



**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS**

STATEMENT OF PROCEEDINGS

***THE MINUTES OF THE LAND USE LEGISLATIVE SESSION
OF THE BOARD OF SUPERVISORS***

April 9, 2025

STATEMENT OF PROCEEDINGS
COUNTY OF SAN DIEGO BOARD OF SUPERVISORS
REGULAR MEETING

TUESDAY, APRIL 8, 2025, 10:00 AM AND WEDNESDAY, APRIL 9, 2025, 9:00 AM
COUNTY ADMINISTRATION CENTER,
BOARD CHAMBER, ROOM 310
1600 PACIFIC HIGHWAY, SAN DIEGO, CA 92101

LAND USE LEGISLATIVE SESSION
WEDNESDAY, APRIL 9, 2025, 9:00 A.M.

Order of Business

- A. REGULAR SESSION: Meeting was called to order at 9:15 a.m.

PRESENT: Supervisors Terra Lawson-Remer, Vice-Chair; Joel Anderson; Monica Montgomery Steppe; also, Ryan Sharp, Assistant Clerk of the Board of Supervisors.

ABSENT: Supervisor Jim Desmond; (District 1 Seat Vacant)

- B. Statement (just cause) and/or Consideration of a Request to Participate Remotely (emergency circumstances) by a Supervisor, if applicable.
- C. Closed Session Report
- D. Non-Agenda Public Communication: Individuals can address the Board on topics within its jurisdiction that are not on the agenda. According to the Board's Rules of Procedure, each person may speak at only one Non-Agenda Public Communication session per meeting. Speakers can choose to speak during either the General Legislative or Land Use Legislative Session.
- E. Consent Agenda
- F. Discussion Items

NOTICE: THE BOARD OF SUPERVISORS MAY TAKE ANY ACTION WITH RESPECT TO THE ITEMS INCLUDED ON THIS AGENDA. RECOMMENDATIONS MADE BY COUNTY STAFF DO NOT LIMIT ACTIONS THAT THE BOARD OF SUPERVISORS MAY TAKE. MEMBERS OF THE PUBLIC SHOULD NOT RELY UPON THE RECOMMENDATIONS IN THE BOARD LETTER AS DETERMINATIVE OF THE ACTION THE BOARD OF SUPERVISORS MAY TAKE ON A PARTICULAR MATTER.

Board of Supervisors' Agenda Items

- | Agenda # | Subject |
|-----------------|---|
| 1. | SEMI-ANNUAL REPORT OF GIFTS AND DONATIONS AND RATIFICATION OF ACCEPTANCE OF GIFTS AND DONATIONS EXCEEDING \$5,000 TO THE DEPARTMENT OF PARKS AND RECREATION AND RELATED CEQA EXEMPTION |
| 2. | SET HEARING FOR MAY 7, 2025:
SANTA YSABEL COUNTY PRESERVE - APPROVE ACQUISITION OF APPROXIMATELY 540 ACRES OF OPEN SPACE PRESERVE FROM PALO VERDE LAND DEVELOPMENT, LP, A CALIFORNIA LIMITED PARTNERSHIP, AND RELATED CEQA EXEMPTION ([4/9/2025] - SET HEARING; [5/7/2025] - HOLD HEARING) |
| 3. | A RESOLUTION SUBMITTING THE ANNUAL REPORT OF THE COUNTY'S MAINTAINED ROADS - 2024, TO THE STATE DEPARTMENT OF TRANSPORTATION AND RELATED CEQA FINDINGS |
| 4. | NOTICED PUBLIC HEARING:
APPEAL OF THE SECURE SPACE SELF-STORAGE (QUARRY STORAGE) MAJOR USE PERMIT, CERTIFICATE OF COMPLIANCE, AND MITIGATED NEGATIVE DECLARATION |
| 5. | NON-AGENDA PUBLIC COMMUNICATION |

