



County of San Diego

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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

August 1, 2024

NOTICE IS HEREBY GIVEN that the County of San Diego is proposing to adopt a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act (CEQA) for the following project. The proposed Mitigated Negative Declaration can be reviewed on the County website at https://www.sandiegocounty.gov/content/sdc/pds/ceqa_public_review.html and at Planning & Development Services (PDS), Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, CA 92123. Comments on the proposed Mitigated Negative Declaration must be sent to the PDS contact listed below and should reference the project number and name.

SECURE SPACE SELF-STORAGE BONITA; PDS2021-MUP-21-009; PDS2022-CC-22-0102; LOG NO. PDS2021-ER-21-18-003. The project consists of a Major Use Permit (MUP) to develop a 4.99-acre self-storage facility consisting of approximately 1,023 units and 132,425 square feet on the approximately 10.74-acre project site (the "project site"). The project site has a General Plan designation of VR-2 (Village Residential 2) is zoned Rural Residential (RR), which allows the use upon issuance of a MUP pursuant to Section 2185.c and 6909 of the Zoning Ordinance. The area of disturbance on-site is approximately 8.79 acres and would include the proposed graded parking lot, recreational vehicle (RV) parking area, storage facility, fuel management zone, limited building zone, community trails, multi-use pathway, and frontage improvements. Off-site grading would impact an additional 0.24 acre for the grading and realignment of a portion of Quarry Road and neighboring driveway, for a total area of disturbance of 9.03 acres. A Certificate of Compliance is also proposed to merge three parcels together. Grading consists of approximately 30,275 cubic yards (CY) of cut and 22,535 CY yard of fill. Approximately 7,740 CY of material would require export.

Comments on the proposed findings and associated analysis must be received no later than September 6, 2024, at 4:00 pm (a 36-day public review period). For additional information, please contact Bianca Lorenzana by phone at (619) 380-3130 or by email at bianca.lorenzana@sdcounty.ca.gov.