

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~~ and additions as underline.

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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.

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U.S. FISH AND WILDLIFE SERVICE
Carlsbad Fish and Wildlife Office
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CALIFORNIA DEPARTMENT OF
FISH AND WILDLIFE
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In Reply Refer to:
FWS/CDFW-24-0132119_CEQA_SD

September 6, 2024
Sent Electronically

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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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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.

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.

A1-4

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 (*Poliophtila 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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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 \(ca.gov\)](#)¹.

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 Rehrer² of the Department or Eric Porter³ of the Service.

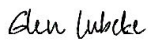
A1-13

Sincerely,

**JONATHAN
SNYDER**

Jonathan D. Snyder
Assistant Field Supervisor
U.S. Fish and Wildlife Service

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JONATHAN SNYDER
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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.

Comment Letter O2



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

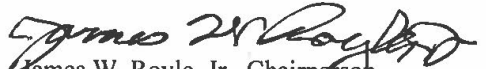
O2-3

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. 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 | [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.

I2-1

Thanks!



Bianca Lorenzana, Land Use/Environmental
Planner
Pronouns: [she/her/hers](#)
Project Planning, Planning & Development Services
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SanDiegoCounty.gov | [News Updates](#) | [Engage](#)

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.

I2-2

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.

I2-3

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

I2-4

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.

I2-5

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
Planner
Pronouns: [she/her/hers](#)
Project Planning, Planning & Development Services
☎: (619) 510-2146
[SanDiegoCounty.gov](#) | [News Updates](#) | [Engage](#)

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
Pronouns: [she/her/hers](#)
Project Planning, Planning & Development Services
☎: (619) 510-2146
SanDiegoCounty.gov | [News Updates](#) | [Engage](#)

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.

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
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Project Planning, Planning & Development Services
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SanDiegoCounty.gov | [News Updates](#) | [Engage](#)

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. | 16-2
| 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

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
--	--------------------------------------

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

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.

112-1
112-2
112-3
112-4
112-5

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 | [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 | [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 | [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

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.

| 117-1
| 117-2
| 117-3
| 117-4
| 117-5

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
Project Number: PDS2021-MUP-21-009

I19-1

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? 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 Secure Space Storage.

I19-2

I19-3

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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 | [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
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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
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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 | [News Updates](#) | [Engage](#)

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

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

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 | [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.)

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? | I40-3
(cont.)

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..... | I40-4

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. | I40-5

A storage facility literally in between the two towns will connect the dots and help spread Spring Valley's issues
into Bonita. | I40-6

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

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 | [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.

I43-1

Thanks!



Bianca Lorenzana, Land Use/Environmental Planner
Pronouns: [she/her/hers](#)
Project Planning, Planning & Development Services
☎: (619) 510-2146
SanDiegoCounty.gov | [News Updates](#) | [Engage](#)

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 | [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
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 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.

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 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.

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.

I48-1

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.

I48-2

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.

I48-3

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.

I48-4

I48-5

I48-6

Carri Fernandez, SRES
Broker Associate/Realtor
California DRE #00806772 Arizona #SA705088000
619.850.8665

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carritherealtor@gmail.com
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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.

I49-1
I49-2
I49-3
I49-4
I49-5

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

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

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 project 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 <glslater@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

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

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.

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.

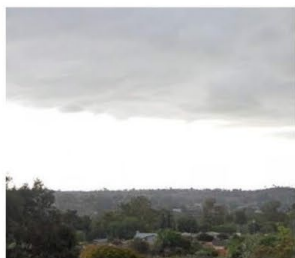
~ Veronica Kahn
4506 Villas Dr
Bonita, CA 91902

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.

Comment Letter I58

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:

1st 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.

I59-1

I59-2

I59-3

I59-4

Respectfully

James David Carter

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

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, *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

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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.**

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!

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

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.