1. **SUBJECT: SEMI-ANNUAL REPORT OF GIFTS AND DONATIONS AND RATIFICATION OF ACCEPTANCE OF GIFTS AND DONATIONS EXCEEDING \$5,000 TO THE DEPARTMENT OF PARKS AND RECREATION AND RELATED CEQA EXEMPTION (DISTRICTS: ALL)**

OVERVIEW

The County of San Diego (County) Department of Parks and Recreation (DPR) enhances quality of life in the San Diego region by providing exceptional parks and recreation experiences and preserving significant natural resources so that people can enjoy clean air, clean water, rich biodiversity, and access to open space. DPR's ability to provide exceptional customer service to millions of patrons each year is supported by donations from the San Diego County Parks Society (Parks Society) and other organizations. County Board of Supervisors (Board) Policy A-112, *Acceptance and Use of Gifts and Donations* permits the acceptance of donations by the administrative head of each County department. County Administrative Code Section 66, *Acceptance of Gifts* requires Board ratification of the acceptance of such gifts and approval prior to the expenditure of the gift if the amount exceeds \$5,000.

During the period of July 1, 2024, to December 30, 2024, DPR received donations from the Parks Society totaling \$128,773.45. These donations provided the materials and funding for multiple public holiday events, active recreational activities and equipment, educational programs, and animal care at parks throughout the county. This includes reoccurring, donation-supported events that take place countywide, such as Summer Movies in the Park, Hawktober, and the Discovery Program. The Parks Society is a non-profit organization that was established in 1980 to support and improve the County's vast park system. The Parks Society's support helps to maintain and operate County parks and assists with ongoing and expanded programming. In addition to the donations from the Parks Society, DPR received a donation from Gearbox, a company that produces sporting equipment. The donation of pickleball paddles and balls with a total value of \$12,139.36 was received on July 19, 2024, to be used at the newly opened active recreation site at the County of San Diego Waterfront Park and the area's public pickleball court. This pickleball equipment supports regular organized and drop-in pickleball play, increasing access to active recreation and park facilities.

Today's proposed actions are to accept DPR's Report of Gifts and Donations for the period of July 1, 2024, to December 31, 2024, to ratify the acceptance of those gifts and donations to DPR totaling \$140,912.81, and to authorize the Vice Chair of the Board to sign letters of appreciation (Attachment B) to donors whose donations exceed \$5,000.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find that the proposed actions are not subject to the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15060(c)(3) and 15378(b)(5).
2. In accordance with County of San Diego (County) Administrative Code Section 66, *Acceptance of Gifts* and Board of Supervisors (Board) Policy A-112, *Acceptance and Use of Gifts and Donations*, accept the County Department of Parks and Recreation Report of Gifts and Donations from the San Diego County Parks Society and Gearbox for the period of July 1, 2024, to December 31, 2024, totaling \$140,912.81.

3. In accordance with County Administrative Code 66 and Board Policy A-112, ratify the acceptance of gifts from the San Diego County Parks Society and Gearbox for the period of July 1, 2024 to December 31, 2024, that exceed \$5,000.
4. Authorize the Vice Chair of the Board of Supervisors to sign a letter of appreciation on behalf of the County of San Diego to the San Diego County Parks Society and Gearbox (Attachment B).

EQUITY IMPACT STATEMENT

The acceptance of donations assists the Department of Parks and Recreation (DPR) in continuing and expanding special events, community celebrations, activities in nature, and active recreation for the benefit of all residents and visitors. Donations allow DPR to provide additional supplies and services for youth, families, and communities that encourage sharing experiences, cultural traditions, and resources to strengthen a sense of belonging.

