



# County of San Diego

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September 6, 2018

## **CEQA Initial Study - Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G)**

1. Title; Project Number(s); Environmental Log Number:

Bonita Self-Storage Major Use Permit;  
PDS2016-MUP-16-010; PDS2016-ER-16-18-002

2. Lead agency name and address:  
County of San Diego, Planning & Development Services  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123-1239

3. a. Contact: Michelle Chan, Project Manager  
b. Phone number: (858) 495-5428  
c. E-mail: [michelle.chan@sdcounty.ca.gov](mailto:michelle.chan@sdcounty.ca.gov)

4. Project location:

The project site is located east of and adjacent to Bonita Road and south of Central Avenue, in the Sweetwater Community Plan Area, within unincorporated San Diego County (APN 593-050-57).

Thomas Guide Coordinates: Page 1310, Grid J2

5. Project Applicant name and address:

Brad Bailey, 10035 Prospect Avenue, Suite 201, Santee, CA 92071

6. General Plan  
Community Plan: Sweetwater  
Land Use Designation: Village Residential 2 (VR-2)  
Density: 2 du/acre  
Floor Area Ratio (FAR): N/A

7. Zoning
- |                          |                        |
|--------------------------|------------------------|
| Use Regulation:          | Rural Residential (RR) |
| Minimum Lot Size:        | 0.5 acre(s)            |
| Special Area Regulation: | N/A                    |

8. Description of project:

The project is a Major Use Permit (MUP) to authorize the construction and operation of a self-storage facility. The project site is located east of and adjacent to Bonita Road in the Sweetwater Community Plan Area (see Figure 1), within unincorporated San Diego County. The project site is subject to the General Plan Village Category, Village Residential (VR-2) Land Use Designation. The zoning for the site is Rural Residential (RR). Self-storage facilities are authorized in the RR Use Regulation upon approval of a MUP pursuant to Zoning Ordinance Section 2185.c.

The project consists of three individual buildings with a combined floor area of 133,598 square feet (see Figure 2). The proposed self-storage facility would have a total of 906 individual storage units, an office area, and 26 parking spaces. The structures would vary from one to two stories in height, with a maximum height of 35 feet. Access to the onsite storage units would be gated for purposes of security. The self-storage facility would be open from 7:00 AM to 9:00 PM, seven days a week.

The project has been designed to include one-and two-story buildings in muted tones (grays, tans) with low-pitched roofs. The project proposes a single monument sign at the entrance driveway to identify the storage facility, which would utilize the adopted logo design of the self-storage company (Ace Self-Storage) and include blue and green tones. The project will be conditioned to complete a landscape plan that incorporates ornamental landscaping along the project boundaries to screen potential views into the site.

Access would be provided by a paved driveway connecting to Bonita Road. The project would receive sewer services from the San Diego County Sanitation District, and would receive water services from the Sweetwater Authority. Proposed earthwork consists of approximately 52 cubic yards of cut, 4,014 cubic yards of undercuts, and 42,800 cubic yards of fill, with 38,786 cubic yards of import.

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

Lands surrounding the project site are primarily used for residential and recreational purposes. Residential uses are located to the east, south, and north. Commercial and religious assembly uses are also located to the north. The Chula Vista Golf Course is located immediately west of the project site, across Bonita Road. In addition, the Bonita-Sunnyside Fire Station is adjacent to the proposed project. The topography of the project site and adjacent land is relatively flat. The site is located within the community of Bonita, off of Bonita Road (see Figure 3).

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

<b><u>Permit Type/Action</u></b>	<b><u>Agency</u></b>
Landscape Plans	County of San Diego
Major Use Permit	County of San Diego
County Right-of-Way Permits Construction Permit Excavation Permit Encroachment Permit	County of San Diego
Grading Permit	County of San Diego
Improvement Plans	County of San Diego
401 Permit - Water Quality Certification	Regional Water Quality Control Board (RWQCB)
404 Permit – Dredge and Fill	US Army Corps of Engineers (ACOE)
1603 – Streambed Alteration Agreement	CA Department of Fish and Wildlife (CDFW)
National Pollutant Discharge Elimination System (NPDES) Permit	RWQCB
General Construction Storm water Permit	RWQCB
Water District Approval	Sweetwater Authority
Sewer District Approval	San Diego County Sanitation District
Fire District Approval	Bonita Sunnyside Fire District

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code §21080.3.1? If so, has consultation begun?

YES

☒

NO

☐

Note: Conducting consultation early in the CEQA process allows tribal governments, public lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and to reduce the potential for delay and conflict in the environmental review process (see Public Resources Code §21083.3.2). Information is also available from the Native American Heritage Commission's Sacred Lands File per Public Resources Code §5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code §21082.3(e) contains provisions specific to confidentiality.

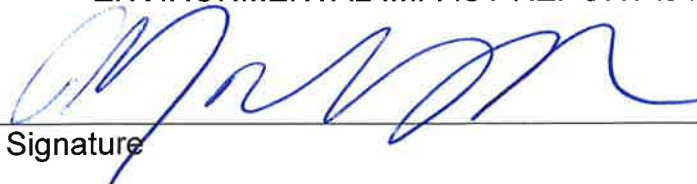
**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Less Than Significant With Mitigation Incorporated," as indicated by the checklist on the following pages.

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> <u>Aesthetics</u>                        | <input type="checkbox"/> <u>Agriculture and Forest Resources</u> | <input type="checkbox"/> <u>Air Quality</u>                        |
| <input checked="" type="checkbox"/> <u>Biological Resources</u>   | <input type="checkbox"/> <u>Cultural Resources</u>               | <input type="checkbox"/> <u>Geology &amp; Soils</u>                |
| <input type="checkbox"/> <u>Greenhouse Gas Emissions</u>          | <input type="checkbox"/> <u>Hazards &amp; Haz. Materials</u>     | <input type="checkbox"/> <u>Hydrology &amp; Water Quality</u>      |
| <input type="checkbox"/> <u>Land Use &amp; Planning</u>           | <input type="checkbox"/> <u>Mineral Resources</u>                | <input type="checkbox"/> <u>Noise</u>                              |
| <input type="checkbox"/> <u>Population &amp; Housing</u>          | <input type="checkbox"/> <u>Public Services</u>                  | <input type="checkbox"/> <u>Recreation</u>                         |
| <input checked="" type="checkbox"/> <u>Transportation/Traffic</u> | <input type="checkbox"/> <u>Tribal Cultural Resources</u>        | <input type="checkbox"/> <u>Mandatory Findings of Significance</u> |
| <input type="checkbox"/> <u>Utilities &amp; Service Systems</u>   |  |  |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ On the basis of this Initial Study, Planning & Development Services finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ On the basis of this Initial Study, Planning & Development Services finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ On the basis of this Initial Study, Planning & Development Services finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

  
Signature

September 6, 2018

Date

Michelle Chan  
Printed Name

Land Use/Environmental Planner  
Title

## **INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS**

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance

**I. AESTHETICS** -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

As described in the General Plan Update Environmental Impact Report (GPU EIR; County of San Diego 2011), the County contains visual resources affording opportunities for scenic vistas in every community. Resource Conservation Areas (RCAs) are identified in within the GPU EIR and are the closest that the County comes to specifically designating scenic vistas. Many public roads in the County currently have views of RCAs or expanses of natural resources that would have the potential to be considered scenic vistas. Numerous public trails are also available throughout the County. New development can often have the potential to obstruct, interrupt, or detract from a scenic vista.

The analysis within this section is based on the Visual Technical Report prepared for the project. The project site is located within the Bonita community, within the Sweetwater Community Planning Area (CPA). The County has designated several (RCAs) within the Sweetwater CPA, which represent areas of scenic and/or natural resources value and are intended for long-term preservation. The Upper Sweetwater River and Middle Sweetwater River are located approximately 0.65 mile to the northeast and 0.35 mile to the northwest, respectively, to the northwest of the Project site. Eucalyptus Grove 3, which is an existing grove of eucalyptus trees providing avian habitat and buffering characteristics, is located approximately 1.4 miles to the northeast. Eucalyptus Grove 2 lies approximately 0.7 mile to the west, just north of Sweetwater Road. Eucalyptus Grove 1 is located approximately 1.3 miles to the southwest. The project site is located 5.3 miles west of Mother Miguel (also called San Miguel) Mountain.

The Project site is bordered by Bonita Road to the west/northwest, with the City of Chula Vista Municipal Golf Course lying just beyond. To the north is an existing preschool; to the northeast/east/south are single-family residential uses. The Bonita-Sunnyside Fire Station is adjacent to the west. Bonita Road serves as a main travel way within the community and supports varying retail commercial retail uses, as well as institutional and recreational uses.

Development of the project would not significantly detract from the views to these scenic vistas. A number of mature trees are present along the Bonita Road frontage. Enhanced perimeter landscaping is proposed to enhance the visual appearance of the site once developed, and to help screen views into the site from offsite public vantage points (i.e., Bonita Road).

The Project does not propose any offsite improvements, other than to provide access to the site from Bonita Road. Therefore, the Project would not affect onsite or offsite features having scenic value, including the aforementioned scenic vistas, which may contribute to the visual character or image of the neighborhood or community. Although the Project would result in installation of the proposed self-storage facilities within the existing landscape, no significant visual resources

or vistas either onsite or offsite would be removed, substantially altered, or otherwise affected as the result of Project construction.

As such, the Project as proposed would not result in a substantial adverse effect on a scenic vista. Impacts would be less than significant, and no mitigation is required. The project would not result in cumulative impacts on a scenic vista because the proposed project viewshed and past, present and future projects within that viewshed were evaluated to determine their cumulative effects. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XVII are located within the scenic vista's viewshed and will not contribute to a cumulative impact because the project would be visually integrated into the surroundings in an unobtrusive manner. Therefore, the project will not result in adverse project or cumulative impacts on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic ([Caltrans - California Scenic Highway Program](#)). The nearest State scenic highway to the project site is State Route 125, which is designated as scenic from State Route 94 to State Route 8 near La Mesa. This portion of State Route 125 is located approximately 5.7 miles from the project site. Due to the distance and intervening topography, the Project site would not be visible. Therefore, there will be no impact to a state scenic highway.

As detailed in the County's General Plan Update FEIR (2011), the County Scenic Highway System was originally intended to serve as a master plan for official State Scenic Highway designations. The County's Scenic Highway System Priority List serves as the basis for initiating specific corridor studies. Only a handful of corridor studies have been initiated due to lack of funding and no routes have been officially designated as a County Scenic Highway. Currently, the list serves more as a source for identifying resources than as a way to implement the scenic highways program.