Comment Letter I65

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

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!! | I66-2
- 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. | I66-3
- This Storage facility would be within ONE MILE from another storage facility, also on Quarry Road. | I66-4
- **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. | I66-5
- 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. | I66-6
- 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.** | I66-7
- 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. | I66-8
- **This rural atmosphere would be forever marred by this unnecessary, unwanted, out of place, steel and concrete facility.** | 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

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

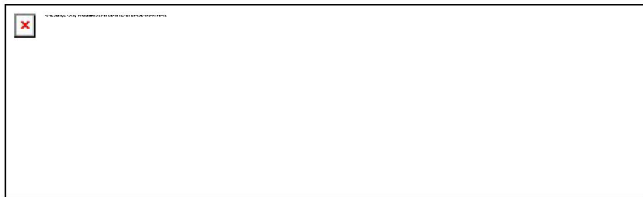
I68-2

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

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

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

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

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.**

172-2

172-3

172-4

172-5

172-6

172-7

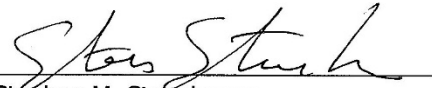
Comment Letter 172


- 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.**

- 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.**

172-8

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

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

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

I73-1

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

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	174-1
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	174-2
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	174-3
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	174-4
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.	174-5

Thank you,



Frank Valdez
Store Manager - Lemon Grove
📞 619.460.9101
📠 619.460.3926
8240 Broadway, Lemon Grove, CA . 91945

www.rcpblock.com

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.

Comment Letter I75

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.

Comment Letter I76

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.

Comment Letter I77

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
(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 | [News Updates](#) | [Engage](#)

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
(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."¹

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."²

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

¹ https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/CP/Sweetwater_CP.pdf

² 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.³ 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.⁴ 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.⁵

I77-14

Most of the growth in the industry is coming from renters. But Bonita is made up of (73.1%) owner-occupied homes.⁶

Industry experts say, “85% of all residential & commercial customers come from drive by traffic. Visibility is the single most important customer draw!”⁷ 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?

³ SSA Self Storage Demand Study, 2017

⁴ <https://investmentbank.com/self-storage-real-estate-market/>

⁵ <https://www.storedge.com/selling-and-marketing-to-the-storage-consumer>

⁶ https://en.wikipedia.org/wiki/Bonita,_California

⁷ <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.⁸ 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."⁹

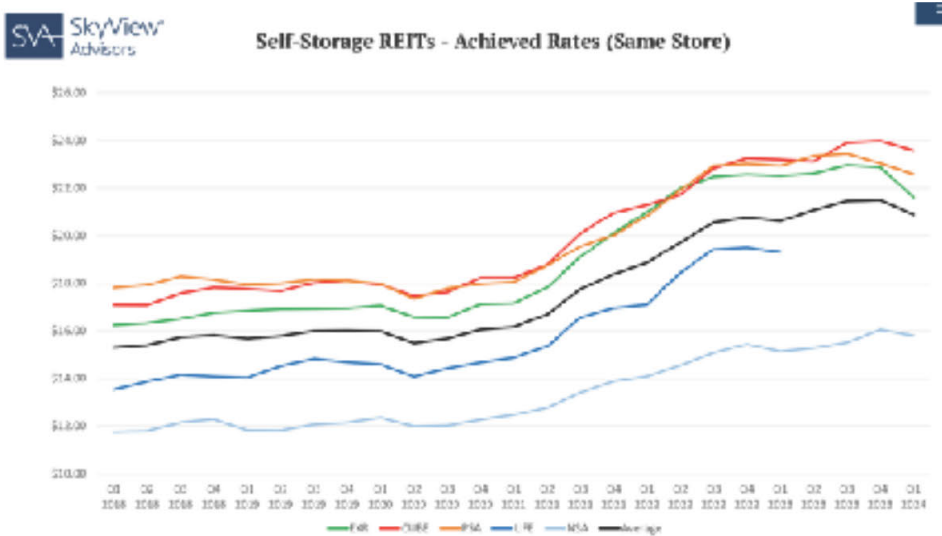
I77-21

- 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:¹⁰



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.")¹¹

⁸ <https://www.insideselfstorage.com/construction/choosing-site-new-self-storage-construction-factors-consider>