SUSTAINABILITY IMPACT STATEMENT

Acceptance of the Department of Parks and Recreation's (DPR) Report of Gifts and Donations supports several of the County of San Diego's (County) Sustainability Goals, including Sustainability Goal No. 4, protecting health and well-being, by expanding opportunities for community members to access outdoor recreation and nature through special events, programs, and activities that are supported through donations DPR receives. In addition, donations to DPR support County Sustainability Goal No. 6, providing opportunities for all residents to access and enjoy the outdoors, by protecting and expanding open space and park/recreation access through aligning available services with resources to maintain fiscal stability and ensure long-term solvency.

FISCAL IMPACT

There is no fiscal impact associated with today's recommendations. The Department of Parks and Recreation received donations from the San Diego County Parks Society totaling \$128,773.45 and a donation from Gearbox totaling \$12,139.36 from July 1, 2024, to December 31, 2024. The total donations from both organizations combined is \$140,912.81. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

ACTION:

ON MOTION of Supervisor Anderson, seconded by Supervisor Montgomery Steppe, the Board of Supervisors took action as recommended, on Consent.

AYES: Anderson, Lawson-Remer, Montgomery Steppe

ABSENT: Desmond, (District 1 Seat Vacant)

2. **SUBJECT: SET HEARING FOR MAY 7, 2025:
SANTA YSABEL COUNTY PRESERVE - APPROVE ACQUISITION OF
APPROXIMATELY 540 ACRES OF OPEN SPACE PRESERVE FROM
PALO VERDE LAND DEVELOPMENT, LP, A CALIFORNIA LIMITED
PARTNERSHIP, AND RELATED CEQA EXEMPTION ([4/9/2025] - SET
HEARING; [5/7/2025] - HOLD HEARING) (DISTRICT: 5)**

OVERVIEW

The Department of Parks and Recreation (DPR) enhances the quality of life in San Diego County by providing exceptional parks and recreation experiences and preserving significant natural resources. A core aspect of DPR's conservation program is acquiring open space lands that support sensitive species and habitats. DPR has identified approximately 540 acres to expand the existing Santa Ysabel County Preserve and contribute towards DPR's goal of acquiring 500 acres of land per year. If acquired, the existing approximately 6,900-acre Santa Ysabel County Preserve would be expanded to approximately 7,440 acres, conserving chamise chaparral, Engelmann oak woodland, and grassland habitat to help protect sensitive species, including mountain lion, mule deer, Stephen's kangaroo rat, and Engelmann oak.

This acquisition enhances conservation under the Multiple Species Conservation Program (MSCP) set by federal and state requirements for special-status species conservation. It also supports multiple County of San Diego (County) sustainability goals, habitat and biodiversity, biological connectivity, greenhouse gas reductions, and benefits water and air quality. Additionally, conservation of the property provides flood control benefits and protection of water quality.

The County entered into an Option Agreement with Palo Verde Land Development, LP (Seller), a California limited partnership for the purchase of approximately 540 acres identified as Assessor's Parcel Numbers 248-010-05, 246-090-11, 248-010-06, and 248-090-10 (Property) for the appraised value of \$5,115,000 (\$9,500±/acre). The Property is subject to Agricultural Land Conservation Contract AP 81-08 made and entered into as of April 30, 1973, as amended by that First Amendment to Land Conservation Contract made and entered into as of January 26, 1982.

Today's request is for the County Board of Supervisors (Board) to set a hearing on April 9, 2025, to consider approval of the purchase of the Property, and to direct the Clerk of the Board to provide public notice of the hearing. If the Board approves this request, then on May 7, 2025, after making the necessary findings, the Board will be asked to authorize the Director, Department of General Services, to purchase the Property from the Seller for the appraised value of \$5,115,000. The total one-time County cost, including property acquisition, staff time, and initial stewardship, is \$5,754,500. Funds for one-time costs are included in the Fiscal Year (FY) 2024-25 Operational Plan of the MSCP Acquisition Fund. The annual costs to manage the Property are \$185,948, including ongoing stewardship, fire abatement, and supervision of the Preserve. These ongoing costs are included in the FY 2025-26 CAO Recommended Operational Plan for the Department of Parks and Recreation.

