

# **NO TO SECURE STORAGE** **WRONG PROJECT, WRONG LOCATION**

- Unanimous NO vote from the Sweetwater Community Planning Group (Passed 12 – 0)
- Unanimous YES vote to appeal if the Planning Commission approves project (Passed 15 – 0)
- Project clearly in violation of the Sweetwater Community Plan, San Diego County General Plan

# PROJECT IN VIOLATION

- Review of County Zoning Ordinance, Section 7358 includes the findings that must be made in order to approve a MAJOR USE PERMIT. This MUP should be denied!!

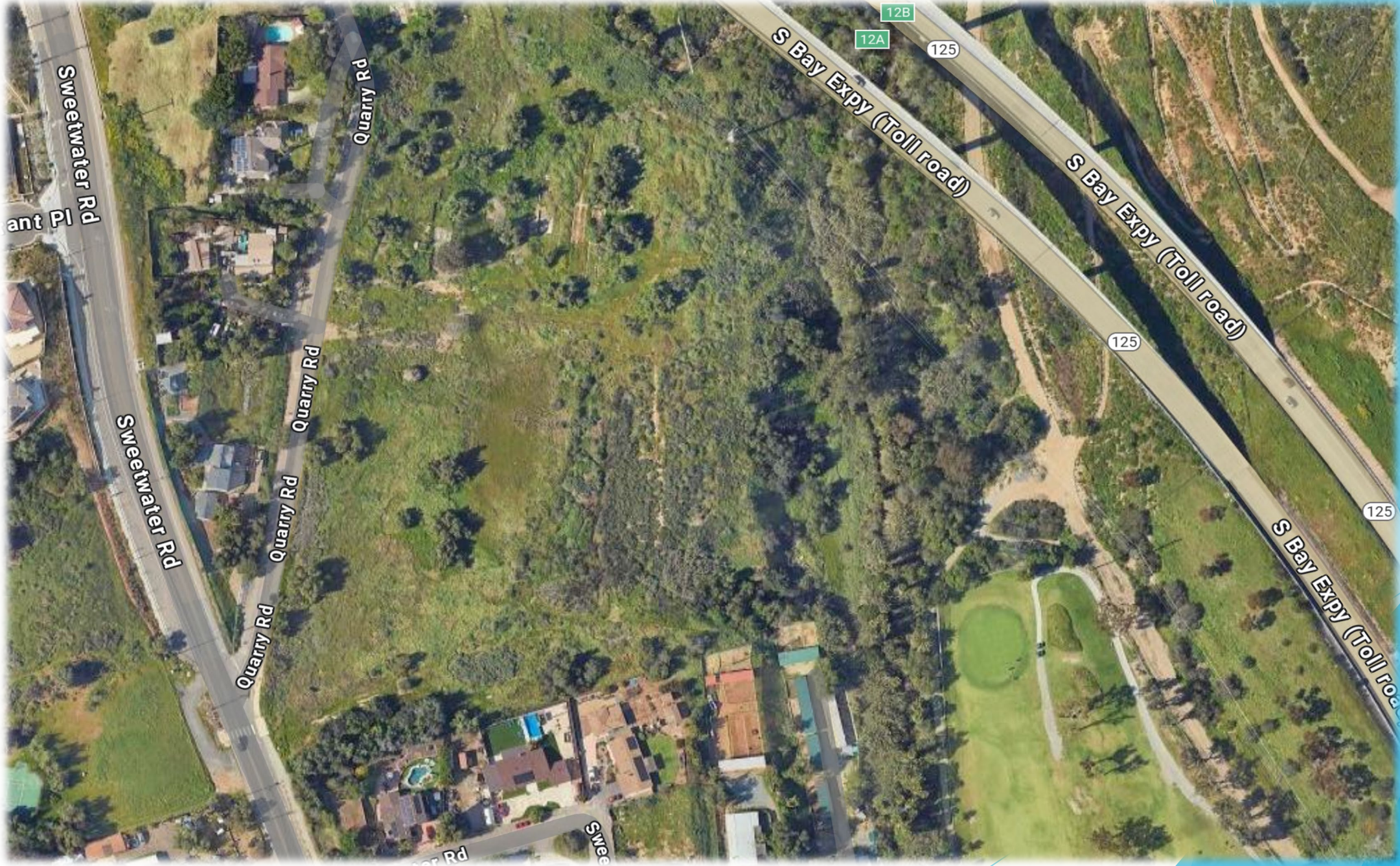
- 7358 FINDINGS REQUIRED

a. That the location, size, design, and operating character 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;
3. The harmful effect, if any, upon desirable neighborhood character

**THIS PROJECT FAILS BOTH OF THESE TESTS!!!!!!!!!!!!**





Sweetwater Rd

ant Pl

Sweetwater Rd

Quarry Rd

Quarry Rd

Quarry Rd

Quarry Rd

er Rd

Swee

S Bay Expy (Toll road)

12A

12B

125

S Bay Expy (Toll road)

125

S Bay Expy (Toll road)

125









# PROJECT IN VIOLATION

## Sweetwater Community Plan

- Goal (Page 5) - Maintain the character of the Sweetwater Community Planning Area as a Semi-rural community with unique topography... and cultural character
- Policies (Page 10) - Restrict the expansion of commercially designated areas within the community to that which is necessary (as shown in a market analysis) to serve the needs of the residents only!!!!!! This market analysis hasn't been done
- There are 35 storage facilities within 5 miles of this project.

