zoned Rural Residential (RR), which permits self-storage facilities and recreational vehicle parking with a Major Use Permit pursuant to the Zoning Ordinance Section 2185.c. The project site would not be rezoned as commercial. It should be noted that the project site is not designated public open space and is zoned for development. No further response is required.

Regarding potentially attracting homeless/unhoused persons, which is not an environmental impact under the California Environmental Quality Act (CEQA), this comment is noted. The commenter mentions unmonitored areas. It should be noted that wrought iron fencing that is 6 feet tall would border the proposed self-storage and recreational vehicle use area for security purposes and security cameras would be installed. Please refer to Global Response GR-2 for a discussion of social and economic impacts in the context of the CEQA. No further response is required.

**I56-4:** The commenter states that the project will negatively impact trails and open spaces in the project area.

In response, regarding trails, there are no County of San Diego (County) trails on the property. As explained in the Initial Study Project Description, in coordination with the County, a 20-foot-wide public trail easement is proposed around the perimeter of the project as well as a 16-foot-wide public trail easement through the proposed biological open easement area that would be dedicated to the County, which would connect to other existing and/or planned County trails. Along Quarry Road, the project would construct a 10-foot-wide multi-use pathway along the entire project frontage. Within the remainder of the trail easement around the perimeter of the project site, a 6-foot-wide public trail with decomposed granite surfacing would be constructed within the trail easement. Maintenance of the trail would be the responsibility of the property owner. No further response is necessary.

The commenter does not explain how or why open spaces would be impacted by the project. Refer to Global Response GR-1 for responses to aesthetic concerns. It should be noted that a portion of the site (1.97 acres) would remain in a biological open space easement, which would allow for the retention of views of the existing undeveloped land. No further response is required.

The commenter has not supported their statements with any evidence, let alone required substantial evidence. [Citizens for Responsible Equitable Environmental Development v. City of Chula Vista (2011) 197 Cal.App.4th 327, 335]. Under CEQA and the CEQA Guidelines, substantial evidence does not include “argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment.” [Pub. Res. Code § 21080(e); 14 CCR §§ 15064(f)(6) and 15384].

**I56-5:** The commenter restates their opposition to the project. This comment does not raise a concern regarding the adequacy of the Draft MND. No further response is required.



# 2 - 401

Secure Space Self-Storage Bonita  
PDS2021-MUP-21-009, PDS2022-CC-22-0102, PDS2021-ER-21-18-003  
-RTC-147-

December 6, 2024

## Comment Letter I57

**From:** Veronica Kahn <vero\_kahn@hotmail.com>  
**Sent:** Tuesday, September 3, 2024 8:07 AM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Project Case #PDS2021-MUP-21-009  
**Attachments:** Screenshot\_20240903\_080038\_Samsung Notes.jpg

Please don't follow thru with the Bonita Storage Facility. It will ruin Bonita!

- All three levels together total 132,425SF

We need more homes, not large businesses to take over.

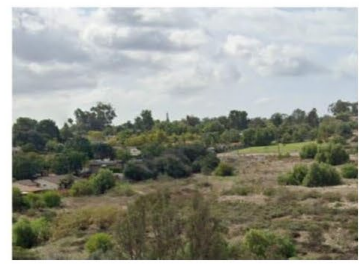
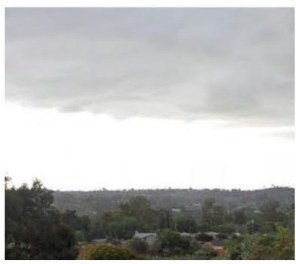
~ Veronica Kahn  
4506 Villas Dr  
Bonita, CA 91902

I57-1

**Comment Letter I57 (cont.)**



I57-2



## **Response to Comment Letter I57 Veronica Kahn (Letter 3 of 3)**

**I57-1:** The commenter states their opposition to the Secure Space Self-Storage Bonita Project. The County of San Diego acknowledges their opposition. This comment does not raise a concern regarding the adequacy of the Draft Mitigated Negative Declaration. No further response is required.

**I57-2:** The commenter attached images of the project site to the email. These comments have been received and acknowledged by the County of San Diego. No further response is required.

**From:** Jose A Barron <jbarron5@hotmail.com>  
**Sent:** Thursday, September 5, 2024 6:12 PM  
**To:** Lorenzana, Bianca  
**Cc:** jim@jclwebdesign.com; mercadojaime@yahoo.com  
**Subject:** [External] Opposition to storage facility in Bonita

*Hi Ms Bianca:*

*My home is adjacent to the proposed build site. My address is 5720 Sweetwater Road, 91902.*

I58-1

*The presentation given by the interested parties is full of exaggerated and downright misleading information (I'm being kind).*

*But that aside, I believe I speak for many my neighbors in saying that we view the storage facility as the lesser of two evils.*

I58-2

*We would rather see that facility developed instead of seeing more housing, which would invariably include low-income housing and or be a homeless shelter, be it a campsite or any other type of temporary/permanent shelter.*

*Although the site is considered a flood plain, I'm sure the government could find a way to disregard that designation (the notorious MUP's).*

I58-3

Comment Letter 158 (cont.)

*I for one, and most of my neighbors on Sweetwater, would agree to the storage facility if two things were included in the project:*

*1<sup>st</sup> would be a traffic light at the intersection of Quarry and Sweetwater Roads; Traffic is heaviest during early morning and late afternoon and our section of Sweetwater from Mary Street to Paradise Valley Road is literally a speedway during those hours. You have to live here to really know the impact of traffic on our neighborhood. At peak hours, it is difficult to turn onto Sweetwater from our cul-de-sac.*

158-4

*2nd, would be the upgrading of the sewer system which is currently seriously overloaded. Our section in our Sweetwater cul-de-sac has to be cleaned out about 4 times a year because of the two 90-degree turns in the sewer line. It's really unacceptable to have to deal with backed-up sewers and horrible odors several times annually.*

158-5

*I hope you consider my message and see through the misinformation presented by the development company.*

158-6

*Additionally, as an aside, I feel our planning committee is composed of persons that should retire. It seems all*

158-7

Comment Letter I58 (cont.)

*they are interested in are horse trails. They spent at least half an hour talking about horse trails during the presentation when they should be focusing on real-life problems such as traffic and sewer.*

I58-7

*We need new blood on the committee. Only two members addressed the real issues while all the others oohed and aahed about what a wonderful job the company is doing.*

*I seriously believe the project is a done deal but please work on those two items, the traffic light and our outdated sewer system.*

I58-8

*Thank you for your consideration.*

I58-9

*Jose A. Barron  
21-year resident at our Sweetwater address.*

## **Response to Comment Letter I58 Jose Barron**

**I58-1:** This comment introduces the letter with the commenter's address. No response is necessary.

**I58-2:** The comment is an opinion of the presentation and the proposed site use. It does not provide a critique of the environmental analysis of the Draft Mitigated Negative Declaration (MND). No response is necessary.

**I58-3:** The comment suggests the site is in a flood zone. As described in Section X(d) – Hydrology and Water Quality of the Initial Study, the project site is not in a Federal Emergency Management Agency special flood zone. Additionally, the built-out drainage conditions are assessed in this same section of the Initial Study, and no significant hydrology or water quality impacts are identified.

**I58-4:** The comment identifies a concern about unsafe driving conditions on Sweetwater Road. See response to comment I3-4 under comment letter I3 for a response to concerns about potential safety concerns related to traffic entering and exiting the project site. Regarding potential traffic congestion, see response to comment I21-7 under comment letter I21 for responses to that concern.

**I58-5:** The comment identifies a concern about the existing sewer system in proximity to the commenter's home but does not raise an issue regarding the adequacy of the Draft MND. As stated in Section XIX, Utilities and Service Systems, of the Initial Study, the Secure Space Self-Storage Bonita Project (project) would involve the construction of a six-inch sewer line to connect to the existing main in Quarry Road. The San Diego County Sanitation District has provided a service availability letter that indicates they would be able to service the proposed project. No additional response is necessary.

**I58-6:** This comment has been noted by the County of San Diego.

**I58-7:** This comment pertains to the planning committee and does not include a critique of the environmental analysis of the Draft MND. No response is necessary.

**I58-8:** This comment reiterates the traffic and sewer concerns. Please see response to comment I3-4 under comment letter I3 and response to comments I58-4 and I58-5, above.

**I58-9:** This comment is a closing remark. No response is necessary.

**Comment Letter I59**

---

**From:** James Carter <trailwaycafe@cox.net>  
**Sent:** Wednesday, September 4, 2024 2:54 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Opposition To Self-Storage From: James David Carter Resident at :5960 San Miguel Rd. Bonita CA 91902

To: Biancha Lorenzana  
From: James David Carter  
Resident at :5960 San Miguel Rd. Bonita CA 91902  
trailwaycafe@cox.net  
(619)829-4740

RE: Secure Space Self-Storage Bonita Case numbers PDS2021-MUP-21-009;PDS2022-CC-22-0102; PDS2021-ER=21-18-003.

Dear Biancha,

I am in Opposition to this development plan as it conflicts with the scenic, and rural nature that we who live here in this community enjoy.

We chose to live and retire here because of the beauty and remnant natural environment that still exists.

Bonita and the Sweetwater area is one of the few old areas surviving with this resource of remnant beauty still open to all.

I do not approve of any plan that gradually, piece by piece turns this area into a crowded slum of storage buildings bringing increased traffic issues, opportunity for gang tagging, and blocking the views of people that frequent the various hiking and riding trails.

This plan (if approved) will affect the desirability of the area and thus affects property values of this rare treasure.

Please consider the community that chose to live here and those outside of this community that visit, before granting permission and setting a precedent to corrupt such a beloved area.

Respectfully

James David Carter

I59-1

I59-2

I59-3

I59-4



## **Response to Comment Letter I59 James Carter**

**I59-1:** The commenter states their opposition to the Secure Space Self-Storage Bonita Project (project) because they believe it would conflict with the area's natural beauty and open space. See Global Response GR-1 for a discussion of the project's visual and aesthetic impacts.

**I59-2:** This comment includes mention of traffic concerns, crime concerns, and aesthetic concerns. Regarding traffic concerns related to traffic entering and exiting the project site, see response to comment I3-4 under comment letter I3 for responses to that concern. Regarding potential traffic congestion, see response to comment I21-7 under comment letter I21 for responses to that concern. Regarding potential crime, see GR-2, which discusses social and economic concerns. Regarding the blocking of views, see Global Response GR-1, which discusses the project's less-than-significant visual and aesthetic impacts.

**I59-3:** The comment mentions concerns about property values. See response to comment GR-2, which includes a discussion of social and economic impacts.

**I59-4:** This comment is acknowledged by the County of San Diego. It does not contain a specific critique of the environmental analysis of the Draft Mitigated Negative Declaration. No further response is necessary.

Comment Letter I60

https://www.dmv.ca.gov/online/cert/certPaymentApproved.do

Supervisor Nora Vargas  
COUNTY OF SAN DIEGO  
1600 Pacific Highway  
San Diego, CA 92101

Planning Commissioner Ginger Hitzke  
COUNTY OF SAN DIEGO  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123

RE: Opposition to Two Self-Storage Developments in Bonita

*I oppose!*

Please consider the following:

- The vast majority of self-storage facilities are built in neighborhoods with a large number of apartments and condos. Most of these small living units have no garages, only surface parking. So, there is no place to store personal belongings. There are zero apartments in Bonita and zero condos without garages.
- The average price of a storage unit in the proposed facilities will be \$300 to \$400 a month. Bonita homes have garages and are on large lots that have room for a storage shed. A storage shed at Home Depot costs \$1,800. Would you pay \$3,600 to \$4,800 a year to rent a storage unit, when you can own the same size shed for \$1,800?
- It has been stated that the self-storage facilities planned for Bonita are needed because of the number of ADU units being built. These two proposed self-storage facilities will have over 2,000 units. There are approximately 4,000 homes in all of Bonita. Do you think that 50% of all the homes in Bonita will be building ADU units?

I60-1

The two proposed self-storage facilities will get little use by residents of Bonita. These facilities will be used by people living outside Bonita (Spring Valley, Paradise Hills). This will bring traffic to Bonita's already crowded streets. The manager of the self-storage facility next to the Spring Valley Swap Meet stated that 80% of the units are used by swap meet vendors. The manager told us that if the self-storage facilities are built in Bonita, most of the units will be rented to swap meet vendors for the Spring Valley Swap Meet. The self-storage building proposed on Quarry Road is only a little more than a mile from the swap meet. There are 35 self-storage facilities within a 5-mile radius of Bonita. Two more industrial self-storage projects in Bonita are not needed.

I60-2

The proposed self-storage facility on Bonita Road will be a 30-foot-tall industrial building built 20 feet from the rear yard property line of adjacent homes. Would you be okay with that, if these self-storage units were built adjacent to your home? How do you think the homeowners on Bonita Glen Terrace will feel when ACE self-storage industrial buildings are 20 feet away from their rear yards? The 30-foot-tall buildings will block out the sun in the afternoons. Renters of self-storage units will be loading and unloading, or picking up their stuff from 7:00 a.m. to 9:00 p.m., seven days a week.

I60-3

Many of the homes adjacent to the proposed Quarry Road self-storage facility have horses in their backyards. Immediately next door to these industrial buildings is a horse ranch with dozens of horses. Many of the homeowners next to Quarry Road have chickens and goats in their backyards. Children participate in 4H. All these land uses in Bonita are allowed because the land is zoned Rural Residential, not industrial.

I60-4

Comment Letter I60 (cont.)

Would you want the noise of cars and trucks driving on a self-storage road which would be twenty feet from your rear yard? Would you want to sit in your house and watch strangers loading or unloading their trucks? Would you want these strangers looking through the windows of your home? **The noise of cars and trucks from these self-storage facilities, and headlights at night, will be very disruptive not only to neighbors, but to animals as well.**

I60-5

The Quarry Road property is located approx. 40 feet above the Sweetwater River, which is adjacent to the east. The site is sloped towards the riverbed. Hazardous petroleum materials (oil, gasoline, transmission fluid) leaking from the thousands of cars and trucks per month which would visit the self-storage facility on Quarry Road, will be deposited onto the streets and parking lots. **There is a significant potential for harm to the Sweetwater River ecosystem by stormwater runoff contaminated by hazardous materials.** There is no stormwater drain system that captures 100% of the contaminated stormwater runoff!

I60-6

The homes on Quarry Road and Bonita Glen Terrace are zoned Rural Residential. The owners bought their homes knowing that the adjacent vacant land was also zoned Rural Residential. They bought their homes to enjoy Bonita's rural character. The homeowners on Quarry Road and Bonita Glen Terrace also bought their homes knowing that the vacant land across the street was zoned Rural Residential. **The homeowners on both Quarry Road and Bonita Glen Terrace bought homes in Bonita to enjoy the rural character of Bonita. Industrial buildings next to homes in Bonita, on land zoned Rural Residential, is inappropriate and will forever change the community character of Bonita.**

I60-7

Please do not allow the proposed self-storage industrial buildings to be built in Bonita.

I60-8

Very truly yours,

*Alex Fernandez*  
Friends of Bonita

*Bonita Resident*  
*Alexfernandez1450@hotmail.com*

*8/31/24*

## **Response to Comment Letter I60 Alex Fernandez**

**I60-1:** The comment raises questions about whether self-storage units are appropriate for the area. Refer to response to comment O1-1 under comment letter O1.

**I60-2:** This comment pertains to the operations of a facility that is not part of the Secure Space Self-Storage Bonita Project (project) and contains speculation regarding the potential types of users of the project site. Additionally, the commenter mentions traffic generation concerns. Regarding operations, see response to comment O1-2 under comment letter O1. Regarding traffic, see response to comment I3-4 under comment letter I3.

**I60-3:** The commenter describes features of the project including the height, proximity to adjacent homes, and operational hours, and they describe their general concerns related to the increased public activity these features could generate. See response to comment O1-3 under comment letter O1.

**I60-4:** This comment generally describes the rural land uses of the area. It does not have a specific critique of an environmental issue analyzed in the Draft Mitigated Negative Declaration (MND). The comment is noted by the County of San Diego; no additional response is necessary.

**I60-5:** The comment raises concerns about the project's potential noise impacts. See response to comment O1-3 under comment letter O1.

**I60-6:** The comment raises concerns about the project's potential impacts related to polluted surface runoff. See response to comment I44-6 under comment letter I44.

**I60-7:** The commenter states their belief that the proposed use of the site is in opposition to the existing and surrounding rural residential. See response to comment O1-4 under comment letter O1.

**I60-8:** The commenter states opposition to the project. In response, the County of San Diego acknowledges the commenters' opposition to the project. The comment does not raise an issue regarding the adequacy of the analysis contained within the Draft MND; therefore, no further response is required.

Comment Letter I61

Supervisor Nora Vargas  
COUNTY OF SAN DIEGO  
1600 Pacific Highway  
San Diego, CA 92101

Planning Commissioner Ginger Hitzke  
COUNTY OF SAN DIEGO  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123

RE: Opposition to Two Self-Storage Developments in Bonita

*I oppose!*

Please consider the following:

- The vast majority of self-storage facilities are built in neighborhoods with a large number of apartments and condos. Most of these small living units have no garages, only surface parking. So, there is no place to store personal belongings. There are zero apartments in Bonita and zero condos without garages.
- The average price of a storage unit in the proposed facilities will be \$300 to \$400 a month. Bonita homes have garages and are on large lots that have room for a storage shed. A storage shed at Home Depot costs \$1,800. Would you pay \$3,600 to \$4,800 a year to rent a storage unit, when you can own the same size shed for \$1,800?
- It has been stated that the self-storage facilities planned for Bonita are needed because of the number of ADU units being built. These two proposed self-storage facilities will have over 2,000 units. There are approximately 4,000 homes in all of Bonita. Do you think that 50% of all the homes in Bonita will be building ADU units?

I61-1

The two proposed self-storage facilities will get little use by residents of Bonita. These facilities will be used by people living outside Bonita (Spring Valley, Paradise Hills). This will bring traffic to Bonita's already crowded streets. The manager of the self-storage facility next to the Spring Valley Swap Meet stated that 80% of the units are used by swap meet vendors. The manager told us that if the self-storage facilities are built in Bonita, most of the units will be rented to swap meet vendors for the Spring Valley Swap Meet. The self-storage building proposed on Quarry Road is only a little more than a mile from the swap meet. There are 35 self-storage facilities within a 5-mile radius of Bonita. Two more industrial self-storage projects in Bonita are not needed.

I61-2

The proposed self-storage facility on Bonita Road will be a 30-foot-tall industrial building built 20 feet from the rear yard property line of adjacent homes. Would you be okay with that, if these self-storage units were built adjacent to your home? How do you think the homeowners on Bonita Glen Terrace will feel when ACE self-storage industrial buildings are 20 feet away from their rear yards? The 30-foot-tall buildings will block out the sun in the afternoons. Renters of self-storage units will be loading and unloading, or picking up their stuff from 7:00 a.m. to 9:00 p.m., seven days a week.

I61-3

Many of the homes adjacent to the proposed Quarry Road self-storage facility have horses in their backyards. Immediately next door to these industrial buildings is a horse ranch with dozens of horses. Many of the homeowners next to Quarry Road have chickens and goats in their backyards. Children participate in 4H. All these land uses in Bonita are allowed because the land is zoned Rural Residential, not industrial.

I61-4

Comment Letter I61 (cont.)

Would you want the noise of cars and trucks driving on a self-storage road which would be twenty feet from your rear yard? Would you want to sit in your house and watch strangers loading or unloading their trucks? Would you want these strangers looking through the windows of your home? The noise of cars and trucks from these self-storage facilities, and headlights at night, will be very disruptive not only to neighbors, but to animals as well.

I60-5

The Quarry Road property is located approx. 40 feet above the Sweetwater River, which is adjacent to the east. The site is sloped towards the riverbed. Hazardous petroleum materials (oil, gasoline, transmission fluid) leaking from the thousands of cars and trucks per month which would visit the self-storage facility on Quarry Road, will be deposited onto the streets and parking lots. There is a significant potential for harm to the Sweetwater River ecosystem by stormwater runoff contaminated by hazardous materials. There is no stormwater drain system that captures 100% of the contaminated stormwater runoff!

I60-6

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I60-7

Please do not allow the proposed self-storage industrial buildings to be built in Bonita.

I60-8

Very truly yours, *Carri Fernandez* 3122 Simbar Rd.  
Friends of Bonita *Resident* Bonita CA 91902  
*carrifernandez@hotmail.com*

*8/31/24*

Comment Letter I61 (cont.)

Supervisor Nora Vargas  
COUNTY OF SAN DIEGO  
1600 Pacific Highway  
San Diego, CA 92101

Planning Commissioner Ginger Hitzke  
COUNTY OF SAN DIEGO  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123

RE: Opposition to Two Self-Storage Developments in Bonita

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The two proposed self-storage facilities will get little use by residents of Bonita. These facilities will be used by people living outside Bonita (Spring Valley, Paradise Hills). This will bring traffic to Bonita's already crowded streets. The manager of the self-storage facility next to the Spring Valley Swap Meet stated that 80% of the units are used by swap meet vendors. The manager told us that if the self-storage facilities are built in Bonita, most of the units will be rented to swap meet vendors for the Spring Valley Swap Meet. The self-storage building proposed on Quarry Road is only a little more than a mile from the swap meet. There are 35 self-storage facilities within a 5-mile radius of Bonita. Two more industrial self-storage projects in Bonita are not needed.

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Many of the homes adjacent to the proposed Quarry Road self-storage facility have horses in their backyards. Immediately next door to these industrial buildings is a horse ranch with dozens of horses. Many of the homeowners next to Quarry Road have chickens and goats in their backyards. Children participate in 4H. All these land uses in Bonita are allowed because the land is zoned Rural Residential, not industrial.

*Very very dangerous to ride along busy street!*

I61-1

Comment Letter I61 (cont.)