RECOMMENDATION(S)
CHIEF ADMINISTRATIVE OFFICER

On April 9, 2025:

1. Set a hearing for May 7, 2025, at which time the Board of Supervisors (Board) may authorize the Director, Department of General Services (DGS), to exercise the option to purchase real property identified as Assessor Parcel Numbers (APNs) 248-010-05, 246-090-11, 248-010-06, and 248-090-10 from Palo Verde Land Development, LP, a California limited partnership for the appraised value of \$5,115,000.
2. Direct the Clerk of the Board to provide notice of the May 7, 2025 hearing via publication of notice as required by law.

If, on April 9, 2025, the Board takes the actions recommended in Items 1-2 above, then on May 7, 2025:

1. Find that the proposed acquisition of real property identified as APNs 248-010-05, 246-090-11, 248-010-06, and 248-090-10 are exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301, 15311, 15313, 15316, and 15325 of the State CEQA Guidelines.
2. Find that the acquisition of real property identified as APNs 48-010-05, 246-090-11, 248-010-06, and 248-090-10 is not based primarily on a consideration of the lower cost of acquiring land in an agricultural preserve and there is no other land within or outside the agricultural preserve that would have provided an acceptable substitute for the property being acquired.
3. Authorize the Director, DGS, or designee, to exercise the option to purchase real property identified as APNs 248-010-05, 246-090-11, 248-010-06, and 248-090-10 from Palo Verde Land Development, LP, a California limited partnership for the appraised value of \$5,115,000.
4. Authorize the Director, DGS, or designee, to execute all documents, including escrow documents, necessary to complete the purchase of real property identified as APNs 248-010-05, 246-090-11, 248-010-06, and 248-090-10.

EQUITY IMPACT STATEMENT

The Department of Parks and Recreation Conservation Program's acquisition of properties with high-quality habitat is anticipated to result in positive public health impacts by improving water and air quality for all residents. The acquisition of the Property is within the Santa Ysabel and Julian community areas and will contribute acreage to multiple sustainability efforts, including expanding the draft North County Multiple Species Conservation Plan preserve area by approximately 540 acres and reducing greenhouse gas emissions by approximately 680 metric tons of carbon dioxide equivalent per year, equivalent to taking 160 cars off the road per year. The acquisition of conservation land reduces emissions that would have occurred if the land were developed and prevents the loss of critical habitat.

SUSTAINABILITY IMPACT STATEMENT

The proposed acquisition supports multiple County of San Diego (County) Sustainability Goals. Acquisition of the approximately 540-acre property supports County Sustainability Goal No. 3 and the County's Climate Action Plan by contributing to greenhouse gas reductions by approximately 680 metric tons of carbon dioxide equivalent per year through preservation of open space. The proposed acquisition site supports County Sustainability Goal No. 4 by expanding opportunities for community members to access outdoor recreation and nature and County Sustainability Goal No. 6 by expanding open space adjacent to native ecosystems and habitats.

FISCAL IMPACT

Funds for this request are included in the Fiscal Year (FY) 2024-25 Operational Plan in the Multiple Species Conservation Program (MSCP) Acquisition Fund. If approved on May 7, 2025, this request will result in total one-time project costs for the Property of \$5,754,500 in FY 2024-25, which includes \$5,115,000 for property acquisition; \$150,000 staff time and appraisal reports to complete the transaction; \$10,000 for closing and title costs; and \$479,500 in one-time land improvement costs (including \$430,000 for comprehensively updating the existing Santa Ysabel County Preserve Resource Management Plan and initial species monitoring, and \$49,500 to conduct initial stewardship that features signage, access control, and vegetation management, land surveying, and other supplies and services and ongoing management). The funding source is available prior year General Fund fund balance (\$5,754,500) in the MSCP Acquisition Fund. There is no change in net General Fund cost and no additional staff years in FY 2024-25.