The site is however located within the viewsheds of a few County scenic roadways: project frontage along Bonita Road and in close proximity to San Miguel, Guajolote, Sweetwater Road, Otay Lakes Road and Proctor Valley Road. The following table approximates the distances the Project site is to the subject State Scenic Highway or County scenic roadway.

Roadway	Distance from Project Site (at Closest Point)
Bonita Road – from interstate 805 north to SR 94	Project frontage to Bonita Road
San Miguel Road - from interstate 805 north to SR 94	Approximately 0.6 mile northeast of Project site
Guajolote Road – from interstate 805 north to SR 94	Approximately 2.2 miles northeast of Project site
Sweetwater Road – from interstate 805 north to SR 94	Approximately 0.1 mile northwest/north of Project site
Otay Lakes Road – from Chula Vista City limits to SR 94	Approximately 0.6 mile southwest/south of Project site
Proctor Valley Road – from Chula Vista City limits to SR 94	Approximately 3 miles east/northeast of Project site
State Route 125 – from State Route 94 to Interstate 8	Approximately 5.75 miles northeast of Project site

The visual environment of the Bonita, San Miguel, Guajolote and Sweetwater River Roads and resources extends from Interstate 805 north to SR 94 (excluding portion within the City of Chula Vista). The visual composition consists of residential and commercial uses with intermixed vegetation and relatively flat topography at the valley floor. The Chula Vista Golf Course and the Sweetwater Creek weave between the roads providing for views of denser vegetation as well as open grasslands.

The project site is visible from Bonita Road. However, the Project site would incorporate design features such as landscape screening, use of muted colors and tones, and increased setbacks to blend in with the surrounding landscape. Additionally, higher intensity uses (commercial, institutional, multi-family residential) are generally concentrated along Bonita Road, exhibiting buildings of greater visual bulk and scale than the single-family residential uses in the vicinity. Moreover, the project has also been designed to be consistent with the Sweetwater Community Plan and Design Guidelines where the rural-type architectural style and use of muted colors encouraged by the Bonita community have been incorporated. Specifically, the Project buildings have been re-designed to one-and two-story buildings in muted tones (grays, tans) with low-pitched roofs to mimic the character of existing uses found in the Project vicinity. The project site would therefore not conflict with visual elements or quality of the existing area along Bonita Road. Views from the additional roadways of San Miguel, Guajolote and Sweetwater River Roads are also reduced or obscured due to the distance from the Project site, intervening development, established landscaping and topography. The project would therefore not result in a significant visual inconsistency of character or quality from the aforementioned roads.

The visual environment of Otay Lakes Road extends from Chula Vista City Limits to SR 94 and the visual composition consists of rural residential and single-family residential uses upon hilly, landscaped terrain. The visual environment of Proctor Valley Road and resources also extends from Chula Vista City Limits to SR 94 and the visual composition consists of open landscape, hilly terrain, and residential uses mixed into the landscape. However, the project site is not visible from either roadway due to distance and intervening topography which obscure the site from view.

The Project's incorporated design features, as well as existing intervening development, established landscaping, topography, distance from Project site and elevation between the

viewing location and the project site, would not substantially damage scenic resources scenic highway. The Project impacts would therefore be less than significant.

The project will not result in cumulative impacts on a scenic vista because the proposed project viewshed and past, present and future projects within that viewshed were evaluated to determine their cumulative effects. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XVII are located within the scenic vista's viewshed and will not contribute to a cumulative impact because the project would be visually integrated into the surroundings in an unobtrusive manner. Therefore, the project will not result in any adverse project or cumulative level effect on a scenic resource within a State scenic highway.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character 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 and quality of the project site and surroundings can be characterized as varying degrees of development, from residential, civic and commercial uses on relatively flat to sloping grades. The project site sits low within the valley, with surrounding hillsides, intermixed vegetation and is across Bonita Road from the Chula Vista Golf Course and the Sweetwater River.

The proposed project is a self-storage facility. The project is compatible with the existing visual environment's visual character and quality as it has been designed in conformance with the Sweetwater Community Plan and Design Guidelines, incorporating muted colors and materials, a rural-type architectural design and perimeter landscaping for screening purposes. Additionally, a majority of viewer groups, including motorists traveling along Bonita Road and other public roadways (i.e., Sweetwater Road, San Miguel Road, Golf Glen Road, Bonita Glen Terrace, etc.), have limited views due to topography, vegetation, intervening development as well as limited viewer exposure due to travel speed. Other viewer groups include recreationalists at the Chula Vista Golf Course or adjacent trail, which runs along the north side of Bonita Road. Viewer response of the Project site is expected to be insignificant at these locations due to the focus of golfers on the golf course and intervening vegetation. Additionally, the trail dips below the grade of Bonita Road thereby obscuring views to the East and South from the trail. Although private residential development is not evaluated under CEQA, additional viewer groups may include local occupants viewing the Project site from surrounding residential uses at varying elevations.

Such views of the Project from these vantage points, with the exception of those properties immediately adjacent to the site, would generally be decreased due to distance and intervening vegetation and development.

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. The location, size, and design of the proposed use would be compatible with adjacent uses, residents, and structures with consideration given to harmony in scale, bulk, and coverage, as well as County and community design requirements. Therefore, impacts would be less than significant.

The project will not result in cumulative impacts on a scenic vista because the proposed project viewshed and past, present and future projects within that viewshed were evaluated to determine their cumulative effects. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XVII are located within the scenic vista's viewshed and will not contribute to a cumulative impact because the project would be visually integrated into the surroundings in an unobtrusive manner. Therefore, the project will not result in any adverse project or cumulative level effect on visual character or quality on-site or in the surrounding area.

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project would use outdoor lighting and is located within Zone B as identified by the San Diego County Light Pollution Code. However, it will not adversely affect nighttime views or astronomical observations, because the project will conform to the Light Pollution Code (Section 51.201-51.209), including the Zone B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights.

In addition, the proposed project will control outdoor lighting and sources of glare in the following ways:

1. The project will not install outdoor lighting that directly illuminates neighboring properties.
2. The project will not install outdoor lighting that would cast a direct beam angle towards a potential observer, such as a motorists, cyclist or pedestrian.
3. The project will 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 will not install any highly reflective surfaces such as glare-producing glass or high-gloss surface color that will be visible along roadways, pedestrian walkways, or in the line of sight of adjacent properties.

The project will not contribute to significant cumulative impacts on day or nighttime views because the project will conform to the Light Pollution Code. The Code was developed by the San Diego County Planning & Development Services and Department of Public Works in cooperation with lighting engineers, astronomers, land use planners from San Diego Gas and Electric, 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. The standards in the Code are the result of this collaborative effort and establish an acceptable level for new lighting. Compliance with the Code is required prior to issuance of any building permit for any project. Mandatory compliance for all new building permits ensures that this project in combination with all past, present and future projects will not contribute to a cumulatively considerable impact. Therefore, compliance with the Code ensures that the project will not create a significant new source of substantial light or glare, which would adversely affect daytime or nighttime views in the area, on a project or cumulative level.

In addition, the project's outdoor lighting is controlled through the Major Use Permit, which further limits outdoor lighting through strict controls. Therefore, compliance with the Code, in combination with the outdoor lighting and glare controls listed above ensures that the project will not create a significant new source of substantial light or glare.

**II. AGRICULTURE AND FORESTRY RESOURCES** -- Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Important Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to non-agricultural use?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site does not contain any agricultural resources, lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no agricultural resources including Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance would be converted to a non-agricultural use.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
|---|---|

- ☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

Discussion/Explanation:

**No Impact:** The project site is zoned Rural Residential (RR), which is not considered to be an agricultural zone. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), or timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

- ☐ Potentially Significant Impact ☐ Less than Significant Impact  
☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

Discussion/Explanation:

**No Impact:** The project site, including offsite improvements, does not contain forest lands or timberland. The County of San Diego does not have any existing Timberland Production Zones. Therefore, project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland production zones.

- d) Result in the loss of forest land, conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use?

- ☐ Potentially Significant Impact ☐ Less than Significant Impact  
☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

Discussion/Explanation:

**No Impact:** The project site, including any offsite improvements, does not contain any forest lands as defined in Public Resources Code section 12220(g). In addition, the project is not located in the vicinity of offsite forest resources. Therefore, project implementation would not result in the loss or conversion of forest land to a non-forest use.

- e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?

- ☐ Potentially Significant Impact ☐ Less than Significant Impact

- ☐ Less Than Significant With Mitigation Incorporated      ☒ No Impact

Discussion/Explanation:

**No Impact:** The project site and surrounding area within a radius of one-quarter mile does not contain any active agricultural operations or lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance, or active agricultural operations would be converted to a non-agricultural use.

**III. AIR QUALITY** -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

- ☐ Potentially Significant Impact      ☒ Less than Significant Impact  
☐ Less Than Significant With Mitigation Incorporated      ☐ No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The project site is designated VR-2 in the General Plan. Based on the VR-2 zoning designation, the project could support eight (8) residential units that would generate 96 average daily trips (ADT). The proposed project would generate 123 ADT. The project would generate roughly 27 more ADT than would be allowed under the VR-2 designation. However, based on research of both Series 12 (SANDAG, 2011) and Series 13 data, (SANDAG, 2013), the Series 12 data for 2020 estimated the population for Bonita to be 18,063 while 2013 forecasts were revised down to 17,873. Because population forecasts were reduced from 2011 to 2013 as seen in SANDAG's estimates, it is reasonable to conclude that the RAQS, which was prepared in 2009, would have supported higher traffic volumes than are currently being forecast for 2020. Moreover, the proposed project is a self-storage facility that would include up to four staff persons for daily administrative work and security purpose, because of the nature of its use, would be anticipated to generate lower overall emissions than a residential development. As such, the project would not be expected to conflict with the RAQS or SIP. In addition, the operational emissions from the project are well below the screening levels, and subsequently will not violate ambient air quality standards.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

- ☐ Potentially Significant Impact      ☒ Less than Significant Impact  
☐ Less Than Significant With Mitigation Incorporated      ☐ No Impact

Discussion/Explanation:

In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The San Diego County Land Use Environment Group (LUEG) has established guidelines for determining significance which incorporate the San Diego County Air Pollution Control District's (SDAPCD) established screening-level criteria for all new source review (NSR) in SDAPCD Rule 20.2. These screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since SDAPCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the screening levels for reactive organic compounds (ROC) from the South Coast Air Quality Management District (SCAQMD) for the Coachella Valley (which are more appropriate for the San Diego Air Basin) are used.