⁹ https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/CP/Sweetwater_CP.pdf

¹⁰ <https://skyviewadvisors.com/q1-2024-self-storage-reit-report/>

¹¹ <https://learnselfstorage.com/blog/2015/10/07/who-are-our-customers-2/>

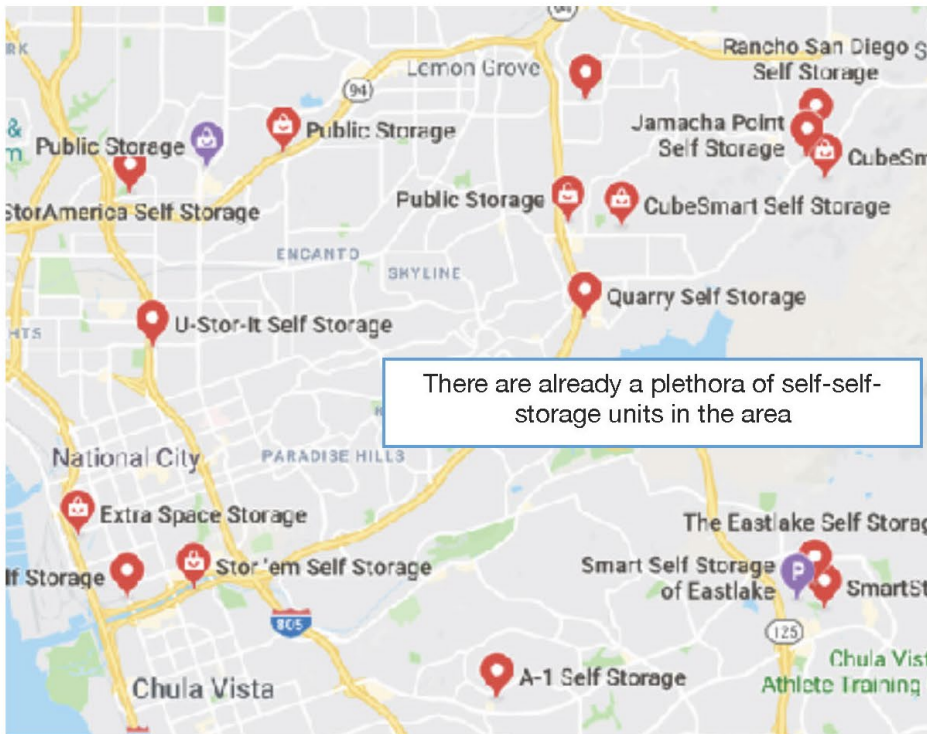
Comment Letter I77 (cont.)

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.¹²

- 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

¹² <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.”¹³

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?