Total annual ongoing costs for assessments, monitoring, operations, and management of the Property are estimated at \$185,948, itemized as follows: approximately \$15,000 for adaptive management and biological monitoring, \$72,450 for annual total operating costs for managing the site, and the salary and benefit costs of \$98,498 for existing staff. Ongoing costs and funding sources are included in the FY 2025-26 CAO Recommended Operational Plan in the Department of Parks and Recreation (DPR). The funding source is existing General Purpose Revenue in DPR. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

ACTION:

ON MOTION of Supervisor Anderson, seconded by Supervisor Montgomery Steppe, the Board of Supervisors took action as recommended, on Consent, and set a Hearing for May 7, 2025.

AYES: Anderson, Lawson-Remer, Montgomery Steppe
ABSENT: Desmond, (District 1 Seat Vacant)

3. SUBJECT: A RESOLUTION SUBMITTING THE ANNUAL REPORT OF THE COUNTY'S MAINTAINED ROADS - 2024, TO THE STATE DEPARTMENT OF TRANSPORTATION AND RELATED CEQA FINDINGS (DISTRICTS: ALL)

OVERVIEW

The County of San Diego (County) Department of Public Works (DPW) is responsible for ensuring County-maintained roads in the unincorporated region are safe, reliable, and well-maintained to serve the public and help ensure safe and thriving communities. The total road mileage of County-maintained roads is used by the State to calculate the annual distribution of gas tax funds to counties and cities statewide. State gas tax funding is key to ensuring DPW can annually fund operations, maintenance, and new capital projects for the County-maintained roadway network and the other services DPW provides.

The California Streets and Highways Code requires the County to annually submit to the California Department of Transportation (Caltrans) any additions or exclusion of mileage of County-maintained roads. The last County annual update to Caltrans was approved by the Board of Supervisors (Board) on April 10, 2024 (3) and certified by Caltrans shortly thereafter. Since the last certification, the total mileage of County-maintained roads has increased by 8.86 centerline miles and is now 1,956.30 centerline miles. The changes to County-maintained roads resulted from administrative corrections, new construction, improvements, and annexations affecting 110 road segments. Of those, 103 road segments were constructed by private developers and accepted by the County into the roadway network.

Today's request is to adopt a resolution to submit the County's annual report of road mileage to Caltrans. Upon Board approval, the Resolution will be submitted to Caltrans to certify the newly reported road mileage to the State Controller. Every year Caltrans distributes gas tax to local governments. Total road mileage is used to calculate the correct amount of allocated State gas tax the County receives. Gas tax supports the maintenance of the almost 2,000 miles of County maintained roadways and associated infrastructure. Not submitting the County's Annual Report of Maintained Roads would jeopardize funding for this critical need. The changes in the Annual Report have already been finalized throughout the year, including any roadway acceptances, and the Resolution is to formally report those finalized changes to the State.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find that the proposed action is not subject to review under the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(2) of the State CEQA Guidelines since the proposed action will not result in a direct or reasonably foreseeable indirect physical change in the environment.
2. Adopt a Resolution entitled: A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO SUBMITTING THE ANNUAL REPORT OF THE COUNTY'S MAINTAINED ROADS - 2024, TO THE STATE DEPARTMENT OF TRANSPORTATION.

EQUITY IMPACT STATEMENT

The Department of Public Works' (DPW) review and update its annual roadway mileage supports the County's ability to receive the correct amount of allocated State gas tax funding. This funding is used to maintain DPW operations and fund improvement projects that benefit the public within the unincorporated areas of the region. When evaluating projects, DPW uses the Healthy Places Index (3.0) and CalEnviroScreen (4.0) in the project prioritization process to ensure our most vulnerable and underserved populations are prioritized. DPW uses a project prioritization ranking process to identify and implement projects to ensure an equitable distribution of projects with a focus on improving underserved communities.