**Less Than Significant Impact:** The project proposes the development of three separate buildings that will be used for storage and office space for the onsite operations. Construction is anticipated to be completed within one year and grading operations associated with the construction of the project would be subject to the County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal, temporary and localized, resulting in pollutant emissions below the screening-level criteria established by the LUEG guidelines for determining significance (see Air Quality Assessment for the project dated December 2015, prepared by Ldn Consulting). The project's operational emissions were also quantified in the Air Quality Assessment and determined to be below the County's screening level thresholds. As such, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

- c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone (O<sub>3</sub>). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns (PM<sub>10</sub>) under the CAAQS. O<sub>3</sub> is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO<sub>x</sub>) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM<sub>10</sub> in both urban

and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

**Less Than Significant Impact:** Air emissions associated with the project include emissions of PM<sub>10</sub>, PM<sub>2.5</sub>, NO<sub>x</sub> and VOCs from construction/grading activities, and also as the result of an increase of traffic from project implementation. However, grading operations associated with the construction of the project would be subject to the County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal, localized and temporary resulting in PM<sub>10</sub>, PM<sub>2.5</sub>, NO<sub>x</sub>, and VOC emissions below the screening-level criteria established by the LUEG Guidelines for Determining Significance for Air Quality. In addition, as described under III(b) above, the project's operational emissions were quantified and determined to be below the screening-level criteria established by the LUEG guidelines for determining significance.

In addition, a list of past, present and future projects within the surrounding area were evaluated and none of these projects emit significant amounts of criteria pollutants. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered. The proposed project as well as the past, present and future projects within the surrounding area, have emissions below the screening-level criteria established by the LUEG guidelines for determining significance, therefore, the construction and operational emissions associated with the proposed project are not expected to create a cumulatively considerable impact nor a considerable net increase of PM<sub>10</sub>, PM<sub>2.5</sub>, or any O<sub>3</sub> precursors.

d) Expose sensitive receptors to substantial pollutant concentrations?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

Air quality regulators typically define sensitive receptors as schools (Preschool-12<sup>th</sup> Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. The County of San Diego also considers residences as sensitive receptors because they house children and the elderly.

**Less Than Significant Impact:** The following sensitive receptors have been identified within a quarter-mile (the radius determined by the SCAQMD in which the dilution of pollutants is typically significant) of the proposed project: residential development in Bonita. However, based on the findings of the project's Air Quality Assessment, this project does not propose uses or activities that would result in exposure of these identified sensitive receptors to significant pollutant concentrations and will not place sensitive receptors near carbon monoxide hotspots. The project's impacts to health risk during construction were quantified and were found to be less than significant (see Air Quality Assessment; Ldn Consulting 2015). The project would be

conditioned to use Tier IV construction equipment with diesel particulate filters. In addition, the project will not contribute to a cumulatively considerable exposure of sensitive receptors to substantial pollutant concentrations because the proposed project as well as the listed projects have emissions below the screening-level criteria established by the LUEG guidelines for determining significance.

e) Create objectionable odors affecting a substantial number of people?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project could produce objectionable odors, which would result from volatile organic compounds, ammonia, carbon dioxide, hydrogen sulfide, methane, alcohols, aldehydes, amines, carbonyls, esters, disulfides dust and endotoxins from the construction and operational phases. However, these substances, if present at all, would only be in trace amounts (less than  $1 \mu\text{g}/\text{m}^3$ ). Subsequently, no significant air quality – odor impacts are expected to affect surrounding receptors. Moreover, the effects of objectionable odors are localized to the immediate surrounding area and will not contribute to a cumulatively considerable odor.

#### **IV. BIOLOGICAL RESOURCES** -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any 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 CDFWU.S. Fish and Wildlife Service?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, site photos, and a Biological Resources Report (Cummings Environmental 2018), the site supports 4.01 acres of disturbed habitat, 0.08-acre of Coastal and Freshwater Marsh, and 0.01-acre of urban/developed land. No sensitive plant or animal species were observed on site. To comply with the Migratory Bird Treaty Act (MPTA), the project would avoid potential impacts to migratory nesting birds, the applicant shall avoid any grading, brushing, or clearing during the migratory breeding season, from February 1 through August 31. . Therefore the impact is less than significant and the project will not result in substantial adverse effects, or have a cumulatively considerable impact to 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.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Less Than Significant Impact: with Mitigation Incorporated:**

As previously described, the site supports 4.01 acres of disturbed habitat, 0.08-acre of Coastal and Freshwater Marsh, and 0.01-acre of urban/developed land. There is a drainage in the northern portion of the site that runs from east to west that contains a natural bottom with marsh vegetation. The drainage is considered a Resource Protection Ordinance (RPO) wetland. The onsite drainage consisting of marsh vegetation as well as a 50-foot buffer from the drainage will be preserved in a biological open space easement and protected by permanent fencing. Therefore, project impacts to any sensitive natural community identified in the County of San Diego Multiple Species Conservation Program, County of San Diego Resource Protection Ordinance, Natural Community Conservation Plan, Fish and Wildlife Code, Endangered Species Act, Clean Water Act, or any other local or regional plans, policies or regulations, are considered less than significant.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

- |  |  |
|--|--|
| <input type="checkbox"/> Potentially Significant Impact                                | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact with Mitigation Incorporated:**

Based on a site visit conducted by County staff and as supported by the Biological Resources Letter Report (Cummings Environmental 2018), it has been determined that wetlands, defined by Section 404 of the Clean Water Act that include marsh habitat are within the project site. However, the project will not impact through, discharging into, directly removing, filling, or hydrologically interrupting, any federally protected wetlands supported on the project site. The project proposes complete avoidance. The areas of the site containing wetlands in accordance with the Resource Protection Ordinance (RPO) will not be impacted by project implementation as there will be a 50' wide biological buffer in place along the wetland that will be dedicated within a biological open space easement. Therefore, no significant impacts will occur to wetlands

or waters of the U.S. as defined by Section 404 of the Clean Water Act and under the jurisdiction of the Army Corps of Engineers.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, site photos, and a Biological Resources Letter Report (Cummings Environmental 2018), it has been determined that the site has limited biological value and impedance of the movement of any native resident or migratory fish or wildlife species, the use of an established native resident or migratory wildlife corridors, and the use of native wildlife nursery sites would not be expected as a result of the proposed project for the following reasons: the site is located immediately adjacent to developed roads including Bonita Road to the west, and is surrounded to the north, east, and south by existing development with no evidence of wildlife utilizing the site for movement, dispersal, or as a nursery. The site does contain a drainage that may serve as a local wildlife movement corridor but the drainage is avoided by the project design including a 50-foot wetland buffer and dedication of a biological open space easement. Therefore, the project would not interfere with the movement of any native resident or migratory fish or wildlife species, or established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites because the property does not support linear, topographical and/or vegetation features and adequate protective cover that might encourage wildlife movement of large mammals to forage and use as nursery sites.

- e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The conversion of natural habitats in the unincorporated County of San Diego is currently regulated through Subarea Planning efforts in compliance with the Natural Community Conservation Program (NCCP) process, and in accordance with County Guidelines based on the California Environmental Quality Act (CEQA). The site is within the South County MSCP Subarea Plan, and is not designated as a Pre-Approved Mitigation Area (PAMA).

Refer to the attached MSCP Findings and Ordinance Compliance Checklist for further discussion on consistency with any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan, including, Habitat Management Plans (HMP), Special Area Management Plans (SAMP), or any other local policies or ordinances that protect biological resources including the Multiple Species Conservation Program (MSCP), Biological Mitigation Ordinance, Resource Protection Ordinance (RPO), Habitat Loss Permit (HLP).

**V. CULTURAL RESOURCES** -- Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** Based on an analysis of records and a survey of the property by a County of San Diego staff archaeologist, it has been determined that would be no impacts to historical resources because they do not occur within the project site. The results of the survey are provided in a survey report titled, "Cultural Resources Survey Report for Ace Self Storage, PDS2016-MUP-16-010," prepared by Donna Beddow (April 2017).

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** A cultural resources survey was conducted by a County of San Diego staff archaeologist, the results of which are documented in a survey report titled, "Cultural Resources Survey Report for Ace Self Storage, PDS2016-MUP-16-010," prepared by Donna Beddow (April 2017). The pedestrian survey did not identify any archaeological resources or landscape features that would be indicative of archaeological sites such as bedrock outcrops. It was determined that the project site has been disturbed through trail use. The project site is completely surrounded by development and, therefore, earth disturbing activities associated with the development of the area have eliminated the possibility of encountering undiscovered cultural resources during ground disturbing activities. The proposed project would not cause a substantial adverse change in the significance of an archaeological resource.

- c) Directly or indirectly destroy a unique geologic feature?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

San Diego County has a variety of geologic environments and geologic processes which generally occur in other parts of the state, country, and the world. However, some features stand out as being unique in one way or another within the boundaries of the County.

**No Impact:** The site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features. Therefore, the proposed project would not directly or indirectly destroy a unique geologic feature.

d) Directly or indirectly destroy a unique paleontological resource or site?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the project is located on geological formations that have a moderate potential for containing unique paleontological resources. However, the project proposes 52 cubic yards of excavation and will not excavate into undisturbed ground beneath the soil horizons where unique paleontological resources would be discovered. As such, there is no potential to directly or indirectly destroy a unique paleontological resource or site.

e) Disturb any human remains, including those interred outside of formal cemeteries?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** Based on an analysis of records and a survey of the property by a County of San Diego staff archaeologist, it has been determined that the project will not disturb any human remains because the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. The results of the survey are provided in a survey report titled, "Cultural Resources Survey Report for Ace Self Storage, PDS2016-MUP-16-010," prepared by Donna Beddow (April 2017).

**VI. GEOLOGY AND SOILS** -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

Discussion/Explanation:

**No Impact:** The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault. Therefore, there will be no impact from the exposure of people or structures to adverse effects from a known fault-rupture hazard zone as a result of this project.

- ii. Strong seismic ground shaking?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less Than Significant Impact:** To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. The County Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit. Therefore, compliance with the California Building Code and the County Code ensures the project will not result in a potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking.