Would you want the noise of cars and trucks driving on a self-storage road which would be twenty feet from your rear yard? Would you want to sit in your house and watch strangers loading or unloading their trucks? Would you want these strangers looking through the windows of your home? **The noise of cars and trucks from these self-storage facilities, and headlights at night, will be very disruptive not only to neighbors, but to animals as well.**

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The homes on Quarry Road and Bonita Glen Terrace are zoned Rural Residential. The owners bought their homes knowing that the adjacent vacant land was also zoned Rural Residential. They bought their homes to enjoy Bonita's rural character. The homeowners on Quarry Road and Bonita Glen Terrace also bought their homes knowing that the vacant land across the street was zoned Rural Residential. **The homeowners on both Quarry Road and Bonita Glen Terrace bought homes in Bonita to enjoy the rural character of Bonita. Industrial buildings next to homes in Bonita, on land zoned Rural Residential, is inappropriate and will forever change the community character of Bonita.**

Please do not allow the proposed self-storage industrial buildings to be built in Bonita.

Very truly yours,  
Friends of Bonita

*Carrí Fernandez  
Resident  
3122 Simbar Rd.  
Bonita CA 91902  
carrifernandez@hotmail.com  
8/31/24*

I61-1



## **Response to Comment Letter I61 Carri Fernandez**

**I61-1:** See response to comment I60-1 under comment letter I60.

**I61-2:** See response to comment I60-2 under comment letter I60.

**I61-3:** See response to comment I60-3 under comment letter I60.

**I61-4:** See response to comment I60-4 under comment letter I60.

**I61-5:** See response to comment I60-5 under comment letter I60.

**I61-6:** See response to comment I60-6 under comment letter I60.

**I61-7:** See response to comment I60-7 under comment letter I60.

**I61-8:** See response to comment I60-8 under comment letter I60.

**I61-9:** This is a duplicate letter with the same comments as above. Refer to response to comments I61-1 to I61-8.

**Comment Letter I62**

**From:** April Hernandez <aprilrowden@yahoo.com>  
**Sent:** Wednesday, September 4, 2024 2:37 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Bonita Self Storage Facility

Hi Bianca and SD County Permit Team,

I am writing to express my concerns and state my opposition to the proposed storage facility on Quarry Road here in Bonita.

I62-1

I want you to know, I have been very open to understanding other points of view, but after much contemplation and conversations with other neighbors here on Pray Street, and looking over the county documents regarding the Secure Space Self-Storage in Bonita, I am not convinced that this project is beneficial to the area nor a good fit for the location.

This area is one of few truly rural communities left in SD County. Bonita has a long history of being a charming town with specific community characteristics. These characteristics have been built and passed down over the years; and thankfully, they have stood the test of time. It would be a shame for it to change now.

I62-2

Residents of this area, including myself, have invested in home buying here for specific reasons. We love the spacious neighborhoods, the nature reserves, the lake-like view of Sweetwater Reservoir, the walking trails, the hikes, the stables, the beautiful golf course, and small town vibe. All of which makeup the rural community characteristics we love and appreciate. Bonita is a place where you feel like you can take a break from the city, a place to experience the outdoors without totally going to the country.

I62-3

Having a large storage facility in this area really doesn't seem needed nor appropriate. The properties around Bonita are well suited for storing peoples RVs, boats, and belongings quiet sufficiently. Not to mention, there is already a storage facility on Quarry Road just walking distance away from the proposed site via the walking path, or a less than 5 minute drive (WITHIN one mile) on the streets. So who is the proposed business actually serving? People from outside areas that really don't have a vested interest in Bonita and don't care how a multi acre concrete project will change the area on multiple levels because it will not affect them at all? That doesn't seem right nor considerate, and certainly not necessary.

I62-4

There are many ways this project will negatively affect the area. Traffic is another concern. Sweetwater Road is already busy enough that adding daily traffic would only further complicate the area. Walkers, joggers, families, bikers, campers, and horse riders all frequent the area DAILY seeking a break from concrete walls, paved roads, commercial buildings, and traffic. People enjoy and count on this getaway. There is significant evidence of the benefits of taking in the outdoors and getting a break from the hustle and bustle of life and screens.

I62-5

I62-6

We enjoy seeing both wildlife itself and the signs of wildlife around the area that will most certainly be driven out in the establishment of such a project. There are amazing creatures around here from cool insects to coyotes and deer, rabbits and owls and bats, all which inhabit the area. Looking out that way in the evenings to watch the moon rise over the hill will most surely be ruined by the light pollution that a well lit storage facility will require.

I62-7

I62-8

I understand the purchaser of the land needs to do something with the land, but it seems best to figure what fits a LOCAL need and fits the landscape. The renderings of the project are very nice but a lot more trees would need to be planted all around the project to help blend so much concrete into the trails and rustic hillside area. The 125 was intrusive enough, but it is understandable that it was needed.

I62-9

**Comment Letter I62**

Apartments, retail, public and commercial projects alike do NOT fit the area - period. Maybe a small group of privately owned homes designed to fit the area (rustic, rural, nature ) ? There is a housing need. Or, leave it be?

I62-9  
(cont.)

Lastly, I would like to point out the potential for trash and litter to surround the area. While the proposed storage facility will be presentable, there will be people who are not so presentable that are careless with their belongings and opt to leave their undesired things on the streets and areas near the facility itself. Sadly, in those cases, we would have to wait for the county to come clean up the mess when they already have an out-of-control litter crisis on their hands due to the growing number of homeless people on the streets.

I62-10

I am begging you to help keep Bonita - BONITA (beautiful). Please put yourself in the shoes of all the Bonita residents living near this site and imagine how it will negatively affect the neighborhood experience and home values. Perhaps you yourself have walked these trails. How would it feel different and cheapened to have a massive concrete wall to walk alongside compared to the native shrubs, plants, trees, and trails of the area? The loss of a beautiful building-free view is a total shame and will change the community characteristics. This is not LA, this is San Diego and we have to preserve community characteristics when we can. We need decision makers to show restraint and wisdom and integrity. Residents and visitors alike will be the ones who take the loss.

I62-11

I appreciate you reading this. Hopefully you made it to the end.

I62-12

Sincerely,  
April Hernandez  
(619) 507-1907

Sent from my iPhone

## Response to Comment Letter I62 April Hernandez

**I62-1:** The comment is a general introduction to the letter and the commenter's concerns. The County of San Diego (County) acknowledges this comment. It does not have a specific critique of the environmental analysis of the Draft Mitigated Negative Declaration (MND). No further response is necessary.

**I62-2:** The comment contains a description of Bonita's rural character and history. This comment is acknowledged by the County of San Diego (County). For a discussion of the Secure Space Self Storage Bonita Project's (project) less-than-significant aesthetics impact and its relation to the community character, see Global Response GR-1.

**I62-3:** The comment describes the open space and natural features of Bonita. It does not include a specific critique of the environmental analysis of the Draft MND; however, see Global Response GR-1 for a discussion of the project's less-than-significant aesthetics impact and its relation to the community character. No further response is necessary.

**I62-4:** The comment includes a discussion of the potential users and/or purpose of the proposed storage facility. These comments pertain to speculation about the population that will use the self-storage spaces and do not raise an issue regarding the adequacy of the analysis contained within the Draft MND; therefore, no further response is required.

**I62-5:** The commenter is concerned about potential traffic impacts resulting from the project. Regarding potential traffic congestion, see response to comment I21-7 under comment letter I21 for responses to that concern. Regarding potential safety concerns of traffic entering and exiting the project site, see response to comment I3-4 under comment letter I3 for responses to that concern.

**I62-6:** The comment includes a discussion of the desired avoidance of development in the project area. It does not raise an issue regarding the adequacy of the analysis contained within the Draft MND; therefore, no further response is required.

**I62-7:** The commenter mentions wildlife they have seen in the area and their general concern about the project's impacts on wildlife. See response to comment I3-5 under comment letter I3 for responses to that concern.

**I62-8:** The commenter has concerns about potential light pollution. See response to comment I35-3 under comment letter I35 for responses to that concern.

**I62-9:** The commenter mentions their concerns about the potential aesthetic impact of the project and mentions the need for additional trees for screening. See Global Response GR-1 for a discussion of the project's less-than-significant aesthetic impacts and its relation to community character. It should be noted that the project would result in 64 net new trees (for a total of 80 trees), which are expected to exceed 20 feet in height once fully grown. No further responses are required.

**I62-10:** The comment addresses concerns about the trash and litter left behind by potential users of the proposed storage facility and the homeless/unhoused. These concerns are social and economic in nature and are not required to be addressed in California Environmental Quality Act documents. See Global Response GR-2.

**I62-11:** The commenter generally states their beliefs about how the project would affect the existing community characteristics. Regarding aesthetic and visual concerns, see Global Response GR-1 for

## 2 - 421

Secure Space Self-Storage Bonita

PDS2021-MUP-21-009, PDS2022-CC-22-0102, PDS2021-ER-21-18-003

-RTC-167-

December 6, 2024

responses to those concerns. Regarding a potential effect on home values, see Global Response GR-2 for responses to that concern. No further response is necessary.

**I62-12:** This comment ends the letter. The comment is noted, and no further response is necessary.

**Comment Letter I63**

**From:** LaNelle Kidd <faithfilly@hotmail.com>  
**Sent:** Wednesday, September 4, 2024 5:47 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] URGENT Please "NO" Secure Space Self-Storage Bonita

Dear Bianca,

Re: Secure Space Self-Storage Bonita

PROJECT CASE NUMBERS:

- PDS2021-MUP-21-009,
- PDS2022-CC-22-0102
- PDS2021-ER-21-18-003

The people of Bonita do not want this invasive 10 acre storage facility! Please consider the impact to our residents and community, especially the ones that will be right by it. There are many storage facilities closeby. This project will greatly impact our area by changing the zoning! This is the last thing we need here. Please consider the many detrimental impacts I will describe. This changes the character and beauty of Bonita, there is little left of the original rural character and charm that Bonita has. We're a very small gem with a great outdoor atmosphere with outdoor activities that are enjoyed by us and surrounding areas. This really spoils the area for horses, dog walkers, mountain bikers, runners, walkers and especially the wildlife. It's way too nice here to stick a massive storage facility in this beautiful watershed area. I see this as poor planning, 10 acres of concrete and asphalt will surely increase runoff water causing more runoff and flooding! Our entire area is a watershed area, the facility doesn't belong here. I suspect it's right next to the flood zone line or it's in it. It will surely impact the watershed area, I think it's basement will be likely be flooded during heavy rains as seen last year. The worst part, is the impact on the residents who live right next to it as well as the surrounding areas! This should be built in a commercial zone certainly area not here, it's a watershed area. This will devalue the homes, it spoils their views, the bright lights and noise will disturb everyones's sleep and tranquility. The noise is going to echo upwards adding to more noise pollution. What a horrible plan! It completely changes the character of our very small community! This should not be built there because it also spoils the atmosphere of the Bonita Golf Course, Sunnyside Stables, and our trail system. The storage facility will need to make a horse safe, horse friendly, trail crossing. Even the best efforts will likely disrupt and prevent the prior usage of the trails. It's likely to pose a safety hazard to cross and pass by this structure. Then there will be even more issues during the rainy season. All that concrete and asphalt is going to create a lot of mud, crossing concrete and asphalt is not horse friendly. This also ruins the enjoyment of everyone using our trails. Again, have a heart, this is not the place for this project. I hope you will help us put a stop to this!

I63-1

I63-2

I63-3

I63-4

I63-5

I63-6

I63-7

Sincerely,

La Nelle

La Nelle Kidd  
5144 Sunnyside Dr  
Bonita, Ca. 91902

## Response to Comment Letter I63 LaNelle Kidd

**I63-1:** The comment is a general introduction to the commenter's opposition to the Secure Space Self Storage Bonita Project (project). It does not raise any issues regarding the adequacy of the environmental analysis of the Draft Mitigated Negative Declaration (MND). No response is necessary; however, it should be noted the project would not include a rezoning. Project approval includes a Major Use Permit that allows for the proposed self-storage facility in the existing rural residential (RR) zone upon making the required findings in the County's Zoning Ordinance Section 7358.

**I63-2:** The commenter is concerned the project would change the character and appearance of the surrounding community. For a response regarding aesthetic and visual concerns, see Global Response GR-1. Refer to response I3-3 in comment letter I3 for a discussion of trails on and adjacent to the project site. Refer to response I3-5 for a discussion wildlife and response to comment I77-37 under comment letter I77 for a discussion about domesticated animals.

**I63-3:** The commenter is concerned about the potential for floods on the project site and about onsite surface runoff in the built-out condition. As described in Section X(d), the project site is not in a Federal Emergency Management Agency special flood zone. Flood risks on the project site are less than significant. Regarding the surface run-off, see Initial Study Section X – Hydrology and Water Quality for a full discussion of how surface run-off would flow in the built-out condition which demonstrates that all hydrological and water quality impacts would be less than significant.

As explained in that section, a Storm Water Quality Management Plan (SWQMP), including a Drainage Report, was prepared by Kimley-Horn and Associates (Initial Study Appendix F) consistent with the requirements of the County Best Management Practices (BMP) Design Manual. The proposed drainage from the building pad and driveway would be collected in a storm drain system that would connect to the storm drain piping located on the southern end of the site. The BMPs for the project include a modular wetlands system for pollution control. Drainage would route to underground detention tanks for hydromodification control. Flows would then be discharged from the tanks to a proposed storm drain line that runs southerly on the eastern end of the site and discharges via a headwall into the existing creek to the south. These BMPs would be designed to meet hydromodification requirements and mitigate the 100-year storm flows to maintain existing drainage patterns. The SWQMP specifies and describes the implementation process of all required BMPs that would address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any on-site and downstream drainage swales. BMPs would be implemented consistent with the requirements of the County BMP Design Manual during construction to control storm flows and introduce landscaping in order to preserve soils in the post-project condition. Post-construction, site drainage would remain the same. Therefore, the project would not substantially alter the existing drainage pattern in a manner that would result in substantial erosion or siltation on- or off-site, and impacts would be less than significant. In addition, because erosion and sedimentation would be controlled within the boundaries of the project site, the project would not contribute to a cumulatively considerable impact. Furthermore, the comment does not raise an issue regarding the adequacy of the environmental analysis contained within the Draft MND; therefore, no further response is necessary.

**I63-4:** The commenter raises general concerns about the project's impacts related to home values, aesthetics, and light and noise pollution. Regarding home values, see Global Response GR-2, which discusses the relation between social and economic impacts and the California Environmental Quality Act. Regarding aesthetics, see Global Response GR-1, which addresses the project's less-than-significant aesthetic and visual impacts. Regarding light pollution, see response to comment I35-3 under comment letter I35 and Section I of the Initial Study for a discussion about how the project would address potential light pollution. Regarding potential noise impacts, see the response to comment I21-7 under

comment letter I21 and Section XIII of the Initial Study for a discussion about the project's less-than-significant noise impacts. The project would result in less than significant aesthetic, light, and noise-related impacts.

**I63-5:** The comment is a restatement of the concern about the project's potential to change the community character. See response to comment I63-2, above.

**I63-6:** The commenter is concerned about the safety of horse trail crossings. This concern has been noted by the County of San Diego. The comment does not raise any issues regarding the adequacy of the environmental analysis of the Draft MND; no response is necessary.

**I63-7:** The comment states a general objection to the project. The comment is noted by the County of San Diego. No response is necessary.



**Comment Letter I64**

**From:** Gaines, Georgina on behalf of LUEG, PDS.PlanningCommission  
**Sent:** Thursday, September 5, 2024 10:58 AM  
**To:** Lorenzana, Bianca  
**Subject:** FW: Ginger Hitzke URGENT Please "NO" Secure Space Self-Storage Bonita

**From:** LaNelle Kidd <faithfilly@hotmail.com>  
**Sent:** Wednesday, September 4, 2024 6:26 PM  
**To:** LUEG, PDS.PlanningCommission <PDS.PlanningCommission@sdcounty.ca.gov>  
**Subject:** [External] Ginger Hitzke URGENT Please "NO" Secure Space Self-Storage Bonita

Dear Ginger,

Re: Secure Space Self-Storage Bonita

PROJECT CASE NUMBERS:

- PDS2021-MUP-21-009,
- PDS2022-CC-22-0102
- PDS2021-ER-21-18-003

Please help the people of Bonita, we do not want an invasive 10 acre storage facility! Please consider the impact to our residents and community, especially the ones that will be right next to it. There are many storage facilities closeby. This project is not needed here and it will greatly impact our area by changing the zoning! This is the last thing we need here. Please consider the many detrimental impacts that I will describe. This changes the character and beauty of Bonita, there is little left of the original rural character and charm that Bonita has. We're a very small gem with a great outdoor atmosphere with outdoor activities that are enjoyed by us and the surrounding areas. This will really spoil the area for horses, dog walkers, mountain bikers, runners, walkers and especially the wildlife here. It's way too nice here to stick a massive storage facility in this beautiful watershed area. In my opinion, this is poor planning. Changing the zoning to build this on 10 acres, covered in concrete and asphalt is going to increase runoff water and create more flooding! This area is often flooded out in heavy rains. The entirety of Bonita is a watershed area, the aesthetics and character will be ruined. I can't tell for sure, but I suspect it's right next to the flood zone line or it's in it. Either way, it will surely impact the amount of runoff water and flooding. I heard there will be a basement area, I envision more concrete for culverts in efforts to detour water to protect the building from flooding. This exact area is known for the greatest impact from the flow of water. The efforts made already still can't contain the force of the water that comes down during heavy rains. If this goes in, it's going to make the problem worse! This should be built in a commercial zone not in a watershed area, this will a great deal of pollutants into the water. This project greatly impacts the residents and it will devalue their homes. It spoils their views and the peaceful atmosphere. The stadium style bright lights will be invasive as well as the noise from gates and rolling doors. The noise will impact their sleep and tranquility that will no longer exist, especially for the homes right next to it. Who would've foresaw such a thing to happen here. The noise will also echo upwards affecting the surrounding areas. We have enough noise pollution already, please don't add more. This will completely change the character of our very small community! This spoils the atmosphere of the Bonita Golf Course, Sunnyside Stables, and our trail system. The storage facility will need to make a horse safe, horse friendly, trail crossing. Even the best efforts will likely disrupt and prevent the prior usage of our trails. It's likely to pose a safety hazard to cross and to pass by this structure. When it rains, all that concrete and asphalt is going to create a lot of mud, crossing concrete and asphalt is not horse friendly. This also ruins the enjoyment of everyone that uses our trails and for the golfers. Again, have a heart, this is not the place for this project. I hope you will help us put a stop to this!

I64-1

I64-2

I64-3

I64-4

I64-5

I64-6

I64-7

Sincerely,

La Nelle

La Nelle Kidd  
5144 Sunnyside Dr  
Bonita, Ca. 91902

**Response to Comment Letter I64  
LaNelle Kidd**

**I64-1:** See response to comment I63-1 in comment letter I63.

**I64-2:** See response to comment I63-2 in comment letter I63.

**I64-3:** See response to comment I63-3 in comment letter I63.

**I64-4:** See response to comment I63-4 in comment letter I63.

**I64-5:** See response to comment I63-5 in comment letter I63.

**I64-6:** See response to comment I63-6 in comment letter I63.

**I64-7:** See response to comment I63-7 in comment letter I63.

**Response to Comment Letter I64  
LaNelle Kidd**

**I64-1:** See response to comment I63-1 in comment letter I63.

**I64-2:** See response to comment I63-2 in comment letter I63.

**I64-3:** See response to comment I63-3 in comment letter I63.

**I64-4:** See response to comment I63-4 in comment letter I63.

**I64-5:** See response to comment I63-5 in comment letter I63.

**I64-6:** See response to comment I63-6 in comment letter I63.

**I64-7:** See response to comment I63-7 in comment letter I63.

Secure Space Self-Storage Bonita

PDS2021-MUP-21-009, PDS2022-CC-22-0102, PDS2021-ER-21-18-003  
-RTC-174-

December 6, 2024

**Comment Letter I65**

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**From:** Mark KUKUCHEK <mcchek@cox.net>  
**Sent:** Thursday, September 5, 2024 12:45 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Secure space self storage Bonita case #pds2021-mup-21-009; pds2022-cc-22-0102; pds2021-er-21-18-003

I agree that the county should adopt the NMD for this project. The project is well thought out and the developer has taken many steps and changes to meet community comments. This project will be a nice addition to Bonita and also incorporates trails and open space dedication for all to enjoy.

Mark Kukuchek 619-997-8799

Sent from my iPad

I65-1

**Response to Comment Letter I65**  
**Mark Kukuchek**

**I65-1:** The commenter generally supports the Secure Space Self Storage Bonita Project. The County of San Diego has noted this comment. No response is necessary.

Comment Letter I66

**From:** Anita Mercado <mercadoanita@yahoo.com>  
**Sent:** Thursday, September 5, 2024 4:31 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] OPPOSITION TO SELF -STORAGE IN BONITA/SUNNYSIDE

September 5, 2024

To: [BiancaLorenzana@sdcountry.ca.gov](mailto:BiancaLorenzana@sdcountry.ca.gov)

Re: SECURE SPACE SELF STORAGE BONITA case #PDS2021-MUP-21-009; PDS2022-CC-22-0102; PDS2021-ER-21-18-003

DEAR BIANCA LORENZANA:

As a concerned citizen and resident of Bonita, I would like to express my extreme opposition to the proposed Secure Space Self Storage Bonita case #PDS2021-MUP-21-009; PDS2022-CC-22-0102; PDS2021-ER-21-18-003. I live directly across the street from the proposed facility; at 5783 Quarry Rd.