SUSTAINABILITY IMPACT STATEMENT

The proposal to submit the County of San Diego's (County) annual report of road mileage to Caltrans has economic and social sustainability benefits. This action supports the sustainability initiatives of the County by correctly accounting for all mileage in the County-maintained road system, which allows the County to receive the correct amount of allocated State gas tax funding.

This funding can be used for roadway maintenance and improvements that use sustainable practices. The Department of Public Works (DPW) currently uses 25% reclaimed asphalt pavement (RAP) in asphalt concrete resurfacing operations. This effort has already recycled more than 300,000 tons of old, deteriorated pavement into new asphalt concrete roads which furthers the County's sustainability goals of increased recycling and providing just and equitable access to County services to everyone in the region.

FISCAL IMPACT

There is no fiscal impact associated with these recommendations. There will be no change in net General Fund cost and no additional staff years.

Failing to submit the County's Annual Report of Maintained Road mileage would jeopardize funding for public works infrastructure like roadways, culverts, sidewalks, and traffic signals.

BUSINESS IMPACT STATEMENT

N/A

ACTION:

ON MOTION of Supervisor Anderson, seconded by Supervisor Montgomery Steppe, the Board of Supervisors took action as recommended, on Consent, and adopted Resolution No. 25-017, entitled: A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO SUBMITTING THE ANNUAL REPORT OF THE COUNTY'S MAINTAINED ROADS – 2024, TO THE STATE DEPARTMENT OF TRANSPORTATION.

AYES: Anderson, Lawson-Remer, Montgomery Steppe
ABSENT: Desmond, (District 1 Seat Vacant)

**4. SUBJECT: NOTICED PUBLIC HEARING:
APPEAL OF THE SECURE SPACE SELF-STORAGE (QUARRY
STORAGE) MAJOR USE PERMIT, CERTIFICATE OF COMPLIANCE,
AND MITIGATED NEGATIVE DECLARATION (DISTRICT: 1)**

OVERVIEW

This is a request for the Board of Supervisors (Board) to consider an appeal submitted by the Sweetwater Community Planning Group (CPG) of the Planning Commission's approval of the Major Use Permit (MUP) and Certificate of Compliance (CC) and associated environmental findings for the proposed Secure Space Self-Storage (Quarry Storage) project (Project). The Project consists of the construction of a self-storage facility and covered recreational vehicle (RV) parking spaces on 4.99 acres of an approximately 10.74-acre project site. The project site has been vacant for approximately 35 years. The General Plan land use designation for the site is Semi Rural 0.5 (1 dwelling unit per 0.5 acre) Village Residential 2 (2 dwelling units per 1 acre) and the Zoning Use Regulation is Rural Residential (RR). The proposed self-storage facility consists of approximately 1,023 self-storage units within a two-story building with a basement totaling 132,425 square feet of floor space, an approximately 1,000-square foot office building, 109 covered RV parking spaces (totaling 56,448 square feet), and 21 standard passenger vehicle parking spaces for customers and employees. The Project also includes a 1.97-acre open space easement on the northern portion of the site. The Project will also construct a new public pathway along the frontage of Quarry Road that connects to a new public trail that runs along the perimeter of the site. The 10.74-acre property is currently vacant and located near the intersection of Quarry Road and Sweetwater Road, just south of the SR-125/SR-54 interchange in the Sweetwater Community Plan Area.

The Project will provide a locally serving commercial/retail use in the Sweetwater community that will help reduce vehicle miles traveled. The Project will contribute to the Sweetwater community's network of trails and provide additional recreation opportunities for community members. The preservation of open space on site, landscaping, and use of larger setbacks from Quarry Road and surrounding residences will reduce the visual impact of the Project and maintain the semi-rural character of the community. Lastly, the Project is consistent with all applicable County ordinances and demonstrates compliance with the California Environmental Quality Act (CEQA) because the environmental effects of the project have been mitigated.