- iii. Seismic-related ground failure, including liquefaction?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less Than Significant:** The project site is located within a “Potential Liquefaction Area” as identified in the County Guidelines for Determining Significance for Geologic Hazards. A geotechnical study will be reviewed and approved during the building permit process, which specifies foundation design adequate to preclude substantial damage to the proposed structure due to liquefaction. With a site-specific engineering design and conformance with the Seismic Requirements as outlined in the California Building Code, impacts due to liquefaction would be less than significant.

iv. Landslides?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** : The project site is not within a “Landslide Susceptibility Area” as identified in the County Guidelines for Determining Significance for Geologic Hazards. Landslide Susceptibility Areas were developed based on landslide risk profiles included in the *Multi-Jurisdictional Hazard Mitigation Plan, San Diego, CA* (URS, 2004). Landslide risk areas from this plan were based on data including steep slopes (greater than 25%); soil series data (SANDAG based on USGS 1970s series); soil-slip susceptibility from USGS; and Landslide Hazard Zone Maps (limited to western portion of the County) developed by the California Department of Conservation, Division of Mines and Geology (DMG). Also included within Landslide Susceptibility Areas are gabbroic soils on slopes steeper than 15% in grade because these soils are slide prone. Since the project is not located within an identified Landslide Susceptibility Area and the geologic environment has a low probability to become unstable, the project would have a less than significant impact from the exposure of people or structures to potential adverse effects from landslides.

b) Result in substantial soil erosion or the loss of topsoil?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**No Impact:** According to the Soil Survey of San Diego County, the soils on-site are identified as SbA (Salinas clay loam, 0 to 2 percent slopes) that has a soil erodibility rating of “slight” as indicated by the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. Moreover, the project will not result in unprotected erodible soils; will not alter existing drainage patterns; and will not develop steep slopes. The project will result in site disturbance and grading of approximately 52 cubic yards of cut and 42,800 cubic yards of fill, with 38,786 cubic yards of import. However, the project is required to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION

PREVENTION) and 87.417 (PLANTING). Due to these factors, it has been found that the project will not result in substantial soil erosion or the loss of topsoil.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project involves the following grading quantities that would result in the creation of areas of cut and areas underlain by fill: approximately 52 cubic yards of cut, 4,014 cubic yards of undercut, and 42,800 cubic yards of fill, with 38,786 cubic yards of import. In order to assure that any proposed buildings (including those proposed on the project site) are adequately supported (whether on native soils, cut or fill), a Soils Engineering Report is required as part of the Building Permit process. This Report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code. The report must be approved by the County prior to the issuance of a Building Permit. With this standard requirement, impacts would be less than significant. For further information regarding landslides, liquefaction, and lateral spreading, refer to VI Geology and Soils, Question a., iii-iv listed above.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The project is located on expansive soils as defined within Table 18-1-B of the Uniform Building Code (1994). This was confirmed by staff review of the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. The soils on-site are SbA (Salinas clay loam, 0 to 2 percent slopes). However, the project will not have any significant impacts because the project is required to comply with the improvement requirements identified in the 1997 Uniform Building Code, Division III – Design Standard for Design of Slab-On-Ground Foundations to Resist the Effects of Expansive Soils and Compressible Soils, which ensure suitable structure safety in areas with expansive soils. Therefore, these soils will not create substantial risks to life or property.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project will rely on public water and sewer for the disposal of wastewater. A service availability letter dated August 17, 2016 has been received from the San Diego County Sanitation District, Spring Valley, indicating that there is adequate capacity for the project's wastewater disposal needs. No septic tanks or alternative wastewater disposal systems are proposed.

## **VII. GREENHOUSE GAS EMISSIONS – Would the project**

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** Greenhouse gas (GHG) emissions result in an increase in the earth's average surface temperature commonly referred to as global warming. This rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system, known as climate change. These changes are now broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

GHGs include carbon dioxide, methane, hydrofluorocarbons, and nitrous oxide, among others. Human induced GHG emissions are a result of energy production and consumption, and personal vehicle use, among other sources.

Climate changes resulting from GHG emissions could produce an array of adverse environmental impacts including water supply shortages, severe drought, increased flooding, sea level rise, air pollution from increased formation of ground level ozone and particulate matter, ecosystem changes, increased wildfire risk, agricultural impacts, ocean and terrestrial species impacts, among other adverse effects.

In 2006, the State of California passed the Global Warming Solutions Act of 2006, commonly referred to as Assembly Bill (AB) 32, which set the GHG emissions reduction goal for the State into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing GHG emissions from significant sources via regulation, market mechanisms, and other

actions. Senate Bill (SB) 32, passed in 2016, set a statewide GHG reduction target of 40% below 1990 levels by 2030.

SB 375, passed in 2008, links transportation and land use planning with global warming. It requires CARB to set regional targets for the purpose of reducing GHG emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing, and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. The San Diego Association of Governments (SANDAG) has prepared the region's Sustainable Communities Strategy (SCS) and the 2050 Regional Transportation Plan (RTP) which are elements of the *San Diego Forward: The Regional Plan*. The strategy identifies how regional GHG reduction targets, as established by CARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible.

To implement State mandates to address climate change in local land use planning, local land use jurisdictions are generally preparing GHG emission inventories and reduction plans and incorporating climate change policies into local General Plans to ensure development is guided by a land use plan that reduces GHG emissions. The County of San Diego's General Plan, adopted in 2011, incorporates various climate change goals and policies. These policies provide direction for individual development projects to reduce GHG emissions.

The County adopted a Climate Action Plan (CAP) in February 2018. The CAP was prepared as a qualified plan for reduction of GHG emissions and provides streamlining provisions for projects that can demonstrate consistency with the CAP. The CAP established the following threshold of significance for GHG emissions:

*A proposed project would have a less than significant cumulatively considerable contribution to climate change impacts if it is found to be consistent with the County's Climate Action Plan; and, would normally have a cumulatively considerable contribution to climate change impacts if it is found to be inconsistent with the County's Climate Action Plan.*

The CAP includes a CAP Consistency Review Checklist to implement GHG reduction measures from the CAP that apply to new development projects. The Checklist follows a two-step process to determine if projects are consistent with the CAP and whether they may have a significant cumulative impact under the County's adopted GHG thresholds of significance. The Checklist first assesses a project's consistency with the growth projections and land use assumptions that formed the basis of CAP emissions projections. If a project is consistent with the projections and land use assumptions in the CAP, its associated growth in terms of GHG emissions would have been accounted for in the CAP's projections and project implementation of the CAP reduction measures will contribute towards reducing the County's emissions and meeting the County's reduction targets.

The CAP Consistency Review Checklist was completed for the project. The proposed project would require a Major Use Permit but is an allowed use under the current General Plan designation and zoning for the site.

The project would comply with applicable measures in Step 2 of the Checklist. These measures will be included as conditions of approval for the project. Vehicle miles traveled-related measures would not apply to the project because those measures focus on reducing commute trips and the project proposes only four employees onsite. Because of the nature of the use, the opportunities for transportation demand management (e.g., telecommuting) and reduced and shared parking would be limited. The primary purpose of the project is to provide a long-term storage facility that does not generate a substantial number of trips annually. The project would comply with the Checklist measure related to outdoor water use and would be conditioned to reduce its outdoor water use by 40%, consistent with the CAP measure.

As a supplement to CAP consistency, the project's GHG emissions were also quantified. A "Global Climate Change Analysis" was conducted by Ldn Consulting for the proposed project (July 2018). GHG emissions associated with construction including emissions from construction equipment, truck traffic, and worker trips were quantified using the California Emissions Estimator Model (CalEEMod) Version 2013.2.2 computer program. Operational modeling was based on project-specific information (e.g., land use type, land use size, construction schedule) where available, and default values in CalEEMod that are based on the project's location and land use type. The project is anticipated to generate 549 metric tons carbon dioxide equivalent (MT CO<sub>2e</sub>) per year. The emissions would be below an annual 900 metric ton screening level, referenced by the California Air Pollution Control Officers Association (CAPCOA) as a conservative criterion, for determining the size of projects that would require further analysis and potential mitigation with regard to GHG emissions.

Therefore, the project is determined to be consistent with the County's CAP and GHG impacts would be less than significant.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** As described under VII(a) above, the project would comply with all applicable measures from the County's CAP Consistency Review Checklist as conditions of approval. Therefore, the project would not conflict with the County's CAP which was intended to meet the County's GHG reduction targets consistent with AB 32 and SB 32. Therefore, this impact would be less than significant.

**VIII. HAZARDS AND HAZARDOUS MATERIALS** -- Would the project:

a) 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?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project will not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity. In addition, the project does not propose to demolish any existing structures onsite and therefore would not create a hazard related to the release of asbestos, lead based paint or other hazardous materials from demolition activities.

- b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** Although the project site is located within one-quarter mile of an existing pre-school, the project does not propose the handling, storage, or transport of hazardous materials. Therefore, the project will not have any effect on the existing school located within one-quarter mile of the project site.

- c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** Based on a regulatory database search, the project site has not been subject to a release of hazardous substances. The project site is not included in any of the following lists or databases: the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5., the San Diego County Hazardous Materials Establishment database, the San Diego County DEH Site Assessment and Mitigation (SAM) Case Listing, the Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program Database ("CalSites" Envirostor Database), the Resource Conservation and Recovery Information System (RCRIS) listing, the EPA's Superfund CERCLIS

database or the EPA's National Priorities List (NPL). Additionally, the project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), is not on or within 1,000 feet of a Formerly Used Defense Site (FUDS), does not contain a leaking Underground Storage Tank, and is not located on a site with the potential for contamination from historic uses such as intensive agriculture, industrial uses, a gas station or vehicle repair shop. Therefore, the project would not create a significant hazard to the public or environment.

- d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation Administration Height Notification Surface. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

- e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is not within one mile of a private airstrip. As a result, the project will not constitute a safety hazard for people residing or working in the project area.

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:

**Less Than Significant Impact:** The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego, including all cities and the County unincorporated areas. The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

**No Impact:** The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant, and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

**No Impact:** The Oil Spill Contingency Element will not be interfered with because the project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

**No Impact:** The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

**Less Than Significant Impact:** The project site is located within the dam inundation zone for the Lake Loveland Dam and the Sweetwater Dam. The evacuation plans for these dams will not be interfered with because even though the project is located within a dam inundation zone, the project is not a unique institution that would be difficult to safely evaluate in the event of a dam

failure. Unique institutions, as defined by the Office of Emergency Services, include hospitals, schools, skilled nursing facilities, retirement homes, mental health care facilities, care facilities for patients with disabilities, adult and childcare facilities, jails/detention facilities, stadiums, arenas, amphitheaters, or a similar use. Since the project does not propose a unique institution in a dam inundation zone, the project would not impair implementation of or physically interfere with the implementation of an emergency response plan.