I66-1

- The zoning is RR.5, which is rural residential, one house for every 2 acres. Both the houses and parcels in this area of Bonita are large with lots of room for personal storage, large garages, storage sheds, etc. The residents will not use those this storage facility. **WE ABSOLUTELY DO NOT NEED THIS STORAGE FACILITY IN THIS PICTURESQUE RURAL AREA!!**
- A 2021 Bonita realtor study showed that there are **35 rental storage facilities WITHIN a 5 mile radius of Bonita.** **WE DO NOT NEED THIS STORAGE FACILITY IN THIS AREA.**
- This Storage facility would be within ONE MILE from another storage facility, also on Quarry Road.
- **This proposed storage facility would be also within 1 mile to the entrance to the Spring Valley swap meet.** Because Bonita residents would NOT USE this storage facility, it would be for the use of outsiders, like swap meet vendors.
- The two proposed self-storage facilities (Secure Space Self Storage, Quarry Road and Ace Self Storage, Bonita Road) will get little, if any, use by the residents of Bonita/Sunnyside. These facilities will be used by people from outside our area bringing more traffic congestion into Bonita, clogging our already congested streets from SR-125 toll avoiders.
- This Storage Facility would forever ruin the rural character of this picturesque, horse-loving, community. It would be an eyesore from every direction. We need to preserve this open area as it is currently zoned, "Rural Residential" and not allow any commercial use. **PLEASE DENY the Major Use Permit #PDS2021-MUP-21-009; PDS2022-CC-22-0102; PDS2021-ER-21-18-003.**
- There is a hair pin turn from Sweetwater Road onto Quarry Rd. that is very dangerous especially because it is downhill, and the cars frequently are going 50-70 miles per hour. I live on Quarry Rd, so I personally know about the dangers of this turn. This would be ESPECIALLY dangerous for a motor home turning from Quarry north, uphill onto Sweetwater Rd. The turn is VERY TIGHT and would greatly slow down the cars already traveling north on Sweetwater Rd., posing a very dangerous situation.
- **This rural atmosphere would be forever marred by this unnecessary, unwanted, out of place, steel and concrete facility.**

I66-2

I66-3

I66-4

I66-5

I66-6

I66-7

I66-8

I66-9

Sincerely,

Anita Mercado

## Response to Comment Letter I66 Anita Mercado

**I66-1:** The commenter introduces themselves as a resident of Bonita in opposition to the Secure Space Self-Storage Bonita Project (project). In response, the County of San Diego (County) acknowledges the commenters' opposition to the project. The comment does not raise an issue regarding the adequacy of the analysis contained within the Draft Mitigated Negative Declaration (MND); therefore, no further response is required.

**I66-2:** The commenter is concerned about whether the self-storage facility is an appropriate project for the area. In response, the County acknowledges this comment. The comment does not raise an issue regarding the adequacy of the analysis contained within the Draft MND; therefore, no further response is required.

**I66-3:** The comment references the number of self-storage facilities in the area. In response, the County acknowledges this comment. The comment does not raise an issue regarding the adequacy of the analysis contained within the Draft MND; therefore, no further response is required.

**I66-4:** The comment states that there is another self-storage facility one mile from the project site. In response, the County acknowledges this comment. The comment does not raise an issue regarding the adequacy of the analysis contained within the Draft MND; therefore, no further response is required.

**I66-5:** The comment pertains to the operations of the self-storage facility and contains speculation regarding the potential types of users of the project site. In response, the County acknowledges this comment. The comment does not raise an issue regarding the adequacy of the analysis contained within the Draft MND; therefore, no further response is required.

**I66-6:** The comment pertains to the operations of the self-storage facility and contains speculation regarding the potential types of users of the project. The comments do not raise an issue regarding the adequacy of the environmental analysis in the Draft MND. The commenter is concerned about potential traffic impacts resulting from the project. Regarding potential traffic congestion, see response to comment I21-7 under comment letter I21 for responses to that concern.

**I66-7:** The commenter has concerns about the project's impacts on the existing visual and community character. See Global Response GR-1, which has a discussion of the project's less-than-significant aesthetic impacts, for a response to these concerns. The commenter also requests the denial of the project. The comment does not raise an issue regarding the adequacy of the environmental analysis in the Draft MND. No response is required; however, the County has noted this comment.

**I66-8:** The commenter is concerned about unsafe driving conditions due to increased recreational vehicle traffic along Sweetwater Road and at the intersection of Quarry Road and Sweetwater Road. In response, see response to comment I3-4 under comment letter I3 for responses to that concern.

**I66-9:** The comment raises a general concern about the project's impact on the area's rural character. See Global Response GR-1 for a response to these concerns.

The commenter has not supported their arguments with any evidence, let alone required substantial evidence. [Citizens for Responsible Equitable Environmental Development v. City of Chula Vista (2011) 197 Cal.App.4th 327, 335]. Under the California Environmental Quality Act (CEQA) and the CEQA Guidelines, substantial evidence does not include "argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment." [Pub. Res. Code § 21080(e); 14 CCR §§ 15064(f)(6) and 15384].

Comment Letter I67

**From:** jaime mercado <mercadojaime@yahoo.com>  
**Sent:** Thursday, September 5, 2024 4:54 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] OPPOSITION TO SELF-STORAGE IN BONITA/SUNNYSIDE

September 5, 2024

To: [BiancaLorenzana@sdcountry.ca.gov](mailto:BiancaLorenzana@sdcountry.ca.gov)

Re: SECURE SPACE SELF STORAGE BONITA case #PDS2021-MUP-21-009; PDS2022-CC-22-0102; PDS2021-ER-21-18-003

DEAR BIANCA LORENZANA:

As a concerned citizen and resident of Bonita, I would like to express my extreme opposition to the proposed Secure Space Self Storage Bonita case #PDS2021-MUP-21-009; PDS2022-CC-22-0102; PDS2021-ER-21-18-003. I live directly across the street from the proposed facility; at 5783 Quarry Rd.

167-1

- The zoning is RR.5, which is rural residential, one house for every 2 acres. Both the houses and parcels in this area of Bonita are large with lots of room for personal storage, large garages, storage sheds, etc. The residents will not use those this storage facility. WE ABSOLUTELY DO NOT NEED THIS STORAGE FACILITY IN THIS PICTURESQUE RURAL AREA!!
- A 2021 Bonita realtor study showed that there are **35 rental storage facilities WITHIN a 5 mile radius of Bonita.** WE DO NOT NEED THIS STORAGE FACILITY IN THIS AREA.
- This Storage facility would be within ONE MILE from another storage facility, also on Quarry Road.
- **This proposed storage facility would be also within 1 mile to the entrance to the Spring Valley swap meet.** Because Bonita residents would NOT USE this storage facility, it would be for the use of outsiders, like swap meet vendors.
- The two proposed self-storage facilities (Secure Space Self Storage, Quarry Road and Ace Self Storage, Bonita Road) will get little, if any, use by the residents of Bonita/Sunnyside. These facilities will be used by people from outside our area bringing more traffic congestion into Bonita, clogging our already congested streets from SR-125 toll avoiders.
- This Storage Facility would forever ruin the rural character of this picturesque, horse-loving, community. It would be an eyesore from every direction. We need to preserve this open area as it is currently zoned, "Rural Residential" and not allow any commercial use. **PLEASE DENY the Major Use Permit #PDS2021-MUP-21-009; PDS2022-CC-22-0102; PDS2021-ER-21-18-003.**
- There is a hair pin turn from Sweetwater Road onto Quarry Rd. that is very dangerous especially because it is downhill, and the cars frequently are going 50-70 miles per hour. I live on Quarry Rd, so I personally know about the dangers of this turn. This would be ESPECIALLY dangerous for a motor home turning from Quarry north, uphill onto Sweetwater Rd. The turn is VERY TIGHT and would greatly slow down the cars already traveling north on Sweetwater Rd., posing a very dangerous situation.
- **This rural atmosphere would be forever marred by this unnecessary, unwanted, out of place, steel and concrete facility.**

167-2

167-3

167-4

167-5

167-6

167-7

167-8

167-9

Sincerely,

Jaime Mercado

*J. MERCADO*



## **Response to Comment Letter I67 Jaime Mercado**

- I67-1:** See response to comment I66-1 under comment letter I66.
- I67-2:** See response to comment I66-2 under comment letter I66.
- I67-3:** See response to comment I66-3 under comment letter I66.
- I67-4:** See response to comment I66-4 under comment letter I66.
- I67-5:** See response to comment I66-5 under comment letter I66.
- I67-6:** See response to comment I66-6 under comment letter I66.
- I67-7:** See response to comment I66-7 under comment letter I66.
- I67-8:** See response to comment I66-8 under comment letter I66.
- I67-9:** See response to comment I66-9 under comment letter I66.

**Comment Letter I68**

**From:** Lucy Nava <lucynavarealtor@gmail.com>  
**Sent:** Friday, September 6, 2024 8:52 AM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;

Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.

I68-1

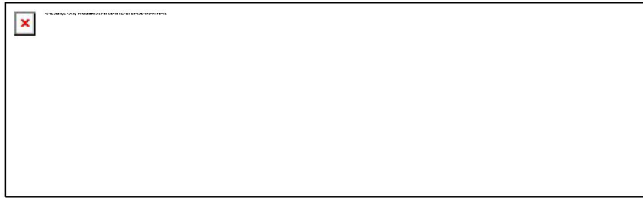
I68-2

I68-3

I68-4

I68-5

Sincerely,



## **Response to Comment Letter I68 Lucy Nava**

**I68-1:** See response to comment I3-1 under comment letter I3.

**I68-2:** See response to comment I3-2 under comment letter I3.

**I68-3:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I68-4:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I68-5:** See response to comment I3-5 under comment letter I3.

**Comment Letter I69**

**From:** Lily Navarro <lnavarro@guildmortgage.net>  
**Sent:** Tuesday, September 3, 2024 7:29 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;

Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.

I69-1

I69-2

I69-3

I69-4

I69-5

Sincerely,

Lily Navarro

*I sincerely appreciate your time. Please do not hesitate to contact me anytime. Wishing you an exceptional day.*

*Respectfully,*

## **Response to Comment Letter I69 Lily Navarro**

**I69-1:** See response to comment I3-1 under comment letter I3.

**I69-2:** See response to comment I3-2 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I69-3:** See response to comment I3-3 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I69-4:** See response to comment I3-4 under comment letter I3.

**I69-5:** See response to comment I3-5 under comment letter I3.

**Comment Letter I70**

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**From:** jasmine reyes <jaet90@yahoo.com>  
**Sent:** Thursday, September 5, 2024 9:40 AM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Project Case #PDS2021-MUP-21-009

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;  
Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.

170-1  
170-2  
170-3  
170-4  
170-5

Sincerely,  
Jasmine Reyes

## **Response to Comment Letter I70 Jasmine Reyes**

**I70-1:** See response to comment I3-1 under comment letter I3.

**I70-2:** See response to comment I3-2 under comment letter I3.

**I70-3:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I70-4:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I70-5:** See response to comment I3-5 under comment letter I3.

**Comment Letter I71**

**From:** Denise Ehlers <denisesaints886@gmail.com>  
**Sent:** Thursday, September 5, 2024 8:54 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Opposing Permit for Secure Space Storage on Quarry Rd Bonita

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;

Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.

I71-1  
I71-2  
I71-3  
I71-4  
I71-5

Sincerely,

Cathleen Denise Santos



## **Response to Comment Letter I71 Cathleen Denise Santos**

**I71-1:** See response to comment I3-1 under comment letter I3.

**I71-2:** See response to comment I3-2 under comment letter I3.

**I71-3:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I71-4:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I71-5:** See response to comment I3-5 under comment letter I3.

Comment Letter I72

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**From:** stephen stonehouse <stephenstonehouse1968@gmail.com>  
**Sent:** Thursday, September 5, 2024 2:51 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Fw: SECURE SPACE STORAGE BONITA MND  
**Attachments:** SECURE SPACE SELF STORAGE BONITA MND.pdf

Here is our letter regarding the above project.  
Any questions or problems please advise.  
Stephen Stonehouse

I72-1

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**From:** Liz Stonehouse <lizstonehouse31@gmail.com>  
**Sent:** Thursday, September 5, 2024 2:47 PM  
**To:** stephen stonehouse <stephenstonehouse1968@gmail.com>  
**Subject:** SECURE SPACE STORAGE BONITA MND

Here is our letter regarding the above project.

**Comment Letter I72**

Project name : Secure space self-storage Bonita

Project Case no: PDS 2021-MUP-21-009, PDS 2022-CC-22-0102, PDS 2021-ER-21-18-003

Applicant Name: Charles Brown

Address:5780 Quarry Road, Bonita CA 91902

[Bianca.Lorenzana@sdcounty.ca.gov](mailto:Bianca.Lorenzana@sdcounty.ca.gov)

We are against allowing the Major Use Permit for this project for the reasons sited below:

1. According to the Sweetwater Community Plan, San Diego General Plan Adopted August 25,1977, and last amended June 18, 2014, page 10, under policies and recommendations item 1: "Restrict the expansion of commercially-designated areas within the Sweetwater Community to that which is necessary to serve the needs of the residents only as shown in a market analysis." **The Mitigated Negative Declaration does not show that the required market survey was prepared by the applicant.**

2. "Development sites for industrial manufacturing uses shall be strongly discouraged because of the adverse impacts of such uses on the rural residential nature of the Sweetwater Valley". **This project does not meet this goal in that the location is within a residential area.**

3. **The areas designated in this project for Recreational Vehicles and Privately owned Vehicles are at this time very close to the Sweetwater River. These vehicles would possibly leak oil, antifreeze, and other chemicals that could pollute the river. As of now, no solution to prevent this damage has been addressed.**

4. **No industrial or manufacturing exists currently in the Community Plan Area and no land has been set aside for such purposes.**

5. **On Weekends and Holidays the potential for Recreational Vehicles exiting the facility and accessing the Quarry and Sweetwater Road corner could cause potential back up, slowing the traffic flow and leading to accidents.**

I72-2

I72-3

I72-4

I72-5

I72-6

I72-7

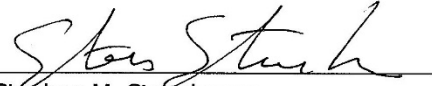
Comment Letter 172


6. The size and bulk of the project was not addressed in the Mitigated Negative Declaration. Compared to the only commercial area in Bonita, which is located on the corner of Central Avenue and Bonita Road, an analysis should be required.

172-8

7. Compared to a similar project with Ace Self Storage in various public meetings the vast majority of the public were not in favor of a storage facility in the Bonita area as there are numerous storage facilities available within a five-mile area that could be used.

172-9

  
Stephen M. Stonehouse  
3550 Frisbie Street, Bonita, CA 91902

  
Elizabeth Lee Stonehouse  
3550 Frisbie Street, Bonita CA 91902

## Response to Comment Letter I72 Stephen and Elizabeth Stonehouse

**I72-1:** The comment is an email introduction to the attached letter. No further response is required.

**I72-2:** The comment has information about the project and introduces the commenters' concerns including their opposition to the project. In response, the County of San Diego (County) acknowledges their opposition. No further response is required.

**I72-3:** The commenters reference policies and recommendations in the Sweetwater Community Plan (adopted 1977 and amended 2014) that pertain to how and where commercial development is recommended for expansion and a related marketing analysis. This comment is noted. The applicable Sweetwater Community Plan provision pertains to the expansion of commercially designated areas. Neither the land use designation nor the zoning designation for the project will be changed to commercial as part of the project. See the response to comment I72-4 below. Therefore, no marketing analysis is required for the project. Furthermore, California Environmental Quality Act (CEQA) documents, including Initial Studies and Mitigated Negative Declarations (MND), do not typically include economic or market analysis reports as part of their supporting documents because they are not technical documents that support the assessment of a project's physical environmental impacts. As such, this comment does not raise an issue regarding the adequacy of the environmental analysis of the Draft MND, and no further response is required.

**I72-4:** The commenters reference a policy and recommendation in the Sweetwater Community Plan that pertains to the development of sites for industrial manufacturing use. The project is not an industrial manufacturing land use. As described in Section 7 (Project Description) of the Initial Study, the site is subject to General Plan Regional Category Village and Land Use Designation Village Residential 2 (VR-2). The VR-2 Land Use Designation is consistent with the Rural Residential (RR) zone that permits the self-storage facility and recreational vehicle (RV) parking with the issuance of a Major Use Permit for Commercial Use Types, pursuant to County of San Diego (County) Zoning Ordinance Section 2185.c. The project is in conformance with County Zoning Ordinance Section 6909 for mini-warehouse storage and RV parking. The comment does not raise an issue regarding the adequacy of the environmental analysis of the Draft MND; therefore, no further response is required.

**I72-5:** The commenters are concerned about whether the vehicles on the project site would be a source of pollution that could affect the Sweetwater River. In response, see response to comment I44-6 under comment letter I44 for responses to that concern. . Additionally, as noted in I63-3, a Storm Water Quality Management Plan would be prepared that would include Best Management Practices to address pollution control and protect downstream water quality. No further response is required.

**I72-6:** The comment is a statement that no industrial or manufacturing exists in the Sweetwater Community Plan area. See response to comment I72-4 above.

**I72-7:** The commenters are concerned about potential safety concerns related to traffic entering and exiting the project site. See response to comment I3-4 under comment letter I3 for responses to that concern.

**I72-8:** The commenters claim that the size and bulk of the project was not addressed in the Draft MND. The size and bulk of the project was addressed in Section I, Aesthetics, of the Initial Study. See specifically Section I(c) for a discussion of how the proposed buildings would result in a less-than-significant impact on the visual characteristics of the surrounding area. The impacts were found to be less than significant. For additional discussion, see Global Response GR-1.

**172-9:** The commenters mention a general opposition for storage facilities in the community and state that there are other self-storage facilities five miles from the project site. This comment is noted by the County. It does not raise an issue regarding the adequacy of the environmental analysis of the Draft MND; no further response is required.

The commenters have not supported their arguments with any evidence, let alone required substantial evidence. [Citizens for Responsible Equitable Environmental Development v. City of Chula Vista (2011) 197 Cal.App.4th 327, 335]. Under CEQA and the CEQA Guidelines, substantial evidence does not include “argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment.” [Pub. Res. Code § 21080(e); 14 CCR §§ 15064(f)(6) and 15384].

**Comment Letter I73**

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**From:** Eric Ulrich <eric@dsfibertech.com>  
**Sent:** Tuesday, September 3, 2024 2:56 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Secure Space Self-Storage Bonita

Dear Ms. Lorenzana,

I Do NOT want this new proposed self-storage complex approved for Bonita.

Project Case Numbers:

PDS2021-MUP-21-009

PDS2022-CC-22-0102

PDS2021-ER-21-18-003

Project Name: Secure Space Self Storage Bonita

I73-1

This area was classified as "Rual Residential" and this complex will go against the founding of Bonita

**Eric A Ulrich** |  
6546 San Miguel Rd  
Bonita, CA. 91902

## **Response to Comment Letter I73 Eric Ulrich**

**I73-1:** The comment is a statement of opposition for the Secure Space Self-Storage Bonita Project and notes the zoning of the property. See response to comment I40-4 under comment letter I40 for a response to the concerns about zoning. The comment does not raise an issue regarding the adequacy of the environmental analysis of the Draft Mitigated Negative Declaration. No further response is required; however, it has been noted by the County of San Diego.



**Comment Letter I74**


**From:** Frank Valdez <fvaldez@rcpblock.com>  
**Sent:** Friday, September 6, 2024 8:22 AM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Bonita Storage Space

Dear Bianca Lorenzana and County of San Diego Planning and Development Services;

Re: Secure Space Storage Bonita; Project Case #PDS2021-MUP-21-009

<p>I am writing to oppose the Major Use Permit for Secure Space Storage on Quarry Road in Bonita. As a resident of Bonita, I would like to see the aesthetic stay rural. A storage unit next to residential homes is not a use of the space that fits with our community feel or needs. The views from Sweetwater Summit Park and Campground including the hiking and biking mountain trail views will change from 10 acres of open space to 5+ acres of concrete parking and buildings. Rerouting the county trail to go around the storage unit is not a desirable or natural path for walkers, horseback riders, or bikers. I also believe that there will be a traffic impact to entering and exiting vehicles on Sweetwater Road. Cars often are speeding down the hill and it does not leave enough time for large vehicles to pull in or out of Quarry Road even with changing the angle of the road. Placing over 5 acres of concrete instead of natural landscape is impactful to our views and our animal and plant life. I strongly oppose the Major Use Permit for the Quarry Road site and encourage the County to deny the application from Secure Space Storage.</p>	<p>174-1</p> <p>174-2</p> <p>174-3</p> <p>174-4</p> <p>174-5</p>
---	--

Thank you,

 <a href="http://www.rcpblock.com">www.rcpblock.com</a>	<p><b>Frank Valdez</b> Store Manager - Lemon Grove</p> <p>📞 619.460.9101 📞 619.460.3926</p> <p>8240 Broadway, Lemon Grove, CA . 91945</p>
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## **Response to Comment Letter I74 Frank Valdez**

**I74-1:** See response to comment I3-1 under comment letter I3.

**I74-2:** See response to comment I3-2 under comment letter I3.

**I74-3:** See response to comment I3-3 under comment letter I3. See response to comment I35-4 under comment letter I35 for responses to concerns regarding rerouting trails on the property.

**I74-4:** See response to comment I3-4 under comment letter I3. See response to comment I21-7 under comment letter I21 for responses to concerns related to potential traffic congestion.

**I74-5:** See response to comment I3-5 under comment letter I3.

# 2 - 451

Secure Space Self-Storage Bonita  
PDS2021-MUP-21-009, PDS2022-CC-22-0102, PDS2021-ER-21-18-003  
-RTC-197-

December 6, 2024

**Comment Letter I75**

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**From:** Greg Ward <greg2002@cox.net>  
**Sent:** Thursday, September 5, 2024 12:17 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Secure Space Self-Storage Bonita

Hi Bianca,

PROJECT CASE NUMBERS:

- PDS2021-MUP-21-009
- PDS2022-CC-22-0102
- PDS2021-ER-21-18-003 and

Please do not allow this project to be built on that site !! It is so unfair for the existing residence, their property values will decrease as soon as this project is green lighted !!

I75-1

Keep Bonita rural !!

Thank you for your time.

Gregory K Ward  
Bonita

## **Response to Comment Letter I75 Gregory Ward**

**I75-1:** The comment is a statement of opposition for the Secure Space Self-Storage Bonita Project. The comment also mentions an impact to property values. See Global Response G-2, which includes a discussion of social and economic impacts. This comment does not raise an issue regarding the adequacy of the environmental analysis in the Draft Mitigated Negative Declaration. No further response is required; however, it has been noted by the County of San Diego.