The Project was approved by the Planning Commission on December 6, 2024, by a vote of 4-3-0-0-0 (4 yes, 3 noes, 0 absent, 0 abstain, 0 recused). A decision of the Planning Commission is appealable to the Board of Supervisors and a formal appeal must be submitted within 10 calendar days of the Planning Commission decision date. A project applicant, a member of the community, or a local planning or sponsor group may submit an appeal. The Planning Commission's approval of the Project is being appealed by the Sweetwater Community Planning Group (CPG) (Attachment A) and the appeal form was submitted on December 16, 2024. The Sweetwater CPG appeal cites three main concerns, and staff's responses to each point are included in this Board letter. The appellant claims:

1. **Major Use Permit (MUP) Findings:** The Project fails to make the required MUP findings because it does not demonstrate harmony in scale, bulk, coverage, and density with adjacent uses, which are single-family residences and horse stables. The Project has a harmful effect on desirable neighborhood character, and the site is not suitable for the type and intensity of the proposed use.
2. **Inconsistency with the Sweetwater Community Plan and County of San Diego General Plan:** The Project is not consistent with the Sweetwater Community Plan (CP) and the County of San Diego General Plan. The Project is not consistent with a Sweetwater CP Commercial Policy which requires a market analysis for the expansion of commercially designated land uses. A market analysis was not done; therefore, the project is not consistent with this policy. Additionally, self-storage is not needed in Sweetwater, and it would not be used by the residents.
3. **Unanimous Sweetwater Community Planning Group (CPG) Vote and Due Process:** The Sweetwater CPG voted unanimously to deny the MUP. During the Planning Commission hearing, staff could not recall a time when the Planning Commission voted to approve a project that was unanimously denied by the planning group. Due process was denied to the Sweetwater community at the Planning Commission hearing, in violation of the Brown Act and Robert's Rules when the Chair allowed the project applicant to speak after a vote was called, but did not allow a member of the community the same opportunity to speak.

Staff has analyzed all points of appeal and has determined that they have been addressed through the MUP findings made for the Project and consistency findings with the San Diego County General Plan and Sweetwater Community Plan. The Project also complies with the California Environmental Quality Act (CEQA) and all applicable ordinances and regulations. Staff has determined that all potential environmental impacts will be mitigated to levels of less than significant with required mitigation measures and conditions of approval of the MUP. Staff also determined that the Project meets the intent and specific standards and criteria established in the County of San Diego's (County) Zoning Ordinance.

The Board can: (1) deny the appeal and sustain the Planning Commission's decision to approve the MUP and CC, (2) grant the appeal and deny the MUP and CC, or (3) continue the appeal and send the MUP and CC back to staff for additional analysis, request for information, and/or reconsideration, including any additional direction from the Board, and return to the Board within a specified time period. If any motion does not get three votes, then the appeal is deemed denied, unless reconsideration is requested by one of the Board members after the hearing.

RECOMMENDATION(S)

PLANNING COMMISSION

On December 6, 2024, the Planning Commission considered the Secure Space Self-Storage project and made the following decisions:

1. Adopted the Environmental Findings which includes the adoption of a Mitigated Negative Declaration (MND) (Attachment E).

2. Granted PDS2021-MUP-21-009 and PDS2022-CC-22-0102, make the findings, and include the requirements and conditions as set forth in the Forms of Decision (Attachments B and C).

