

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Secure Space Self-Storage Bonita

Lead Agency: County of San Diego

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Phone Number: 619-510-2146

Project Location: 5780 Quarry Road, Unincorporated County of San Diego

City

County

Project Description (Proposed actions, location, and/or consequences).

The project consists of a Major Use Permit (MUP) to develop a 4.99-acre self-storage facility consisting of approximately 1,023 storage units and 132,425 square feet on the approximately 10.74-acre project site (the "project site"). The project site has a General Plan designation of VR-2 (Village Residential 2) is zoned Rural Residential (RR), which allows the use upon issuance of a MUP pursuant to Section 2185.c and 6909 of the Zoning Ordinance. The area of disturbance on-site is approximately 8.79 acres and would include the proposed graded parking lot, recreational vehicle (RV) parking area, storage facility, fuel management zone, limited building zone, community trails, multi-use pathway, and frontage improvements. Off-site grading would impact an additional 0.24 acre for the grading and realignment of a portion of Quarry Road and neighboring driveway, for a total area of disturbance of 9.03 acres. A Certificate of Compliance is also proposed to merge three parcels together. Grading consists of approximately 30,275 cubic yards (CY) of cut and 22,535 CY yard of fill. Approximately 7,740 CY of material would require export.

<https://www.sandiegocounty.gov/content/sdc/pds/ceqa/MUP-21-009.html>

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project impacts on-site biological resources that will be mitigated through dedication of an open space easement, fencing and signage, limited building zone, and purchase of off-site mitigation credits or provide for the conservation of habitat of the same amount and type of land located in South San Diego County. The project will avoid construction during the breeding season and avoid construction around nesting habitat for the least Bell's vireo, coastal California gnatcatcher, and migratory birds and raptors.

An Archaeological and Tribal monitoring program is required during grading and construction in order to mitigate for potential impacts to undiscovered buried archaeological resources and human remains.

To mitigate emissions of greenhouse gases, the project will not include natural gas infrastructure in the project design, and will provide electric vehicle charging spaces. The project will use specified architectural coatings to reduce emissions of volatile organic compounds.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Public notices were sent to surrounding property owners upon application of the project. Concerns were raised primarily related to community character, traffic volume and safety, noise, and light pollution.

Provide a list of the responsible or trustee agencies for the project.

County of San Diego
Regional Water Quality Control Board
San Diego County Sanitation District
Water District
California Department of Transportation (Caltrans)