**We don't need more. We need homes built, not places to store our junk!!! Our homes have plenty of storage, no need for this.**



# PROJECT IN VIOLATION

## Sweetwater Community Plan

- Industrial Goal (Page 10) - Development of sites for industrial or 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 should be in a light industrial site like the other 35 facilities in a 5 mile radius. The developer simply found cheaper land to build this project and Bonita suffers the consequences!!!!
- Bonita has 4900 homes and the 2 proposed storage facilities have over 2300 spaces. 47% of our home are not going to rent a storage locker. This would cause our crowded 2 lane roads to be overwhelmed ever more than they are now.

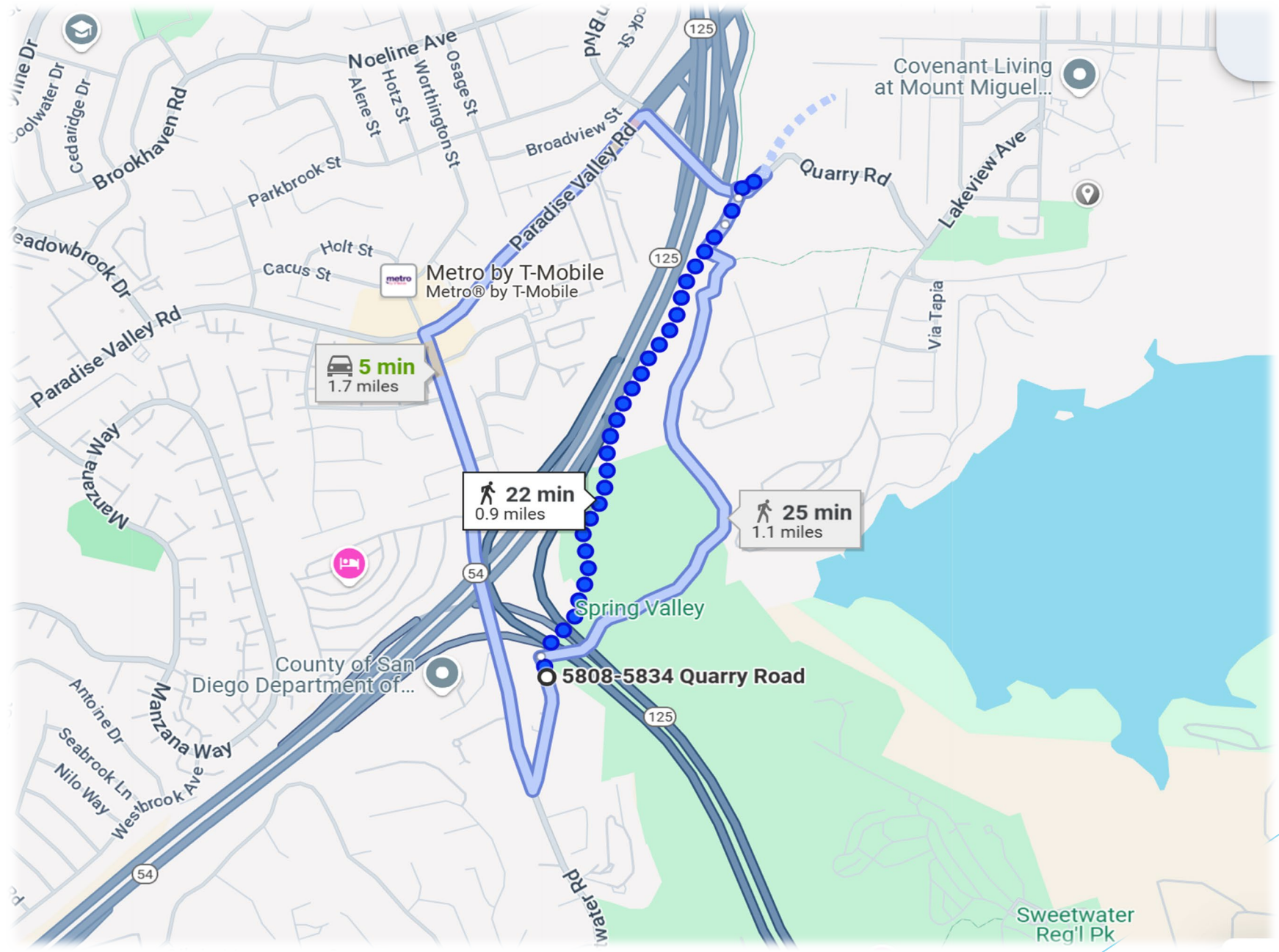
# PROJECT IN VIOLATION

## UNACCEPTABLE FOR A VARIETY OF REASONS

- CRIME MAGNET
- PEOPLE LIVING IN STORAGE UNITS
- MITIGATED NEGATIVE DECLARATION NOT SUFFICIENT (Sweetwater River/Horse Stables)
- PROJECT MUST HAVE A FULL AND COMPLETE ENVIRONMENTAL IMPACT REVIEW (EIR)
- STAFF RECOMMENDATION NOT PUBLISHED AND DISTRIBUTED TIMELY OR COMPLETELY
- NO MARKET ANALYSIS AS REQUIRED BY SWEETWATER COMMUNITY PLAN
- SECURE STORAGE STATED THAT THIS IS NOT FOR THE COMMUNITY BUT FOR THE SPRING VALLEY SWAP MEET. (A mile up the road - Extension of the Swap Meet - Extend Road)
- COUNTY WILL REQUIRE ADDITIONAL LIGHTING
- COMMUNITY SURVEY MUST BE CONDUCTED IN ACCORDANCE WITH THE SWEETWATER COMMUNITY PLAN
- SWEETWATER COMMUNITY PLAN IS A COMPACT WITH THE COMMUNITY

YOU ARE IGNORING THE WILL OF THE COMMUNITY





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**At a minimum, this project must be delayed!**

**There must be a full and transparent Market Analysis**

**There must be a full EIR**