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

Planning & Development Services (PDS) concurs with the decision of the Planning Commission and recommends the Board of Supervisors (Board):

1. Deny the appeal for the reasons discussed in this Board Letter.
2. Adopt the Environmental Findings which includes the adoption of a Mitigated Negative Declaration (MND) (Attachment B).
3. Sustain the Planning Commission's decision to Grant PDS2021-MUP-21-009 and PDS2022-CC-22-0102, make the findings, and include the requirements and conditions as set forth in the Forms of Decision (Attachments C and D).
4. Require 5780 Quarry Road, LLC to enter into a standard Defense and Indemnification Agreement with the County of San Diego (County) in accordance with County Code Section 86.201 et seq. and authorize the Director of PDS to execute the Agreement. If litigation is filed challenging the Board's action on the Project, require 5780 Quarry Road, LLC, to provide security in the amount of \$750,000 in the form of an irrevocable letter of credit or bond (whichever is acceptable to County Counsel) within 10 days of litigation being filed (Attachment E).

EQUITY IMPACT STATEMENT

The appeal process allows the community to participate in decisions that impact their community. The Project would provide a locally serving commercial use per the County's Transportation Study Guide for Vehicle Miles Traveled (VMT). Adding retail/service opportunities within communities improves destination proximity, shortens vehicle trips, and reduces VMT and greenhouse gas emissions. The approval of the Project would create jobs during construction and operation of the facility. The Project would be constructed on a site that has been vacant for approximately 35 years and would provide an economic benefit to the county.

SUSTAINABILITY IMPACT STATEMENT

The Project is designed to implement several sustainability features, including designing the buildings to be all-electric with no natural gas. All new construction would be required to comply with the energy code in effect at the time of construction (which ensures efficient building construction). The main storage building would also include the installation of a 160 kilowatt (kW) solar array, and the project would include a total of eight electric vehicle (EV) capable spaces, three of which would include EV chargers. The Project is also designed to include public trails along the frontage and perimeter of the site and preserves 1.97 acres of open space on the northern portion of the site, thereby preserving biological resources and providing recreational opportunities to the community. Furthermore, the Project would make improvements related to fire safety, such as fuel management, the installation of two fire hydrants on the project site, and an automatic gate with fire department access in case of emergencies.

FISCAL IMPACT

There is no fiscal impact associated with the approval of the recommendations for the Secure Space Self-Storage Project, as the Project is privately initiated and is located on private property. Any costs incurred will be paid for by the applicant (or owner/developer). There will be no change in net General Fund costs and no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

ACTION:

Noting for the record that an Errata was submitted that made changes to the correct lot coverage percentages; ON MOTION of Supervisor Anderson, seconded by Supervisor Montgomery Steppe, the Board of Supervisors closed the Hearing and took action as recommended.

AYES: Anderson, Lawson-Remer, Montgomery Steppe

ABSENT: Desmond, (District 1 Seat Vacant)

5. SUBJECT: NON-AGENDA PUBLIC COMMUNICATION (DISTRICTS: ALL)

OVERVIEW

Dorothea Flanagan spoke to the Board regarding concerns of rumble strips.

Robert Germann spoke to the Board regarding concerns of lead emissions at Montgomery Gibbs airport.

ACTION:

Heard, Referred to the Chief Administrative Officer

There being no further business, the Board adjourned the meeting at 12:49 p.m.

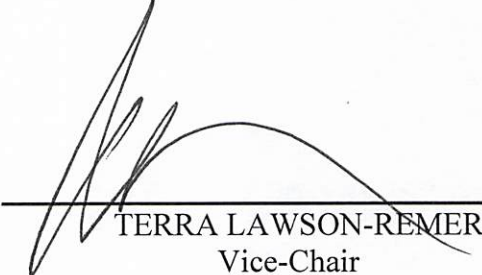
ANDREW POTTER
Clerk of the Board of Supervisors
County of San Diego, State of California

Consent: Valdivia
Discussion: Zurita

NOTE: This Statement of Proceedings sets forth all actions taken by the County of San Diego Board of Supervisors on the matters stated, but not necessarily the chronological sequence in which the matters were taken up.


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Approved by the Board of Supervisors, on Tuesday, April 22, 2025.



TERRA LAWSON-REMER
Vice-Chair

Attest:



ANDREW POTTER
Clerk of the Board

04/09/2025