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**From:** the Baby Del <thebabydel@gmail.com>  
**Sent:** Friday, September 6, 2024 4:02 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Secure Space Self-Storage Bonita

RE: PROJECT CASE NUMBERS:

- PDS2021-MUP-21-009
- PDS2022-CC-22-0102
- PDS2021-ER-21-18-003 and

PROJECT NAME: Secure Space Self-Storage Bonita

Dear Biana,

This is my letter stating that I am against the Secure Space Self-Storage Bonita unit on Quarry Road.

We do not need it or want it. We have 35 storage facilities within five miles. It is gorgeous but not needed here. I recommend San Diego or Los Angeles.

Sincerely,

Susan Heavilin

I76-1

**Response to Comment Letter I76  
Susan Heavilin**

**I76-1:** The comment is a statement of opposition to the Secure Space Self-Storage Bonita Project. It does not critique the environmental analysis of the Draft Mitigated Negative Declaration. No response is required; however, the comment has been noted by the County of San Diego.

Secure Space Self-Storage Bonita  
PDS2021-MUP-21-009, PDS2022-CC-22-0102, PDS2021-ER-21-18-003  
-RTC-201-

December 6, 2024

## Comment Letter I77

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**From:** Susan Krzywicki <susankrzywicki@mac.com>  
**Sent:** Friday, September 6, 2024 2:57 PM  
**To:** Lorenzana, Bianca  
**Subject:** Re: [External] Quarry Road PDS2021-MUP-21-009  
**Attachments:** Quarry Road PDS2021-MUP-21-009.pdf

Here are my comments, attached as a PDF. Please confirm receipt.

I am strongly opposed to this exception to our community plan.

Regards,

Susan Krzywicki  
susankrzywicki@mac.com  
[www.susankrzywicki.com](http://www.susankrzywicki.com)  
(619) 318-4590

On Sep 3, 2024, at 7:54 AM, Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov> wrote:

Good morning Ms. Krzywicki,

Please feel free to email your comments to me, either as a PDF attachment or in the body of the email. You can respond to this email with your comments.

Thank you and please let me know if you have any questions.

Best regards,

<image001.png>

**Bianca Lorenzana**, Land Use/Environmental  
Planner  
Pronouns: [she/her/hers](#)  
Project Planning, Planning & Development Services  
☎: (619) 510-2146  
[SanDiegoCounty.gov](http://SanDiegoCounty.gov) | [News Updates](#) | [Engage](#)

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**From:** Susan Krzywicki <susankrzywicki@mac.com>  
**Sent:** Saturday, August 31, 2024 9:50 AM  
**To:** Lorenzana, Bianca <Bianca.Lorenzana@sdcounty.ca.gov>  
**Subject:** [External] Quarry Road PDS2021-MUP-21-009

How do I submit my comments and questions? Is there a place to enter them online, or do I just send you a PDF?

Regards,

Susan Krzywicki  
susankrzywicki@mac.com  
[www.susankrzywicki.com](http://www.susankrzywicki.com)  
(619) 318-4590

I77-1

**Comment Letter I77 (cont.)**

**Quarry Road PDS2021-MUP-21-009**

Developer Knew The Community Objected to this Project Years Ago 2

Community Needs and Existing Plan 2

Best and Highest Use 3

Community 4

Swap Meet and other issues 5

Market Analysis 5

Self-Storage Industry Trends 6

Impact on near neighbors 7

24 hour access 8

Developer Didn't Conform even minimally to the Design Guidelines 8

Rohr Park Planning 8

SR-125 Issues 9

Traffic 9

Runoff 9

Timing of CEQA release 12

Crime, Homeless 12

Next to horse ranches 13

Parking 13

Property has been on the market for a long time 14

Scenic vistas 14

Noise 15

Solar 15

This Company's operations 15

Conservation 15

Landscaping will not hide this thing 17

Rural 18

Home Values 19

Storage Facilities are in industrial areas 19

Planning Group Denied this project 20

What next? 20

I77-2



**Comment Letter I77 (cont.)**

**Developer Knew The Community Objected to this Project Years Ago**

This project has been in the works for several years and community objections were heard from the very beginning.

- Did you have on file my letter dated 11/6/2016? Copy attached.
- What other objections did you receive around that period?
- What other citizens talked to our elected and appointed officials about the inappropriateness of this proposed building?
- Why do you think this particular proposal deserves an exception?
- How many exceptions are made in the county per year and how are they spread across zip codes?
- What have your people determined is the impact on disadvantaged residential neighborhoods? Why should they bear the brunt of this type of development?

I77-3

**Community Needs and Existing Plan**

We have a General Plan and Design Guidelines. I have been a citizen of San Diego County off and on for over 60 years years and I support our Community Plan and our General Plan. Sound analysis and a decade of collaboration between different interests created it. It plans to allow commercial enterprises to be built at village nodes where there are already commercial interests. Your job as our elected Supervisors is to implement our Community Plan, not amend it. With that in mind, the following are the reasons why it is a no-brainer that you should deny a self-storage project at this location.

I77-4

The argument that more self-storage is needed to fill our Bonita homeowner needs is a gross overstatement. The kinds of commercial enterprises we need are focused on things like financial services, activities for children and adults, recreation and clean jobs. There is no reason for the County Supervisors to allow businesses that would not reflect local needs.

I77-5

This is a product of anti-planners and opportunists who calculate that cheap land (cheap because it isn't near village commercial nodes) makes more profit for developers if the County lets them use it.

However, developments in the wrong place creates problems that come back to cost the public, from runoff risks to worsening carbon output to worse traffic, and loss of corridors and open spaces that would absorb rainfall to recharge aquifers. This project is especially

I77-6

**Comment Letter I77 (cont.)**

wrong because it would slash low-key local key links in the wildlife network and the potential for upgraded Rohr Park planning for south San Diego County.

I77-6  
(cont.)

This development would simply be another bad thing to happen to south San Diego County.

I77-7

Supervisors might feel beholden to developers for their donations (the owners of this development project have contributed to local candidates), but please don't serve them. Serve us, your constituents, who will pay the price for all the problems that development in the wrong place create while solving none of the needs that the Community Plan and the General Plan will if it is used. We have a Community Plan and a General Plan. Your job is to implement it, not make exceptions against the local community's will.

I77-8

**Best and Highest Use**

"There is little commercial land and no industrial land in the CPA. The commercial areas along Bonita Road that are in the City of Chula Vista and other adjacent commercial areas provide commercial services to the primarily residential Sweetwater Valley. The other major land use in the area is the Sweetwater River Valley, which is devoted to parks, golf courses, and other open space uses."<sup>1</sup>

I77-9

"The CPA is currently experiencing large increases in traffic generated from outside and within the valley. The increase in traffic and urbanization of the valley is of great concern to many valley residents who wish to retain the character which first brought them to the area. This plan attempts to preserve the semi-rural atmosphere which has made Sweetwater CPA a unique oasis surrounded by highly urbanized cities."<sup>2</sup>

I77-10

The Design Guidelines state that a market analysis needs to be for the needs of the residents only.

- Is this the "Best and Highest Use" for this piece of property at the crossroads of our community?
- Where is the market analysis that shows that this meets the needs of the residents only?

I77-11

<sup>1</sup> [https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/CP/Sweetwater\\_CP.pdf](https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/CP/Sweetwater_CP.pdf)

<sup>2</sup> [https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/CP/Sweetwater\\_CP.pdf](https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/CP/Sweetwater_CP.pdf)

**Comment Letter I77 (cont.)**

- How did you come to the conclusion that the Sweetwater Community Plan and this project were compatible?
- Why did you think that this plan seemed “rural”?
- If the major land use in this eastern area is supposed to be devoted to “parks, golf courses, and other open space uses,” how does this project fit in?
- Does “fitting in” mean to you that a major, large complex is hidden behind a screen of trees? Do you think that is adequate?
- What other places have you approved a self-storage unit in an RR area and what conditions made it a welcomed project?
- What were the resident objections in these cases?
- How did you address these issues?

I77-12

I77-13

**Community**

Industry estimates say that only 9.4% of households rent storage units. Bonita has approximately 4,288 households.<sup>3</sup> If all Bonitans moved all of their effects to this facility, we would fill less than half of the proposed storage capacity. Even with expected growth rates, this number would only increase by 3% annually.<sup>4</sup> But inertia is a very strong factor in the self-storage industry, so the Bonitans who would use this facility would certainly be in the low single digits.<sup>5</sup>

I77-14

Most of the growth in the industry is coming from renters. But Bonita is made up of (73.1%) owner-occupied homes.<sup>6</sup>

Industry experts say, “85% of all residential & commercial customers come from drive by traffic. Visibility is the single most important customer draw!”<sup>7</sup> And yet, this complex is supposed to remain hidden - there is a disconnect here between how the marketing of this project is being presented to the community and how it will be presented to their potential customers. This does not suit nor benefit the community.

I77-15

- How does this benefit the community?

<sup>3</sup> SSA Self Storage Demand Study, 2017

<sup>4</sup> <https://investmentbank.com/self-storage-real-estate-market/>

<sup>5</sup> <https://www.storedge.com/selling-and-marketing-to-the-storage-consumer>

<sup>6</sup> [https://en.wikipedia.org/wiki/Bonita,\\_California](https://en.wikipedia.org/wiki/Bonita,_California)

<sup>7</sup> <https://learnselfstorage.com/blog/2015/10/07/who-are-our-customers-2/>

**Comment Letter I77 (cont.)**

- Specifically, how does this benefit the citizens and businesses of the unincorporated community, a census-designated place, of Bonita? I77-15  
(cont.)

- Is there an established need for self-storage facilities in Bonita?
- Where do you think customers will come from?
- What is your marketing plan to attract customers?
- How will this need for visibility conform to the Sweetwater Community Plan? I77-16

**Swap Meet and other issues**

The swap meet in Spring Valley is nearby. Vendors will be storing their merchandize here between meets. The meet opens at 7 AM on both Saturday and Sunday so the time to rush to the lockers will be around 7 AM, or the night before, just at closing - around 9. I77-17

One woman at the community meeting stated that in another storage facility she saw people washing cars and working on cars.

- Did you consider the timing of the Average Daily Trips in terms of how early they would be and what impact this would have on neighbors?
- Did you consider this in the calculations - if this is used for Swap Meet storage, it does not fit the profile that you used for your calculations? I77-18

- Will this swap meet storage potentially move the ADT level to above the 200 mark where there must be a Traffic Impact Study (TIS)?
- How did the developers plan to keep inappropriate activities from occurring?

- The neighborhoods are concerned about homelessness. Reports are common across the country about how homeless are using self-storage sites as shelters at night. How are you addressing community concerns about this type of activity? I77-19

- How can you prevent this type of activity?
- How successful have other storage facilities been at preventing this sort of activity?

**Market Analysis**

Industry experts have recommendations for the size of site: “For a single-story, 65,000-square-foot facility in which 60 percent of the property is drive-up units, you would need roughly 3 to 3.5 acres,” I77-20

**Comment Letter I77 (cont.)**

which means this 4 acres site is tight, considering the runoff issues and the traffic patters with the entry not placed on Bonita Road.<sup>8</sup> The Sweetwater Community Plan says that we will, "Restrict the expansion of commercially-designated areas within the Sweetwater Community to that which is necessary (as shown in a market analysis) to serve the needs of the residents only."<sup>9</sup>

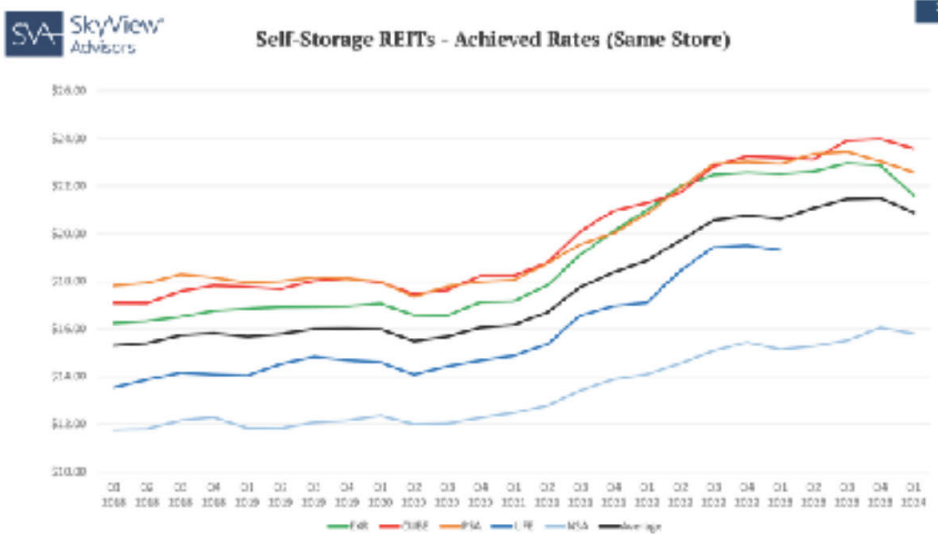
I77-21

- Did you do a market analysis on this?
- Why was the market analysis not completed?

I77-22

**Self-Storage Industry Trends**

The industry is poised for overdevelopment. Revenue growth has been flat or dropping for the last two years:<sup>10</sup>



I77-23

The industry is not one that is highly favored by financial analysts ("a great majority of our nation's major markets are either over built or are fast getting there.")<sup>11</sup>

<sup>8</sup> <https://www.insideselfstorage.com/construction/choosing-site-new-self-storage-construction-factors-consider>

<sup>9</sup> [https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/CP/Sweetwater\\_CP.pdf](https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/CP/Sweetwater_CP.pdf)

<sup>10</sup> <https://skyviewadvisors.com/q1-2024-self-storage-reit-report/>

<sup>11</sup> <https://learnselfstorage.com/blog/2015/10/07/who-are-our-customers-2/>

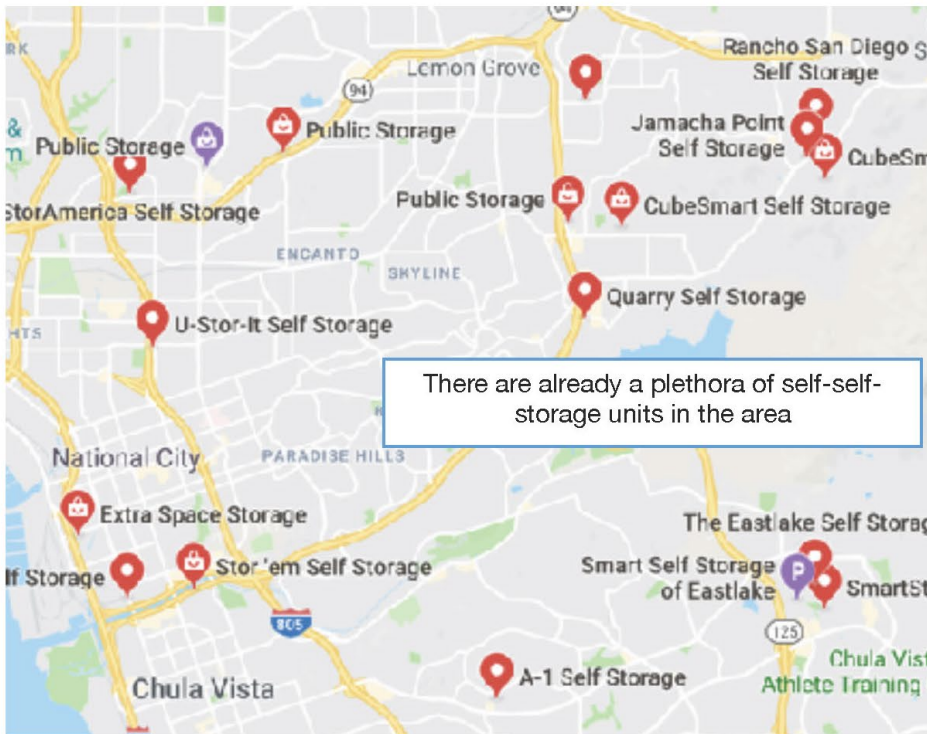
**Comment Letter I77 (cont.)**

The trend is not to build new units but to convert empty big box stores or anchor stores in malls and convert them to self-storage units.<sup>12</sup>

- Why do you think this project will be a commercial success if you cannot show visibility of the site along a major road?
- Why does this parcel need to be a self-storage unit, when the industry is already near overbuilt status?
- What report says there is a need for more self-self-storage units in this area?

I77-23

I77-24



I77-25

**Impact on near neighbors**

Our Community Plan says, "Commercial development does not interfere functionally or visually with adjacent non-commercial land uses by requiring buffers consisting of walls (or other architectural

I77-26

<sup>12</sup> <https://www.sparefoot.com/self-storage/news/6397-the-roll-up-weekly-self-storage-development-round-up-2-7-18/>

**Comment Letter I77 (cont.)**

means), berms, and/or landscaping using native or naturalizing plants.”<sup>13</sup>

I77-26

- Why are you proposing a building site that requires walls, screening and other devices to hide it?

**24 hour access**

[Storage.com](#) says “24 hour access is one of the most sought after features for those looking to rent self storage in San Diego.”

I77-27

- Will this company change their policies and start to offer 24 hour service in the future?

**Developer Didn’t Conform even minimally to the Design Guidelines**

When a developer submits plant that have been in the works for so many years, we should at least expect that it meets the minimum guidelines on such basis issues as Lighting & Signage. The contempt this developer shows is pointed up in the use of internally lit signs that are called out in the designs.

I77-28

- Are the ‘others’ stated on the diagrams going to conform to our Design Guidelines as to signage?
- Why do you show internally lit signs when our Guidelines state that this is not allowed?
- Why is there more signage than is allowed by your building size?
- Why would we trust you to follow the other parts of the plan if you don’t even show that you will follow this basic guideline?

**Rohr Park Planning**

The City of Chula Vista was starting to make plans for the enhancement of Rohr Park - connecting it to other open spaces and encouraging the rural character of its offerings. This proposal for a self-storage unit right across from the undeveloped areas may cause the City to think twice about bothering to fix Rohr Park up if it has already been visually, aesthetically and environmentally damaged by this development

I77-29

- What are the current plans for improving Rohr park and how does this project impact or take away from those efforts?
- How have you worked with the City of Chula Vista to ensure this project does not damage our chances of improving Rohr Park?

<sup>13</sup> [https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/CP/Sweetwater\\_CP.pdf](https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/CP/Sweetwater_CP.pdf)

**Comment Letter I77 (cont.)**

**SR-125 Issues**

Traffic is congested in Bonita because of the 125 toll road debacle - we said it was a bad idea and you ignored us. This is just another example.

- How do our governmental officials justify another project that the community is not in favor of?
- How would this add traffic to the already-troublesome traffic caused by those who never took to the 125 toll road?
- Do you think that the eastern end of this segment of Sweetwater Road will be easily navigable and improved with this awkward "fix" to Quarry Road?

I77-30

**Traffic**

Because of the rapid new development in adjacent communities and in the CPA, many of the existing roads are becoming congested. The extra traffic will swamp Bonita Road at a time when the road is already overloaded.

- Do community planners think this will NOT congest traffic even further?
- Have local homeowners weighed in on traffic?
- What are their concerns?

**Runoff**

The Community Plan says that development must still encourage natural and grass lined flood control improvements. The plan is to retain water courses in their natural state and prohibit all structures within the floodway.

The plan encourages natural and grass lined flood control improvements, natural and grass-lined flood control improvements.<sup>14</sup>

The majority of the project site is currently mapped in Zone A of a FEMA Special Flood Hazard Area (SFHA) on the effective Flood Insurance Rate Map.

Bonita Road, being elevated, functions as a de facto levee for the Sweetwater River floodplain, but given estimates on climate change, will there be an impact as this whole area is low, and has always been subject to flooding from upstream. Combine that with rising water levels from the bay inward, we consider this to be problematic.

I77-31

<sup>14</sup> [https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/CP/Sweetwater\\_CP.pdf](https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/CP/Sweetwater_CP.pdf)





I77-31  
 (cont.)

The CEQA-level Drainage Study Hydraulic Analysis states, “The Zone A designation in which the subject property is located is an ineffective flow area, being low in elevation and physically separated by Bonita Road, but connected by an existing culvert, which could allow flow to back up into this area.”<sup>15</sup> Additionally, the project site is also mapped in the County of San Diego’s “DPW 100-Year Floodplain,” and, as we have seen through the country, 100-year floods are becoming annual events.

The report also says, An additional observation from both the FIRM and the County’s map is that there could be three different possible

<sup>15</sup> <https://www.sandiegocounty.gov/content/dam/sdc/pds/ceqa/Bonita-ACE-Self-Storage/Drainage-Study-CEQA-Level.pdf>

**Comment Letter I77 (cont.)**

sources of flooding : 1) some flood waters could inundate the subject property from the Sweetwater River overtopping Central Avenue upstream and north of the project site, 2) incidental flows from the Sweetwater River could potentially back up through the culvert under Bonita Road, and 3) the local source of flooding from the Central Avenue Channel, entering the north end of the property from the east. The culvert under Bonita Road exists to convey flows from the Central Avenue Channel to the Sweetwater River west of Bonita Road. This observation led the project team to evaluate the significance of 100-year flows from this local source (i.e., the Sunnyside Drainage Basin), in addition to the Sweetwater River flows



that could reach the project site, either by backing up through the culvert or overtopping Central Avenue."

The plans presented by the project managers did not even begin to adequately discuss this.

In the scoping letter for this project, it stated that all water runoff cannot leave the property. A storm-water retention pond is necessary and can easily eat up half an acre.

- How does this project actually address runoff?
- How does this project plan to cope with Central Avenue Channel Overflow, which has been a problem for decades?

I77-31  
(cont.)

**Comment Letter I77 (cont.)**

- How does this project add to the Central Channel Overflow issues we have experienced in this community? | 177-32
- Where is the flood plain map? How does this project address sea level rise if the flood plain is changed? | 177-33
- How does this project address sea level rise if downstream water levels are impacted? |
- In the scoping letter it stated that all water runoff cannot leave the property. Are you addressing that completely? | 177-34

**Timing of CEQA release**

The public has a right to read and comment on the CEQA document which is due back on the 6th of September.