- g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** The proposed project is completely surrounded by urbanized areas and/or irrigated lands and no wildlands are adjacent to the project. Also, a Fire Service Availability Letter and conditions have been received from the Bonita-Sunnyside Fire Protection District. The conditions from the Bonita-Sunnyside Fire Protection District include: conformance with the Uniform Fire and Building Codes or Amendments by the Bonita-Sunnyside Fire Protection District to the California Fire Codes including adequate fire sprinkler and alarm systems, and a Knox override switch for the electronic security gate. The Fire Service Availability Letter indicates the expected emergency travel time to the project site to be one minute. The Maximum Travel Time allowed pursuant to the Safety Element is five minutes. Therefore, based on the location of the project; review of the project by County staff; and through compliance with the Bonita-Sunnyside Fire Protection District's conditions, the project is not expected to expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires.

- h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar

uses. Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

**IX. HYDROLOGY AND WATER QUALITY** -- Would the project:

a) Violate any waste discharge requirements?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes a self-storage facility which requires water quality Best Management Practices (BMPs) be implemented to address both pollutant and hydromodification management requirements. The project applicant has provided a copy of the Priority Development Project Storm Water Quality Management Plan ( PDP SWQMP) prepared by Omega Engineering (March 2018), which demonstrates that the project will comply with all requirements of the 2013 Municipal Separate Storm Sewer System (MS4) permit and County of San Diego 2016 BMP Design Manual. The project site proposes and will be required to implement structural BMPs including bioretention basins to reduce potential pollutants to the maximum extent practicable from entering storm water runoff. These measures will enable the project to meet waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. R9-2013-0001), as implemented by the San Diego County Jurisdictional Runoff Management Program (JRMP) and BMP Design Manual.

Finally, the project's conformance to the waste discharge requirements listed above ensures the project will not create cumulatively considerable water quality impacts related to waste discharge because, through the permit, the project will conform to Countywide watershed standards in the JRMP and BMP Design Manual, derived from State regulation to address human health and water quality concerns. Therefore, the project will not contribute to a cumulatively considerable impact to water quality from waste discharges.

b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** A Priority Development Project Storm Water Quality Management Plan (PDP SWQMP) was completed for the proposed project (Omega Engineering, March 2018). The project lies in the South Coast hydrologic subarea, within the

Sweetwater hydrologic unit. As discussed in the PDP SWQMP, according to the Clean Water Act Section 303(d) list, this watershed is impaired for:

303(d) Impaired Water	Body Pollutant(s)/Stressor(s)
Lower Sweetwater River	Enterococcus, Fecal Coliform, Phosphorous, Selenium, Total Dissolved Solids, Toxicity
San Diego Bay	PCBs

The following pollutants may be expected on the project site based on the proposed uses: sediments, nutrients, heavy metals, organic compounds, trash and debris, oxygen demanding substances, oil and grease, bacteria and viruses, and pesticides. However, site design measures and/or source control BMPs and/or treatment control BMPs as identified in the PDP SWQMP will be employed such that potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to increase the level of these pollutants in receiving waters.

The proposed BMPs are consistent with regional surface water and storm water planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result the project will not contribute to a cumulative impact to an already impaired water body, as listed on the Clean Water Act Section 303(d). Regional surface water and storm water permitting regulation for County of San Diego includes the following: San Diego Region, Order No. R9-2007-0001, (NPDES No. CAS 0108758); County Watershed Protection Ordinance; Stormwater Management, and Discharge Control Ordinance (WPO); County Stormwater Standards Manual. The stated purposes of these ordinances are to protect the health, safety and general welfare of the County of San Diego residents; to protect water resources and to improve water quality; to cause the use of management practices by the County and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the state; to secure benefits from the use of storm water as a resource; and to ensure the County is compliant with applicable state and federal laws. The Watershed Protection Ordinance has discharge prohibitions, and requirements that vary depending on type of land use activity and location in the County. Each project subject to WPO is required to prepare a Stormwater Management Plan that details a project's pollutant discharge contribution to a given watershed and propose BMPs or design measures to mitigate any impacts that may occur in the watershed.

c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The Regional Water Quality Control Board has designated water quality objectives for waters of the San Diego Region to protect the existing and potential

beneficial uses of each hydrologic unit. The project lies in the South Coast hydrologic subarea, within the Sweetwater hydrologic unit that has the following existing and potential beneficial uses for inland surface waters, coastal waters, reservoirs and lakes, and ground water: municipal and domestic supply; agricultural supply; industrial process supply, industrial service supply; contact water recreation; non-contact water recreation; warm freshwater habitat; cold freshwater habitat; wildlife habitat; preservation of biological habitats of special significance; and rare, threatened, or endangered species habitat.

The project proposes a parking lot, which is a potential source of polluted runoff. However, the site design measures including bioretention basins will be employed to reduce potential pollutants in runoff to the maximum extent practicable, such that the proposed project will not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses.

In addition, the proposed BMPs are consistent with regional surface water, storm water and groundwater planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result, the project will not contribute to a cumulatively considerable exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. Refer to Section VIII., Hydrology and Water Quality, Question b, for more information on regional surface water and storm water planning and permitting process.

- d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project will obtain its water supply from the Sweetwater Authority that obtains water from surface reservoirs or other imported water source. The project will not use any groundwater for any purpose, including irrigation, domestic or commercial demands. In addition, the project does not involve operations that would interfere substantially with groundwater recharge including, but not limited to the following: the project does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g. ¼ mile). These activities and operations can substantially affect rates of groundwater recharge. Therefore, no impact to groundwater resources is anticipated.

- e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** As outlined in the PDP SWQMP prepared for the proposed project (Omega Engineering March 2018), the project will implement bioretention basins to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff. These measures will slow runoff from the project site and control erosion and sedimentation and satisfy waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. R9-2007-0001), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP). The SWMP specifies and describes the implementation process of all BMPs that will address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream drainage swales. The Department of Public Works will ensure that the Plan is implemented as proposed. Due to these factors, it has been found that the project will not result in significantly increased erosion or sedimentation potential and will not alter any drainage patterns of the site or area on- or off-site. In addition, because erosion and sedimentation will be controlled within the boundaries of the project, the project will not contribute to a cumulatively considerable impact. For further information on soil erosion refer to VI., Geology and Soils, Question b.

- f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** A drainage study was completed for the proposed project (Omega Engineering October 2017). The onsite drainage pattern will change minimally due to the proposed development, but the runoff will continue to flow in the same general direction towards the existing channel located north of the project site. The proposed project will not significantly alter established drainage patterns or significantly increase the amount of runoff because drainage will be conveyed to drainage facilities before discharging to existing natural drainages.

Therefore, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Moreover, the project will not contribute to a cumulatively considerable alteration or a drainage

pattern or increase in the rate or amount of runoff, because the project will substantially increase water surface elevation or runoff exiting the site, as detailed above.

- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less Than Significant Impact:** A hydraulic analysis (Tory R. Walker Engineering June 2017) and PDP SWQMP (Omega Engineering October 2017) were completed for the proposed project. The analyses identified that the proposed project would result in an increase in generated peak flow rates for the 100 year storm event. However, the project will implement best management practices and bioretention basins to release excess runoff at a reduced rate. Therefore, the project does not propose to create or contribute runoff water that would exceed the capacity of existing and planned storm water drainage systems as identified in the PDP SWQMP.

- h) Provide substantial additional sources of polluted runoff?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The PDP SWQMP (Omega Engineering October 2017) identified potential sources of polluted runoff associated with on-site storm drain inlets, refuse areas, fire sprinkler test water, sidewalks, and the parking lot. However, the source control BMPs and bioretention basins will be employed such that potential pollutants will be reduced in runoff to the maximum extent practicable. Refer to IX Hydrology and Water Quality Questions a, b, c, for further information.

- i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The project site is located within a 100-year floodplain. However, the project is not proposing to place structures with a potential for human occupation

within these areas and will not place access roads or other improvements which will limit access during flood events or affect downstream properties. Therefore, impacts would be less than significant.

- j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** A hydraulic analysis (Tory R. Walker Engineering June 2017) was completed for the proposed project. The project proposes to place fill over a majority of the project site prior to construction of the self-storage facilities, which currently has an elevation of approximately 86 feet AMSL. The analysis determined that during a 100-year flood event, the water surface elevation (WSEL) of the Central Avenue Channel across the northern portion of the project site is approximately 90.56 feet, and that the placement of fill would increase the 100-year WSEL of the Central Avenue Channel by 0.03 feet. The project proposes to raise the elevation of the developed portion of the project site above 91 feet AMSL, thereby raising it above the WSEL of a 100-year storm flow. A PDP SWQMP (Omega Engineering 2017) has been prepared for the proposed project, and adequate on site drainage systems will be implemented. Therefore, impacts would be less than significant.

- k) Expose people or structures to a significant risk of loss, injury or death involving flooding?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project site is located within the 100-year flood plain. A hydraulic analysis (Tory R. Walker Engineering June 2017) was completed for the proposed project. The project proposes to place fill over a majority of the project site to raise the elevation from approximately 86 feet AMSL to 91 feet, thereby raising the elevation above the water surface elevation (WSEL) of a 100-year storm flow. The analysis determined that during a 100-year flood event, the WSEL of the Central Avenue Channel across the northern portion of the project site is approximately 90.56 feet. The placement of fill would increase the 100-year WSEL of the Central Avenue Channel by 0.03 feet, however, adequate storm water drainage facilities will be constructed and the minimal increase will not pose a substantial increased risk of flooding. Therefore, the proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding.

- l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project site is located within the dam inundation zone for the Lake Loveland Dam and the Sweetwater Dam. These dams have established evacuation plans that will not be interfered with because even though the project is located within a dam inundation zone, the project is not a unique institution with a substantial amount of people or structures that would be difficult to safely evaluate in the event of a dam failure. In addition, the San Diego County Office of Emergency Services has an established emergency evacuation plan for the area and the project will not interfere with this plan. Therefore, the proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam.

m) Inundation by seiche, tsunami, or mudflow?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

i. SEICHE

**No Impact:** The project site is not located along the shoreline of a lake or reservoir; therefore, could not be inundated by a seiche.

ii. TSUNAMI

**No Impact:** The project site is located more than a mile from the coast; therefore, in the event of a tsunami, would not be inundated.

iii. MUDFLOW

**No Impact:** Mudflow is type of landslide. The site is not located within a landslide susceptibility zone. Also, the geologic environment of the project area has a low probability to be located within an area of potential or pre-existing conditions that could become unstable in the event of seismic activity. In addition, though the project does propose land disturbance that will expose unprotected soils, the project is not located downstream from unprotected, exposed soils within a landslide susceptibility zone. Therefore, it is not anticipated that the project will expose people or property to inundation due to a mudflow.