¹³ 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.¹⁴

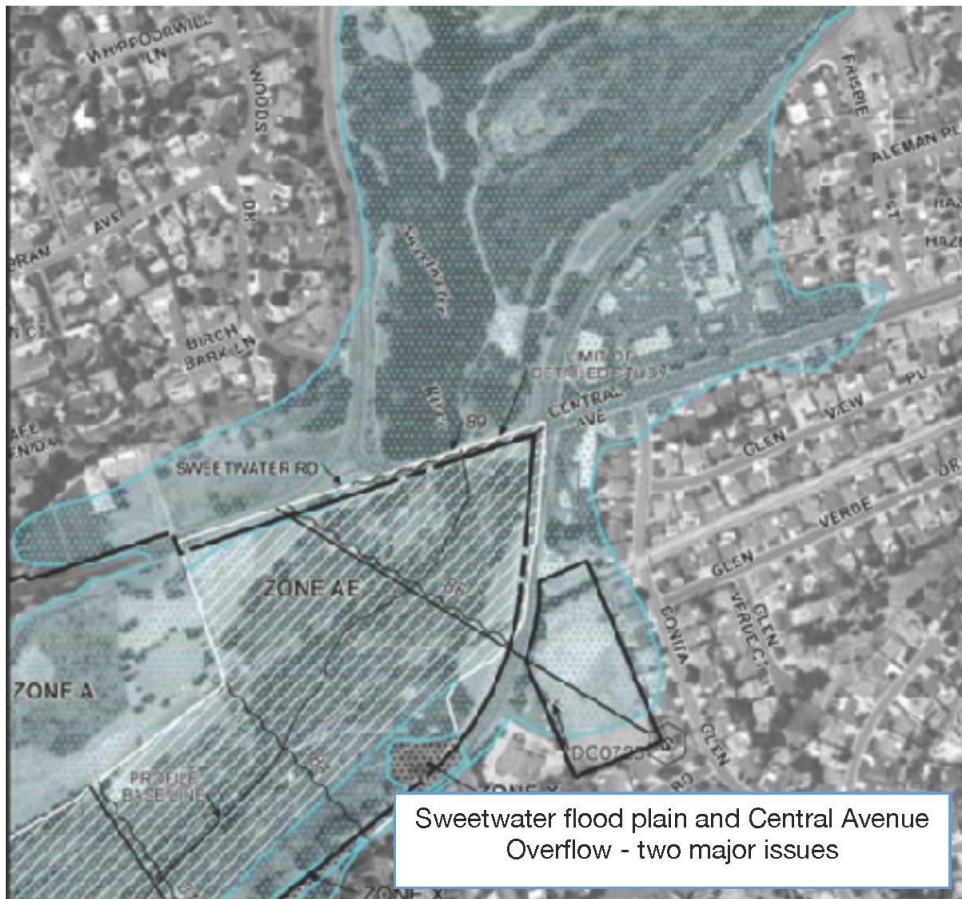
The majority of the project site is currently mapped in Zone A of a FEMA Special Flood Hazard Area (SFHA) on the effective Flood Insurance Rate Map.

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

¹⁴ https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/CP/Sweetwater_CP.pdf

Comment Letter I77 (cont.)



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.”¹⁵ 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

¹⁵ <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



I77-31
(cont.)

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?

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.”¹⁶ 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.^{17 18 19} | 177-36

¹⁶ <https://www.insideselfstorage.com/crime/4-crime-prevention-strategies-self-storage-facilities>

¹⁷ <https://www.closetbox.com/blog/abc-news-crime-plaguing-self-storage-facilities/>

¹⁸ <https://www.lasvegashow.com/news/selfstorage-unit-breakins-occur-daily/80249980>

¹⁹ <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.²⁰ Industry experts offer suggestions for dealing with this - but what is this company suggesting the will do?²¹

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."²²

Pests have been noted as problems at self-storage facilities.^{23 24}

- 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?

I77-36
(cont.)

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?

I77-37

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?

I77-38

²⁰ <https://www.californiaselfstorage.org/event-3931660>

²¹ <https://handystorage.com/homeless-intruders/>. And 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>

²² <https://pdxscholar.library.pdx.edu/metropolitianstudies/27/>

²³ <https://www.storagefront.com/storagetips/troubleshooting/spiders-roaches-ants/>

²⁴ <https://www.jdministorage.com/blog/2017/02/common-pests-found-in-storage-units/>

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.²⁵

- 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

²⁵ <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.

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

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.

Support the goals and polices of the Habitat Conservation Plan for the least Bell's vireo." Page 19²⁶

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.

- 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?

I77-44
(cont.)

I77-45

I77-46

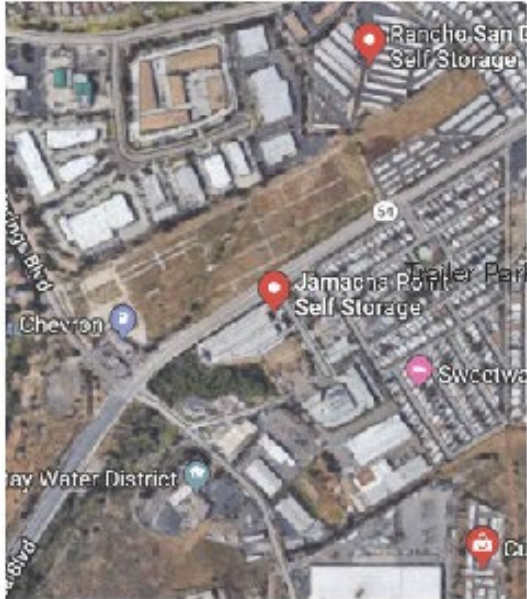
I77-47

²⁶ https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/CP/Sweetwater_CP.pdf