- Why does this project keep coming up? Is the idea to wear out the community input and hope that opposition with simply tire of coming to the rescue of our community on this project? |
- Why was this timeline considered adequate for such a controversial project? | 177-35
- Was the developer or some other entity pushing for a rushed schedule in order to minimize the community input? |
- Was this strategy an attempt to short-circuit the opposition of the community to this plan? |

**Crime, Homeless**

According to industry experts, “Your self-storage facility doesn’t have to appear rundown or graffiti-riddled, or even have a single broken window, to become a target for crime. Illegal activities occur at all types of properties—new and established, in small towns and big cities.”<sup>16</sup> ABC Good Morning America aired a segment on the rash of crimes associated with self-storage units across the country, and local papers have run articles about burglaries.<sup>17 18 19</sup>

177-36

<sup>16</sup> <https://www.insideselfstorage.com/crime/4-crime-prevention-strategies-self-storage-facilities>

<sup>17</sup> <https://www.closetbox.com/blog/abc-news-crime-plaguing-self-storage-facilities/>

<sup>18</sup> <https://www.lasvegashow.com/news/selfstorage-unit-breakins-occur-daily/80249980>

<sup>19</sup> <http://www.latimes.com/socal/hb-independent/news/tn-hbi-me-burglaries-20160818-story.html>

## Comment Letter I77 (cont.)

Industry conferences have frequent sessions on this problem - so it is a known issue.<sup>20</sup> Industry experts offer suggestions for dealing with this - but what is this company suggesting the will do?<sup>21</sup>

Social scientists report that, "With some storage facilities providing units as small as foot lockers, self-storage is often the only choice other than a shopping cart for someone who is homeless."<sup>22</sup>

Pests have been noted as problems at self-storage facilities.<sup>23 24</sup>

- Wouldn't this sort facility encourage crime?
- How are you planning on discouraging homeless?
- This is a rural area, wouldn't this sort of structure invite rodents?

### Next to horse ranches

Having this next to several well-established horse ranches and boarding facilities seems wildly inappropriate. This area is not a commercial core area - that is further down the road at Otay Lakes Road and Bonita Road.

- Why are you trying to make this into a commercial/industrial area?
- Have you discussed this with the adjacent horse ranchers?
- Are they in favor of this development?

### Parking

The community plan says, "Prohibit on street parking on Bonita Road in commercially designated areas and adjacent to the Regional Park, and on Sweetwater Road and Willow Street adjacent to the Regional Park."

- Will people still try to park along Sweetwater Road just outside the facility?
- What will prevent them?
- Where will people be double-parking?
- Is the suggested parking adequate?

<sup>20</sup> <https://www.californiaselfstorage.org/event-3931660>

<sup>21</sup> <https://handystorage.com/homeless-intruders/>. And [https://www.reddit.com/r/SanJose/comments/9gnb61/anyone\\_having\\_issues\\_with\\_public\\_storage\\_units/](https://www.reddit.com/r/SanJose/comments/9gnb61/anyone_having_issues_with_public_storage_units/) and <https://www.selfstoragetalk.com/forum/general-self-storage-forums/day-to-day-management/10183-renting-to-homeless-people>

<sup>22</sup> <https://pdxscholar.library.pdx.edu/metropolitianstudies/27/>

<sup>23</sup> <https://www.storagefront.com/storagetips/troubleshooting/spiders-roaches-ants/>

<sup>24</sup> <https://www.jdministorage.com/blog/2017/02/common-pests-found-in-storage-units/>

I77-36  
(cont.)

I77-37

I77-38

**Comment Letter I77 (cont.)**

- What studies show the number of spaces needed for self-self-storage parking? Does this provide that number or more?
- How do you address the fact of the already-existing multiplicity of driveways along this street and lane? Doesn't each driveway into a lot cause a slow-down in traffic and an increase in accidents?
- Was this factored into your analysis?

I77-38  
(cont.)

**Property has been on the market for a long time**

The developers implied that since this property has been on the market for a long time, whoever might develop it once the self-storage idea is killed will put it to a much lower use - raising the specter of a recycling facility. This sort of scare-mongering is inappropriate. People often hold properties for decades, and occasionally test the market for pricing. Most property sales slowed down dramatically during the recession of fifteen years ago. The market is improving and this property should bring the current owner a reasonable profit to sell it on to a potential owner with more community-oriented goals.

I77-39

- What other offers were made to the former owner?
- Was the former owner truly desperate to "unload" this property?
- What is its current market value?
- Other properties in Bonita have unofficially and officially been on the market for years, so why is this a problem for the community?
- Could this become the multi-use sports complex that our community needs?

**Scenic vistas**

The following roadways in the Sweetwater CPA are identified in the County Scenic Highway System: Bonita Road, San Miguel, Guajolote and Sweetwater Road. There are some nice views of the Mother Miguel mountain and this plan calls for tall trees to screen this facility - a sure sign that it is unwanted - so these vistas will be lost.

This plan does not adequately address this - as they will block some of the open vistas from certain directions.

I77-40

- How does this plan ADEQUATELY address these two items:
  - Require site plan review by the use of the "D" Design regulator on Sweetwater Road for all commercial property to preserve the scenic aspects of the roadway. [PP]

**Comment Letter I77 (cont.)**

- Encourage design review of all properties within the County Scenic Highway System Corridors and any other areas deemed to be of scenic consideration for those roadways. Include these areas in the Community Design Review process.

I77-40

**Noise**

Any development, commercial or residential, within the planning area must be evaluated with regard to noise pollution and must adhere to the Noise Element of the County General Plan and meet the requirements of the County Noise Ordinance.

The proposal says it meets this. But one of the more creative uses for self-storage units is as band rehearsal sites.<sup>25</sup>

- How would the developer control creative uses of the site that would bring noise pollution?

I77-41

**Solar**

The attempt to make this more palatable by including solar plans is interesting. What about using solar production to fund something local?

I77-42

**This Company's operations**

This company owns several self-storage units.

- How can we rely on this company and the county to not expand onsite this facility and petition, once public notice is taken off the site, to add signage that is out of character?
- The other facilities are in industrial areas - why is this one in a residential area?
- How can the owner move this facility to another area that is better suited to this sort of industrial use?

I77-43

**Conservation**

"The Sweetwater CPA possesses landforms of great scenic beauty. Natural lands, however, are susceptible to development pressure. The Resource Conservation Areas (RCA's) are one of the tools available that can help preserve these sensitive areas in a manner that satisfies public and/or private objectives.

The riparian habitat areas of the Sweetwater River and the Central Creek contain natural resources that require significant preservation

I77-44

<sup>25</sup> <https://www.sparefoot.com/self-storage/blog/7562-using-a-storage-unit-for-band-rehearsal/>

**Comment Letter I77 (cont.)**

activities. These riparian habitat areas contain vegetation which support local endangered species such as the least Bell's vireo and migratory water fowls.

The riparian areas within the CPA are incorporated into the South County Multiple Species Conservation Plan (MSCP) for the vireo. Those areas not within the MSCP must also be protected to preserve the ever diminishing riparian areas which add to the enrichment of the biological mix of the region.

I77-44  
(cont.)

Protect the riparian habitats of the Sweetwater River and Central Creek by allowing only essential public facilities. Strongly discourage private development of riparian areas and floodplains.

Require development to provide a letter indicating that a qualified paleontologist has been retained to carry out the resource mitigation, prior to issuance of a permit to grade in sensitive areas. And that 200K year old thing was found nearby

I77-45

Preserve the habitat of the coast barrel cactus and the coastal sage woodlands by open space easements or other means that will endure long term protection.

I77-46

Support the goals and polices of the Habitat Conservation Plan for the least Bell's vireo." Page 19<sup>26</sup>

While this site had no vireos according to the Biological Resource Report, increasing density, which this site truly represents, causes habitat fragmentation. Unlike a higher and better use, such as residential homes which would have much more landscaping and therefore more habitat potential, this project only uses trees to screen the unattractive bulk of the project and doesn't offer the mixed shrub, tree, groundcover that helps to build the places where vireos could spread to. It isn't just that no vireos were found here, but that this use minimizes the chance that this will become part of the "mosaic habitat" that encourages future health of the bird community.

I77-47

- How does the county see this as being supportive of the Community Plan for habitat of endangered wildlife?
- Is such a dense project seen as a supportive environment for vireos?
- Why would the county consider this project when it is in such direct opposition to the environmental goals of our area?

<sup>26</sup> [https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/CP/Sweetwater\\_CP.pdf](https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/CP/Sweetwater_CP.pdf)

**Comment Letter I77 (cont.)**

**Landscaping will not hide this thing**

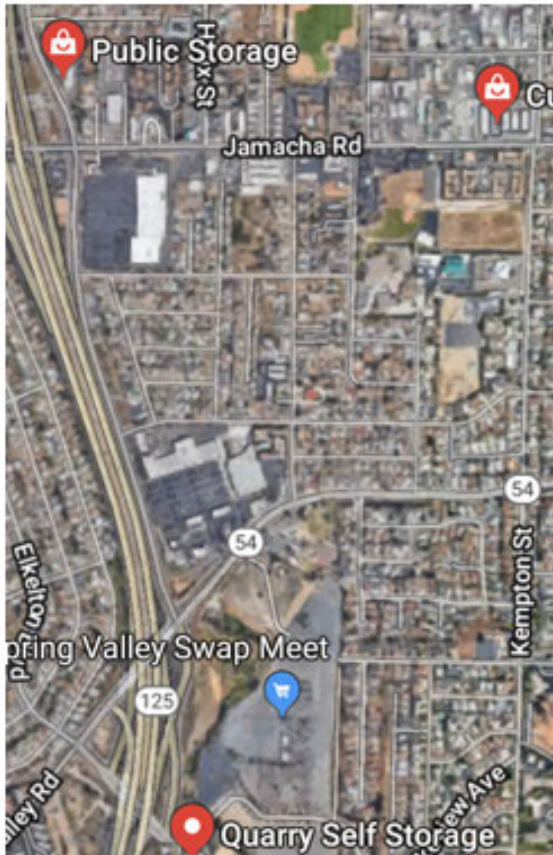
The landscape plan is meant to try to screen this project. Any project that needs screening to begin with is already demonstrating its



I77-48



Comment Letter I77 (cont.)



I77-48  
(cont.)

inability to fit in. The project is too large and too out of character for this area, and landscaping is only an attempt to placate the citizens.

- Why is this project in need of screening?
- If it is so unattractive that it needs screening, why are you allowing it to be proposed for this site?
- Why did you think you could hide this building with landscaping?

**Rural**

We heard from so many voices at the community meeting. A member did not like the architecture because it didn't in his eyes conform to the Design guidelines. Another member worried about the impact on our neighborhood. People constantly referred to the needs of our rural community. Development in and of itself is not bad and other projects have proceeded without strong community opposition, so this

I77-49

**Comment Letter 177 (cont.)**

is not NIMBY-ism. It is the nature of what you have proposed to do to our rural community. You are thinking that you can change its character, in spite of assurances over the decades that we would keep this area rural. We have plans in place that this developer has chosen to ignore, just to turn a cheap piece of property to his own advantage. It doesn't fit into its surroundings. The Planning Group is supposed to represent the community, not the developers. There is not enough demand. The area is not meant for this sort of use.

177-49  
(cont.)

- Why do you think an industrial self-storage projects fits into a rural area?
- Why are you trying to change the character of Bonita?
- What community group has said they are in favor of this?
- Has there been any positive commentary on this project from any community member or group?
- IF so, who or what are these groups?
- What are their ties to the developer or others whose financial status will increase as a result of this?

177-50

177-51

**Home Values**

You are supposed to protect us. You are our officials who are to maintain our community. And this project only benefits people who do not live in the community - you cannot allow these people to steal money form our pockets. This use of the land will negatively impact our home's values.

177-52

- What provisions did you make for the negative impacts on home values in the community you are supposed to protect?
- Why would you allow an outside organization to propose a project that will affect people who live in the community and have stable home lives and long histories without considering this aspect?

**Storage Facilities are in industrial areas**

Self-storage units throughout the county are clustered in industrial areas.

- What similarities of environments do you consider when proposing a site like this in our community?
- Did you look at maps and note their preponderance in industrial areas?
- Why would you think a residential area wants this sort of development?

177-53

**Comment Letter 177 (cont.)**

**Planning Group Denied this project**

The Sweetwater Community Planning Group member, Michael Garrod, motioned: That this project: PDS2016-MUP-16-010/ PDS2016-ER-16-18-002 Ace Self Storage-Bonita, APN 593-050-57 be denied. Sheri seconded. Motion carried, Aye 11, no 0, Abstentions 2, Doc Stokos, Liz Stonehouse, two excused.

- If our planning group denied this project, what is your incentive to continue to support this?
- Why would you try to force this down the throats of a rural community, a community with strong community spirit, and strong community plans in place?
- Did the vocal and strong opposition send a message to you that this is not the project you should try to place here?

177-54

**What next?**

This property is obviously not a candidate for a self-storage unit. The developer will probably want to sell it to someone else who can make a "better and higher" use of it. Please ensure there is some way to prevent a spite sale from Ace Storage - so they don't sell it low to someone in order to try another "worse and lower" value project. I have a potential prospect for you - a group of Bonitans who want to lease land for a soccer field - renting out the field to local teams, running clinics, etc. The size and shape of this lot would be perfect. Jeremy Kadolph (619 206-7294) would be interested in engaging in negotiations for this use - much better for the character of Bonita.

- Will you support the community in finding a new use for this site?
- Will you help connect Mr. Kadolph to the owners so they can discuss terms?

177-55

## Response to Comment Letter I77 Susan Krzywicki

**I77-1:** The comment is email correspondence about the attached comment letter. No response is required.

**I77-2:** The comment is a table of contents for the comment letter. No response is required.

**I77-3:** The comment references a 2016 comment letter submitted on a previous project. This commenter is likely referring to the Bonita Ace Self-Storage project. The Quarry Road Storage Project (project) is a different project than the one referred to by the commenter. This marked the start of the public review process for this project, and all responses to environmental concerns have been compiled and included within the Final Mitigated Negative Declaration (MND). Regarding the commenter's concern about exceptions, it is not clear what types of exceptions they are referring to. The comment does not raise an issue regarding the adequacy of the environmental analysis of the Draft MND; therefore, no further response is necessary.

**I77-4:** The comment refers to the County of San Diego (County) General Plan, Community Plan and design guidelines. The comment also states that the County should not amend the Community Plan. Neither the land use designation nor the zoning designation for the project will be changed to commercial as part of the project. As explained in Section 7 (Project Description) of the Initial Study, the project site is subject to General Plan Regional Category Village and Land Use Designation Village Residential 2 (VR-2). The VR-2 Land Use Designation is consistent with the Rural Residential (RR) zone that permits the self-storage facility and recreational vehicle (RV) parking with the issuance of a Major Use Permit, pursuant to County Zoning Ordinance Section 2185.c. The project is in conformance with County Zoning Ordinance Section 6909 for mini-warehouse storage and RV parking. The comment does not raise an issue regarding the adequacy of the environmental analysis contained within the Draft MND. No additional response is necessary.

**I77-5:** The commenter states their beliefs on whether the project is needed in Bonita and the types of commercial services needed in their area. The County acknowledges this comment. The comment does not raise an issue regarding the adequacy of the environmental analysis contained within the Draft MND; therefore, no further response is necessary.

**I77-6:** The commenter is concerned that the project could result in impacts related to runoff and hydrology, carbon (greenhouse gas) emissions, traffic, and wildlife impacts. They also mention a potential expansion of Rohr Park, which is approximately 1.7 miles southwest of the project boundaries and would not be affected by the development of the project. Regarding potential wildlife impacts, see the response to comment I3-5 under comment letter I3 for a response to those concerns. Regarding potential traffic congestion, see response to comment I21-7 under comment letter I21 for responses to that concern. Regarding potential safety concerns related to traffic entering and exiting the project site, see response to comment I3-4 under comment letter I3 for responses to that concern. Regarding potential hydrology and water quality impacts, refer to comment I63-3 under comment letter I63.

The commenter does not provide any specific information about their concerns related to carbon output, but it can be inferred that they are concerned about carbon generated by vehicles because they also raise concerns about traffic (see response above) in the same sentence. Carbon output is directly related to greenhouse gas emissions (GHG). See Section VIII (Greenhouse Gas Emissions) of the Initial Study for information about the project's less-than-significant GHG impact. As explained in that section, new land use development can influence transportation-related emissions in two areas related to how it is designed and built by providing sufficient electric vehicle (EV) charging infrastructure and by reducing the amount of vehicle miles traveled (VMT) associated with the project. As also explained in that section,

the project would contribute its required “fair share” of what is required to eliminate GHG emissions from the transportation sector by reducing levels of VMT and providing on-site EV charging infrastructure. As explained in more detail in that section, the project would meet the 2022 California Green Building Standards Code (CALGreen) Tier 2 requirements for EV parking detailed in Table A5.106.5.3.2 of the 2022 CALGreen (Title 24, Part 11, CALGreen). Accordingly, the Initial Study concludes that the project’s “fair share” contribution towards the statewide goal of carbon neutrality by 2045, combined with the energy efficiency measures and the project’s less than significant impact related to VMT, demonstrates that the project would not make a cumulatively considerable contribution to GHG emissions. Therefore, the Initial Study concludes that the project’s GHG impact would be less than significant and no evidence has been provided to the contrary. Furthermore, the comment does not raise an issue regarding the adequacy of the environmental analysis contained within the Draft MND (including the Initial Study); therefore, no further response is necessary.

**177-7:** The comment is a statement of opposition. The County acknowledges this comment; no further response is necessary.

**177-8:** The comment addresses the role of the County Supervisors. It does not raise an issue regarding the adequacy of the environmental analysis contained within the Draft MND. No additional response is necessary.

**177-9:** The comment quotes a Sweetwater Community Plan provision related to the small amount of commercial land and no industrial land in the Community Plan Area and the parks, golf courses, and other open space uses in Sweetwater Valley. This comment could be inferred to suggest that the project site should not be rezoned. However, neither the land use designation nor the zoning designation for the project will be changed to commercial as part of the project. See the response to comment 177-4 above. This comment does not raise an issue regarding the adequacy of the environmental analysis contained within the Draft MND. No additional response is necessary.

**177-10:** The comment quotes a Sweetwater Community Plan provision related to increased traffic in the Sweetwater Community Plan area. See the response to comment 177-6 above. This comment does not raise an issue regarding the adequacy of the environmental analysis in the Draft MND; therefore, no further response is necessary.

**177-11:** The comment includes a reference to a market analysis requirement in the Sweetwater Design Guidelines (1991) for the Sweetwater Community Plan. The applicable Sweetwater Community Plan provision pertains to the expansion of commercially designated areas. Neither the land use designation nor the zoning designation for the project will be changed to commercial as part of the project. See the response to comment 177-12 below. Therefore, no market analysis is required for the project. Furthermore, California Environmental Quality Act (CEQA) documents, including MNDs, do not typically include economic or market analysis reports as part of their supporting documents because they are not technical documents that support the assessment of the project’s physical environmental impacts. This comment does not raise an issue regarding the adequacy of the environmental analysis of the Draft MND, and no further response is required.

**177-12:** The questions raised by the commenter pertain to the Sweetwater Community Plan provision related to existing uses in Sweetwater Valley, including parks, golf courses, and other open space uses. It should be noted that the project site is not designated public open space and is zoned for development. It should also be noted that while the project site is vacant, it is subject to General Plan Regional Category Village and Land Use Designation Village Residential 2 (VR-2). The VR-2 Land Use Designation is consistent with the Rural Residential (RR) zone that permits the self-storage facility and recreational vehicle parking with the issuance of a Major Use Permit (MUP) for Commercial Use Types, pursuant to County Zoning Ordinance Section 2185.c. The project is in conformance with County Zoning Ordinance Section 6909 for mini-warehouse storage and recreational vehicle parking. Concerns about compatibility

with the rural character are addressed in Initial Study Section I – Aesthetics and under Global Response GR-1. All impacts related to visual character and aesthetics were found to be less than significant and no evidence has been provided to the contrary. Furthermore, the comment does not raise an issue regarding the adequacy of the environmental analysis contained within the Draft MND. No additional response is necessary.

**177-13:** The questions raised by the commenter suggest that the commenter has concerns about the compatibility of the project with the rural character of the area. Concerns about compatibility with the rural character are addressed in Section I – Aesthetics of the Initial Study and under Global Response GR-1. This comment does not raise an issue regarding the adequacy of the environmental analysis contained within the Draft MND. No response is necessary.

**177-14:** The comment describes statistics around self-storage usage and the demographics of Bonita. It includes speculation about the future users of the self-storage facility. This does not raise an issue regarding the adequacy of the environmental analysis contained within the Draft MND. No response is necessary.

**177-15:** The comment states that self-storage customers are generated by drive-by traffic and questions whether the proposed perimeter screening would thwart the generation of customers. The commenter also questions how the project would benefit the citizens and business in that context. These comments are noted. These comments pertain to the planning for and operations of the business and not the adequacy of the environmental analysis contained within the Draft MND. No response is necessary.

**177-16:** The commenter questions whether there is a need for a self-storage facility in Bonita and what marketing plan is proposed to attract customers. The questions raised in this comment pertain to the planning for and operations of the business and not the adequacy of the environmental analysis contained within the Draft MND. The commenter also presents a question that suggests that there is a need for project visibility that will not conform to the Sweetwater Community Plan. Concerns about compatibility with the rural character are addressed in Initial Study Section I – Aesthetics and under Global Response GR-1. Furthermore, the comment does not raise an issue regarding the adequacy of the environmental analysis in the Draft MND. No further response is necessary.

**177-17:** The comment pertains to the Spring Valley Swap Meet. It includes speculation about the future users of the self-storage facility. This does not raise an issue regarding the adequacy of the environmental analysis contained within the Draft MND. No response is necessary.

**177-18:** The commenter presents questions related to traffic concerns and speculation about future project customers. Section XVII – Transportation of the Initial Study, includes an average daily trip analysis. The project would have a less than significant impact on local roadways and intersections and no evidence has been provided to the contrary. See also response to comment I21-7 under comment letter I21 for responses to concerns about potential traffic congestion. To assume the project would be used by Spring Valley Swap Meet vendors, and therefore framing the average daily trip assessment around the Spring Valley Swap Meet hours, would be speculation about future project users. A reassessment of the traffic study and analysis is not necessary. No further response is necessary.