**X. LAND USE AND PLANNING** -- Would the project:

a) Physically divide an established community?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site is located adjacent to Bonita Road, across from an existing golf course to the west and surrounded to the north, east, and south by residential and commercial uses. The project will improve existing portions of Bonita Road along the project frontage, and will connect to existing utilities. The project does not propose the introduction of new major infrastructure such as major roadways or water supply systems, or utilities to the area. Therefore, the proposed project will not significantly disrupt or divide the established community.

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project site is subject to the General Plan Village/Village Regional Category and contains lands within the Village Residential 2 (VR-2)/Village Residential 2 (VR-2) Land Use Designation. The project is also subject to the policies of the Sweetwater Community Plan/Sweetwater Community Plan. The property is zoned Rural Residential (RR), which permits self-storage facilities with a Major Use Permit pursuant to the Zoning Ordinance Section 2185.c. Therefore, the project would not conflict with applicable land use plans, policies, or regulations and impacts would be less than significant.

**XI. MINERAL RESOURCES** -- Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project site is within 1,300 feet of land that has been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area of “Identified Mineral Resource Significance” (MRZ-2).

However, the project site is surrounded by densely developed land uses including residential, commercial, and religious assembly uses which are incompatible to future extraction of mineral resources on the project site. A future mining operation at the project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. The mineral resources potentially located within the project site can be considered lost due to incompatible land uses and the infeasibility of a mining operation on the project site. Therefore, implementation of the project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project site is located in an area that is within 1,300 feet of MRZ-2 designated lands. However, the proposed project will not result in the loss of locally important mineral resources because the project site is currently surrounded by densely developed land uses including residential, commercial, and civic uses including religious assembly which are incompatible to future extraction of mineral resources on the project site. The placement of the proposed use on the project site would not result in a loss of mineral resources because the feasibility of future mining at the site is already impacted by existing land use incompatibilities. Based on current land use conditions, a future mining operation at the project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and other impacts, thereby reducing the feasibility of future mining operations occurring, regardless of the proposed project.

Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan will occur as a result of the proposed project.

**XII. NOISE** -- Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Less Than Significant Impact with Mitigation Incorporated:** A Noise Analysis was prepared for the proposed project (Jeremy Louden May 2018). The one-hour average daytime sound level limits at the property lines will be 50 dBA and 45 dBA respectively all pursuant to the County Noise Ordinance, Section 36.404. On-going noise generating operations are comprised of moving trucks and rooftop HVAC units. The noise report included a worst-case scenario was assessed utilizing all sources occurring at the same time. Based on the report, the noise level demonstrates conformance for the Noise Ordinance Section 36.404 by distance separation and limited duty-cycles for operational noise sources. Incorporation of noise conditions would ensure the project would not exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable standards for the following reasons:

General Plan – Noise Element

The project is subject to the County Noise Element exterior noise level requirement of 70 dBA Community Noise Equivalent Level (CNEL). The project site is located within a noise contour that does not exceed 70 dBA. Therefore, the project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element.

Noise Ordinance – Section 36.404

The project is zoned for Rural Residential (RR) and subject to the most restrictive nighttime one-hour average sound level limit of 45 dBA and daytime 50 dBA pursuant to Section 36.404. Based on the Noise Analysis, primary noise sources associated with the project are comprised of moving trucks and rooftop HVAC units. There will be no use of generator units, no outdoor events and no uses of amplified equipment that would exceed County noise standards. Additionally, the Major Use Permit will be conditioned to require all noise generating equipment and operations to conform to the County Noise Ordinance, Section 36.404.

Noise Ordinance – Section 36.409

The project is subject to construction equipment operations related to project grading activities. Temporary construction equipment activities are subject to a 75 dBA eight hour average limit at an occupied boundary line. Based on the project description, typical construction equipment to prep and grade the site would involve excavation equipment, haul trucks, scrapers and dozers. No proposed drilling and no blasting is proposed. No use of impulsive type of heavy equipment is anticipated. The property to the north is zoned commercial. The one-hour average daytime sound level limits at the property lines are 50 dBA and 45 dBA respectively, all pursuant to the County Noise Ordinance, Section 36.404. On-going noise generating operations are comprised of moving trucks and rooftop HVAC units. The Noise Analysis analyzed a worst-case scenario utilizing all noise sources occurring at the same time. Based on the report, the noise level demonstrates conformance for the Noise Ordinance Section 36.404 by distance separation and limited duty-cycles for operational noise sources.

The project is also subject to temporary construction noise associated with grading and preparing the site. Temporary construction equipment operations are subject to a 75 dBA eight-hour average at a residentially occupied property line. Grading would be spread out over the

project site, with an average distance of over 75 feet from adjacent and occupied property lines. Additionally, no blasting and no rock crushing is proposed on site. Therefore, grading activities are not anticipated to exceed the 75 dBA construction noise requirement.

Finally, the project's conformance to the County of San Diego General Plan (Noise Element) and County of San Diego Noise Ordinance (Section 36.404 and 36.409) ensures the project will not create cumulatively considerable noise impacts, because the project will not exceed the local noise standards for noise sensitive areas; and the project will not exceed the applicable noise level limits at the property line or construction noise limits, derived from State regulation to address human health and quality of life concerns. Therefore, the project will 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.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project does not propose any of the following land uses that can be impacted by groundborne vibration or groundborne noise levels:

1. Buildings where low ambient vibration is essential for interior operation, including research and manufacturing facilities with special vibration constraints.
2. Residences and buildings where people normally sleep including hotels, hospitals, residences and where low ambient vibration is preferred.
3. Civic and institutional land uses including schools, churches, libraries, other institutions, and quiet office where low ambient vibration is preferred.
4. Concert halls for symphonies or other special use facilities where low ambient vibration is preferred.

Also, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways, or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels on-site or in the surrounding area. Therefore, the project will not expose persons to or generate excessive groundborne vibration or groundborne noise levels on a project or cumulative level.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project involves the following permanent noise sources that may increase the ambient noise level: vehicles and HVAC units. As indicated in the response listed under Section XI Noise, Question a., the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control. Also, the project is not expected to expose existing or planned noise sensitive areas to direct noise impacts over existing ambient noise levels based on review of the project by County staff and the Noise Analysis. Additionally, the project will not result in cumulative noise impacts because a list of past, present and future projects within in the vicinity were evaluated. Refer to XIX. Mandatory Findings of Significance for a comprehensive list of the projects considered.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project is subject to construction equipment operations related to project grading activities. Temporary construction equipment activities are subject to a 75 dBA eight hour average limit at an occupied boundary line. Based on the project description, typical construction equipment to prep and grade the site would involve excavation equipment, haul trucks, scrapers and dozers. No proposed blasting, rock crushing, or materials processing on site is proposed. No use of impulsive type of heavy equipment is anticipated. Neighboring properties to the north, east, and south have existing residences. A majority of the combined grading operations would be more than 75 feet away from the adjacent boundary lines. No off-site construction is proposed. Grading activities are anticipated not to be located at a single location in close proximity to an existing residence for a long duration of time. General grading operations are spread out over the entire project site. General construction noise is not expected to exceed the construction noise limits of the County of San Diego Noise Ordinance (Section 36.409), which are derived from State regulations to address human health and quality of life concerns. Construction operations will occur only during permitted hours of operation pursuant to Section 36-410. Also, it is not anticipated that the project will operate construction equipment in excess of 75 dB for more than an 8 hours during a 24-hour period. Therefore, the project would not result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
|---|---|

- ☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

Discussion/Explanation:

**No Impact:** The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP) for airports or within 2 miles of a public airport or public use airport. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

- ☐ Potentially Significant Impact ☐ Less than Significant Impact  
☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

Discussion/Explanation:

**No Impact:** The proposed project is not located within a one-mile vicinity of a private airstrip; therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

**XIII. POPULATION AND HOUSING** -- Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- ☐ Potentially Significant Impact ☐ Less than Significant Impact  
☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

Discussion/Explanation:

**No Impact:** The proposed project will not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but not limited to the following: new or extended infrastructure or public facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

- ☐ Potentially Significant Impact ☐ Less than Significant Impact

- ☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

Discussion/Explanation:

**No Impact:** The project site is currently vacant. Therefore, the proposed project would not displace substantial numbers of existing housing.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- ☐ Potentially Significant Impact ☐ Less than Significant Impact  
☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

Discussion/Explanation:

**No Impact:** The project site is currently vacant. Therefore, the proposed project would not displace substantial numbers of people.

#### **XIV. PUBLIC SERVICES**

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

- ☐ Potentially Significant Impact ☐ Less than Significant Impact  
☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

Discussion/Explanation:

**No Impact:** Based on the service availability forms received for the project, the proposed project will not result in the need for significantly altered services or facilities. Service availability forms have been provided which indicate existing services are available to the project from the following agencies/districts: Bonita-Sunnyside Fire Protection District, Sweetwater Authority, and the San Diego County Sanitation District for the Spring Valley service area. The project does not involve the construction of new or physically altered governmental facilities including but not

limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. Therefore, the project will not have an adverse physical effect on the environment because the project does not require new or significantly altered services or facilities to be constructed.

#### **XV. RECREATION**

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project proposes to construct a self-storage facility with associated office space. The project does not propose any residential uses that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity. Therefore, no impacts to recreational facilities would occur.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the construction or expansion of recreational facilities cannot have an adverse physical effect on the environment.

#### **XVI. TRANSPORTATION AND TRAFFIC** -- Would the project:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation: The County of San Diego Guidelines for Determining Significance for Traffic and Transportation (Guidelines) establish measures of effectiveness for the performance of the circulation system. These Guidelines incorporate standards from the County of San Diego Public Road Standards and Mobility Element, the County of San Diego Transportation Impact Fee Program and the Congestion Management Program.

**Less Than Significant With Mitigation Incorporated:** A Trip Generation Analysis was completed for the proposed project (LOS Engineering December 2016). The proposed project will result in an additional 123 Average Daily Trips (ADT). However, the project will not have a direct impact related to a conflict with any performance measures establishing measures of effectiveness of the circulation system because the project trips do not exceed any of the County's Guidelines for Determining Significance for direct impacts related to Traffic and Transportation. As identified in the County's Guidelines for Determining Significance for Traffic and Transportation, the project trips would not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities. Therefore, the project would not have a direct impact related to a conflict with policies establishing measures of the effectiveness for the performance of the circulation system.

The 123 ADT will be distributed on Mobility Element roadways in the County, some of which are currently or are projected to operate at inadequate levels of service. The County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. The TIF program creates a mechanism to proportionally fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. These new projects were based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing Mobility Element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by other public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, State, and Federal funding to improve freeways to projected level of service objectives in the RTP.

