

STATEMENT OF PROCEEDINGS
COUNTY OF SAN DIEGO SANITATION DISTRICT
REGULAR MEETING AGENDA

WEDNESDAY, JUNE 10, 2026, 9:00 AM
COUNTY ADMINISTRATION CENTER
BOARD CHAMBER, ROOM 310
1600 PACIFIC HIGHWAY SAN DIEGO, CA 92101

A. REGULAR SESSION: Meeting was called to order at 9:05 a.m.

PRESENT: Directors Monica Montgomery Steppe, Vice-Chair; Paloma Aguirre, Chair Pro Tem; Joel Anderson; Jim Desmond; also, Ryan Sharp, Assistant Clerk of the Board of Directors.

ABSENT: Director Terra Lawson-Remer, Chair

B. Non-Agenda Public Communication: Opportunity for individuals to speak to the Board on any subject matter within the Board's jurisdiction but not an item on the agenda. In accordance with the Board's Rules of Procedure, individuals may only speak at one Non-Agenda Public Communication session per meeting. The speaker may select which session (General Legislative or Land Use Legislative Session) to address the Board for Non-Agenda Public Communication at their convenience.

C. Approval of the Statement of Proceedings/Minutes for the meeting of April 22, 2026

ACTION:

ON MOTION of Director Aguirre, seconded by Director Anderson, the Board of Directors of the County of San Diego Sanitation District approved the Statement of Proceedings/Minutes of April 22, 2026.

AYES: Aguirre, Anderson, Montgomery Steppe, Desmond

ABSENT: Lawson-Remer

Agenda Items

Agenda #	Subject
1.	GENERAL SERVICES - ADOPT A RESOLUTION TO SUMMARILY VACATE PORTIONS OF QUARRY ROAD AND SWEETWATER ROAD, AND QUITCLAIM PORTIONS OF A SANITATION DISTRICT ACCESS ROAD EASEMENT, IN THE SWEETWATER COMMUNITY PLAN AREA, AND RELATED CEQA FINDINGS (RELATES TO BOARD OF SUPERVISORS ITEM 06)

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1. SUBJECT: GENERAL SERVICES - ADOPT A RESOLUTION TO SUMMARILY VACATE PORTIONS OF QUARRY ROAD AND SWEETWATER ROAD, AND QUITCLAIM PORTIONS OF A SANITATION DISTRICT ACCESS ROAD EASEMENT, IN THE SWEETWATER COMMUNITY PLAN AREA, AND RELATED CEQA FINDINGS (DISTRICT: 1)

OVERVIEW

The Real Estate Division of the Department of General Services is processing a request from 5780 Quarry Road, LLC (applicant), owner of Assessor's Parcel Number 586-050-62, to summarily vacate interests dedicated to the County of San Diego (County) for portions of Quarry Road and Sweetwater Road public highway easement that encumber portions of their property. A summary vacation is a streamlined process by which an excess public road right-of-way (ROW), or a public service easement is abandoned. It may be requested by the County or the public if the easement interests are found to be excess to County needs and are not required for the purposes for which they were obtained.

The Secure Space Self-Storage Bonita Project (project) was approved by the Board of Supervisors on April 9, 2025 (4). The project is a commercial self-storage facility with approximately 1,023 self-storage units within a two-story building, 109 covered recreational vehicle (RV) parking spaces, a public trail, and a 1.97-acre open space easement on the northern portion of the site. The project also includes frontage improvements on Quarry Road and realignment of the intersection with Sweetwater Road.