**177-19:** The comment raises concerns about homeless/unhoused people using the self-storage as a shelter at night. Please see Global Response GR-2 for a discussion of CEQA's relationship to social and economic issues. It should also be noted that wrought iron fencing that is 6 feet tall would border the proposed self-storage and RV use area for security purposes and security cameras would be installed. The comment does not raise an issue regarding the adequacy of the environmental analysis in the Draft MND. No further response is required.

**177-20:** The commenter provides information about industry recommendations for the size of a self-storage site and states that a 4-acre site is tight. The commenter also mentions that the entrance to

the project was not placed on Bonita Road. It seems that the commenter intended this comment to be for a different project. The project is proposed on a 10.74-acre site (4.99 acres for the MUP area, which includes the proposed buildings) along Quarry Road. It is also not on Bonita Road. The comment does not raise an issue regarding the adequacy of the environmental analysis in the Draft MND. No additional response is required.

**I77-21:** The commenter refers to potential runoff issues and traffic patterns related to the entrance of the project not being placed on Bonita Road. The project site is along Quarry Road, not Bonita Road. If these comments were intended to apply to the project, see the response to comment I77-6 regarding potential hydrology and water quality impacts and potential traffic impacts. The comment does not raise an issue regarding the adequacy of the environmental analysis in the Draft MND. No further response is required.

**I77-22:** See the response to comment I77-11 above.

**I77-23:** The comment refers to general self-storage industry development trends. It does not pertain to the adequacy of the environmental analysis contained in the Draft MND. No response is necessary.

**I77-24:** See response to comment I77-15 above.

**I77-25:** The commenter presents questions about the need for a self-storage facility. The questions raised in this comment pertain to the planning for and operations of the business and not the adequacy of the environmental analysis contained within the Draft MND. No response is necessary.

**I77-26:** The commenter refers to the policies and recommendations in Section 2, Land Use, of the Sweetwater Community Plan. By providing landscaping buffers between the project and surrounding residential and open space land uses, this project is consistent with this policy recommendation, so the commenter's concern is unclear. See Global Response GR-1 for more information about the perimeter landscaping proposed as part of the project. The comment does not raise an issue regarding the adequacy of the environmental analysis in the Draft MND. No further response is required.

**I77-27:** The commenter is concerned about the project altering its operational hours once the project has been approved. As stated in the project description in Section 7 of the Initial Study, the office would operate from 8 a.m. to 8 p.m., seven days per week, 361 days per year. This comment pertains to the operations of the business and not the adequacy of the environmental analysis contained within the Draft MND. No response is necessary.

**I77-28:** The comment raises concerns about the potential for signage to have internal lighting. As explained in the Initial Study Project Description (Section 7), the project includes a total of six signs designed in conformance with the Sweetwater Community Plan and County Zoning Ordinance. The proposed signs would vary in height and size and total approximately 64 square feet. The largest monumental sign would be approximately 36 square feet (4 feet high and 9 feet wide), and it would be at the southern corner of the project site near the Quarry Road and Sweetwater Road intersection. None of the signs would be internally lit. Four of the signs (for building identification and wayfinding) would have no lighting, and two signs (the monumental sign and the main self-storage building sign) would have down-cast lighting. The Initial Study found the project would have less-than-significant light impacts. No further response is required.

**I77-29:** This comment refers to a project that would be across from Rohr Park in Chula Vista. Rohr Park is approximately 1.7 miles southwest of the project site boundaries and would not be affected by the development of the project. No response is necessary.

**I77-30:** The commenter is concerned about traffic congestion along Sweetwater Road and the improvements proposed for the intersection of Quarry Road and Sweetwater Road. Regarding potential

traffic congestion, see response to comment I21-7 under comment letter I21 for responses to that concern. Regarding potential safety concerns related to traffic entering and exiting the project site, see response to comment I3-4 under comment letter I3 for responses to that concern. The comment does not raise an issue regarding the adequacy of the environmental analysis in the Draft MND. No further response is required.

**I77-31:** The comment pertains to projects in floodways. The comment states that the project is in a Federal Emergency Management Act special flood zone, which is an incorrect statement (see Section X[d] of the Initial Study). Additionally, the images accompanying the comment do not show the project site. It seems this concern is intended for a separate project. See the response to comment I77-6 above for information about the project's less-than-significant hydrology and water quality impacts. The comment does not raise an issue regarding the adequacy of the environmental analysis in the Draft MND. No further response is required.

**I77-32:** The commenter is asking about how the project would hydrologically affect overflow issues of the Central Channel. See the response to comment I77-6 above for information about the project's less-than-significant hydrology and water quality impacts. In the existing conditions, surface run-off from the project site drains into a creek that leads to the Sweetwater River and eventually the San Diego Bay. In the built-out condition, the project would include stormwater facilities and best management practices (BMPs) that regulate the run-off flow to meet hydromodification requirements for 100-year floods. The stormwater facilities would include a series of valley gutters, curb and gutters, drainage inlets, and landscaping to collect and convey runoff to different BMPs. The BMPs include a series of Modular Wetlands System stormwater BMPs for pollution control. The stormwater would then be routed to underground detention tanks for hydromodification control. Flows would then be discharged from the tanks and Modular Wetland Systems to a proposed storm drain line that runs southerly on the eastern end of the site and would be discharged via a headwall into the existing creek to the south in compliance with all applicable Regional Water Quality Control Board requirements. The project would not have any direct or cumulative impacts related to flooding. The comment does not raise an issue regarding the adequacy of the environmental analysis in the Draft MND. No further response is required.

**I77-33:** The comment inquired about the location of the floodplain map. The project site is located outside of a special flood hazard area as identified on the Federal Emergency Management Agency (FEMA) National Flood Hazard Layer. The floodplain map for this area is included as Appendix I of the Initial Study (see Appendix F of Appendix I for the applicable FEMA map). The commenter also asks whether the project addressed sea level rise if the floodplain is changed. The project is not located within the floodplain and after development, the drainage patterns would be maintained consistent with the existing condition; therefore, there would be no additional runoff from the site after development and no changes to downstream drainage, no change to the floodplain, and the project would not affect sea level rise. Additionally, sea level rise affects areas near or on the coast. The project site is more than six miles from the coast, and there is very low risk for sea level rise to affect the drainage patterns of the project site. Refer to the National Oceanic and Atmospheric Administration's sea level rise maps at [coast.noaa.gov/slr/](https://coast.noaa.gov/slr/) for various sea level rise scenarios. See also the response to comment I77-6 above for information about the project's less-than-significant hydrology and water quality impacts. No further response is required.

**I77-34:** The comment refers to a comment in the scoping letter purportedly indicating that "all water run-off cannot leave the property." This statement is not in the scoping letter for the project (released February 25, 2022); however, hydrologic analysis completed for the project site has demonstrated compliance with all applicable requirements for the site related to runoff, as documented in Section X.c. and Appendix I of the Initial Study. See also the response to comment I77-6 above for information about the project's less-than-significant hydrology and water quality impacts. No further response is required.



**177-35:** The commenter raises concern about the comment period timeline. The Draft MND and Initial Study were released for public review on August 1, 2024. The review period ended on September 6, 2024. CEQA Guidelines Section 15073(a) requires the review period for an MND to be no less than 20 days. The review period for this project exceeded the 20-day review period and therefore meets the CEQA requirements.

**177-36:** The comment raises concerns about crime, including the use of the project site by homeless/unhoused people. See Global Response GR-2 for a discussion of how CEQA relates to social and economic concerns and the security features of the project. The comment also mentions the potential use of the structure by rodents. The comment does not raise an issue regarding the adequacy of the environmental analysis in the Draft MND. No further response is required.

**177-37:** The commenter is concerned about how the project's compatibility with nearby horse ranches and boarding facilities. The commenter does not raise any specific concerns regarding potential environmental impacts to horse ranches and boarding facilities due to project construction and operation, but it can be inferred that the commenter is referring to potential noise and/or air quality impacts. As explained in the Initial Study and Draft MND, the project would result in less-than-significant noise and air quality and transportation impacts.

Regarding potential noise impacts, as explained in Section XIII of the Initial Study, the project would not cause any significant construction or operational noise-related impacts. More specifically, the project would not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. As explained in the Section XIII Initial Study, pursuant to the Noise Analysis prepared for the project (Appendix J to the Initial Study), project construction would not exceed noise level limits established in the County's Noise Ordinance, and temporary increases in noise levels during construction would be less than significant. As explained in the Section XIII of the Initial Study, pursuant to the Noise Analysis prepared for the project, the operation of the project would not result in the exposure of noise sensitive land uses to significant noise levels, and impacts would be less than significant. Moreover, the project would not contribute to a cumulatively considerable exposure of persons or generation of noise levels in excess of standards established in the local general plan, noise ordinance, and applicable standards of other agencies.

As described in Section III, Air Quality, of the Initial Study, the project's potential air quality impacts, including those resulting from construction and operation, on sensitive, adjacent land uses were found to be less than significant. As explained in more detail in Section III of the Initial Study, neither project construction nor project operation would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard, and impacts would be less than significant.

The comment also questions why the project site would be rezoned for commercial/industrial uses. It should be noted that the proposed use is allowed with a Major Use Permit within the existing zone and a rezone is not proposed. See the response to comment 177-4 above. The comment does not raise an issue regarding adequacy of the environmental analysis in the Draft MND; therefore, further response is not warranted.

**177-38:** The commenter is concerned about the proposed parking and whether customers would use Sweetwater Road for parking. The project includes 21 standard parking spaces for customers and employees, which is adequate to serve the project. It is not anticipated that customers would park along Sweetwater Road because the bike lane occupies the area between the vehicle lane and curb on either side of the street. Bonita Road and Willow Street are referenced in the comment but are not near the project site. It should also be noted that since the passage of Senate Bill 743 in 2013, parking capacity is no longer considered a significant impact and is not addressed by CEQA analysis. Regarding the

concern about driveways and safety, see Section XVII(d) of the Initial Study, which discusses the proposed alignment and improvements to Quarry Road. See also response to comment I3-4 under comment letter I3 for responses to that concern. All improvements would be completed in accordance with the County's Public and Private Road Standards. Impacts related to the transportation safety of a design feature were found to be less than significant. No further response is required.

**177-39:** The comment includes questions and speculations about property ownership. These concerns are not under the purview of CEQA, and they do not raise an issue regarding the adequacy of the analysis contained within the Draft MND. No response is necessary.

**177-40:** The commenter indicates that Sweetwater Road is identified as a scenic roadway in the County's General Plan. Section I(c) of the Initial Study includes a discussion of the project's impacts to viewsheds along Sweetwater Road. As described in the section, the landscape plan proposes perimeter landscaping that would enhance the visual appearance of the project site once developed and help screen views into the project site from off-site public vantage points (i.e., from Sweetwater Road). Additionally, the existing topography puts the project at a lower elevation than travelers along Sweetwater Road. The buildings themselves have been designed so that their potential to visually dominate the viewshed has been reduced. For more discussions on the aesthetics and visual character of the project, see Section I of the Initial Study and Global Response GR-1.

**177-41:** The commenter acknowledges that the project would meet noise requirements of the County's General Plan and Zoning Ordinance, but they have a concern about the self-storage facility being used for band practice. This concern is speculative in nature, and it does not need to be addressed in the Initial Study. Any uses of the project site that cause an exceedance of the County's noise regulations would not be allowed. No additional response is necessary.

**177-42:** The comment about using solar for other uses has been noted by the County. It does not pertain to the adequacy of the environmental analysis contained in the Draft MND. No response is necessary.

**177-43:** The commenter is concerned about the possibility of the project being expanded in the future. If approved, the project would be built in accordance with the site plans analyzed in this Final MND. Any future expansion would require discretionary review and approval by the County. The signage proposed by the project would also be subject to County review and approval, consistent with County sign standards. The questions about location and site suitability pertain to the planning for and operations of the business and not the adequacy of the environmental analysis contained within the Draft MND. No further response is necessary.

**177-44:** The comment includes discussions of the resource conservation areas and riparian habitats of the Sweetwater River and the Central Creek, the South County Multiple Species Conservation Plan, and least Bell's vireo and migratory waterfowl habitat. The statements regarding the general preservation of riparian habitats are acknowledged by the County. They do not pertain specifically to the adequacy of the environmental analysis contained in the Draft MND. See the response to comment I3-5 under comment letter I3 for information about the project's less-than-significant biological resource impacts. No further response is necessary.

**177-45:** The comment states that a qualified paleontologist should be retained for the project. Compliance with Draft MND mitigation measure PALEO#GR-1 will be required. A Paleontological Monitoring Program must be implemented to comply with County Guidelines for Determining Significance for Paleontological Resources. All grading activities are subject to the County Grading Ordinance Section 87.430, if any significant resources (Fossils) are encountered during grading activities. The grading contractor will be responsible for monitoring for paleontological resources during all grading activities. If any fossils are found greater than 12 inches in any dimension, all grading activities must be stopped and PDS must be contacted before continuing grading operations. If any paleontological resources are discovered and

salvaged, the monitoring, recovery, and subsequent work determined necessary shall be completed by or under the supervision of a Qualified Paleontologist pursuant to the County Guidelines for Determining Significance for Paleontological Resources.

The commenter has not provided any evidence, let alone required substantial evidence, to explain why Draft MND mitigation measure PALEO#GR-1 is inadequate. [Citizens for Responsible Equitable Environmental Development v. City of Chula Vista (2011) 197 Cal.App.4th 327, 335]. Under CEQA and the CEQA Guidelines, substantial evidence does not include “argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment.” [Pub. Res. Code § 21080(e); 14 CCR §§ 15064(f)(6) and 15384].

**177-46:** The commenter is concerned about the preservation of “coast barrel cactus and coastal sage woodlands”. The vegetation communities on the project site include the following: Arundo-dominated riparian, Diegan coastal sage scrub, disturbed Diegan coastal sage scrub, disturbed habitat, non-native grasslands, non-native riparian, non-native vegetation, and urban/developed land. There are no coast barrel cactus, coastal sage, or woodland areas present on-site. See the response to comment I3-5 under comment letter I3 for information about the project’s less-than-significant biological resource impacts. The comment does not raise an issue regarding the adequacy of the environmental analysis in the Draft MND. No further response is required.

**177-47:** The comment addresses the need for preserving habitat for wildlife, specifically the least Bell’s vireo. It should be noted that while the commenter states that no least Bell’s vireo were found on-site, one was found in the 100-foot buffer around the project site. This is noted in both the Initial Study and the Biological Resources Report. Specific mitigation (BIO-4 in the Initial Study and BIO#8 in the MND) is provided to reduce the impacts to least Bell’s vireos to less than significant. The mitigation measure requires a Resource Avoidance Area to be implemented on all plans. No brushing, clearing, and/or grading would be allowed within 500 feet of least Bell’s vireo nesting habitat during the breeding season or within the Resource Avoidance Area as indicated on these plans. The breeding season is defined as occurring between March 15 and September 15. If future clearing and/or grading would occur during the breeding season, a pre-construction survey shall be conducted within 72 hours prior to starting work to determine whether least Bell’s vireo occur in or within 500 feet of the impact area(s). If active nests are found, the nests must be flagged by a qualified biologist and avoided until the qualified biologist is able to determine the nest is no longer active. Alternatively, a noise berm may be constructed around the nest to maintain noise levels to levels of 60 A-weighted decibels or less as determined by a County-approved noise specialist. See also the response to comment I3-5 under comment letter I3 for information about the project’s less-than-significant biological resource impacts. As determined in Section IV – Biological Resources of the Initial Study, the project would not cause impacts to wildlife corridors or nursery sites. The loss of these types of natural features could cause fragmentation of habitat. However, the project would be built next to existing development and roadways. The provision of the open space easement would also maintain that open space for perpetuity. Regarding the concern about how the project supports the habitat conservation goals of the community plan, see Section XI, Land Use and Planning, of the Initial Study. The project demonstrates consistency with the Sweetwater Community Plan through its evaluation of biological resources and incorporation of required biological resources mitigation measures detailed in Initial Study Section IV – Biological Resources. The project would not conflict with the policies of the Sweetwater Community Plan meant to mitigate or alleviate environmental effects.

**177-48:** This comment raises concerns about why the project would need to implement a landscape plan. The landscape plan is part of the project site design plans and is a requirement of the County associated with the Grading Ordinance Section 87.417 and 87.418 in addition to the County Code of Regulatory Ordinances (Water Conservation in Landscaping Ordinance), and Water Efficient Landscape Design Manual. Landscaping is also required to meet the Design Guidelines of the Sweetwater Community Plan.

Landscaping provides benefits as it relates to aesthetics, biological resources, and noise. It should be noted that the aerial photos included in this comment do not depict the project site.

**177-49:** The questions presented in this comment summarize some of the community members' concerns about the design of the project and a desire for community representation. These comments are noted by the County. See Global Response GR-1 for responses to the concern raised regarding the design of the project. The comments do not pertain to the adequacy of the environmental analysis contained in the Draft MND. No further response is necessary.

**177-50:** The questions raised in this comment pertain to the project's compatibility with the rural character of the community. See response to comment 177-12 and Global Response GR-1.

**177-51:** The commenter speculates on project supporters. These questions do not pertain to the adequacy of the environmental analysis contained in the Draft MND. No further response is necessary.

**177-52:** The commenter is concerned that the project would negatively affect home values in the area. See Global Response GR-2 for a discussion about the relationship between CEQA and social and economic issues. Private property owners may propose any legal use for their property, and the County must then evaluate the proposal in light of applicable law, including CEQA requirements, and County ordinances and planning documents. The concerns raised in this comment do not pertain to the adequacy of the environmental analysis contained in the Draft MND. No further response is necessary.

**177-53:** This comment raises general questions and makes general observations regarding the siting of storage facilities. This comment does not raise an issue regarding the adequacy of the environmental analysis contained within the Draft MND. No response is necessary.

**177-54:** The comment notes that the Ace Self-Storage project was rejected by Sweetwater Community Planning Group and questions why another self-storage project is proposed in the same community. The general questions raised by the commenter are noted by the County. The concerns raised in this comment do not pertain to the adequacy of the environmental analysis contained in the Draft MND. No further response is necessary.

**177-55:** The comment speculates on alternative uses for the project site. It is noted by the County. Alternative uses other than the proposed project would be subject to all requirements of the County's Zoning Ordinance and use permits, as applicable. The comment does not pertain to the adequacy of the environmental analysis contained in the Draft MND. No further response is necessary.

**Comment Letter I78**

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**From:** Dave Ray <davidray58@gmail.com>  
**Sent:** Friday, September 6, 2024 3:34 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Secure Space Self Storage Bonita Case PDS2021-MUP-21-009 Case PDS2022-CC-22-0102 Case PDS2021-ER-21-18-003

Ms Lorenzana:

As a local resident, I am strongly AGAINST allowing the proposed self storage site near the Spring Valley Swap Meet. The noise and traffic congestion will destroy the neighborhood character. Additionally, it violates the RR zoning that has kept the rural area quiet and peaceful all these years, as development proceeds unabated all around the adjacent areas.  
Please disapprove the request.

| 178-1  
| 178-2  
| 178-3  
| 178-4

Thank-you,  
Dave Ray

## **Response to Comment Letter I78 Dave Ray**

**I78-1:** The comment is a statement of opposition to the Secure Space Self-Storage Bonita Project (project). It is noted by the County of San Diego. The comment does not critique the environmental analysis of the Draft Mitigated Negative Declaration (MND); therefore, no response is required.

**I78-2:** The commenter is concerned about noise and traffic impacts on the local community. The Initial Study includes an assessment of noise impacts in Section XIII. All impacts related to noise were found to be less than significant. Section XVII of the Initial Study includes an assessment of traffic and transportation impacts. All traffic impacts were found to be less than significant.

**I78-3:** The commenter is concerned about the project's compliance with the existing zoning. As described in Section 7 of the Initial Study, the site is subject to General Plan Regional Category Village and Land Use Designation Village Residential 2 (VR-2). The VR-2 Land Use Designation is consistent with the Rural Residential (RR) zone that permits the self-storage facility and RV parking with the issuance of a Major Use Permit for Commercial Use Types, pursuant to County Zoning Ordinance Section 2185.c. The project is in conformance with County Zoning Ordinance Section 6909 for mini-warehouse storage and recreational vehicle parking. The comment does include any additional critique on the environmental analysis of the Draft MND; therefore, no further response is required. Regarding the rural character, see Global Response GR-1, which discusses the project's impacts related to visual character and aesthetics.

**I78-4:** The comment is noted by the County of San Diego. No further response is required.

**Comment Letter I79**

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**From:** Harriet Taylor <harrietgtaylor1@gmail.com>  
**Sent:** Friday, September 6, 2024 3:52 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] NMD letter Secure Space Self-Storage  
**Attachments:** say no to storage 8-30-24.docx

I79-1

**Comment Letter I79 (cont.)**

Bianca Lorenzaz, San Diego County PDS  
 From : Harriet Taylor – 3142 Orchard Hill Road, Bonita, Ca. 91902  
 SECURE SPACE SELF STORAGE – 5780 Quarry Road, Bonita, Ca. 91902

=====

“SAY NO” to Secure Space Self-Storage (5780 Quarry Rd) with 1415 storage spaces!  
 EMAIL - bianca.lorenzana@sdcounty.ca.gov. SNAIL MAIL Attn: Bianca Lorenzana, 5510  
 Overland Ave. Ste 210, San Diego, Ca 92123. SECURE SPACE SELF-STORAGE BONITA  
 case # PDS2021-MUP-21-009 ; PDS2022-CC-22-0102 ; PDS2021-ER-21-18-003.

=====

179-2

REASONS TO OPPOSE SELF-STORAGE IN BONITA / SUNNYSIDE

>The proposed self-storage facility, Secure Space Self Storage, Quarry Road will get little use by the residents of Bonita/Sunnyside. This facility will be used by people from outside our area bringing more traffic congestion into Bonita, clogging our already congested streets from SR-125 toll avoiders.