These project trips therefore contribute to a potential significant cumulative impact and mitigation is required. The potential growth represented by this project was included in the growth projections upon which the TIF program is based. By ensuring TIF funds are spent for the specific roadway improvements identified in the TIF Program, the CEQA mitigation requirement is satisfied and the Mitigation Fee nexus is met. Therefore, payment of the TIF, which will be required at issuance of building permits, in combination with other components of the program described above, will mitigate potential cumulative traffic impacts to less than significant.

b) Conflict with an applicable congestion management program, including, but not limited to

level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**No Impact:** California State Proposition 111, passed by voters in 1990, established a requirement that urbanized areas prepare and regularly update a Congestion Management Program (CMP). The requirements within the State CMP were developed to monitor the performance of the transportation system, develop programs to address near-term and long-term congestion, and better integrate transportation and land use planning. SANDAG provided regular updates for the state CMP from 1991 through 2008. In October 2009, the San Diego region elected to be exempt from the State CMP and, since this decision, SANDAG has been abiding by 23 CFR 450.320 to ensure the region's continued compliance with the federal congestion management process. Therefore, the project will not conflict with travel demand measures or other standards of the congestion management agency.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is located outside of an Airport Influence Area and is not located within two miles of a public or public use airport; therefore, the project will not result in a change in air traffic patterns.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project will not alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create or place curves, slopes or walls which impedes adequate sight distance on a road.

e) Result in inadequate emergency access?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
|---|--|

☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The Bonita-Sunnyside Fire Protection District, which is the Fire Authority Having Jurisdiction, and the San Diego County Fire Authority, have reviewed the proposed project and associated emergency access roadways and have determined that there is adequate emergency fire access proposed. The project will incorporate a security gate that will be outfitted with a Knox override switch, an optical (strobe) override switch, mechanical disconnect or battery back-up, and equipped with sensor controlled egress in accordance with California Fire Codes. Additionally, roads used will be required to be improved to County standards. Therefore, the proposed project would not result in inadequate emergency access.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

☐ Potentially Significant Impact ☒ Less than Significant Impact  
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project is will generate 123 ADT. The project will be conditioned to improve Bonita Road along the project frontage, and to dedicate an easement to the County of San Diego for additional right-of-way to accommodate a bike lane and sidewalk in accordance with the County of San Diego Public Road Standards and the Community Trails Master Plan. Project implementation will not result in the construction of any road improvements or new road design features that would interfere with the provision of public transit, bicycle, or pedestrian facilities. In addition, the project does not generate sufficient travel demand to increase demand for transit, pedestrian or bicycle facilities. Therefore, the project will not conflict with policies, plans, or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

**XVII. TRIBAL CULTURAL RESOURCES** -- Would the project:

a) Cause a substantial adverse change in the significance of a tribal cultural resource, as defined in Public Resources Code §21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of Historical Resources as defined in Public Resources Code §5020.1(k), or

☐ Potentially Significant Impact ☐ Less than Significant Impact  
☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

- ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1, the Lead Agency shall consider the significance of the resource to a California Native American tribe.

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** Pursuant to AB-52, consultation was initiated with culturally affiliated tribes. The Jamul Indian Village, Lipay Nation of Santa Ysabel, and Viejas Band of Kumeyaay Indians requested consultation for the proposed project. No tribal cultural resources were identified during consultation, and consultation was concluded with all consulting tribes. As such, there are no impacts to tribal cultural resources.

**XVIII. UTILITIES AND SERVICE SYSTEMS** -- Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes to discharge domestic waste to a community sewer system that is permitted to operate by the Regional Water Quality Control Board (RWQCB). A project facility availability form has been received from the San Diego County Sanitation District, Spring Valley that indicates the district will serve the project. Therefore, because the project will be discharging wastewater to a RWQCB permitted community sewer system, the project is consistent with the wastewater treatment requirements of the RWQCB, including the Regional Basin Plan.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project does not include new or expanded water or wastewater treatment facilities. In addition, the project does not require the construction or expansion of water or wastewater treatment facilities. Service availability forms have been provided which indicate adequate water and wastewater treatment facilities are available to the project from the Sweetwater Authority and San Diego County Sanitation District. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The project requires only new on-site storm water drainage facilities. The new facilities include bio-filtration basins. Refer to the PDP SWQMP for the proposed project for additional information. As outlined in this Initial Study, the new facilities will not result in adverse physical effects on the environment.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The project requires water service from the Sweetwater Authority. A Service Availability Letter from the Sweetwater Authority has been provided, indicating adequate water resources and entitlements are available to serve the requested water resources. Therefore, the project will have sufficient water supplies available to serve the project.

- e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The project requires wastewater service from the San Diego County Sanitation District, Spring Valley service area. A Service Availability form from the District has been provided, indicating adequate wastewater service capacity is available to serve the requested demand. Therefore, the project will not interfere with any wastewater treatment provider's service capacity.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less than Significant Impact:** Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). There are five, permitted active landfills in San Diego County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs.

- g) Comply with federal, state, and local statutes and regulations related to solid waste?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less than Significant Impact:** Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). The project will deposit all solid waste at a permitted solid waste facility and therefore, will comply with Federal, State, and local statutes and regulations related to solid waste.

**XIX. MANDATORY FINDINGS OF SIGNIFICANCE:**

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

☐ Potentially Significant Impact      ☒ Less than Significant Impact  
☐ Less Than Significant With Mitigation Incorporated      ☐ No Impact

Discussion/Explanation:

**Less Than Significant Impact:** Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. Resources that have been evaluated as significant would be potentially impacted by the project, particularly biological resources. However, avoidance measures have been included that clearly reduces these effects to a level below significance. This includes dedication of a biological open space easement, open space fencing, and signage. As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with this project would result. Therefore, this project has been determined not to trigger this Mandatory Finding of Significance.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

☐ Potentially Significant Impact      ☐ Less than Significant Impact  
☒ Less Than Significant With Mitigation Incorporated      ☐ No Impact

Discussion/Explanation:

The following list of past, present and future projects were considered and evaluated as a part of this Initial Study:

PROJECT NAME	PERMIT/MAP NUMBER
3517 Tennis Court Lane Tentative Parcel Map	PDS2016-TPM-21247
Bender Tentative Parcel Map	PDS1998-3200-20392

<b>PROJECT NAME</b>	<b>PERMIT/MAP NUMBER</b>
Bender/Yah Way Tentative Parcel Map	PDS2003-3200-20741
Beth Eliyahu Torah Center Major Use Permit	PDS2011-3300-96-006
Bonita Canyon Park PRD Major Use Permit	PDS2011-3300-81-047
Bonita Canyon Park PRD Major Use Permit Minor Deviation	PDS2011-3301-81-047-03
Bonita Hills Major Use Permit Modification	PDS2011-3301-81-047-04
Bonita Palms Major Use Permit Modification	PDS2011-3301-84-050-02
Bonita PRD Major Use Permit	PDS2011-3300-81-079
Bonita Presbyterian Church Major Use Permit Minor Deviation	PDS2011-3301-75-087-05
Bonita Press Church Major Use Permit	PDS2012-3300-75-087
Bonita Valley Baptist Church Major Use Permit Minor Deviation	PDS2011-3301-77-143-01
Bonita Valley Christian Center Major Use Permit Modification	PDS2003-3301-78-016-11
Bonita Valley Community Church Major Use Permit	PDS2009-3399-78-016-15
Bonita Valley Tennis Club Major Use Permit Minor Deviation	PDS2010-3301-73-237-06
Bucardo Minor Use Permit Minor Deviation	PDS2012-ZAP-77-012M1
Egson Tentative Map	PDS2017-TM-5622
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First Assembly of God Major Use Permit Modification	PDS2011-3301-78-016-01
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La Mansiones De Bonita Tentative Map	PDS2007-3100-5543
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Sweetwater Regional Park Major Use Permit	PDS2003-3300-87-026
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KFC/A&W Site Plan	PDS2001-3500-00-064

**Less Than Significant With Mitigation Incorporated:** Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVIII of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were determined to be potentially significant cumulative effects related to traffic. However, mitigation has been included that clearly reduces these cumulative effects to a level below significance. This mitigation includes payment of the Transportation Impact Fee (TIF). As a result of this evaluation, there is no substantial evidence that, after mitigation, there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Less Than Significant With Mitigation Incorporated:** In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VIII. Hazards and Hazardous Materials, IX Hydrology and Water Quality XII. Noise, XIII. Population and Housing, and XVI. Transportation and Traffic. As a result of this evaluation, there were determined to be potentially significant effects to human beings related to traffic. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes payment of the TIF for cumulative traffic impacts. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