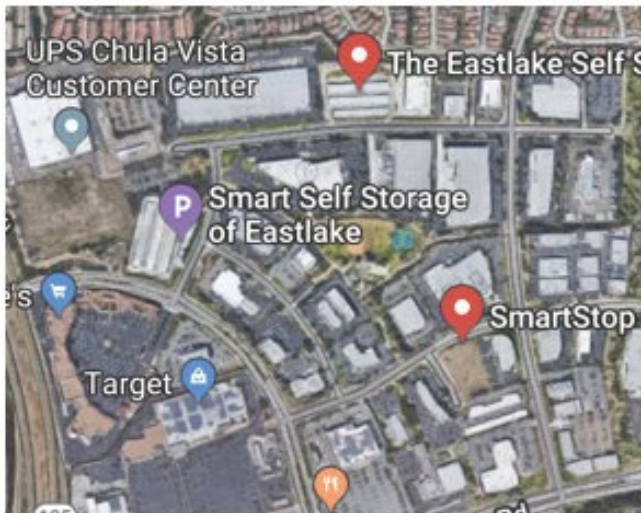
Comment Letter I77 (cont.)

Landscaping will not hide this thing

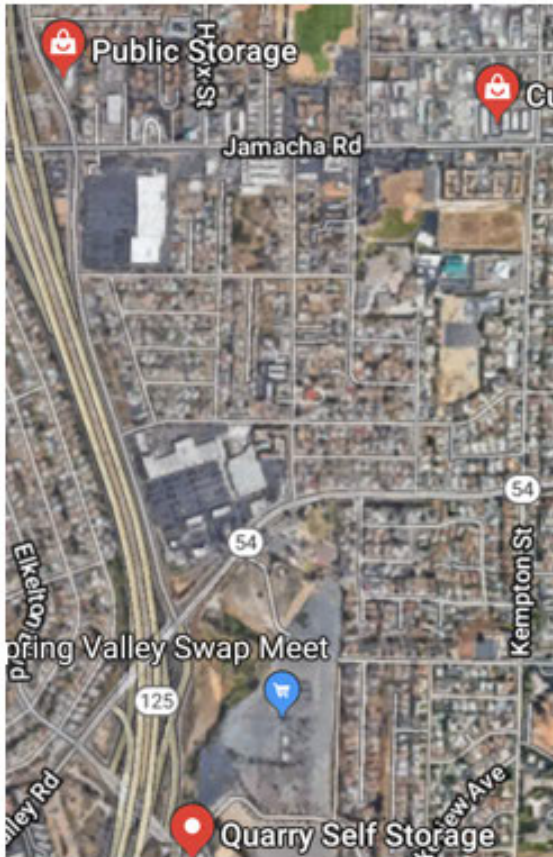
The landscape plan is meant to try to screen this project. Any project that needs screening to begin with is already demonstrating its



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.

I77-7: The comment is a statement of opposition. The County acknowledges this comment; no further response is necessary.

I77-8: 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.

I77-9: 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 I77-4 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.

I77-10: The comment quotes a Sweetwater Community Plan provision related to increased traffic in the Sweetwater Community Plan area. See the response to comment I77-6 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.

I77-11: 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 I77-12 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.

I77-12: 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/ 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.

I77-49: 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.

I77-50: The questions raised in this comment pertain to the project's compatibility with the rural character of the community. See response to comment I77-12 and Global Response GR-1.

I77-51: 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.

I77-52: 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.

I77-53: 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.

I77-54: 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.

I77-55: 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

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

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

179-4

- > 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

Comment Letter I79 (cont.)

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

=====
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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 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.

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> 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

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
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.**

Sincerely,

Anita Mercado



I81-1

**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.