179-3

> Bonita area 2020 census population - 13,500

> Bonita area 2023 House/ Dwelling parcels - 4928

> Secure Space Quarry Road Facility – 1415 Total Storage Units

119 spaces under 3 canopied outside structures – 36’ x 346’, 72’ x 348’ & 91’ x 471’  
 1332 storage units in a 3 story building 121’ x 350’ x 34’ high

179-5

>Secure Total Rental Storage Spaces – These will NOT be used by Bonita residents

>**The Quarry Road facility is about 1 mile from the Spring Valley Swap Meet entrance!**

>**IN 2021, A BONITA REALTOR’S STUDY SHOWED THAT 35 RENTAL STORAGE FACILITIES ARE WITHIN A 5 MILE RADIUS OF BONITA! 1 MORE IS NOT NEEDED!**

>The homes in the adjacent residential areas of these storage facilities are zoned “rural residential”(RR). The proposed storage sites will become “light industrial”.

179-6

>The adjacent homeowners bought their homes to enjoy the rural character of Bonita with the expectation of continued peace and quiet. Now they will be exposed to daily comings and goings of the storage renters from 7 AM to ??PM with traffic noises, conversations, and loud metal roll-up doors.

179-7

> This industrial facilities will forever destroy our Bonita’s community character.

179-8

>**PER THE SCOPING LETTER, THIS PARCEL IS GOING TO BE ANNEXED FROM THE COUNTY, REMOVING ALL CONTROL OF THE PARCEL BY THE RESIDENTS.**

179-9

**PLEASE TAKE THIS SERIOUSLY – PLEASE SAY NO!**

179-10



Secure Space Self-Storage Bonita  
PDS2021-MUP-21-009, PDS2022-CC-22-0102, PDS2021-ER-21-18-003  
-RTC-235-

December 6, 2024

## Comment Letter I79 (cont.)

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**From:** Harriet Taylor <harrietgtaylor1@gmail.com>  
**Sent:** Friday, September 6, 2024 3:54 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] NMD letter Secure Space Self-Storage Bonita  
**Attachments:** say no to storage 8-30-24.docx

I79-11

**Comment Letter I79 (cont.)**

Bianca Lorenzaz, San Diego County PDS  
From : Harriet Taylor – 3142 Orchard Hill Road, Bonita, Ca. 91902  
SECURE SPACE SELF STORAGE – 5780 Quarry Road, Bonita, Ca. 91902

=====  
"SAY NO" to Secure Space Self-Storage (5780 Quarry Rd) with 1415 storage spaces!  
EMAIL - bianca.lorenzana@sdcounty.ca.gov. SNAIL MAIL Attn: Bianca Lorenzana, 5510  
Overland Ave. Ste 210, San Diego, Ca 92123. SECURE SPACE SELF-STORAGE BONITA  
case # PDS2021-MUP-21-009 ; PDS2022-CC-22-0102 ; PDS2021-ER-21-18-003.  
=====

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**>The Quarry Road facility is about 1 mile from the Spring Valley Swap Meet entrance!**

**>IN 2021, A BONITA REALTOR'S STUDY SHOWED THAT 35 RENTAL STORAGE FACILITIES ARE WITHIN A 5 MILE RADIUS OF BONITA! 1 MORE IS NOT NEEDED!**

>The homes in the adjacent residential areas of these storage facilities are zoned "rural residential"(RR). The proposed storage sites will become "light industrial".

>The adjacent homeowners bought their homes to enjoy the rural character of Bonita with the expectation of continued peace and quiet. Now they will be exposed to daily comings and goings of the storage renters from 7 AM to ??PM with traffic noises, conversations, and loud metal roll-up doors.

> This industrial facilities will forever destroy our Bonita's community character.

**>PER THE SCOPING LETTER, THIS PARCEL IS GOING TO BE ANNEXED FROM THE COUNTY, REMOVING ALL CONTROL OF THE PARCEL BY THE RESIDENTS.**

**PLEASE TAKE THIS SERIOUSLY – PLEASE SAY NO!**

I79-11

## Response to Comment Letter I79 Harriet Taylor

**I79-1:** The comment is the email that contains the attached comment letter. The comment does not critique the environmental analysis of the Draft Mitigated Negative Declaration (MND); therefore, no response is required.

**I79-2:** The comment includes Secure Space Self-Storage Bonita Project (project) details and contact information. The comment does not raise an issue regarding the adequacy of the environmental analysis of the Draft MND; therefore, no response is required.

**I79-3:** The comment includes a discussion of the potential users and/or purpose of the proposed storage facility. These comments pertain to speculation about the population that will use the self-storage spaces and do not raise an issue regarding the adequacy of the analysis contained within the Draft MND; therefore, no further response is required.

**I79-4:** The commenters are concerned about traffic congestion. See response to comment I3-4 under comment letter I3 for responses to this concern. Also note that, since the passage of Senate Bill 743 in 2018, California Environmental Quality Act Guidelines Section 15064.3 no longer uses auto delay, level of service, and similar measurements of vehicular roadway capacity and traffic congestion as the basis for determining significant impacts. Vehicle Miles Traveled (VMT) is the metric by which transportation impacts under CEQA are measured.

**I79-5:** The comment includes demographic information about the Bonita community, project dimension details, speculation about future project users, and information about other self-storage units in the surrounding area. The comment does not raise an issue regarding the adequacy of the environmental analysis of the Draft MND; therefore, no response is required.

**I79-6:** The comment mentions the adjacent zoning and a concern about the proposed zoning. The project does not include a rezone. As described in Section 7 (Project Description) of the Initial Study, the site is subject to General Plan Regional Category Village and Land Use Designation Village Residential 2 (VR-2). The VR-2 Land Use Designation is consistent with the Rural Residential (RR) zone that permits the self-storage facility and recreational vehicle parking with the issuance of a Major Use Permit for Commercial Use Types, pursuant to County of San Diego (County) Zoning Ordinance Section 2185.c. The project is in conformance with County Zoning Ordinance Section 6909 for mini-warehouse storage and recreational vehicle parking. The comment does raise an issue regarding the adequacy of the environmental analysis of the Draft MND; therefore, no further response is required.

**I79-7:** The commenter is concerned about noise impacts on the local community. The Initial Study includes an assessment of noise impacts in Section XIII. All impacts related to noise, including those to sensitive land uses, were found to be less than significant. As explained in Section XIII of the Initial Study, the project would not cause any significant construction or operational noise-related impacts. More specifically, the project would not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. As explained in the Section XIII of the Initial Study, pursuant to the Noise Analysis prepared for the project (Appendix J to the Initial Study), project construction would not exceed noise level limits established in the County's Noise Ordinance, and temporary increases in noise levels during construction would be less than significant. As explained in the Section XIII of the Initial Study, pursuant to the Noise Analysis prepared for the project, the operation of the project would not result in the exposure of noise sensitive land uses to significant noise levels, and impacts would be less than significant. Moreover, the project would not contribute to a cumulatively

considerable exposure of persons or generation of noise levels in excess of standards established in the local general plan, noise ordinance, and applicable standards of other agencies.

**179-8:** The commenter is concerned about the project's impacts to the surrounding community character. Regarding the industrial land use, see the corrected land use designation in response to comment 179-6. Regarding the project's potential impacts to community character, see Global Response GR 1.

**179-9:** The commenter is concerned about property annexation. The parcels that make up the project site (Assessor Parcel Numbers 586-050-36, -44, and -48) are within unincorporated San Diego County; the project site does not need to be annexed into the county. However, as described in Section 7 (Project Description) of the Initial Study, the project site would need to be annexed into the San Diego County Sanitation District and sphere of influence in order to apply for a commercial wastewater discharge permit. As this comment does not raise an issue regarding the adequacy of the environmental analysis of the Draft MND, no further response is required.

**179-10:** This comment is a statement of opposition. The County acknowledges this comment. No further response is required.

**179-11:** The email and attachment are a duplicate of the above comments. See responses to comments 179-1 through 179-10.

**Comment Letter I80**

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**From:** JOSE BARRON <josebarron318@gmail.com>  
**Sent:** Monday, September 9, 2024 4:47 PM  
**To:** Lorenzana, Bianca  
**Subject:** [External] Traffic signal needed

Hi Bianca:

I can't impress upon you how badly a traffic signal, be it a stop sign or traffic light os needed on Sweetwater Road at Quarry Street.

I80-1

This road is a speedway mornings and late afternoons.

I80-2

Please try to get a project going to obtain some type of traffic control.

Thank you

Jose A. Barron

Sent from my T-Mobile 5G Device  
Get [Outlook for Android](#)

## **Response to Comment Letter I80 Jose Barron 2**

**I80-1:** The comment is a statement in which the commenter states there is a need for a traffic light at Sweetwater Road at Quarry Street. The comment does not raise an issue regarding the adequacy of the environmental analysis of the Draft Mitigated Negative Declaration.

**I80-2:** The commenter is concerned about roadway safety related to traffic entering and exiting the project site. See response to comment I3-4 under comment letter I3 for responses to that concern.

September 5, 2024

To: [BiancaLorenzana@sdcounty.ca.gov](mailto:BiancaLorenzana@sdcounty.ca.gov)  
 Re: SECURE SPACE SELF STORAGE BONITA case #PDS2021-MUP-21-009; PDS2022-CC-22-0102;  
 PDS2021-ER-21-18-003

DEAR BIANCA LORENZANA:

As a concerned citizen and resident of Bonita, I would like to express my extreme opposition to the proposed Secure Space Self Storage Bonita case #PDS2021-MUP-21-009; PDS2022-CC-22-0102; PDS2021-ER-21-18-003. I live directly across the street from the proposed facility; at 5783 Quarry Rd.

- The zoning is RR.5, which is rural residential, one house for every 2 acres. Both the houses and parcels in this area of Bonita are large with lots of room for personal storage, large garages, storage sheds, etc. The residents will not use those this storage facility. WE ABSOLUTELY DO NOT NEED THIS STORAGE FACILITY IN THIS PICTURESQUE RURAL AREA!!
- A 2021 Bonita realtor study showed that there are **35 rental storage facilities WITHIN a 5 mile radius of Bonita.** WE DO NOT NEED THIS STORAGE FACILITY IN THIS AREA.
- This Storage facility would be within ONE MILE from another storage facility, also on Quarry Road.
- **This proposed storage facility would be also within 1 mile to the entrance to the Spring Valley swap meet.** Because Bonita residents would NOT USE this storage facility, it would be for the use of outsiders, like swap meet vendors.
- The two proposed self-storage facilities (Secure Space Self Storage, Quarry Road and Ace Self Storage, Bonita Road) will get little, if any, use by the residents of Bonita/Sunnyside. These facilities will be used by people from outside our area bringing more traffic congestion into Bonita, clogging our already congested streets from SR-125 toll avoiders.
- This Storage Facility would forever ruin the rural character of this picturesque, horse-loving, community. It would be an eyesore from every direction. We need to preserve this open area as it is currently zoned, "Rural Residential" and not allow any commercial use. **PLEASE DENY the Major Use Permit #PDS2021-MUP-21-009; PDS2022-CC-22-0102; PDS2021-ER-21-18-003.**
- There is a hair pin turn from Sweetwater Road onto Quarry Rd. that is very dangerous especially because it is downhill, and the cars frequently are going 50-70 miles per hour. I live on Quarry Rd, so I personally know about the dangers of this turn. This would be ESPECIALLY dangerous for a motor home turning from Quarry north, uphill onto Sweetwater Rd. The turn is VERY TIGHT and would greatly slow down the cars already traveling north on Sweetwater Rd., posing a very dangerous situation.
- **This rural atmosphere would be forever marred by this unnecessary, unwanted, out of place, steel and concrete facility.**

I81-1

Sincerely,

Anita Mercado



**Response to Comment Letter I81  
Anita Mercado 2**

**I81-1:** This is a duplicate letter. Please refer to response I66. No further response is required.



Comment Letter I82

9/2/2024

I protest and vote NO on the self storage unit proposed for Bonita.

PROJECT CASE NUMBERS:

PDS2021-MUP-21-009

PDS2022-CC-22-0102

PDS2021-ER-21-18-003 and

PROJECT NAME: Secure Space Self-Storage Bonita

I am a long time resident of Bonita.

Respectively,



Glenda Slater

619-470-3889

I82-1

**Response to Comment Letter I82  
Glenda Slater**

**I82-1:** The comment is a statement of opposition to the Secure Space Self-Storage Bonita Project. The comment does not raise an issue regarding the adequacy of the environmental analysis of the Draft Mitigated Negative Declaration. No further response is required; however, it has been noted by the County of San Diego.

**REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH  
ORDINANCES/POLICIES**

**FOR PURPOSES OF CONSIDERATION OF  
SECURE SPACE SELF-STORAGE BONITA MAJOR USE PERMIT**

**PDS2021-MUP-21-009**

**I. HABITAT LOSS PERMIT ORDINANCE** – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES                      NO                      NOT APPLICABLE/EXEMPT  
                                           

The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

**II. MSCP/BMO** - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES                      NO                      NOT APPLICABLE/EXEMPT  
                                           

The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The project conforms with the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated May 29, 2024.

**III. GROUNDWATER ORDINANCE** - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES                      NO                      NOT APPLICABLE/EXEMPT  
                                           

The project will obtain its water supply from the Sweetwater Authority, which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

**IV. RESOURCE PROTECTION ORDINANCE** - Does the project comply with:

The wetland and wetland buffer regulations (Section 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Section 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Steep Slope section (Section 86.604(e)(2)(iii))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

***Wetland and Wetland Buffers:***

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

***Floodways and Floodplain Fringe:***

The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map. Therefore, it has been found that the proposed project complies with the Resource Protection Ordinance.

***Steep Slopes:***

Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be place in open space easements by the San Diego County Resource Protection Ordinance (RPO). Steep slopes exist on a small portion of the total project site acreage of 10.74 acres. There are steep slopes on the property; however, an open space easement is proposed over the majority of steep slope lands. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

***Sensitive Habitats:***

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. Sensitive habitat lands were identified on the site. The project has

been conditioned to fully mitigate for any impacts to sensitive habitats lands. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

**Significant Prehistoric and Historic Sites:**

The property has been surveyed by a County of San Diego approved archaeologist and it has been determined there is one (or more) archaeological/historical site(s) present. Testing and other investigation determined the archaeological/historical site does not meet the definition of significant site and does not need to be preserved under the Resource Protection Ordinance. Therefore, the project complies with the RPO.

**V. STORMWATER ORDINANCE (WPO)** - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES

NO

NOT APPLICABLE

The project Storm Water Quality Management Plan has been reviewed and is found to be complete and in compliance with the WPO.

**VI. NOISE ORDINANCE** – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES

NO

NOT APPLICABLE

The project would not expose people to nor generate potentially significant noise levels during construction or operation which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

However, construction noise levels at the adjacent habitat are projected to exceed 60 dB(A) Leq, therefore, impacts to nesting coastal California gnatcatchers would be potentially significant during the breeding season without mitigation.

**MULTIPLE SPECIES CONSERVATION PROGRAM CONFORMANCE STATEMENT**  
**For**  
**Secure Space Self-Storage-Bonita**  
**APN(s) 586-050-48-00, 586-050-36-00, 586-050-44-00**

**May 29, 2024**

## **I. Introduction**

The project proposes to develop a 10.74-acre site with a 980-unit, 130,200 square foot storage facility and a 1,000 square foot leasing office and will include 109 covered recreational vehicle (RV) parking spaces and 21 standard passenger vehicle parking spaces for customers and employees. Additionally, the project proposes to develop and enhance the trails system at the boundary of the development for public benefit. The project includes the dedication of a biological open space easement over 1.97 acres located in the northern portion of the project site. The project site consists of three parcels in the unincorporated community of Bonita-Sunnyside in San Diego County. It is situated just east of Quarry Road at the intersection with Sweetwater Road, approximately 0.33 mile south of the State Route (SR)-125/SR-54 interchange. It is within the Metro-Lakeside-Jamul Segment of the County's Multiple Species Conservation Program (MSCP). The site does not qualify as Biological Resource Core Area (BRCA) and is not located with or adjacent to any Pre-Approved Mitigation Areas (PAMA).

Biological resources on the site were evaluated in a Biological Resources Letter Report (RECON Environmental Inc; May 28, 2024). The site contains 0.94-acre Diegan coastal sage scrub, 8.34 acres of non-native grassland, 0.29 acre of non-native vegetation, 0.55 acre of disturbed, 0.06 acre of Arundo-dominated riparian, and 0.56 acre of urban/developed habitat. Three special status plant species were detected during the biological survey – California adolphia (*Adolphia californica*) was found onsite and San Diego County viguiera (*Bahiopsis laciniata*) and singlewhorl burrobush (*Ambrosia monogyra*) were found offsite in the 100-foot offsite survey buffer. Two sensitive wildlife species were detected during the biological survey – coastal California gnatcatcher (*Poliophtila californica californica*) was found on site and least Bell's vireo (*Vireo bellii pusillus*) was detected in the 100-foot offsite survey buffer. Four sensitive wildlife species have moderate potential to occur on-site: Crotch's bumblebee (*Bombus crotchii*), Belding's orange-throated whiptail (*Aspidoscelis hyperythra beldingi*), red diamond rattlesnake (*Crotalus ruber*), and San Diego black tailed jackrabbit (*Lepus californicus bennettii*).

The project will impact 0.94 acre of Diegan coastal sage scrub, 6.41 acres of non-native grassland, and sensitive wildlife species observed on or adjacent to the site and with a moderate potential to occur. The 25 California adolphia on site are located within the boundary of the conservation easement and would be avoided. Mitigation would occur at a ratio of 1:1 for permanent impacts to Diegan coastal sage scrub and 0.5:1 for impacts to non-native grassland through offsite purchase of mitigation credits from a County-approved mitigation bank. Impacts to sensitive wildlife species would occur through

breeding season avoidance, preconstruction surveys and avoidance measures, and habitat-based mitigation.

Table 1. Impacts to Habitat and Required Mitigation

Habitat Type	Tier Level	Existing On-site (ac.)	Proposed Impacts (ac.)	Mitigation Ratio	Required Mitigation
Non-native Riparian	I	0.00	0.00	--	--
Diegan Coastal Sage Scrub	II	0.94	0.94	1:1	0.94
Non-native Grassland	III	8.34	6.41	0.5:1	3.21
Non-native Vegetation	IV	0.29	0.29	--	--
Disturbed	IV	0.55	0.53	--	--
Arundo-dominated Riparian	--	0.06	0.06	--	--
Urban/Developed	--	0.56	0.56	--	--
<b>Total:</b>	--	10.74	8.79	--	4.15

The findings contained within this document are based on County records and the Biological Resource Letter Report (RECON Environmental Inc; May 28, 2024). The information contained within these Findings is correct to the best of staff’s knowledge at the time the findings were completed. Any subsequent environmental review completed due to changes in the proposed project or changes in circumstance shall need to have new findings completed based on the environmental conditions at that time.

The project has been found to conform to the County’s Multiple Species Conservation Program (MSCP) Subarea Plan, the Biological Mitigation Ordinance (BMO) and the Implementation Agreement between the County of San Diego, the CA Department of Fish and Wildlife and the US Fish and Wildlife Service. Third Party Beneficiary Status and the associated take authorization for incidental impacts to sensitive species (pursuant to the County’s Section 10 Permit under the Endangered Species Act) shall be conveyed only after the project has been approved by the County, these MSCP Findings are adopted by the hearing body and all MSCP-related conditions placed on the project have been satisfied.

**II. Biological Resource Core Area Determination**

The impact area and the mitigation site shall be evaluated to determine if either or both sites qualify as a Biological Resource Core Area (BRCA) pursuant to the BMO, Section 86.506(a)(1).

**A. Report the factual determination as to whether the proposed Impact Area qualifies as a BRCA. The Impact Area shall refer only to that area within which project-related disturbance is proposed, including any on and/or off-site impacts.**

The Impact Area does not qualify as a BRCA since it does not meet any of the following BRCA criteria:

- i. **The land is shown as Pre-Approved Mitigation Area on the wildlife agencies' Pre-Approved Mitigation Area map.**

The project site is not shown as PAMA on the wildlife agencies' PAMA map. Therefore, the project site does not meet this criterion.

- ii. **The land is located within an area of habitat that contains biological resources that support or contribute to the long-term survival of sensitive species and is adjacent or contiguous to preserved habitat that is within the Pre-Approved Mitigation Area on the wildlife agencies' Pre-Approved Mitigation Area map.**

The Diegan coastal sage scrub onsite supports a breeding pair of coastal California gnatcatchers. However, the project site is not adjacent or contiguous to preserved habitat that is within the PAMA. The land to the south and west is currently developed, and the land to the north and east is designated as Take Authorized. Therefore, the project site does not meet this criterion.

- iii. **The land is part of a regional linkage/corridor. A regional linkage/corridor is either:**
- a. **Land that contains topography that serves to allow for the movement of all sizes of wildlife, including large animals on a regional scale; and contains adequate vegetation cover providing visual continuity so as to encourage the use of the corridor by wildlife; or**
  - b. **Land that has been identified as the primary linkage/corridor between the northern and southern regional populations of the California gnatcatcher in the population viability analysis for the California gnatcatcher, MSCP Resource Document Volume II, Appendix A-7 (Attachment I of the BMO.)**

The habitat on the project site does not qualify as a linkage/corridor based on either of the above criteria. Although coastal California gnatcatcher was found onsite, the property is not part of the primary corridor connecting the northern and southern regional populations of the species. Therefore, the project site does not meet this criterion.

- iv. **The land is shown on the Habitat Evaluation Map (Attachment J to the BMO) as very high or high and links significant blocks of habitat, except that land which is isolated or links small, isolated patches of habitat and land that has been affected by existing development to create adverse edge effects shall not qualify as BRCA.**

Portions of the project site are mapped on the Habitat Evaluation Model as very high or high. However, these areas contain disturbed habitat and non-native grassland that were within areas that historically contained an equestrian ranch and orchard. The coastal sage scrub on site is identified as agriculture and moderate. Notwithstanding the Habitat Evaluation Map characterization of the



habitats onsite, the property does not link significant blocks of habitat offsite. Therefore, the project site does not meet this criterion.