## XX. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

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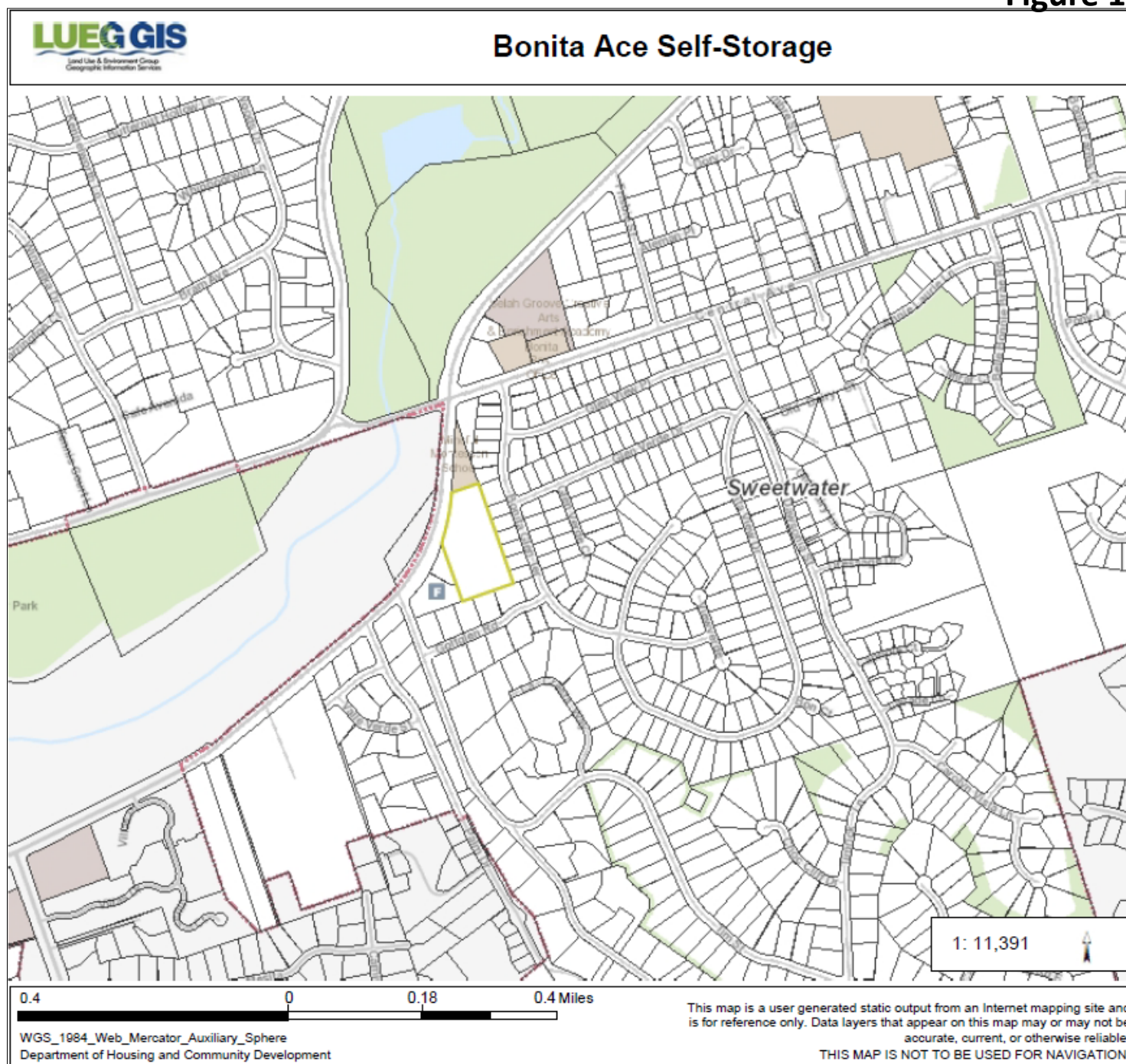
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- Fallbrook & Ramona Transportation Impact Fee Report, County of San Diego, January 2005. (<http://www.sdcounty.ca.gov/dpw/permits-forms/manuals.html>)
- Office of Planning, Federal Transit Administration, Transit Noise and Vibration Impact Assessment, Final Report, April 1995.
- San Diego Association of Governments, 2020 Regional Transportation Plan. Prepared by the San Diego Association of Governments. ([www.sandag.org](http://www.sandag.org))
- San Diego County Regional Airport Authority ALUCP'S ([http://www.san.org/sdcraa/airport\\_initiatives/land\\_use/adopted\\_docs.aspx](http://www.san.org/sdcraa/airport_initiatives/land_use/adopted_docs.aspx))
- US Code of Federal Regulations, Federal Aviation Regulations (FAR), Objects Affecting Navigable Airspace, Title 14, Chapter 1, Part 77. ([www.gpoaccess.gov](http://www.gpoaccess.gov))

## UTILITIES & SERVICE SYSTEMS

- California Code of Regulations (CCR), Title 14. Natural Resources Division, CIWMB Division 7; and Title 27, Environmental Protection Division 2, Solid Waste. ([ccr.oal.ca.gov](http://ccr.oal.ca.gov))
- California Integrated Waste Management Act. Public Resources Code, Division 30, Waste Management, Sections 40000-41956. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))
- County of San Diego, Board of Supervisors Policy I-78: Small Wastewater. ([www.sdcounty.ca.gov](http://www.sdcounty.ca.gov))
- Unified San Diego County Emergency Services Organization Annex T Emergency Water Contingencies, October 1992. ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))
- United States Department of Agriculture, Natural Resource Conservation Service LESA System.
- United States Department of Agriculture, Soil Survey for the San Diego Area, California. 1973.
- US Census Bureau, Census 2000.
- US Code of Federal Regulations, Federal Aviation Regulations (FAR), Objects Affecting Navigable Airspace, Title 14, Chapter 1, Part 77.
- US Department of the Interior, Bureau of Land Management (BLM) modified Visual Management System.
- US Department of Transportation, Federal Highway Administration (FHWA) Visual Impact Assessment for Highway Projects.

Figure 1



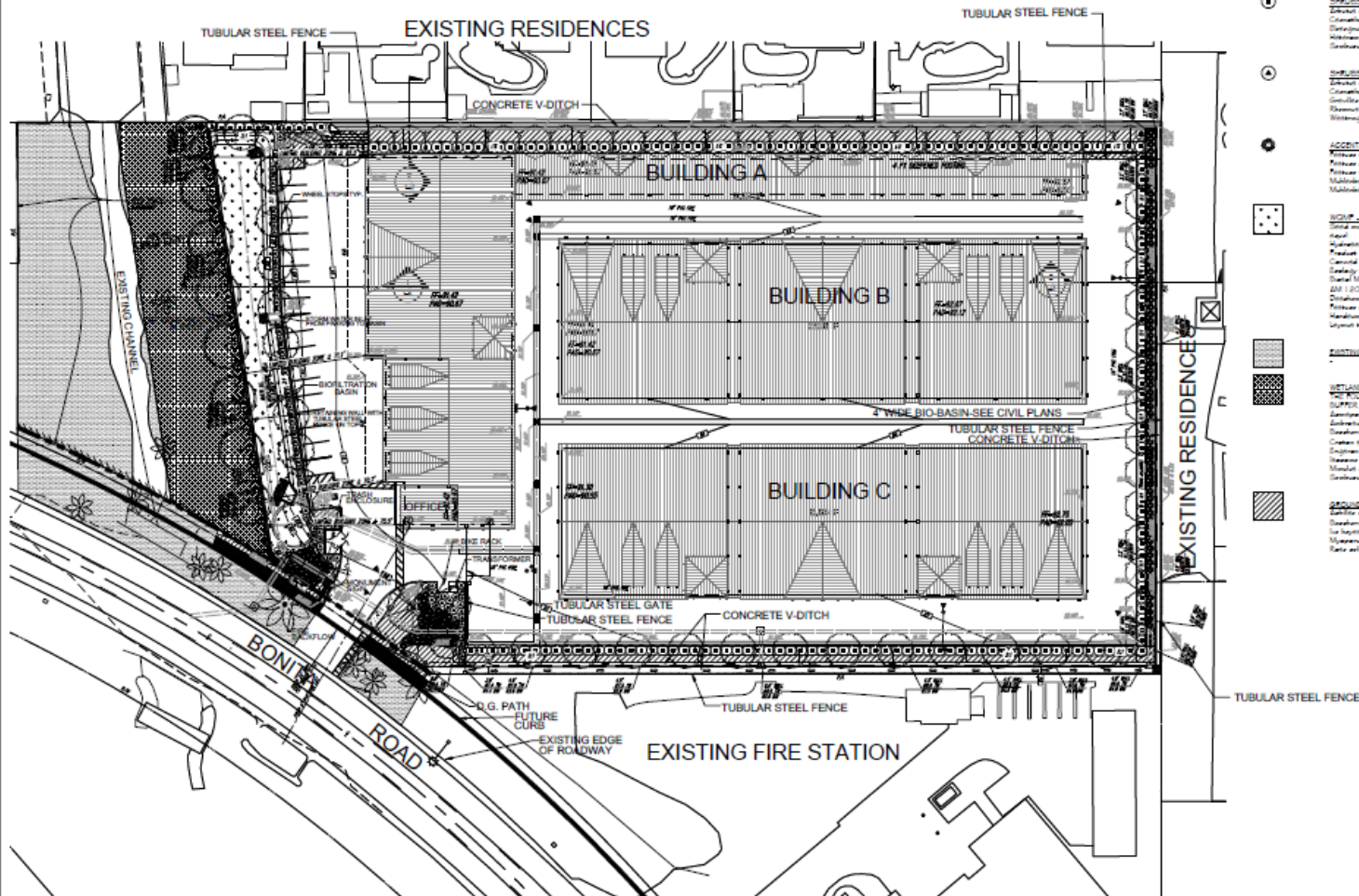
CVD 08-17-18  
16-010

1. ALL TREES WITHIN 8' HARDSCAPE SHALL BE IN A SHAWNTOWN LINEN (WRAP AROUND NOT ALLOWED) ROOT BARRIER 24" HIGH LINEN ROOT BARRIER SHALL BE CENTERED ON TREE AND EXTENDS IN BOTH DIRECTIONS FOR A TOTAL OF 10'.
2. NOTE: CONTRACTOR TO INSTALL CONCRETE MONUMENTS TO DEFINE THE FOLLOWING AREAS: BETWEEN GRAVEL AND PLANTING AREAS.
3. NOTE: QUANTITIES AND AREA CALCULATIONS SHOWN IN LEGEND ARE FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE FOR ALL QUANTITY TAKE-OFFS AND AREA CALCULATIONS FOR REMOVAL OF TREES AND DELIVERY OF MATERIALS TO SITE.
4. NOTE: WHERE POSSIBLE, ALL TREES SHALL BE A MINIMUM OF 9" FROM PAVED EDGE.
5. TREES AT THE ENTRANCE WILL BE MAINTAINED WITH A MINIMUM VERTICAL CLEARANCE OF 12'-6" FOR FIRE ACCESS.
6. LANDSCAPE WILL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF THE LANDSCAPING INCLUDING THE PUBLIC RIGHT-OF-WAY.

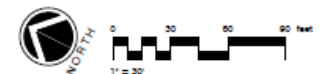
ALL PLANTER AREAS TO RECEIVE A 3" LAYER OF SHREDDED COVER MULCH AVAILABLE FROM EARTHWORKS (951)752-0280

This landscape design groups plants with similar water needs together into distinct hydrozones of Low & Moderate. A combination of drip, rotators, and gear driven rotors will be used to water the landscape areas. Each hydrozone will be on a separate irrigation valve and the controller will be ET Based with rain shut-off and flow monitoring capability. A 3" layer of mulch will be used to retain moisture and reduce weeds. Potable water will be used to irrigate as there are no plans for reclaimed water.

<u>TESTS</u>	<u>POTENTIAL NAME / COMMON NAME</u>	<u>CONST</u>	<u>WATERS</u>	<u>QTY</u>
	Brachychiton populnea / Bottle Tree	24"box	Low	26
	Eucalypt Palm to Remain	Eucalypt		11
	Platanus racemosa / California Sycamore	24"box	Med	6
	Prunus caroliniana or Lyonothamnus floribundus / Carolina Cherry or Catalina Ironwood	24"box	Med	40
	Quercus agrifolia / Coast Live Oak	36"box	Low	2

[illegible]

SDC PDS RCVD 08-17-18  
MUP16-010



### Figure 3



1 inch = 100 feet

## Bonita Ace Self-Storage