Today's action includes quitclaiming portions of an access road easement for sewer line maintenance dedicated to the San Diego County Sanitation District (District). Quitclaiming an easement is a process to give up all rights, title, and interest granted to the District for the easement. All the easement interests are located within the applicant's property on the southeast corner of Sweetwater Road and Quarry Roads (Attachment A), and are in the unincorporated Sweetwater Community Plan Area. In many cases, the vacation and quitclaim can be a public benefit through improved use of the land made available by the vacation and quitclaim. The applicant has approved plans to build a Secure Space Self-Storage Bonita Project (Project). The County Department of Public Works (DPW) has determined that the portions of Quarry Road and Sweetwater Road proposed for vacation are excess and no longer needed for present or future public use because the existing ROW's exceed the minimum required half widths along the project frontages, and the remaining ROW's will meet or exceed the minimum required half widths for those classifications of roads. The Project requires a realignment and improvements to Quarry Road including the construction of a 10.5' wide pathway along the property frontage adjacent to the traveled way, the new ROW would be along the easterly edge of the pathway. Sweetwater Road also requires a 10.5' wide pathway along the property frontage, the new ROW would be 3' easterly of the pathway edge. A road vacation often benefits the public by enabling improved use of the land it formerly occupied. The vacation was requested by the property owner as conditioned by County Planning & Development Services (PDS) Department and will reduce encumbrances that will allow for better use of the subject property.

Portions of the access road easement for sewer line maintenance have been determined to be excess by the District because prior to quitclaiming portions of the original easement, a replacement access road easement will be dedicated to the District for their maintenance road

access needs. Health and Safety Code section 4743 authorizes the District to dispose of property or interests in property that are no longer required or needed. Health and Safety Code section 4740 gives the District the authority to acquire interests in property that are convenient to the operation of District sewer facilities.

Today's request is for the Board of Supervisors (Board) to adopt a resolution to summarily vacate the excess portions of Quarry Road and Sweetwater Road. If authorized by the Board, acting as the Board of Directors of the District, the Director of the Department of General Services, or an authorized designee, will execute and record a deed to quitclaim portions of the District's interest in the access easement for sewer line maintenance (Attachment B).

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

Acting as Board of Directors of the San Diego County Sanitation District:

1. Find that portions of the access road easement are no longer required for District purposes.
2. Approve and authorize the Director, Department of General Services, or authorized designee, to take all necessary action to accept a replacement access easement acceptable to the District and thereafter execute and record a quitclaim deed for the excess portions of access road easement as depicted in Attachment B.

EQUITY IMPACT STATEMENT

The removal of encumbrances from private land that are no longer needed for street or highway purposes, and access road purposes, will provide an overall public benefit and improve the use of the land made available by the vacation and quitclaim. The property benefiting from these actions is in a Rural Residential zoned area and will allow the property owner better use of their property. The vacation and quitclaim of these easements will not preclude future development.

SUSTAINABILITY IMPACT STATEMENT

The proposed action to summarily vacate portions of Sweetwater and Quarry Roads and quitclaiming an access road easement for sewer maintenance contributes to the County of San Diego Sustainability Goal No. 1 to engage the community to partner and participate in decisions that impact their lives and communities, and Goal No. 2 to provide just and equitable access to develop their land. These goals have also been implemented by the Sanitation District. This action will impact the property owner directly by providing improved use of the property by unencumbering portions of their property.

FISCAL IMPACT

Funds for this request are included in the Fiscal Year 2025-26 Operational Plan in the Department of General Services. If approved, this request will result in estimated costs and revenue of \$11,000 to process the proposed vacation and quitclaim. The funding source is a deposit from the applicant. There will be no change in net General Fund costs and no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

(RELATES TO BOARD OF SUPERVISORS ITEM 06)

ACTION:

ON MOTION of Director Montgomery Steppe, seconded by Director Aguirre, the Board of Directors of the County of San Diego Sanitation District took action as recommended, on Consent.

AYES: Aguirre, Anderson, Montgomery Steppe, Desmond

ABSENT: Lawson-Remer

There being no further business, the Board of Directors of the San Diego County Sanitation District adjourned at 11:06 a.m.

ANDREW POTTER
Clerk of the Board of Directors
of Sanitation District

Notes By: Valdivia

NOTE: This Statement of Proceedings sets forth all actions taken by the County of San Diego Board of Directors of the Sanitation District on the matters stated, but not necessarily the chronological sequence in which the matters were taken up. Generative artificial intelligence (AI) was utilized to assist in drafting portions of the Statement of Proceedings/Minutes using the meeting's audio recording. All content produced through AI assistance underwent human review to ensure accuracy.

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