- v. **The land consists of or is within a block of habitat greater than 500 acres in area of diverse and undisturbed habitat that contributes to the conservation of sensitive species.**

The habitat on the project site is not part of a block of habitat greater than 500 acres of diverse and undisturbed habitat. Therefore, the project site does not meet this criterion.

- vi. **The land contains a high number of sensitive species and is adjacent or contiguous to surrounding undisturbed habitats, or contains soil derived from the following geologic formations which are known to support sensitive species:**
- a. **Gabbroic rock;**
  - b. **Metavolcanic rock;**
  - c. **Clay;**
  - d. **Coastal sandstone**

While coastal California gnatcatcher and California adolphia were found on site, the habitat does not support a large number of such species. The project site is mapped with Auld clay soils; however, the habitat and soils have been heavily disturbed over the years, with a long history of agriculture and ranch use on the property. In addition, the site is dominated by non-native species. Therefore, the project site does not meet this criterion.

**B. Report the factual determination as to whether the Mitigation Site qualifies as a BRCA.**

The project will mitigate for impacts through an offsite mitigation bank located within a BRCA in the MSCP.

The open space proposed on-site for this project is solely for purposes of avoiding a sensitive resource. This open space is not considered a Biological Resource Core Area and therefore, is not considered part of the regional MSCP preserve system. The requirements relating to the "Preserve" outlined in the County's Subarea Plan, the Implementation Agreement, and the Final MSCP Plan will not apply to this open space.

**III. Biological Mitigation Ordinance Findings**

**A. Project Design Criteria (Section 86.505(a))**

The following findings in support of Project Design Criteria, including Attachments G and H (if applicable), must be completed for all projects that propose impacts to Critical Populations of Sensitive Plant Species (Attachment C), Significant

Populations of Narrow Endemic Animal Species (Attachment D), Narrow Endemic Plant Species (Attachment E) or Sensitive Plants (San Diego County Rare Plant List) or proposes impacts within a Biological Resource Core Area.

**1. Project development shall be sited in areas to minimize impact to habitat.**

The project includes protection of the northern portion of the site from further development through placement of a biological open space easement. While this area is not intended to serve as project mitigation of biological impacts, it will protect sensitive habitat areas, the existing rock outcrops and sensitive plants, from future development.

**2. Clustering to the maximum extent permitted by County regulations shall be considered where necessary as a means of achieving avoidance.**

Project development is proposed within an 8.69-acre portion of the site and the remaining northern portion will be protected from further development through placement of a biological open space easement. Therefore, clustering development would not be applicable as a means of achieving avoidance.

**3. Notwithstanding the requirements of the slope encroachment regulations contained within the Resource Protection Ordinance, effective October 10, 1991, projects shall be allowed to utilize design that may encroach into steep slopes to avoid impacts to habitat.**

Steep slopes are not located on the project site. Therefore, encroachment into steep slopes is not applicable.

**4. The County shall consider reduction in road standards to the maximum extent consistent with public safety considerations.**

The minimum private road standards have been applied to the onsite proposed private roads and no reduction in road standards are necessary.

**5. Projects shall be required to comply with applicable design criteria in the County MSCP Subarea Plan, attached hereto as Attachment G (Preserve Design Criteria) and Attachment H (Design Criteria for Linkages and Corridors).**

The project is not located within the PAMA or areas designated as Preserved and is not located within a regional linkage and/corridor. Therefore, the criterion identified in Attachment G (Preserve Design Criteria) and Attachment H (Design Criteria for Linkages and Corridors) do not apply.

**B. Preserve Design Criteria (Attachment G)**

In order to ensure the overall goals for the conservation of critical core and linkage areas are met, the findings contained within Attachment G shall be required for all

projects located within Pre-Approved Mitigation Areas or areas designated as Preserved as identified on the Subarea Plan Map.

The project is not located within a PAMA or areas designated as Preserve land. Therefore, the Preserve Design Criteria from Attachment G does not apply.

### C. Design Criteria for Linkages and Corridors (Attachment H)

For project sites located within a regional linkage and/or that support one or more potential local corridors, the following findings shall be required to protect the biological value of these resources:

The project site is not located within a regional linkage or corridor. Therefore, the Design Criteria for Linkages and Corridors from Attachment H does not apply.

## IV. Subarea Plan Findings

Conformance with the objectives of the County Subarea Plan is demonstrated by the following findings:

### 1. The project will not conflict with the no-net-loss-of-wetlands standard in satisfying State and Federal wetland goals and policies.

Jurisdictional wetlands and waterways do not occur on the project site. Therefore, this criterion does not apply.

### 2. The project includes measures to maximize the habitat structural diversity of conserved habitat areas including conservation of unique habitats and habitat features.

The project includes protection of the northern portion of the site from further development through placement of a biological open space easement. While this area is not intended to serve as project mitigation for biological impacts, it will protect the existing rock outcrops and sensitive plants from future development. As the site is surrounded by development and Take Authorized Areas, impacts to sensitive habitats will be mitigated at an offsite location within a BRCA in the MSCP, which will provide for the conservation of unique habitats and habitat features.

### 3. The project provides for conservation of spatially representative examples of extensive patches of Coastal sage scrub and other habitat types that were ranked as having high and very high biological values by the MSCP habitat evaluation model.

Portions of the project site are mapped on the Habitat Evaluation Model as very high or high. However, these areas contain disturbed habitat and non-native grassland that were within areas that historically contained an equestrian ranch and orchard. The coastal sage scrub on site is identified as agriculture and moderate. Due to the surrounding development and Take Authorized Areas, the project will mitigate for

project impacts at an offsite location within a BRCA, in the MSCP, which will provide for the conservation of high and very high value habitat.

**4. The project provides for the creation of significant blocks of habitat to reduce edge effects and maximize the ratio of surface area to the perimeter of conserved habitats.**

The project includes protection of the northern portion of the site from further development through placement of a biological open space easement. This area does not support any significant blocks of habitat; however, it is adjacent to open space lands to the east and this protected open space will provide adjacent protected and undeveloped open space areas. Project impacts will be mitigated at an offsite location within a BRCA in the MSCP, which will assist in creating significant blocks of habitat to reduce edge effects and maximize the ratio of surface area to the perimeter of conserved habitats.

**5. The project provides for the development of the least sensitive habitat areas.**

The project includes protection of the northern portion of the site from further development through placement of a biological open space easement. While this area is not intended to serve as project mitigation of biological impacts, it will protect sensitive habitat areas, the existing rock outcrops and sensitive plants, California adolphia, from future development. Impacts to sensitive habitat will be mitigated at an offsite location within a BRCA, in the MSCP.

**6. The project provides for the conservation of key regional populations of covered species, and representations of sensitive habitats and their geographic sub-associations in biologically functioning units.**

Three special status plant species were detected during the biological survey – California adolphia (*Adolphia californica*) was found on site and San Diego County viguiera (*Bahiopsis laciniata*) and singlewhorl burrobush (*Ambrosia monogyra*) were found offsite in the 100-foot offsite survey buffer. Two sensitive wildlife species were detected during the biological survey – coastal California gnatcatcher (*Polioptila californica californica*) was found on site and least Bell's vireo (*Vireo bellii pusillus*) was detected in the 100-foot offsite survey buffer. Due to the existing development adjacent to the site, no key regional populations of these species are expected. Offsite mitigation as proposed for the project will contribute in the preservation of large blocks of high quality habitats in a biologically functioning unit.

**7. Conserves large interconnecting blocks of habitat that contribute to the preservation of wide-ranging species such as Mule deer, Golden eagle, and predators as appropriate. Special emphasis will be placed on conserving adequate foraging habitat near Golden eagle nest sites.**

No wide-ranging species are expected to occur onsite due to adjacent development and surrounding land uses. Offsite purchase and preservation of high-quality habitat

to mitigate for impacts to coastal sage scrub and non-native grassland will occur in an approved mitigation bank or BRCA. This will contribute to the development of large interconnecting blocks of habitat that support wide ranging species.

- 8. All projects within the San Diego County Subarea Plan shall conserve identified critical populations and narrow endemics to the levels specified in the Subarea Plan. These levels are generally no impact to the critical populations and no more than 20 percent loss of narrow endemics and specified rare and endangered plants.**

No critical or narrow endemic plant or animal species were detected on the site. However, one narrow endemic animal species, least Bell's vireo, was detected offsite to the northeast of the site. The project will implement measures, including breeding season avoidance and habitat-based mitigation, in order to avoid potential impacts to this species.

- 9. No project shall be approved which will jeopardize the possible or probable assembly of a preserve system within the Subarea Plan.**

The project site is not within an area of regional significance with regard to conservation of sensitive species and habitats. The site is not part of or adjacent to large interconnecting blocks of habitat, lands identified as PAMA or Preserve, or other sensitive resources. The surrounding development does not aid in conservation or wildlife dispersal. Therefore, developing the site will not hinder possible preserve systems.

- 10. All projects that propose to count on-site preservation toward their mitigation responsibility must include provisions to reduce edge effects.**

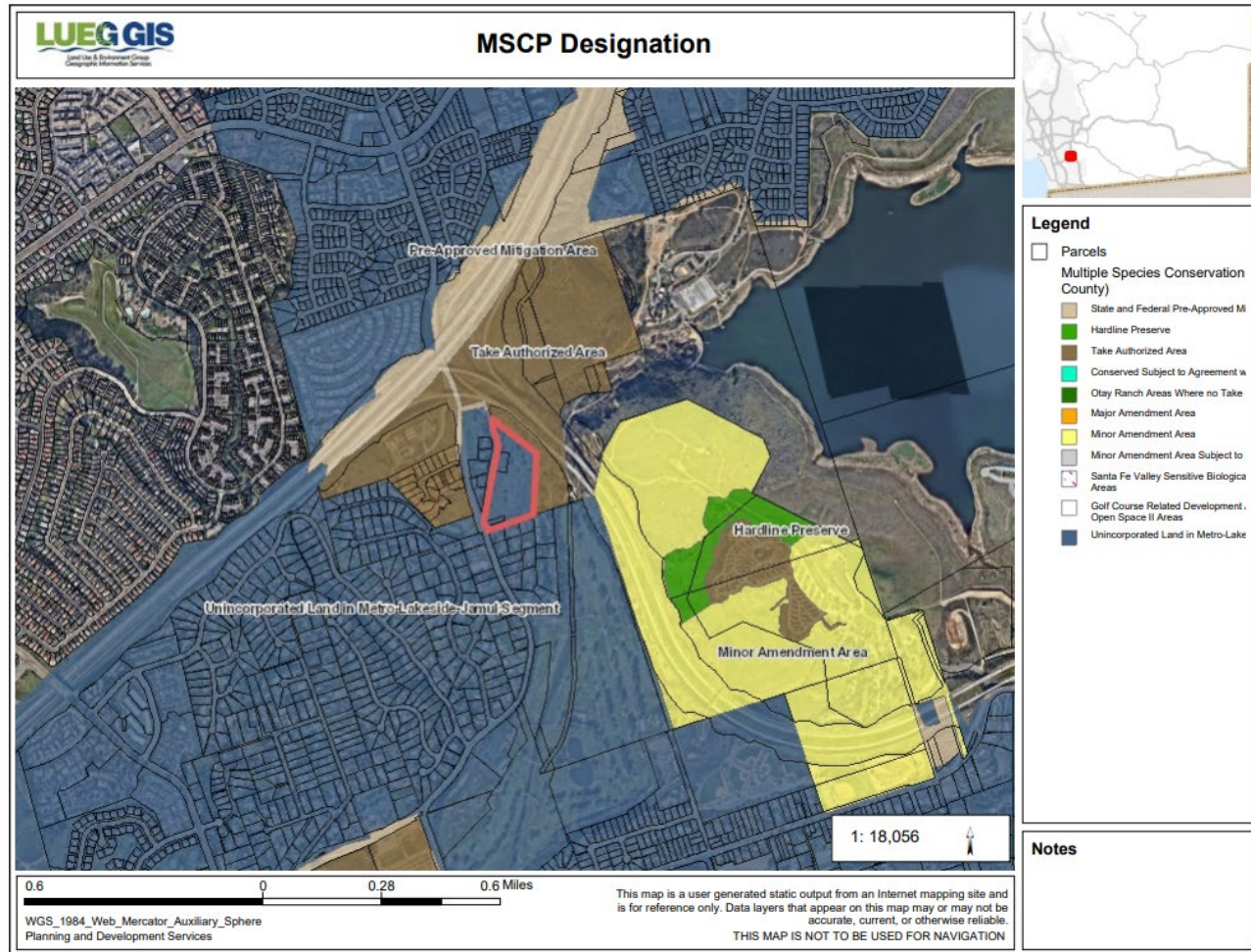
The project does not propose to count onsite preservation toward their mitigation. Therefore, this criterion does not apply.

- 11. Every effort has been made to avoid impacts to BRCAs, to sensitive resources, and to specific sensitive species as defined in the BMO.**

The project site does not qualify as a BRCA. Due to the surrounding development, the project site is suitable for development with the incorporation of mitigation measures. Mitigation measures will include the offsite preservation of Tier II and Tier III habitats within a BRCA in the MSCP, breeding season avoidance, and preconstruction surveys and avoidance measures. Every effort has been made to avoid impacts to BRCAs, to sensitive resources, and to specific sensitive species as defined by the BMO.

Kendalyn White, Planning & Development Services

May 29, 2024



NOTICE OF DETERMINATION

TO: [X] Recorder/County Clerk
Attn: James Scott
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Section Secretary
5510 Overland Avenue, Suite 110
San Diego, CA 92123

[ ] Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812

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

Project Name and Number: Secure Space Self-Storage Bonita (Quarry Storage); PDS2021-MUP-21-009; PDS2022-CC-22-0102;

State Clearinghouse No.: 2024080027

Project Location: 5780 Quarry Road, Bonita, CA 91902, (APNs: 586-050-48, 36, 44)

Project Applicant: Charles Brown, 5780 Quarry Road LLC; 19191 South Vermont Avenue Suite 680, Torrance, CA 90502; (704) 430-7037

Project Description: The project consists of a Major Use Permit (MUP) to develop a 4.99-acre self-storage facility consisting of approximately 1,023 units and 132,425 square feet on the approximately 10.74-acre project site (the "project site"). The project site has a General Plan designation of VR-2 (Village Residential 2) is zoned Rural Residential (RR), which allows the use upon issuance of a MUP pursuant to Section 2185.c and 6909 of the Zoning Ordinance. The area of disturbance on-site is approximately 8.79 acres and would include the proposed graded parking lot, recreational vehicle (RV) parking area, storage facility, fuel management zone, limited building zone, community trails, multi-use pathway, and frontage improvements. Off-site grading would impact an additional 0.24 acre for the grading and realignment of a portion of Quarry Road and neighboring driveway, for a total area of disturbance of 9.03 acres. A Certificate of Compliance is also proposed to merge three parcels together. Grading consists of approximately 30,275 cubic yards (CY) of cut and 22,535 CY yard of fill. Approximately 7,740 CY of material would require export. The project is located at 5780 Quarry Road in the Sweetwater Community Planning Area in unincorporated San Diego County.

Agency Approving Project: County of San Diego

County Contact Person: Bianca Lorenzana; (619) 510-2146

Date Form Completed: December 6, 2024

This is to advise that the County of San Diego Planning Commission has approved the above-described project on December 6, 2024 (Item #6) and has made the following determinations:

- 1. The project [ ] will [X] will not have a significant effect on the environment.
2. [ ] An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of the CEQA.
[X] A Negative Declaration or Mitigated Negative Declaration was adopted for this project pursuant to the provisions of the CEQA.
[ ] An Addendum to a previously certified Environmental Impact Report, or to a previously adopted Negative Declaration or Mitigated Negative Declaration, was prepared and considered for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [ ] were not made a condition of the approval of the project.
4. A Mitigation reporting or monitoring plan [X] was [ ] was not adopted for this project.

The following determinations are only required for projects with Environmental Impact Reports:

- 5. A Statement of Overriding Considerations [ ] was [ ] was not adopted for this project.
6. Findings [ ] were [ ] were not made pursuant to the provisions of State CEQA Guidelines Section 15091.

Project status under Fish and Wildlife Code Section 711.4 (Department of Fish and Wildlife Fees):

- [ ] Certificate of Fee Exemption (attached)
[X] Proof of Payment of Fees (attached)

Signature: \_\_\_\_\_ Telephone: (619) 510-2146

Name (Print): Bianca Lorenzana Title: Land Use/Environmental Planner

This notice must be filed with the Recorder/County Clerk within five working days 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 15075 or 15094.

## **Attachment E – Environmental Findings**



### Attachment E Environmental Findings

1. Find on the basis of the whole record that there is no substantial evidence that the proposed project will have a significant effect on the environment. Consider the Mitigated Negative Declaration on file with Planning & Development Services as Environmental Review Number PDS2021-ER-21-18-003 together with the comments received during public review and adopt it, finding that it reflects the independent judgment and analysis of the Planning Commission.
2. Adopt the Mitigation and Monitoring Program as incorporated into the project conditions of approval pursuant to CEQA Guidelines section 15074(d).
3. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
4. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).
5. Find that the project is consistent with the Multiple Species Conservation Plan (MSCP), the County Subarea Plan and the Biological Mitigation Ordinance (County Code, section 86.501 et seq.) as explained in the MSCP Conformance Statement dated May 29, 2024, on file with Planning & Development Services as Environmental Review Number PDS2021-ER-21-18-003.

*EXAMPLE*

Attachment A  
Environmental Findings

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section            for the reasons stated in the Notice of Exemption.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
3. Find that the groundwater resources are adequate to meet the groundwater demands of the project.
4. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

**Attachment F – Public Documentation**



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County of San Diego, Planning & Development Services  
**COMMUNITY PLANNING OR SPONSOR  
GROUP PROJECT REVIEW**  
ZONING DIVISION

Record ID(s): PDS2023-MUP-08-031W1

Project Name: Verizon Wireless-Gopher Canyon Creek (L-Sub6/Relo)

Project Manager: Bianca Lorenzana

Project Manager's Phone: (619) 510-2146

Scope of Review:

Board Policy I-1 states; "groups may advise the appropriate boards and commissions on discretionary projects as well as on planning and land use matters important to the community." Planning & Development Services (PDS) has received an application for the project referenced above. PDS requests that your Group evaluate and provide comment on the project in the following areas:

- The completeness and adequacy of the Project Description
- Compatibility of the project design with the character of the local community
- Consistency of the proposal with the Community Plan and applicable zoning regulations
- Specific concerns regarding the environmental effects of the project (e.g., traffic congestion, loss of biological resources, noise, water quality, depletion of groundwater resources)

Initial Review and Comment:

Shortly after an application submittal, a copy of the application materials will be forwarded to the Chair of the applicable Planning or Sponsor Group. The project should be scheduled for initial review and comment at the next Group meeting. The Group should provide comments on planning issues or informational needs to the PDS Project Manager at your earliest convenience.

Planning Group review and advisory vote:

- A. **Projects that do not require public review of a CEQA document:** The Group will be notified of the proposed hearing date by the PDS Project Manager. The project should be scheduled for review and advisory vote at the *next Group meeting*.
- B. **Projects that require public review of a CEQA document:** The Chair of the Planning Group will be noticed when an environmental document has been released for public review. The final review of the project by the Group, and any advisory vote taken, should occur *during the public review period*.

As part of its advisory role, the Group should provide comments on both the adequacy of any environmental document that is circulated and the planning issues associated with the proposed project. The comments provided by the Group will be forwarded to the decision-making body and considered by PDS in formulating its recommendation.

Notification of scheduled hearings:

In addition to the public notice and agenda requirements of the Brown Act, the Group Chair should notify the project applicant's point of contact and the PDS Project Manager at least two weeks in advance of the date and time of the scheduled meeting.



2 - 517

County of San Diego, Planning & Development Services  
**COMMUNITY PLANNING OR SPONSOR  
GROUP PROJECT RECOMMENDATION**  
ZONING DIVISION

Record ID(s): PDS2023-MUP-08-031W1

Project Name: Verizon Wireless-Gopher Canyon Creek (L-Sub6/Relo)

Planning/Sponsor Group: Bonsall Community Sponsor Group

Results of Planning/Sponsor Group Review

Meeting Date: April 2, 2024

**A. Comments made by the group on the proposed project.**

It appears that many residents in the area have not noticed the 30-foot water tower.  
Future landscape maintenance was questioned.

**B. Advisory Vote:** The Group  **Did**  **Did Not** make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

- MOTION:**
- Approve without conditions
  - Approve with recommended conditions
  - Deny
  - Continue

**VOTE:** 5 Yes 0 No 0 Abstain 2 Vacant / Absent

**C. Recommended conditions of approval:**

Reported by: Dawn Apsley Position: Secretary Date: April 4, 2024

Please email recommendations to **BOTH EMAILS**;  
**Project Manager listed in email** (in this format): Firstname.Lastname@sdcounty.ca.gov and to  
CommunityGroups.LUEG@sdcounty.ca.gov

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 694-8985 • (888) 267-8770  
<http://www.sdcounty.ca.gov/pds>

**Attachment G – Ownership Disclosure**



2519  
**County of San Diego, Planning & Development Services**  
**APPLICANT'S DISCLOSURE OF OWNERSHIP**  
**INTERESTS ON APPLICATION FOR ZONING**  
**PERMITS/ APPROVALS**  
**ZONING DIVISION**

Record ID(s) \_\_\_\_\_

Assessor's Parcel Number(s) \_\_\_\_\_


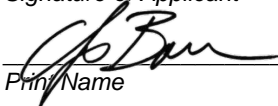
Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

A. List the names of all persons having any *ownership interest* in the property involved.


B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.


C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.


**NOTE: Section 1127 of The Zoning Ordinance defines Person as:** "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

Signature of Applicant \_\_\_\_\_  
  
 Print Name \_\_\_\_\_  


----- OFFICIAL USE ONLY -----

**5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123**  
 For any questions, please email us at: [PDSZoningPermitCounter@sdcounty.ca.gov](mailto:PDSZoningPermitCounter@sdcounty.ca.gov)  
<http://www.sdcounty.ca.gov/pds>